

AMAZING 4.5 ACRE DEVELOPMENT PARCEL! LAND

1323 AND 1315 63RD AVE EAST, BRADENTON, FL



ADDRESS

**1323 And 1315 63rd Ave East
Bradenton, FL 34203**

PROPERTY FEATURES

- 4.5 Acres
- Located in county's SW TIF district
- Eligible for multiple economic grants
- Adjacent parcel assembly opportunity available
- Location allows for multiple uses

	1 Mile	3 Miles	5 Miles
Total Households:	2,799	26,582	68,151
Total Population:	8,433	65,897	168,025
Average HH Income:	\$39,429	\$45,583	\$51,614

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

941.957.3730

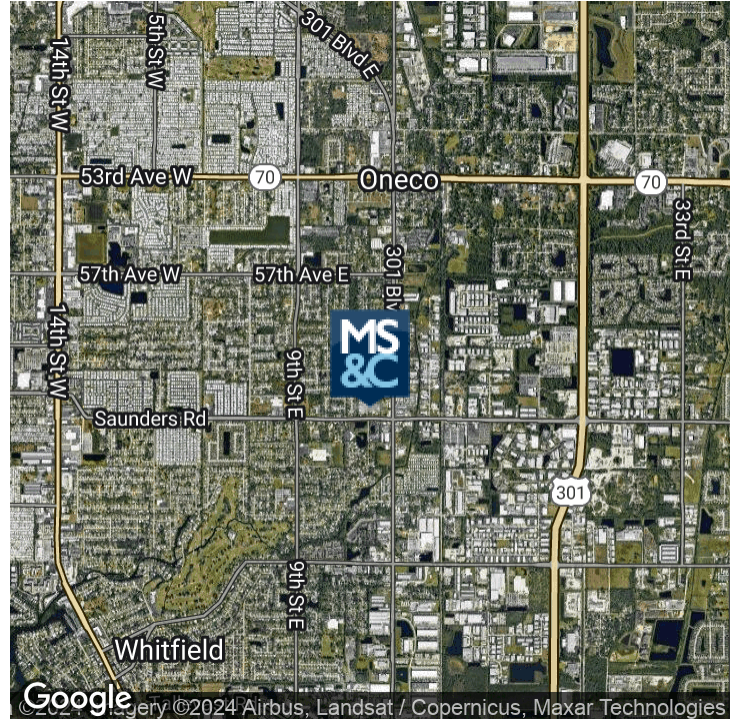
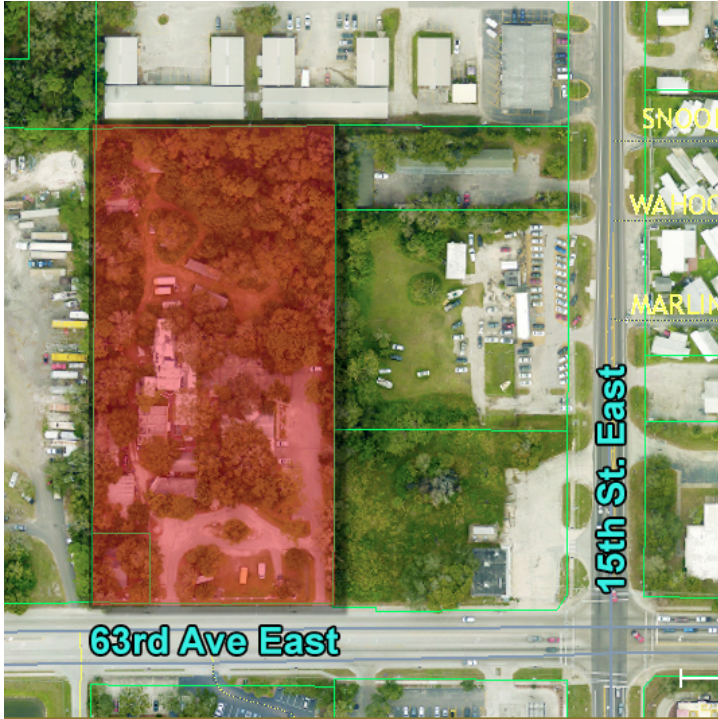
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Commercial

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OFFERING SUMMARY

Available SF:	
Lot Size:	4.47 Acres
Price / Acre:	\$189,933
Zoning:	HC
Market:	Tampa Bay
Submarket:	Sarasota/Bradenton
Traffic Count:	17,300

PROPERTY OVERVIEW

MS&C Commercial is proud to bring this incredible development opportunity to market. This 4.5 acre site was home for decade to the Ellen Meade Studios Academy for decades until the owner's recent decision to retire. Many on-site structures allow for continued educational and school use. Or the site itself serves as a prime redevelopment area on a major east-west thoroughfare.

This site's unique location makes it a perfect fit for many redevelopment uses such as retail center, multifamily development project, light or heavy industrial use or special use (ALF or School site) Truly an amazing site with great potential. Come and take a tour of the grounds and you'll see for yourself!

