



ADDRESS

**803 10th Street East
Palmetto, FL 34221**

PROPERTY FEATURES

- Development Opportunity
- Excellent location with high visibility
- US-301 frontage
- Zoning allows many uses

	1 Mile	3 Miles	5 Miles
Total Households:	2,102	18,509	53,916
Total Population:	6,216	49,409	136,341
Average HH Income:	\$46,764	\$49,901	\$52,073

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BENJAMIN BAKKER

Senior Commercial Advisor
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AMAZING US-301 DEVELOPMENT SITE! LAND

80310TH STREET EAST, PALMETTO, FL



OFFERING SUMMARY

Sale Price:	\$785,000
Price / Acre:	\$1,019,481
Lot Size:	0.77 Acres
Zoning:	PL_CG
Market:	Tampa Bay
Submarket:	Palmetto-Bradenton
Traffic Count:	34,500

PROPERTY OVERVIEW

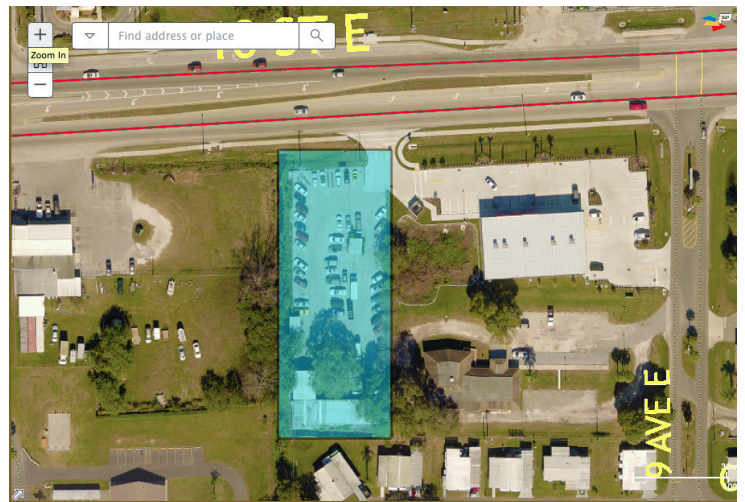
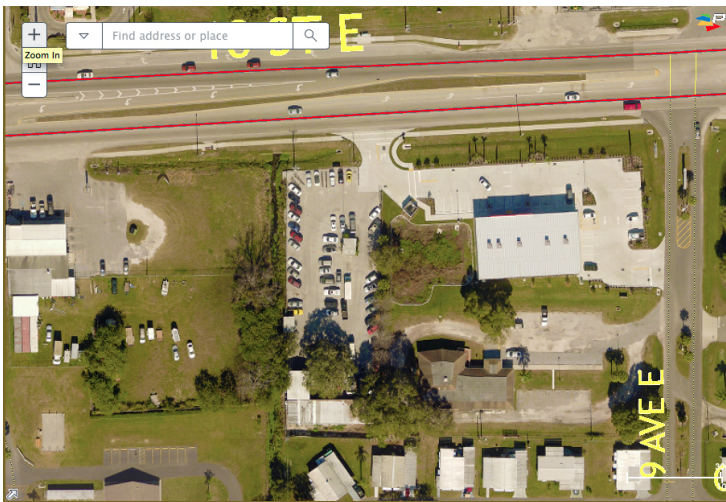
Incredible development opportunity right on US-301! This 3/4 acre parcel boasts the perfect location for any retail or fast casual dining based use. Directly on US-301, just blocks from a large interchange, this site already shares a newly completed FDOT approved entrance in place. With the 211 acre Sanctuary Cove residential development project taking place next door, and the exciting addition of the incoming Detweiler's supermarket moving in across the street - you can join major name neighbors like Super Walmart, Aldi Food, Wendy's, Burger King, McDonald's, Taco Bell, Long John Silvers and Dunkin' Donuts. This site couldn't be better situated for your needs. Take advantage of a golden opportunity before it's too late!

