

FOR SALE LAND DEVELOPMENT SITE ON I-75

5210 29th St E, Ellenton, FL 34222



14.39 Acres (MOL)
Development Parcel(s)
Hotel/MF/Mixed Use

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1 | PROPERTY INFORMATION



14.39 Acres (MOL)
Development Parcel(s)
Hotel/MF/Mixed Use

DEVELOPMENT SITE ON I-75

5210 29th St E, Ellenton, FL 34222



PROPERTY OVERVIEW

Great development opportunity for hospitality, multifamily, or anyone looking for maximum exposure. Located with 1,300 feet of frontage directly on I-75 with over 125,000 AADT, and adjacent to built-in opportunity and business in the Ellenton Ice and Sports Complex and Ellenton Prime Outlets. Property density allows up to 250 units. Property sits at 14.39ac MOL.

PROPERTY HIGHLIGHTS

- 1,300 feet of frontage on I-75
- 125,000 AADT
- Can Fit 250 Units
- Built-in opportunity with Ellenton Ice and Sports Complex and Ellenton Prime Outlets
- Ellenton/Parrish Area Experiencing Rapid Growth
- Will Divide

PROPERTY SUMMARY

Sale Price:	\$4,950,000
Lot Size:	14.39 Acres
APN #:	813700002/813800000
Market:	Tampa Bay
Cross Streets:	I-75 & 29th St E
Traffic Count:	100,000

DEVELOPMENT SITE ON I-75

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PROPERTY DESCRIPTION

Great development opportunity for hospitality, multifamily, or anyone looking for maximum exposure. Located with 1,300 feet of frontage directly on I-75 with over 125,000 AADT, and adjacent to built-in opportunity and business in the Ellenton Ice and Sports Complex and Ellenton Prime Outlets. Property density allows up to 250 units. Property sits at 14.39ac MOL.

LOCATION DESCRIPTION

Located in Ellenton, about halfway in between Tampa and Sarasota. Ellenton/Parrish area experiencing rapid growth. Site just north of the popular Ellenton Prime Outlets and the Ellenton Ice and Sports Complex.



DEVELOPMENT SITE ON I-75

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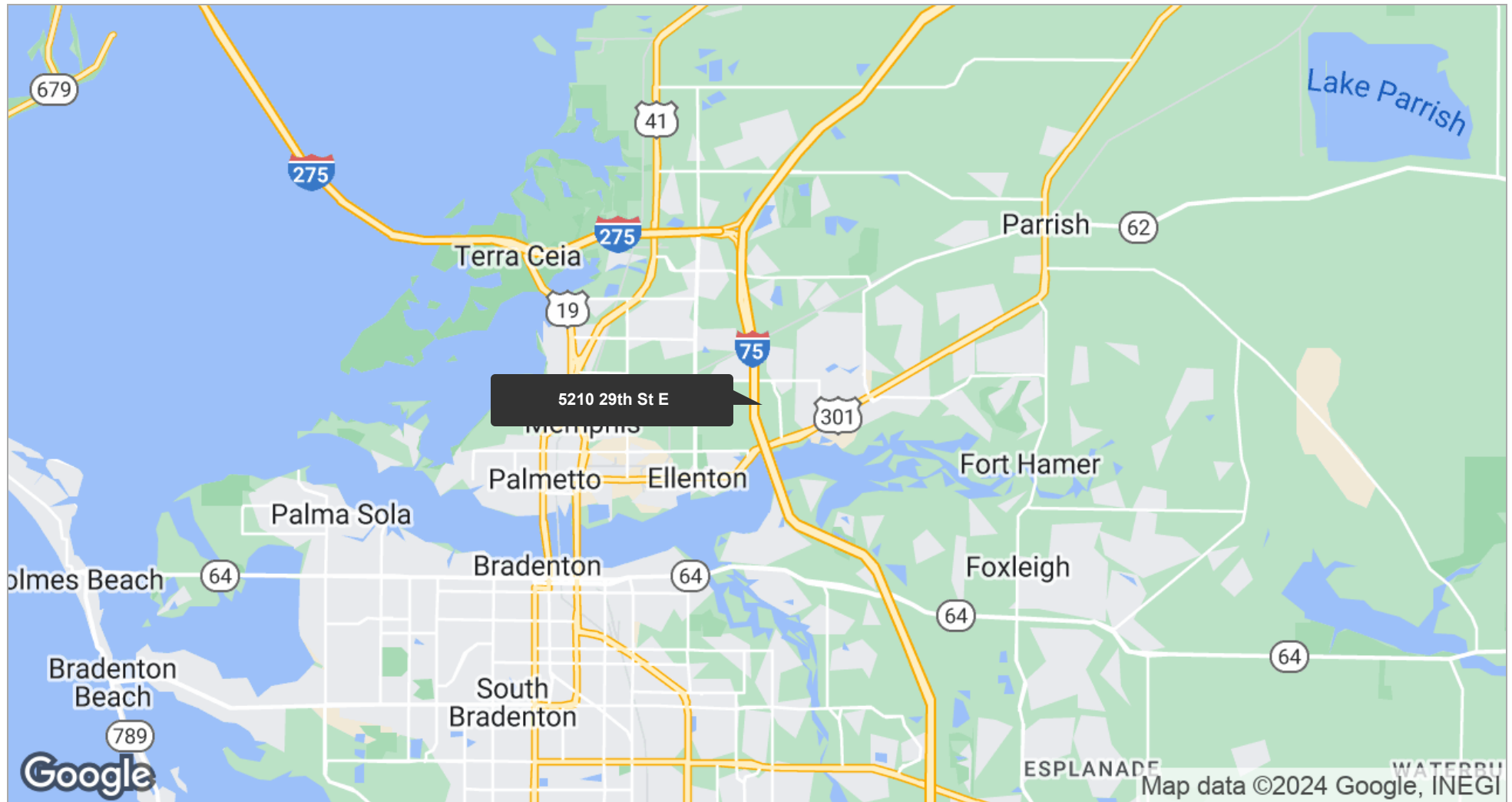
2 | LOCATION INFORMATION



