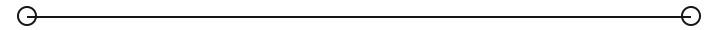


**SALE**

# Lakewood Ranch Hard-Corner Retail Development Site

**11500 44TH AVENUE EAST**

Bradenton, FL 34211



**PRESENTED BY:**

**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

**WHITE EAGLE BOULEVARD**

**44TH AVENUE EAST**



# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$3,750,000</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	3.26 Acres
<b>ZONING:</b>	Planned Development Mixed- Use (PD- MU)
<b>MARKET:</b>	North Port-Bradenton- Sarasota MSA
<b>SUBMARKET:</b>	Lakewood Ranch
<b>APN:</b>	579625759

## PROPERTY HIGHLIGHTS

- Prime hard-corner retail development site in Lakewood Ranch, the #2 best-selling master-planned community in the United States
- High visibility with frontage on 44th Avenue East and White Eagle Boulevard
- Significantly higher traffic counts expected upon completion of the 44th Avenue Extension in the Spring of 2026, which will connect Lakewood Ranch all the way west to Anna Maria Island
- Rare commercial opportunity positioned in a dense residential area
- Zoned Planned Development Mixed-Use (PD-MU) allowing for a variety of commercial uses

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tony.veldkamp@svn.com

FL #BK576074

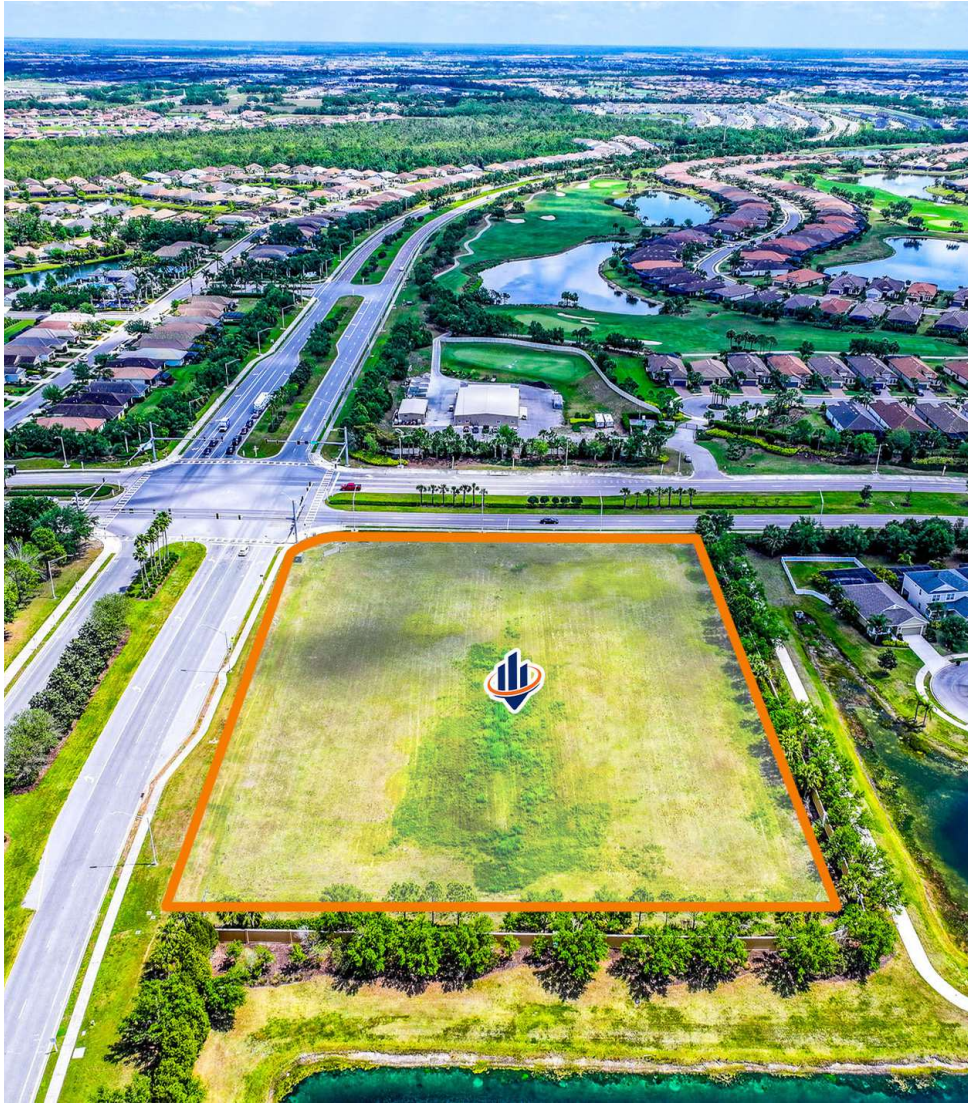
**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This prime 3.3 +/- acre hard-corner retail development site is available in the award-winning, master-planned community of Lakewood Ranch.

