



FranklinStreet

INDUSTRIAL OUTDOOR STORAGE
11524 31st Terrace E
Palmetto, FL 34221

CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or FSOI, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or FSOI, LLC., nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the FSOI, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or FSOI, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FSOI, LLC AGENT FOR MORE DETAILS.

CONTACT US

BRAD HUTTON

Senior Director

813.793.8492

Brad.Hutton@FranklinSt.com

PATRICK KELLY

Regional Managing Director

813.682.6210

Pat.Kelly@FranklinSt.com

REID DOMINGUEZ

Senior Associate

813.291.2658

Reid.Dominguez@FranklinSt.com



TABLE OF CONTENTS

- 01 Executive Summary
- 02 Tenant Overview
- 03 Location Overview



1

Executive Summary

EXECUTIVE SUMMARY

\$1,950,000

Sale Price

5.5%

Cap Rate

8,680 SF

Building Size

+/- 1.75 AC

Lot Size
Net Usable

PDEZ

(Planned Development
Encouragement Zone)

Owner Name	Buckeye Yards, LLC
Address	11524 31st Terrace East
Parcel ID	603201159
Year Built	2024
Building Type	Warehouse / Office
Total Warehouse SF	7,780
Total Office SF	900
Building Characteristics	20' Clear Height Four (4) Overhead Doors Grade Level 14'h x 12'w
Tenancy / Tenant	Single / McShea Contracting, LLC



INVESTMENT OVERVIEW

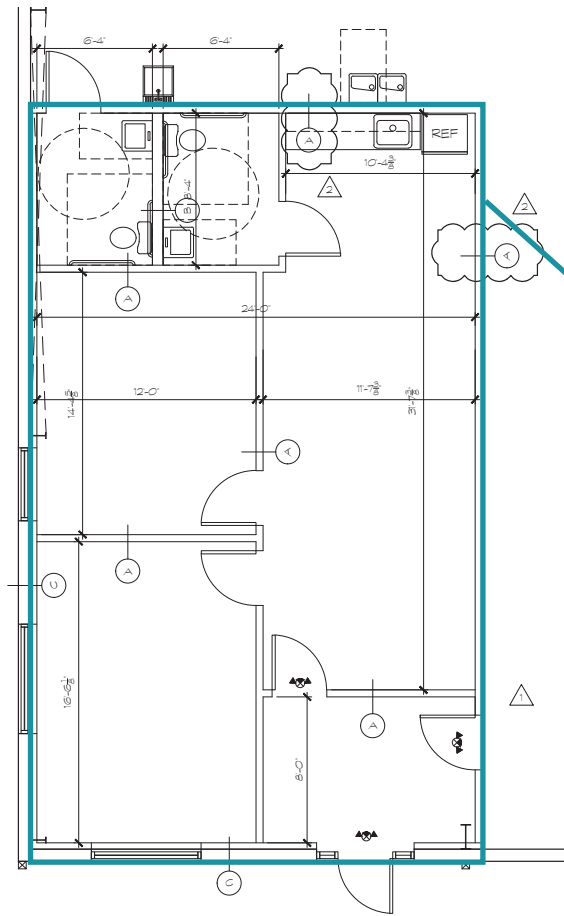
2026 Profit and Loss Forecast

	ANNUAL	MONTHLY
INCOME		
Rental Income-McShea	\$131,223	\$10,935
CAM Charge	\$1,900	\$158
Total for Income	\$133,123	\$11,094
EXPENSES		
Property insurance	\$9,855	\$821
Property taxes	\$15,993	\$1,333
Total for Expenses	\$25,848	\$2,154
Net Operating Income	\$107,275	\$8,940