14.39 Acres (MOL)
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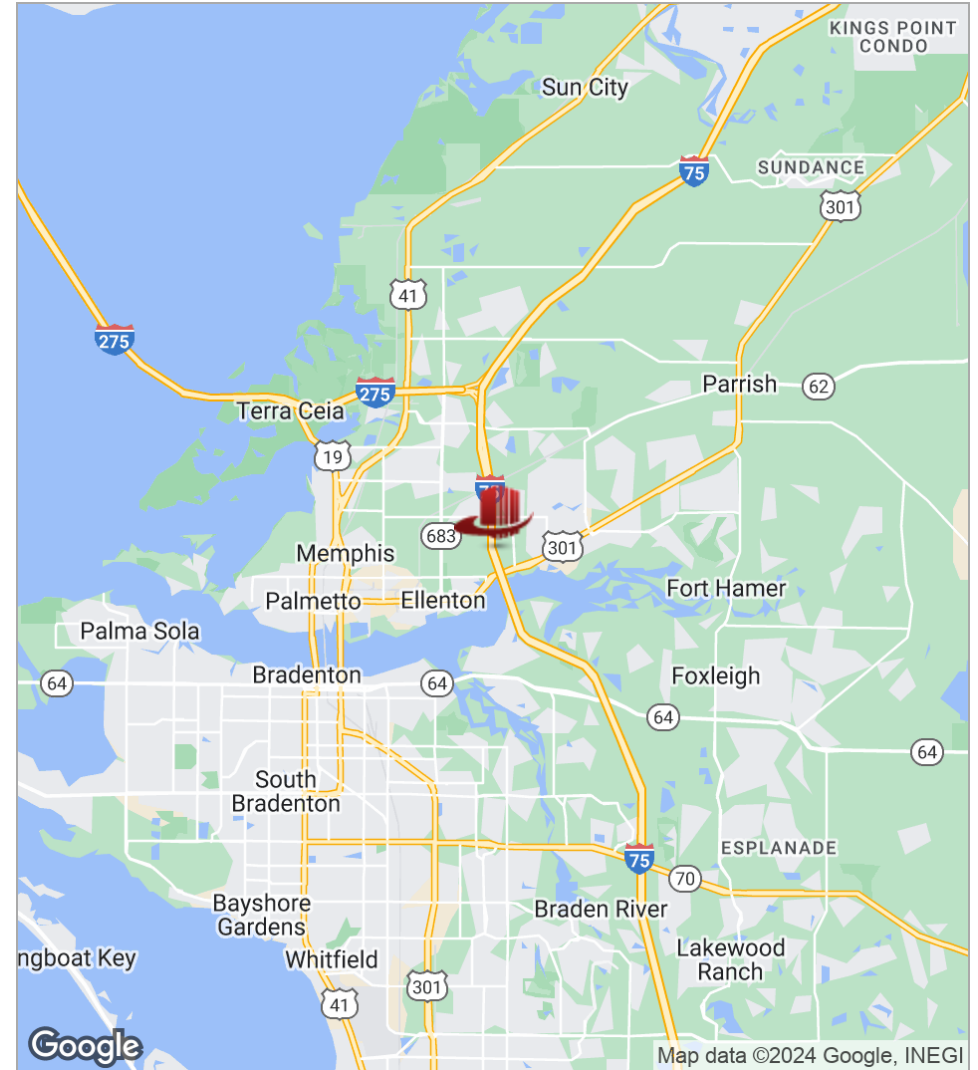
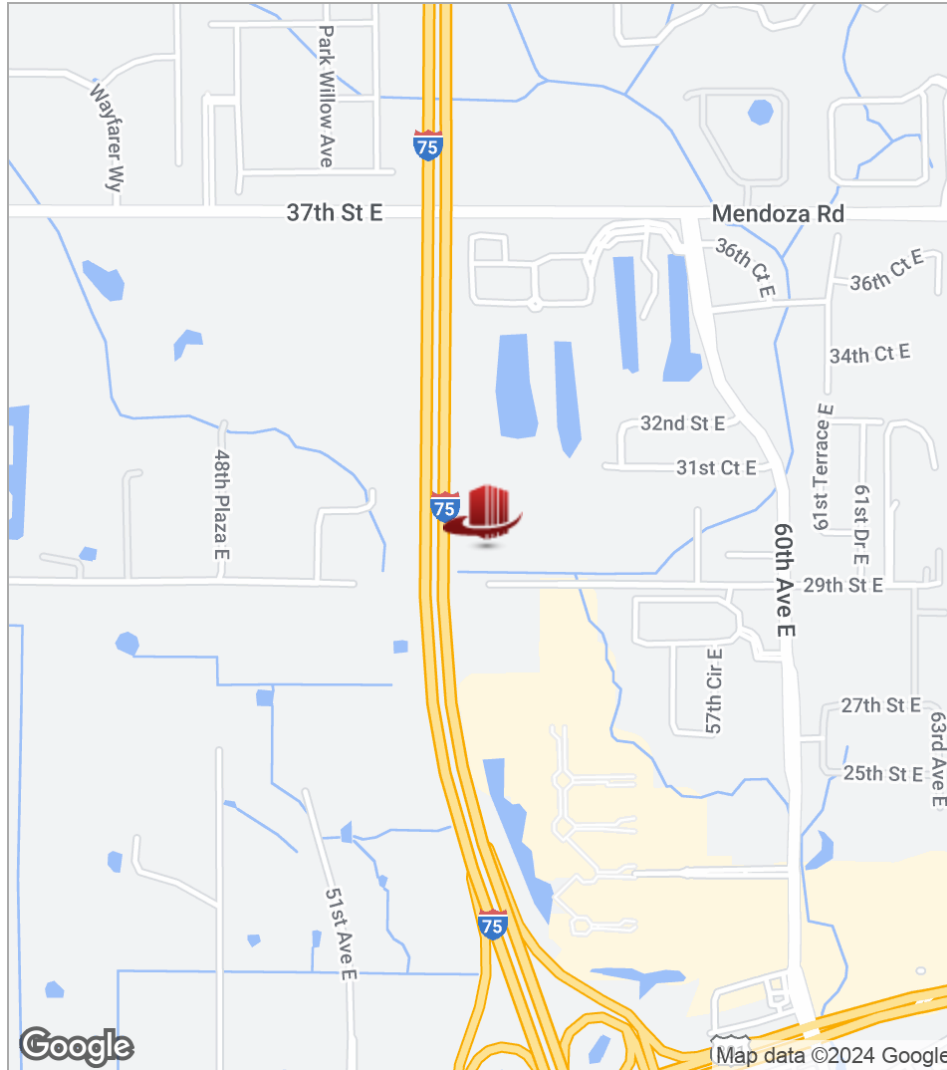
DEVELOPMENT SITE ON I-75