Located east of Interstate 75, Lakewood Ranch spans the eastern side of Sarasota and Bradenton, Florida. It is one of the nation's fastest-growing communities, with an annual growth rate of 7.14%.

Positioned at the southwest corner of the intersection of 44th Avenue East and White Eagle Boulevard, this site offers exceptional visibility and access. Upon completion of the Cortez Road extension project, 44th Avenue is expected to become a major east-west corridor in Manatee County, connecting Lakewood Ranch to Anna Maria Island. White Eagle Boulevard, running parallel to Lakewood Ranch Boulevard, serves as a key connector between State Road 70 and State Road 64.

This rare commercial opportunity is situated in a high-density residential area, with limited remaining commercial parcels available. Nearby communities include Central Park by Neal Communities, Ryan Homes at Amber Creek, Esplanade Golf and Country Club, Indigo by Neal Communities, Ryan Homes at Avalon Woods, and Lennar at Aurora at Lakewood Ranch.

## PERMITTED USES

- Retail sales including Neighborhood Convenience & Neighborhood General
- Drive-Thru Eating Establishment, Eating Establishment
- Gas Pumps
- Bank & Bank Drive Thru
- Business Services
- Professional Office
- Clinic
- Veterinary Clinic
- Medical & Dental Laboratories
- Dry Cleaners including Neighborhood, General, & Pick-up
- Personal Service Establishment
- Post Offices
- Community uses including Private and Public
- Day Care Centers (Large, Medium, Small & Accessory)

### TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

### MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

This site is located in the heart of the award-winning community of Lakewood Ranch, Florida, with frontage along the soon-to-be-extended 44th Avenue East.

Lakewood Ranch is a 33,000-acre master-planned community on Florida's west coast, spanning Manatee and Sarasota Counties. Consistently ranked among the best places to live since 2021, the community offers a wide range of amenities, including shopping, dining, parks, trails, schools, clubs, and golf facilities.

Nearly 48% of Lakewood Ranch is dedicated to open space for conservation and recreation, featuring designated areas for tortoise conservation and 150 miles worth of trails and pathways.

As one of the fastest growing communities in the U.S., Lakewood Ranch has an annual growth rate of 7.14%. It is a true multi-generational community, home to residents of all ages and life styles.

Visit <https://lakewoodranch.com> for more information.

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O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

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O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



# LAKEWOOD RANCH<sup>SM</sup>

Lakewood Ranch is a master-planned community located in southeastern Manatee County and northeastern Sarasota County, Florida. Encompassing approximately 31,000 acres, it is part of the North Port-Bradenton-Sarasota Metropolitan Statistical Area. Established in 1994 by Schroeder-Manatee Ranch (SMR), the community has grown to house nearly 60,000 residents and provide over 1,800 jobs.

Designed to offer a comprehensive living experience, Lakewood Ranch features vibrant town centers, top-rated schools, the Lakewood Ranch Medical Center, and recreational facilities such as the Lakewood Ranch Golf & Country Club, Premier Sports Campus, and Sarasota Polo Club. The community emphasizes environmental stewardship, with over 40% of its land dedicated to conservation and parks.