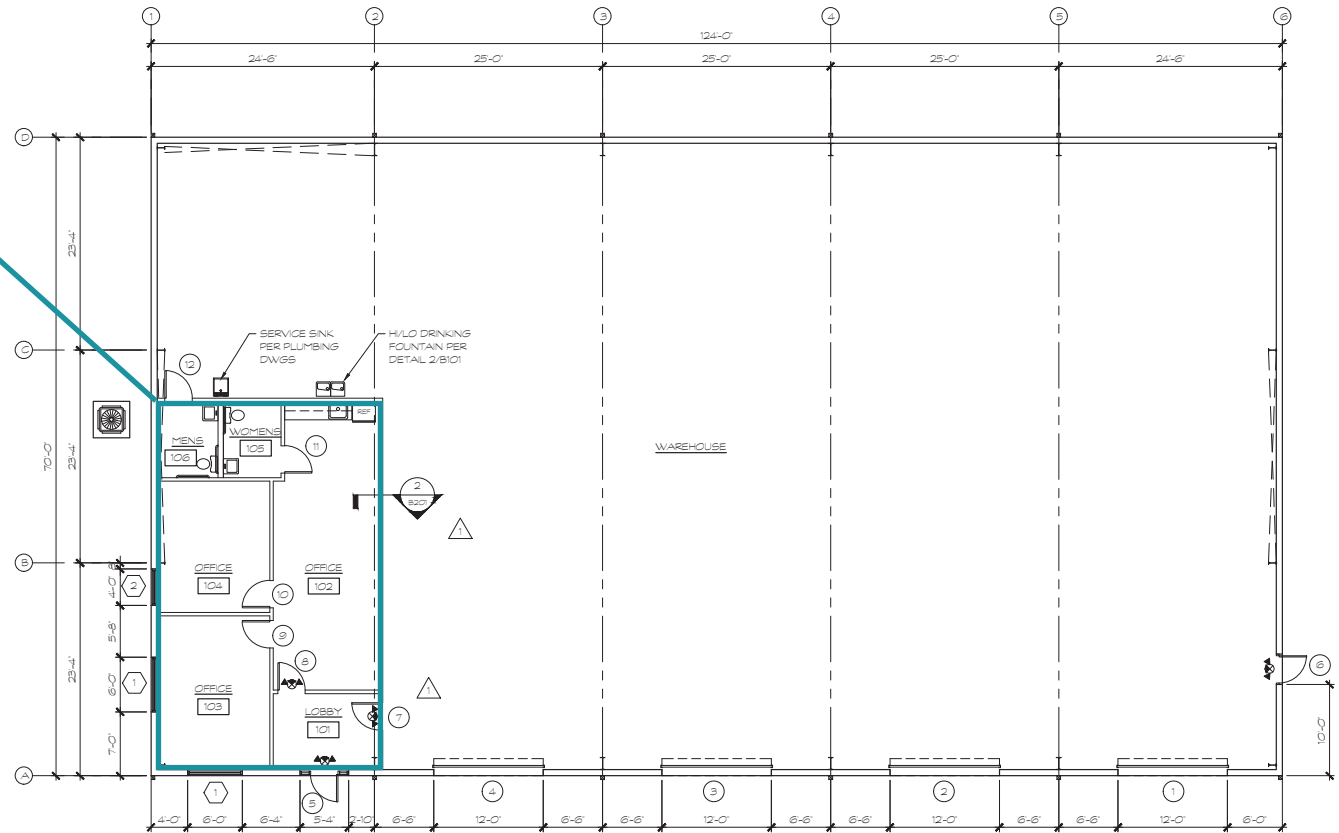
Lease Summary

Building Year	2024
Lease Commencement	January 1, 2024
Lease Expiration	December 31, 2030
Initial Term	7 years
Options	Two, 5-year options
Rent Increases:	
Years 2-5:	3%
Years 6 & 7:	4%
Year 8 (first year of first renewal term):	5%
Year 9-12:	4%
Year 13 (first year of second renewal term):	5%
Years 14-17:	4%

BUILDING FLOOR PLAN



Office Floor Plan:
800 SF



Warehouse Floor Plan:
7,780 SF

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



LOCATION MAP



AREA OVERVIEW





2

Tenant Overview

TENANT OVERVIEW



45+ YEARS

In Business

275+

Employees

350+

Specialty Trucks

McShea Contracting (aka PK) provides a full range of high quality pavement marking and specialty services to meet the needs of major contractors, governmental agencies and the public.