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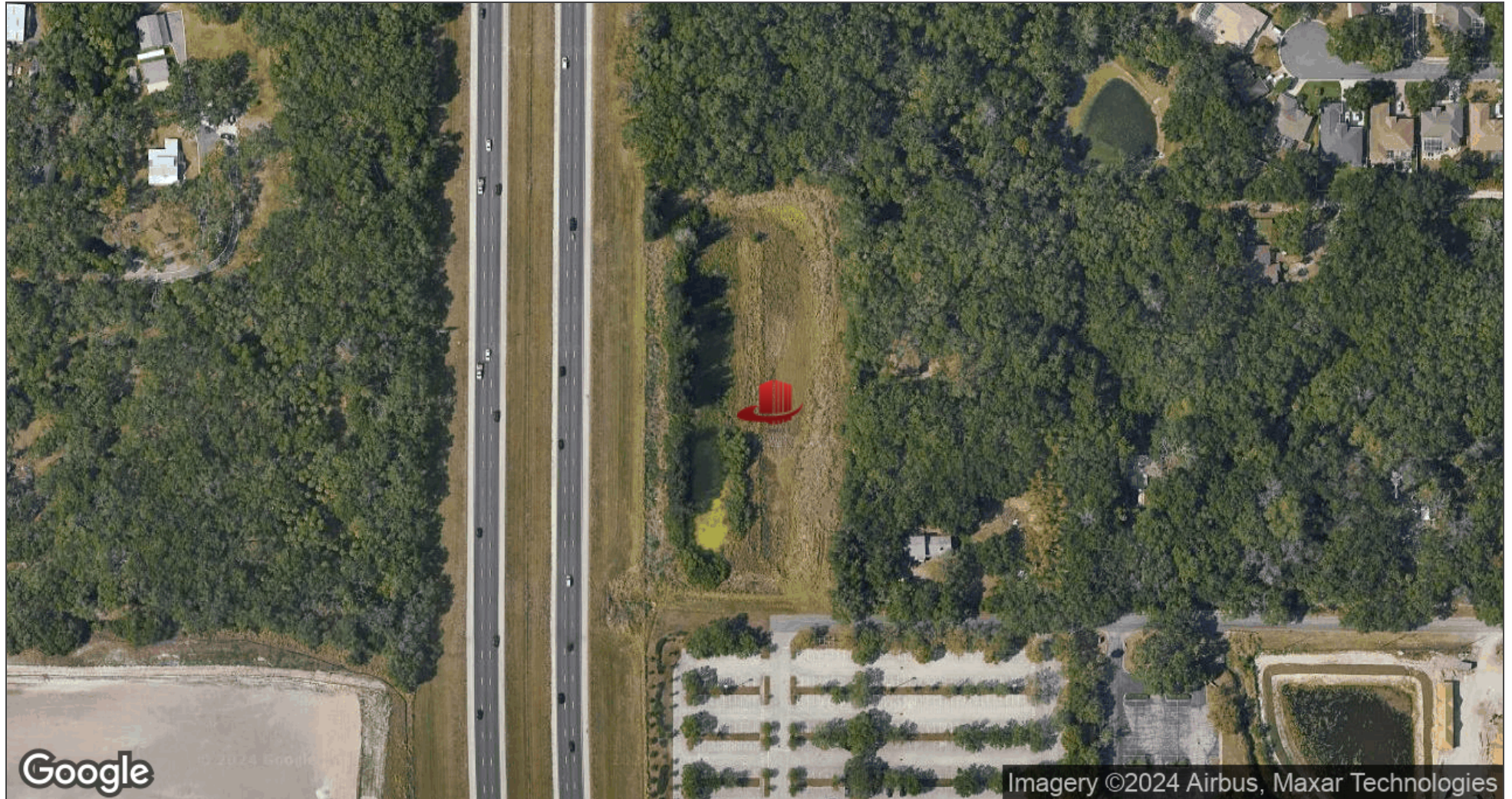
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3 | SALES COMPARABLES