Residents enjoy a variety of amenities, including extensive parks and trails that connect them to nature, as well as active recreation options. The community hosts the number one Farmers' Market in Florida and offers numerous activities across its three town centers, sports campus, and the Sarasota Polo Club. Housing options are diverse, ranging from apartments to luxury estates, catering to various lifestyles and preferences.

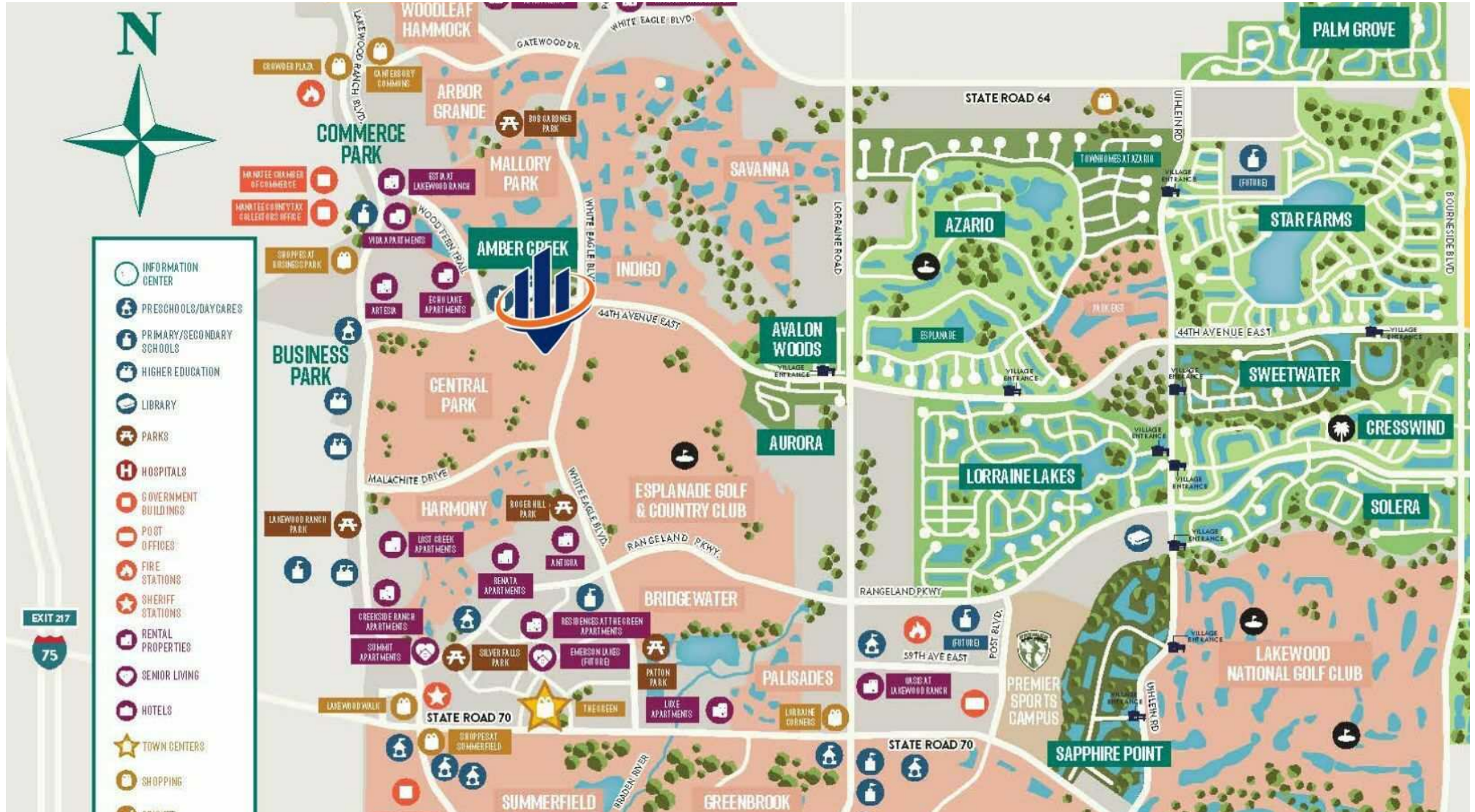
Strategically located on Florida's Gulf Coast, Lakewood Ranch provides easy access to Interstate 75, placing it approximately 20 minutes northeast of downtown Sarasota and Siesta Key, and less than an hour south of Tampa. This prime location offers residents proximity to urban centers while maintaining a suburban atmosphere.