PROPERTY HIGHLIGHTS

- 4.5 Acres
- Located in county's SW TIF district
- Eligible for multiple economic grants
- Adjacent parcel assembly opportunity available
- Location allows for multiple uses

Michael Saunders & Company



Licensed Real Estate Broker

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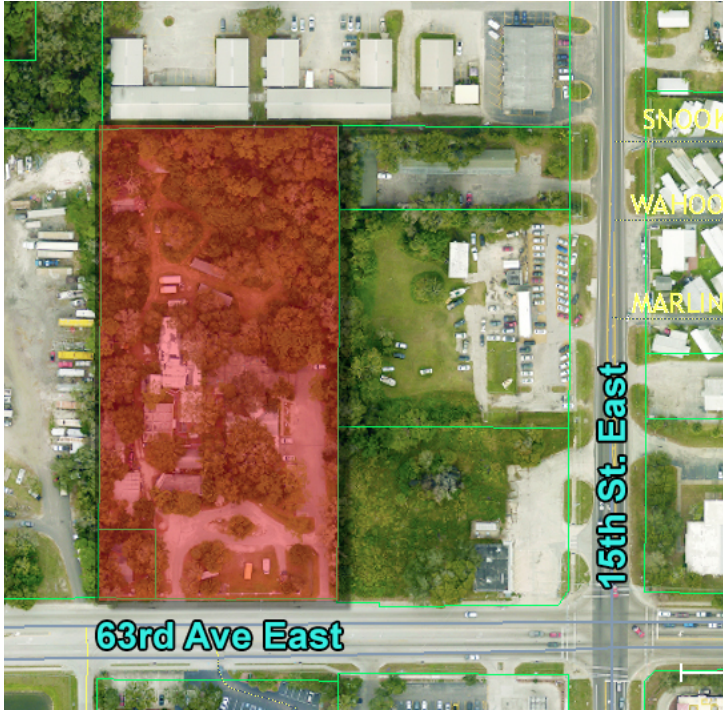
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DEVELOPMENT REPORT

ZONING & FUTURE LAND USE

Heavy Commercial
Industrial Light

ESTIMATED BUILDABLE SQ. FT. & MAX HEIGHT

314,869 Sq. Ft.
7 Stories

URBAN CORRIDOR & MAX PARK BOWLS

Urban Corridor
Max FAR 1

FLOOD ZONE & FLOODWAY

Flood Zone AE
Not in Floodway

MINIMUM OPEN SPACE & SET BACKS

15% Open Space
Front: 25 Ft
Side: 20 Ft
Rear: 20 Ft

1323 63RD AVE E

Parcel ID: 6556500004

ALLOWED USES BY FUTURE LAND USE

Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, school's privately-operated airports, appropriate water-dependent, water-related, and water-enhanced uses, and hotels/motels.