In 1975 Jim Shea started the Shea Company and with the arrival of the first paint striper on March 1, 1976 a new pavement marking company entered the market. The family business specialized in painting pavement markings in cities and counties throughout Michigan.

In 1980 the company name was changed to P.K. Contracting, Inc. and the company moved its base of operation to Southeast Michigan. While P.K. still painted city and county roads, the emphasis was shifted to the construction work zone and servicing Michigan's road building industry. P.K was the first pavement marking contractor in Michigan to be involved in shifting traffic patterns along roadways under active construction and has been the leader in developing equipment and techniques to allow for the efficient and safe movement of traffic through work zones ever since.

In the 2000's P.K. continued expanding by opening an office in Lake City in the Northern Lower Peninsula. The 2000's saw the continued development of durable markings with the introduction of recessed markings and wet reflective pavement markings. Expansion continued with the opening of an office in Marquette in Michigan's Upper Peninsula. P.K. also expanded in Southwest Florida under the name of McShea Contracting. McShea now has offices in the Fort Myers, Tampa and Orlando areas.

Visit McShea Contracting website for more information: mcsheacontracting.com



3

Location Overview

LOCATION INFORMATION



LOCATION SUMMARY

The trade area is in an active growth phase: population within 3 miles is projected to rise from 16,058 (2025) to 21,390 (2030) and households from 6,209 to 8,501, while the 5-mile ring also shows substantial gains. Household income is above regional norms — estimated average household income is \$125,516 (3-mi) with a median of \$98,548 and per-capita income of \$48,552 — supporting higher home values and elevated consumer spending. The area is majority owner-occupied (≈86% owner rate at 3-mi) and skews toward white-collar employment and college attainment (≈31% bachelor+ in the 3-mi radius). Demographically the Hispanic share is rising (about 16.7% in 2025 with a projected increase by 2030), indicating modest diversity growth alongside household formation.