**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

**MATT FENSKE**  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336

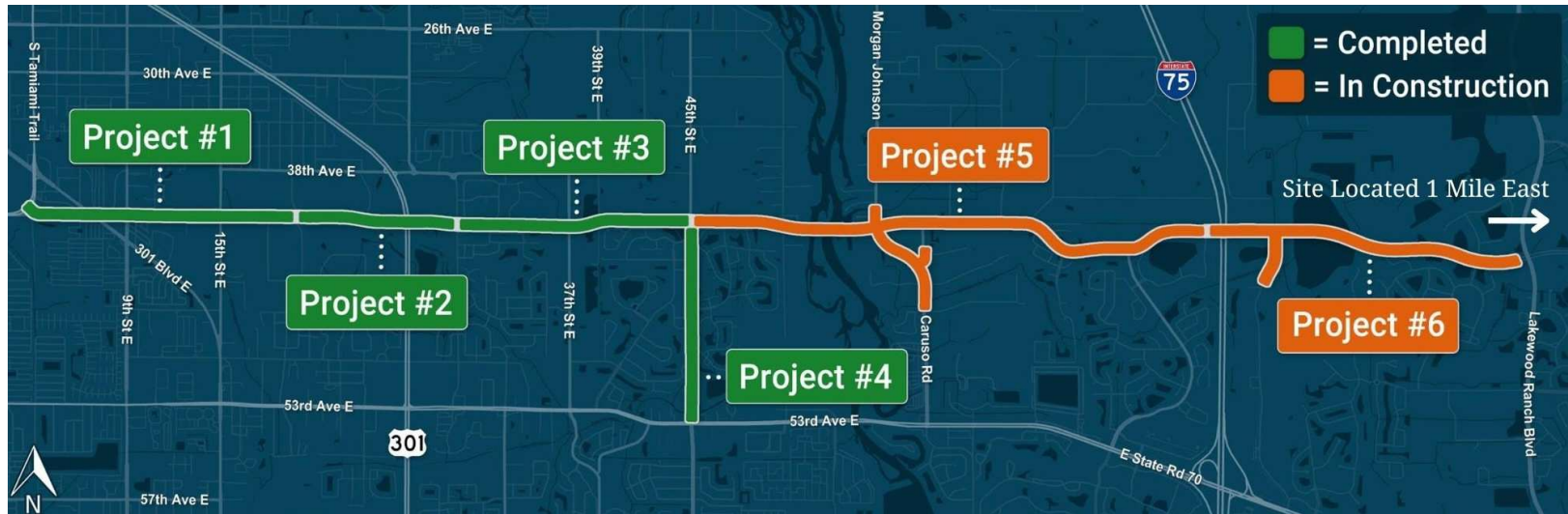
# LAKEWOOD RANCH NEIGHBORHOODS MAP



**TONY VELDKAMP, CCIM**  
 O: 941.487.6990  
 tony.veldkamp@svn.com  
 FL #BK576074

**MATT FENSKE**  
 O: 941.487.3794  
 matt.fenske@svn.com  
 FL #SL3373336

# 44TH AVENUE EAST CONNECTOR PROJECT



The 44th Avenue East/Cortez Road expansion project, ongoing since 2013, aims to establish Cortez Road as a key east-west corridor from Lakewood Ranch, over I-75, through Bradenton and out to Anna Maria Island. This expansion will improve accessibility for residents and visitors while accommodating increased traffic demand.

With phases 1-4 completed and phase 5 nearing completion, the final stage is now underway, with projected completion in Spring 2026. Phase 6 includes constructing a bridge over I-75 to connect 44th Avenue East with Lakewood Ranch Boulevard, a vital north-south link between State Road 64 and State Road 70.

This extension is designed to support county growth by providing an alternate route expected to divert 21,000 vehicles daily from SR 64 and SR 70, easing congestion on these roads.