DEVELOPMENT SITE ON I-75

5210 29th St E, Ellenton, FL 34222



★ SUBJECT PROPERTY

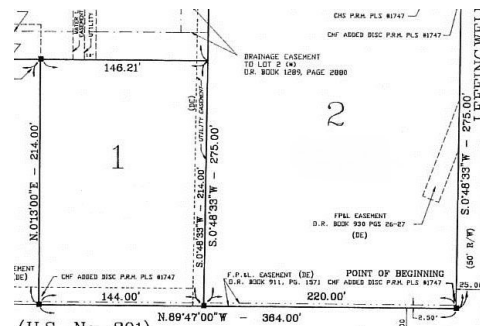
5210 29th St E | Ellenton, FL 34222



Sale Price: \$4,950,000
Lot Size: 14.39 AC
Price PSF: \$7.90
Price / AC: \$343,989

1 3600 US-301

3600 US 301 | Ellenton, FL 34222

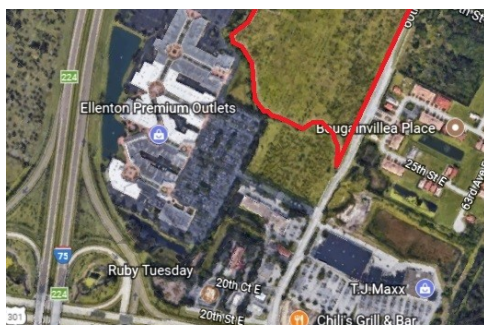


Sale Price: \$1,105,000
Lot Size: 1.3 AC
Price PSF: \$19.51
Price / AC: \$850,000
Closed: 07/26/2017

2 Parcels at intersection of US 301 and Ellenton Gillette Rd. County improvements to intersection scheduled to begin mid-2015.

2 37 ACRES IN ELLENTON

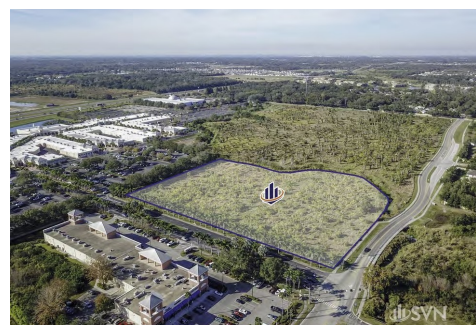
E 60th Ave | Ellenton, FL 34222



Sale Price: \$11,925,000
Lot Size: 37 AC
Price PSF: \$7.40
Price / AC: \$322,297

3

Factory Shops Blvd | Ellenton, FL 34222



Sale Price: \$4,950,000
Lot Size: 7.86 AC
Price PSF: \$14.46
Price / AC: \$629,770

Prime development opportunity of 37 acres in Ellenton, FL. This site is strategically located along 60th Ave E, just off of I-75 and U.S. Highway 301. Neighboring on the west side of the property are the very popular Ellenton Premium Outlets, a 531,000 SF outlet mall consisting of 130 stores that provide a combined traffic count of 115,000 vehicles per day. Ellenton Premium Outlets is owned by Simon Property Group a global leader in retail real estate ownership.

DEVELOPMENT SITE ON I-75

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4

7205 US 301 N | Ellenton, FL 34222



Sale Price: \$2,950,000
Lot Size: 4.6 AC
Price PSF: \$14.72
Price / AC: \$641,304

5

5512 29th St E | Ellenton, FL 34222



Sale Price: \$1,805,000
Lot Size: 9.46 AC
Price PSF: \$4.38
Price / AC: \$190,803

SALES COMPARABLES | SALE COMPS SUMMARY

DEVELOPMENT SITE ON I-75

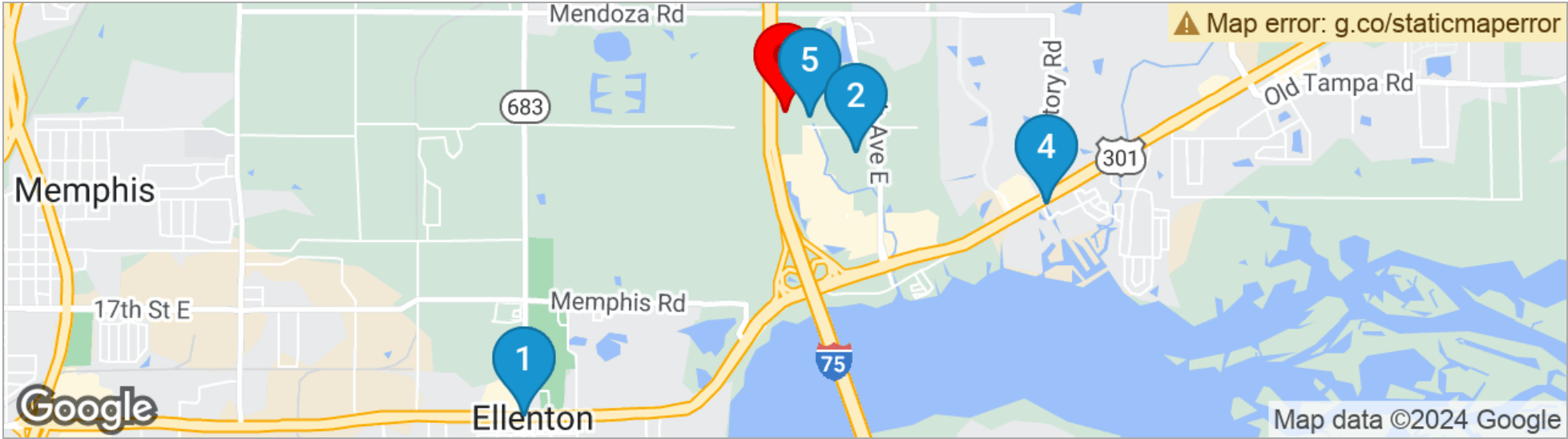
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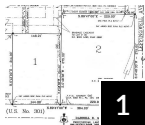
	SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
★	Development Site on I-75 5210 29th St E Ellenton, FL 34222	\$4,950,000	14.39 AC	\$7.90	\$343,989	-	-
	SALE COMPS	PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
1	3600 US-301 3600 US 301 Ellenton, FL 34222	\$1,105,000	1.3 AC	\$19.51	\$850,000	-	07/26/2017
2	37 Acres in Ellenton E 60th Ave Ellenton, FL 34222	\$11,925,000	37 AC	\$7.40	\$322,297	-	On Market
3	Factory Shops Blvd Ellenton, FL 34222	\$4,950,000	7.86 AC	\$14.46	\$629,770	-	On Market
4	7205 US 301 N Ellenton, FL 34222	\$2,950,000	4.6 AC	\$14.72	\$641,304	-	On Market
5	5512 29th St E Ellenton, FL 34222	\$1,805,000	9.46 AC	\$4.38	\$190,803	-	On Market
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
	TOTALS/AVERAGES	\$4,547,000	12.04 AC	\$8.67	\$377,657	-	-