LOCATION OVERVIEW

US-301 with frontage directly on a major interstate thoroughfare and 34,500 cars passing by daily.

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Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
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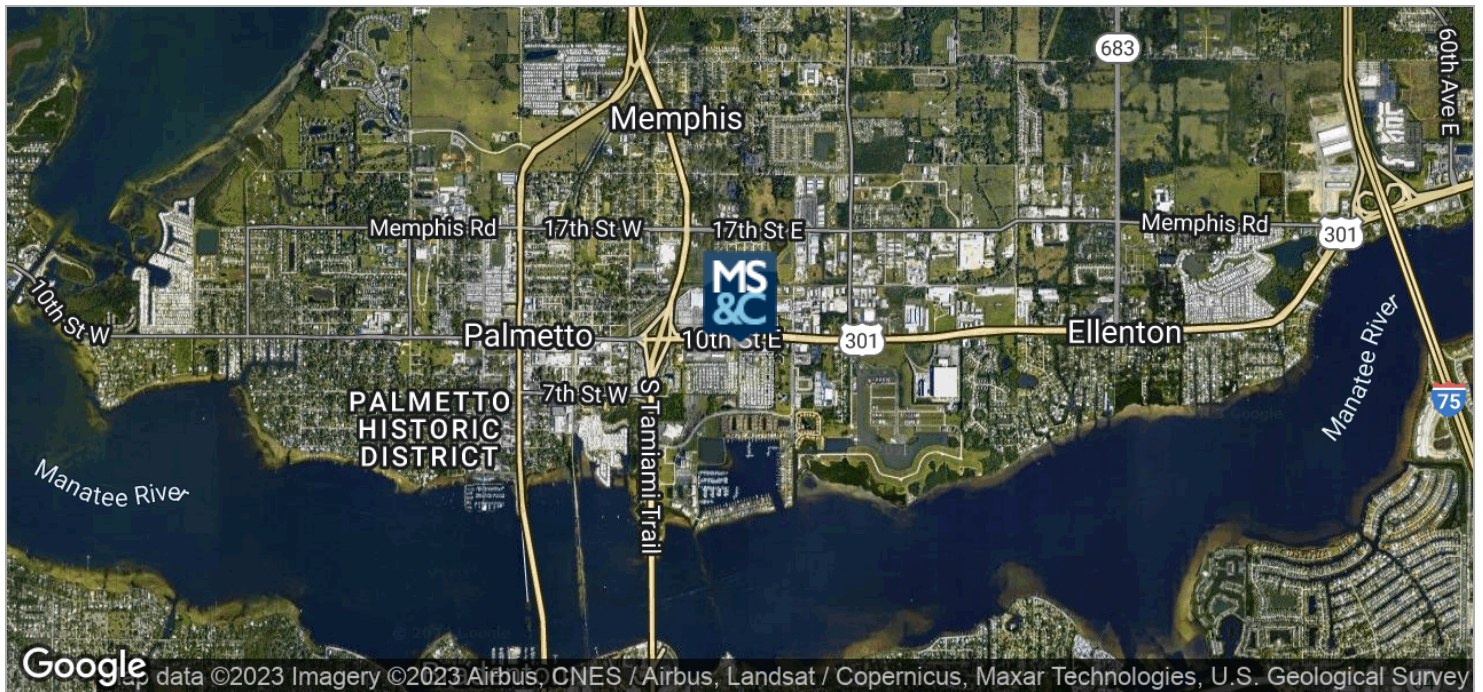
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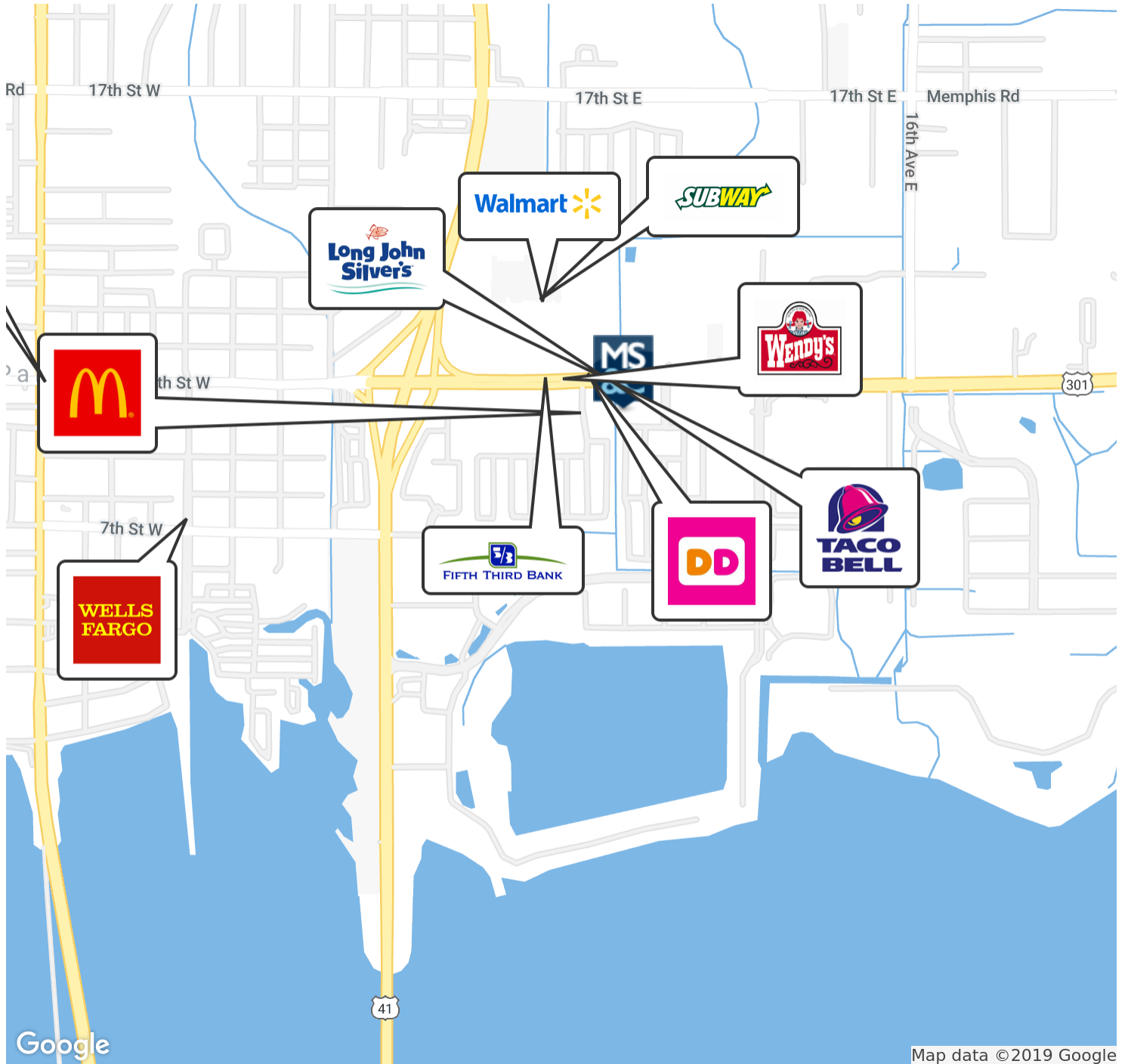
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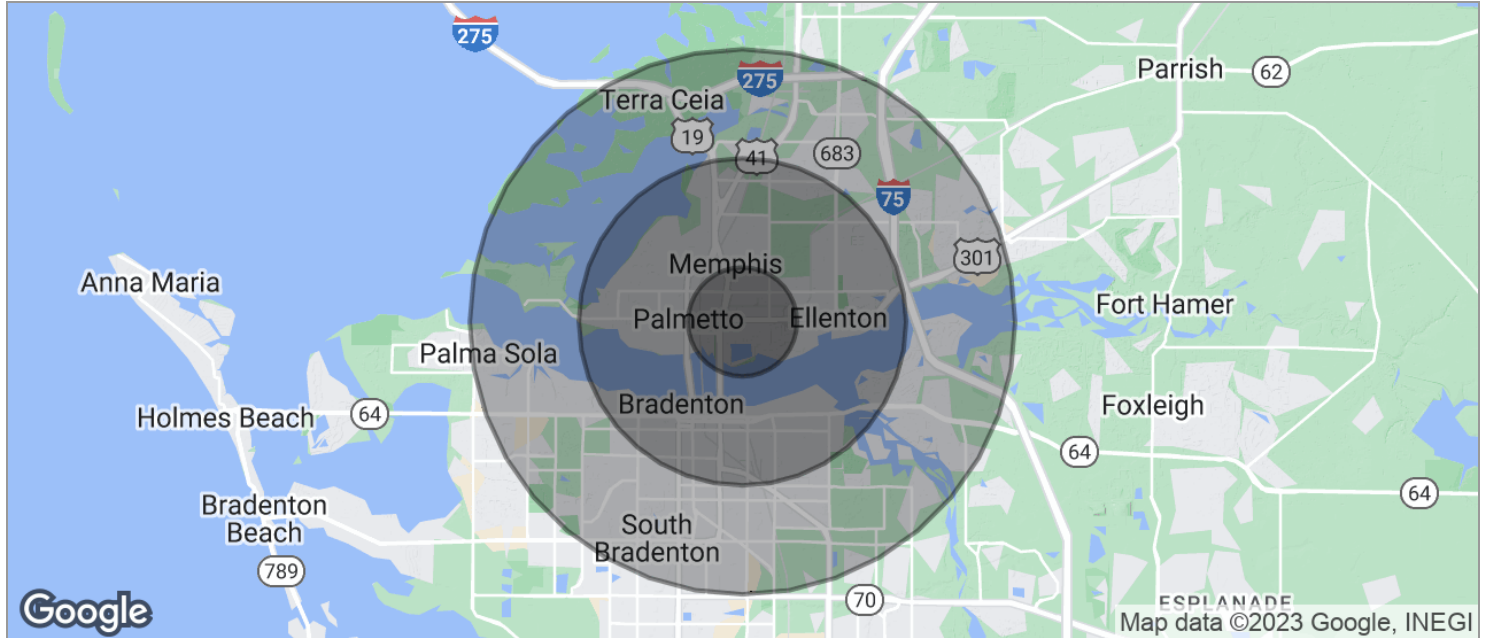
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,216	49,409	136,341
MEDIAN AGE	35.3	39.4	41.7
MEDIAN AGE (MALE)	34.1	38.2	40.6
MEDIAN AGE (FEMALE)	38.5	40.9	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,102	18,509	53,916
# OF PERSONS PER HH	3.0	2.7	2.5
AVERAGE HH INCOME	\$46,764	\$49,901	\$52,073
AVERAGE HOUSE VALUE		\$247,318	\$228,514

* Demographic data derived from 2020 ACS - US Census

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Professional Background

As a lifelong resident of the suncoast, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that began with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs throughout Manatee & Pinellas Counties.

Ben previously served as Vice President of HJB Properties for over 8 years, a family-owned commercial property entity. Where he oversaw management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & was appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018, 2019 & 2020 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" as well as the 2018 & 2020 Presidents Award for highest sales in the division overall. In 2020, Ben was also bestowed the MS&C John McMahon Award by his peers.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

Memberships & Affiliations

CCIM: Graduate of Levels 101, 102, 103 and 104