CONTACT US

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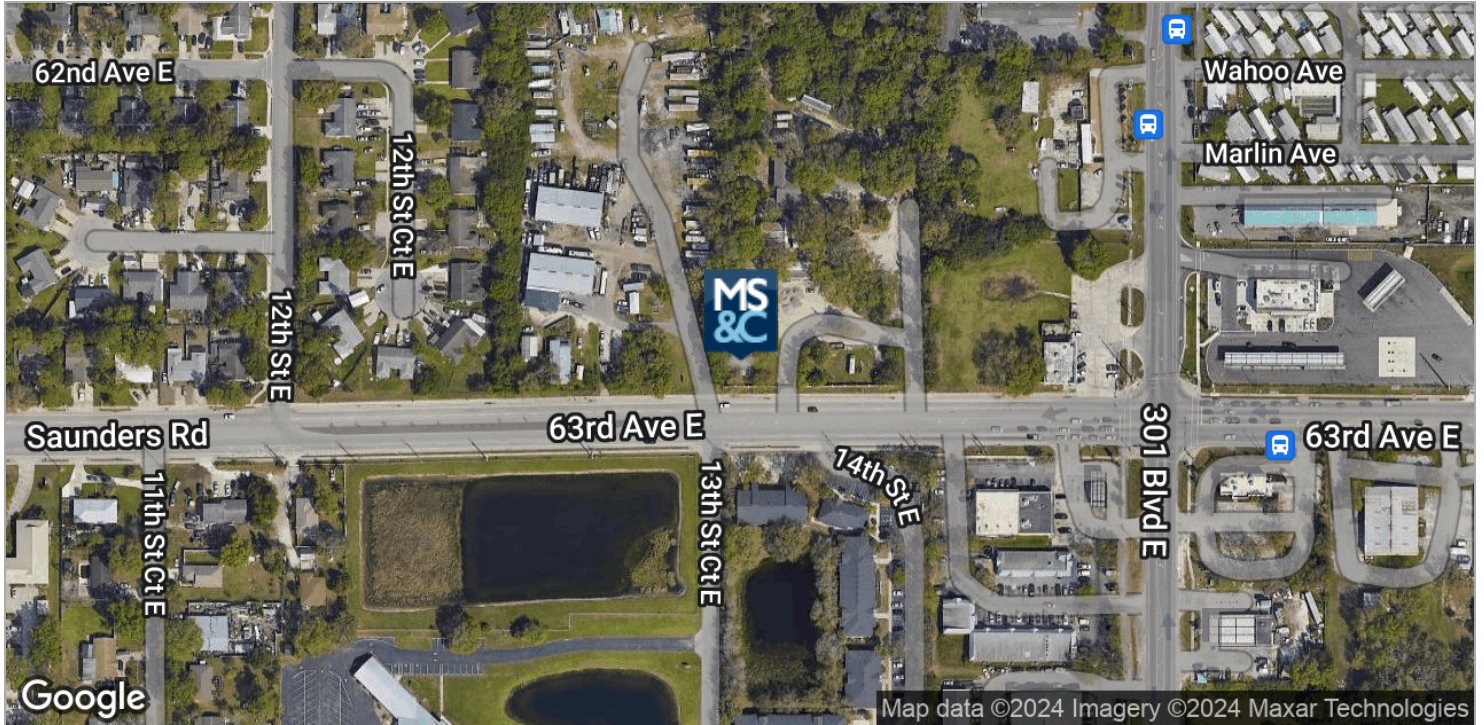
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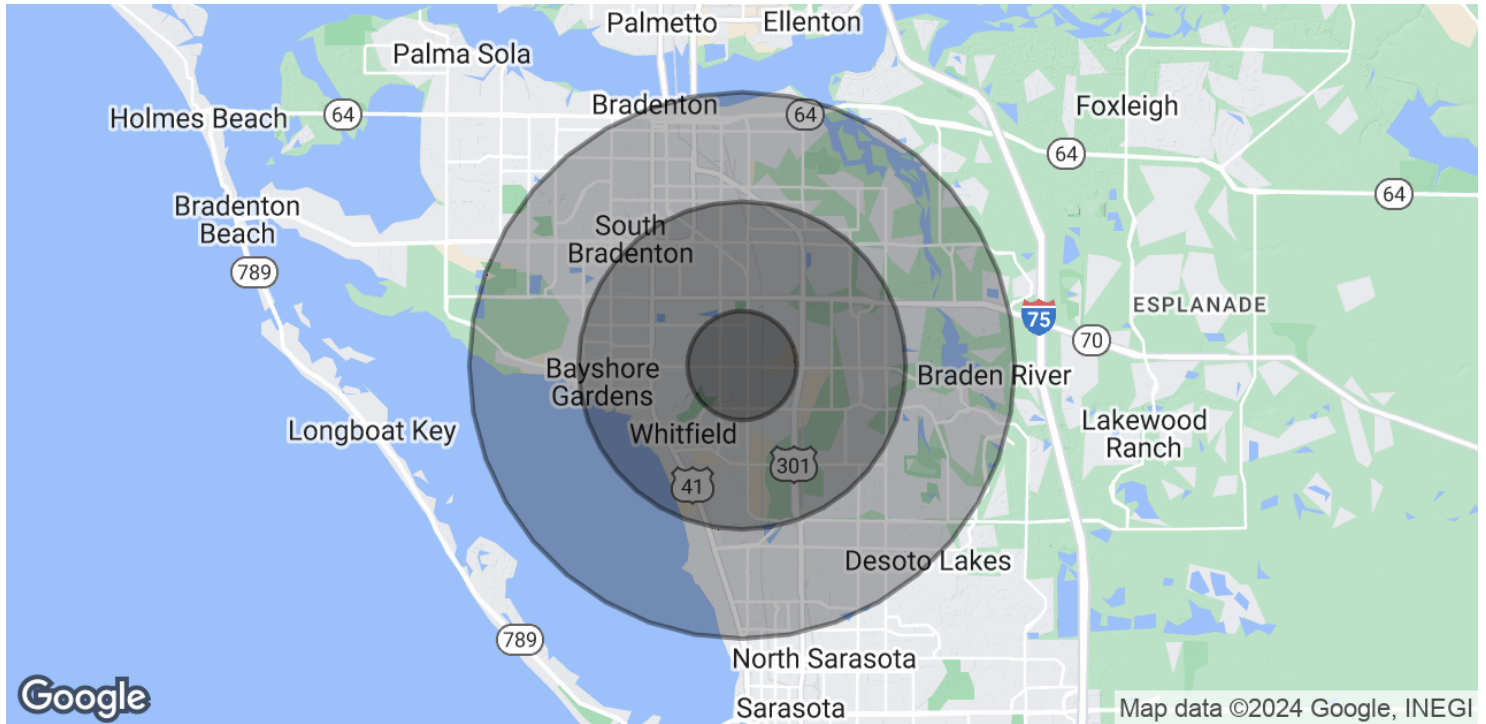
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,433	65,897	168,025
Average age	30.7	41.1	41.3
Average age (Male)	30.5	40.9	40.4
Average age (Female)	31.1	41.8	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,799	26,582	68,151
# of persons per HH	3.0	2.5	2.5
Average HH income	\$39,429	\$45,583	\$51,614
Average house value	\$227,022	\$197,188	\$216,004

* 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