DEVELOPMENT SITE ON I-75

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 **SUBJECT PROPERTY**
5210 29th St E | Ellenton, FL 34222



3600 US-301
3600 US 301
Ellenton, FL 34222



37 ACRES IN ELLENTON
E 60th Ave
Ellenton, FL 34222



Factory Shops Blvd
Ellenton, FL 34222



7205 US 301 N
Ellenton, FL 34222



5512 29th St E
Ellenton, FL 34222

4 | DEMOGRAPHICS



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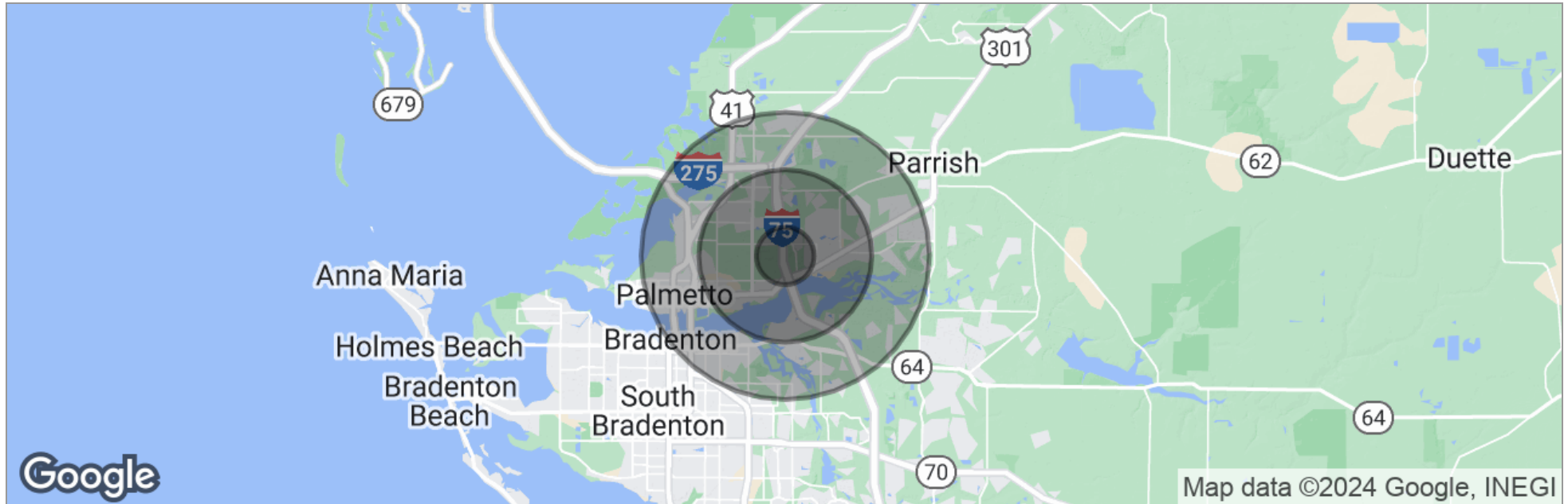
	1 MILE	3 MILES	5 MILES
Total households	1,361	12,289	30,618
Total persons per hh	2.4	2.4	2.5
Average hh income	\$53,558	\$57,017	\$57,928
Average house value	\$169,662	\$192,181	\$225,576

	1 MILE	3 MILES	5 MILES
Total population	3,297	29,836	77,435
Median age	45.4	46.2	43.2
Median age (male)	43.9	45.6	42.4
Median age (female)	46.9	47.0	44.9