LIVE INSIGHTS

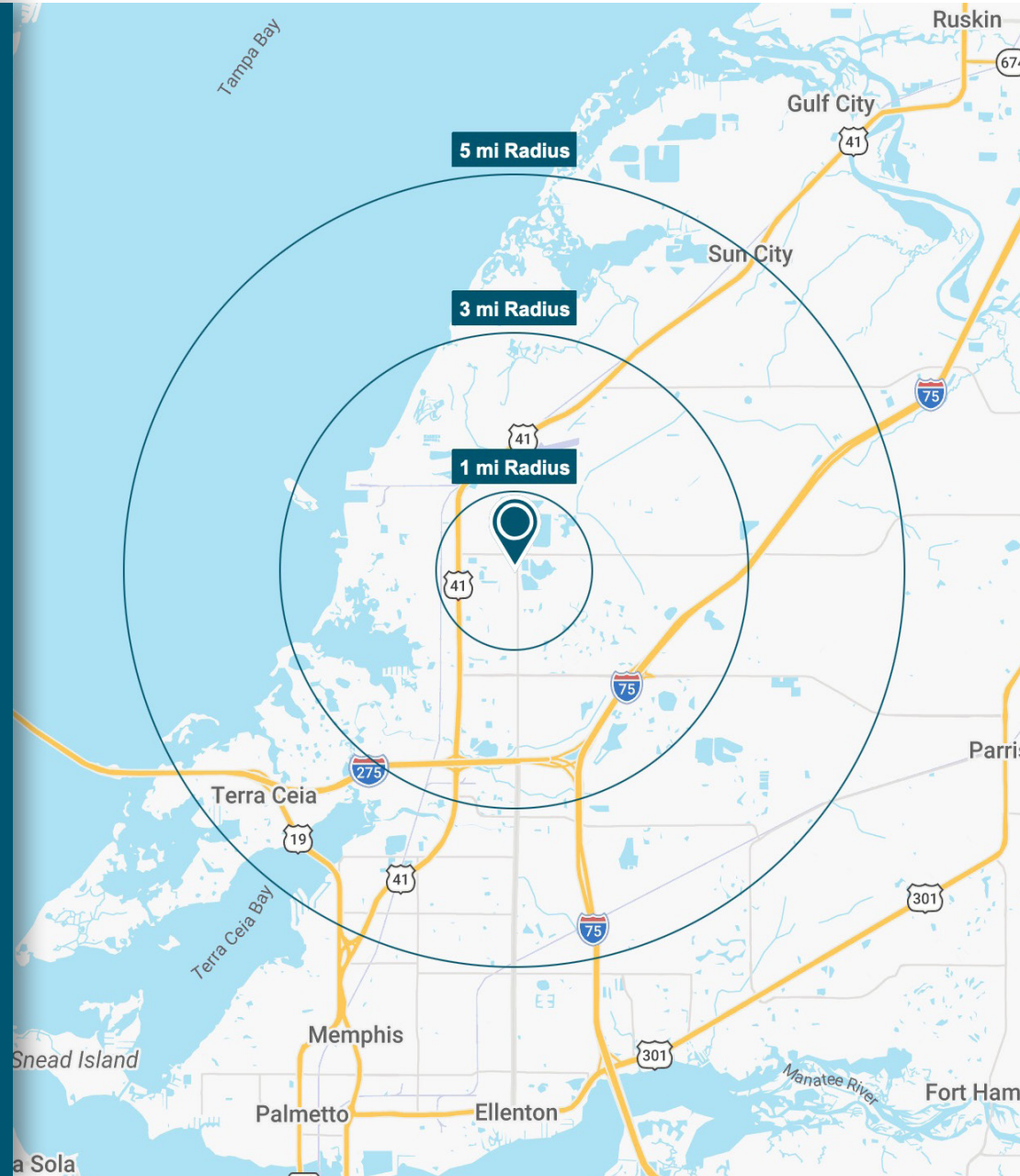
Local activity shows site-proximate public and industrial uses that strengthen daytime employment and infrastructure investment: Manatee County has an active capital project for a Sheriff's fleet/maintenance facility on 31st Terrace East with multi-million dollar construction scheduled through 2025, and there is an established FedEx Ground presence on 31st Terrace East supporting logistics activity near the site; property-level transactions on adjacent 31st Terrace addresses have also been recorded recently, indicating land/industrial turnover in the immediate corridor.

KEY TAKEAWAYS

- 3-mile population is projected to increase by 5,332 people between 2025 and 2030 (from 16,058 to 21,390).
- Households in the 3-mile trade area are projected to grow from 6,209 (2025) to 8,501 (2030), an increase of ~2,292 households.
- Estimated average household income is \$125,516 (3-mi) with a median household income of \$98,548, supporting a 3-mi owner-occupied median home value of \$378,544.
- Owner-occupied housing dominates (≈86% owner rate at 3-mi) with mobile-home stock concentrated beyond the 1-mi core (notably in the 3-mi and 5-mi rings).
- Labor profile tilts white-collar (≈61% white-collar occupations within the 3-mi radius) while daytime employment totals ~2,507 employees in the 3-mile area.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population (2025)	314	16,058	39,331
Projected Annual Growth - Population (2025-2020)	4.9%	6.6%	4.5%
Median Age	44.0	48.2	45.7
White Collar Workers	61.1%	60.9%	60.8%
Blue Collar Workers	38.9%	39.1%	39.2%
HOUSEHOLD & INCOME			
Total Households (2025)	98	6,209	15,444
Projected Annual Growth - Households (2025-2020)	7.3%	7.4%	4.6%
Average HH Income	\$134,947	\$125,516	\$119,532
Median Home Value	\$454,482	\$378,544	\$338,898
Median Rent	\$1,646	\$1,640	\$1,594



©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9
 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

11524 31st Ter E
Palmetto, FL

CONTACT US

BRAD HUTTON

Senior Director

813.793.8492

Brad.Hutton@FranklinSt.com

PATRICK KELLY

Regional Managing Director

813.682.6210

Pat.Kelly@FranklinSt.com

REID DOMINGUEZ

Senior Associate

813.291.2658

Reid.Dominguez@FranklinSt.com



Visit Us at FranklinSt.com