** Demographic data derived from 2020 ACS - US Census*

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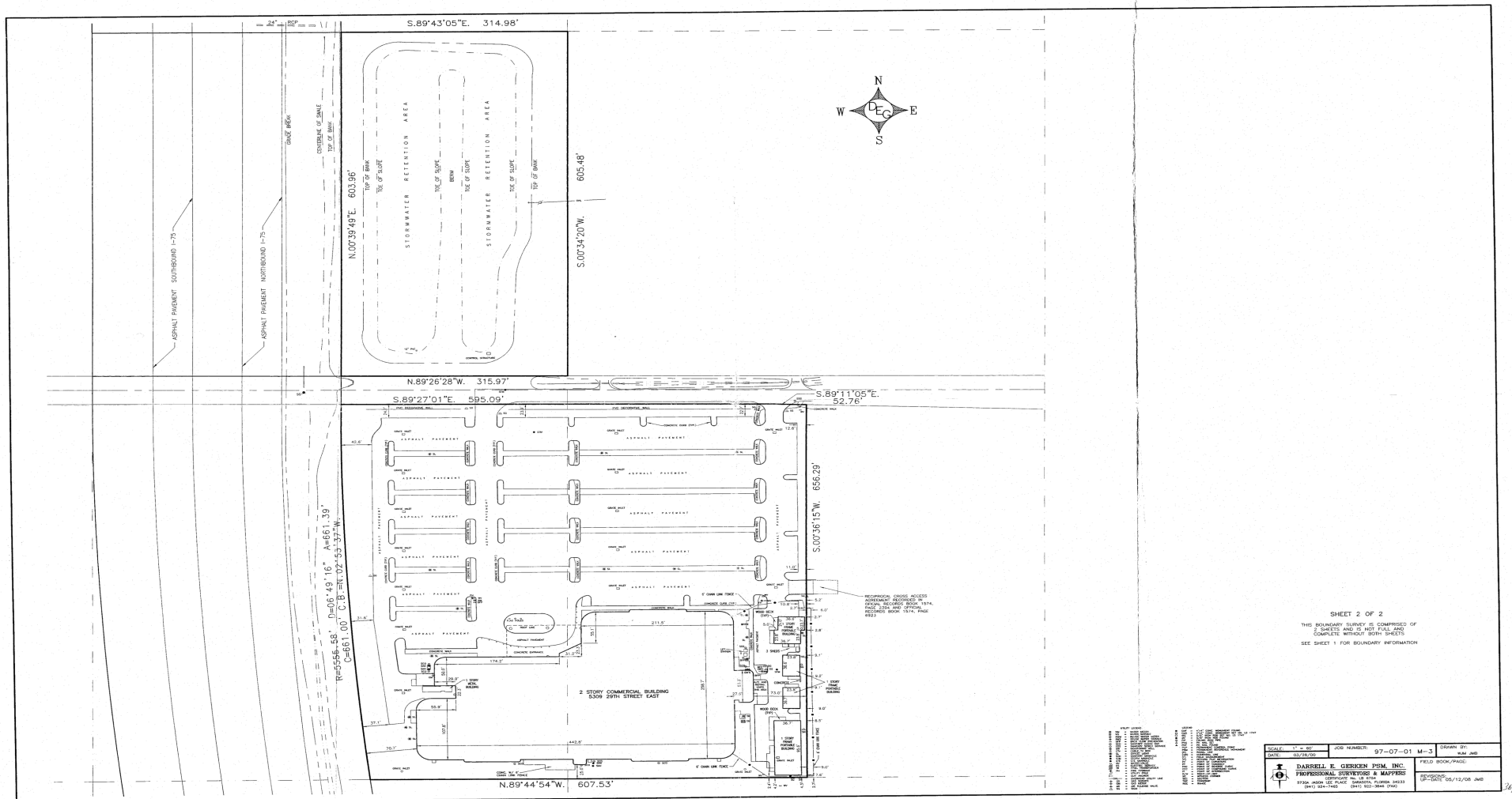


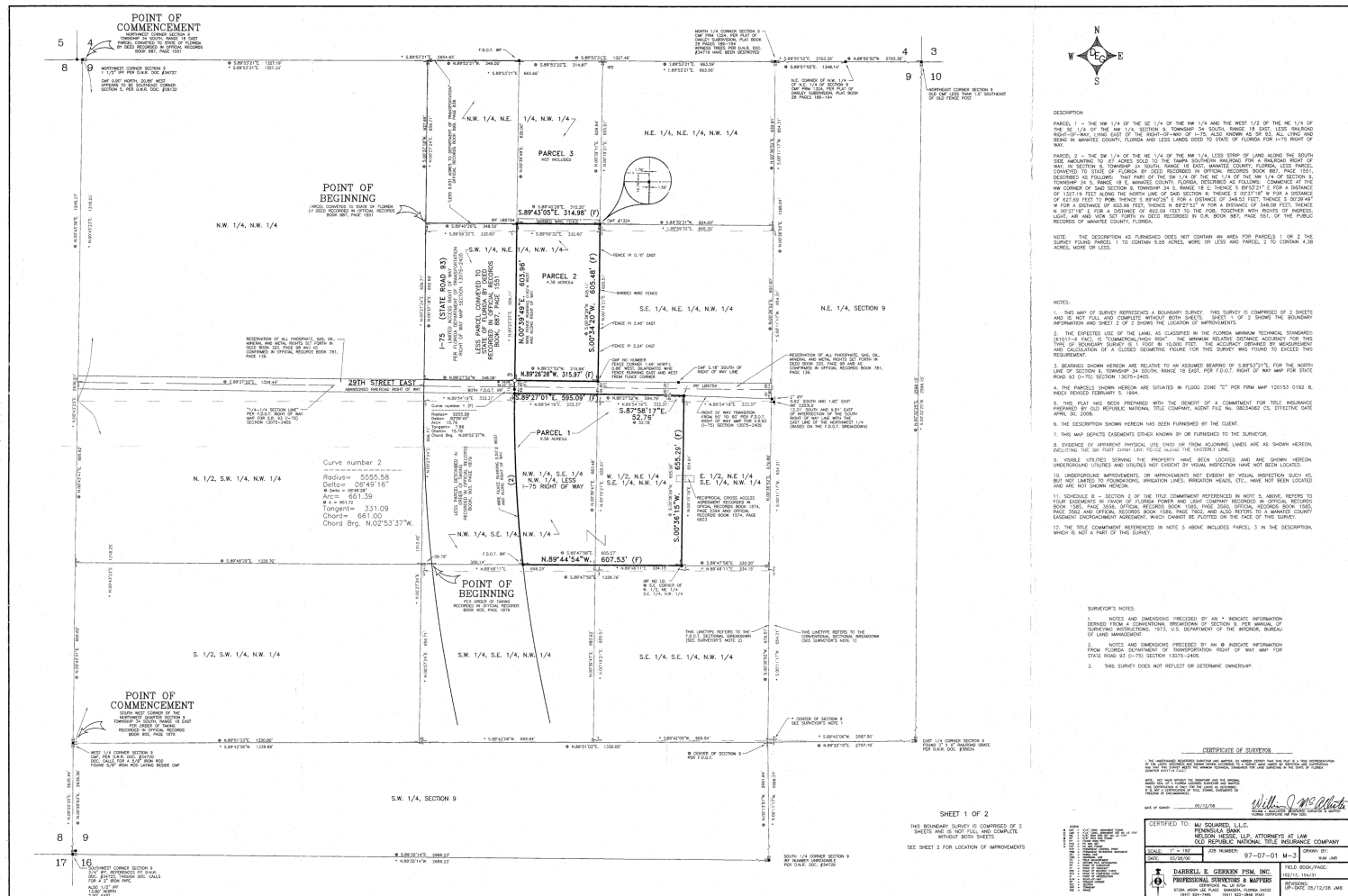
	1 Mile	3 Miles	5 Miles
Total Population	3,297	29,836	77,435
Population Density	1,049	1,055	986
Median Age	45.4	46.2	43.2
Median Age (Male)	43.9	45.6	42.4
Median Age (Female)	46.9	47.0	44.9
Total Households	1,361	12,289	30,618
# of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$53,558	\$57,017	\$57,928
Average House Value	\$169,662	\$192,181	\$225,576

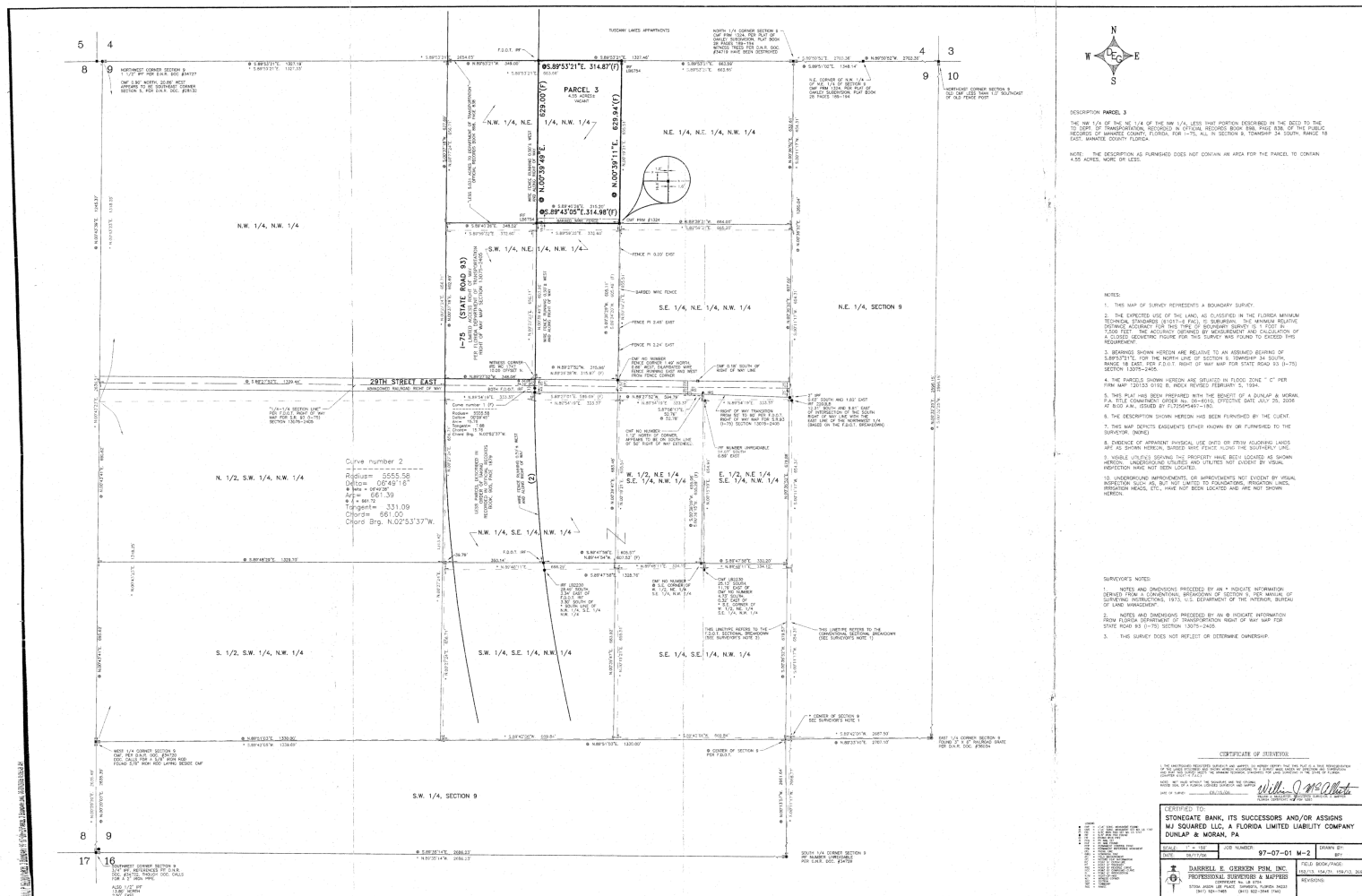
* Demographic data derived from 2020 ACS - US Census

5 | ADDITIONAL INFORMATION





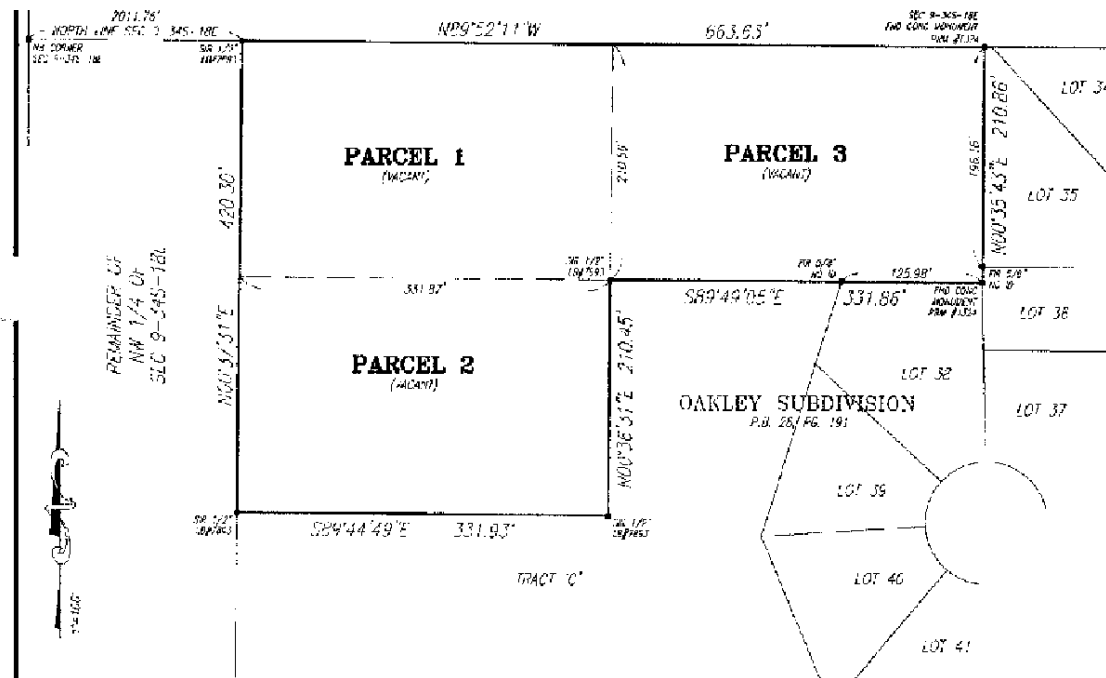






OPTIMUSTM
COMMERCIAL REAL ESTATE
INVESTMENT ADVISERS

**YOUR 1031
AND NET LEASE
SOURCE**



THE NORTH 1/3 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 P-10, BEING IN SECTION 8, TOWNSHIP 34, RANGE 18 EAST, PUBLIC RECORDS MANATEE COUNTY, FLORIDA

THE EASEMENT DESCRIBED IN OR
BOOK 577, PAGES 174-177 DOES NOT
AFFECT THE SUBJECT PROPERTY

COMMUNITY NUMBER: 120153
PANEL: 0167
SUFFIX: E
FLOOD ZONE: X

MICHAEL VON, A FLORIDA LIMITED LIABILITY COMPANY AND SABAL PALM BANK;
DAVID H. ROSENBERG, P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
PEEBLES LAW FIRM, P.A.; SABAL PALM BANK, AS CUSTODIAN FOR DIANE M. BENNETT, SD,
ITS SUCCESSORS AND/OR ASSIGNS.

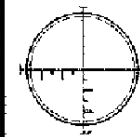
LEGEND:

4. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SPECIFY.
1. CASE CHANGES UPON TEST REQUIRED.
6. OBSERVATIONS BY SURVEY ARE BASED UPON A.C. & F. UNLESS OTHERWISE NOTED.
7. GRAVIMETRIC ANALYSIS BY TITRATION WITH 0.1% OF 10%
8. IN SOME INSTANCES, GRAPHIC REPRESENTATION OF A SEQUENCE OF DATA TO AVOID CLUTTER, ILLUSTRATE RELY TENDENCY OF PERSONAL INTERIM.
IMPROVEMENTS AND/OR TOLERANCES IN ALL CASES, UNLESS SPECIFIC NOTATION. THE LOCATION OF THE IMPROVEMENTS OR TOLERANCES POSITIONS

[illegible]

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TARGET
SURVEILLANCE



2005 CERTIFICATE:
I CERTIFY THAT THE BROADWAY SURVEY, U.S.A. HERE AND CORRESPONDING RECOMMENDATION ON A
COMPANION (AMERICAN) DIRECTION NOT VALID WITHOUT AN AUTHENTICATED RESIDENCE
AND TWO IDENTIFIED ELECTRONIC SOCIAL OR A TRADITIONAL SOCIAL AND

Clyde O. McNeal
 Real Estate Agency, One C. McNeal
 Dr., 54 - One C. McNeal Dr. - 54 - C -
 Case Survey, CO - West Park Blvd.
 Date: 20. 5. 11. 04. 14. 56. 26. 06. 70.

CLYDE O. MCNEEL
 2400 S. WILSON ST., SUITE 200
 TAMPA, FLORIDA 33606
 TEL: 813/241-1111



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