Read more here: <https://44thaveeast.com/>

**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

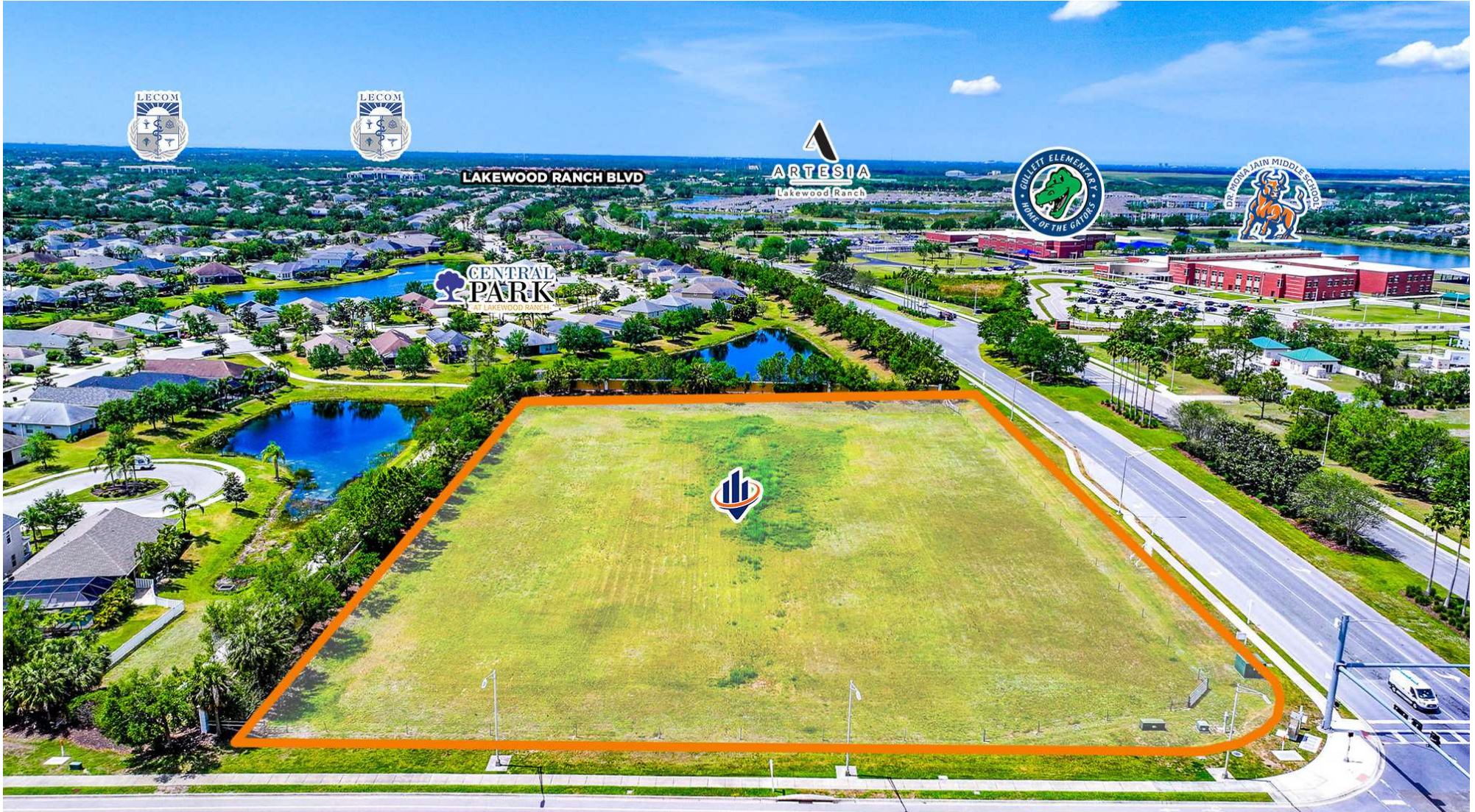
**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

# AERIAL LOOKING WEST TO LAKEWOOD RANCH BOULEVARD, I-75, AND BRADENTON



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

# AERIAL LOOKING NORTHWEST



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

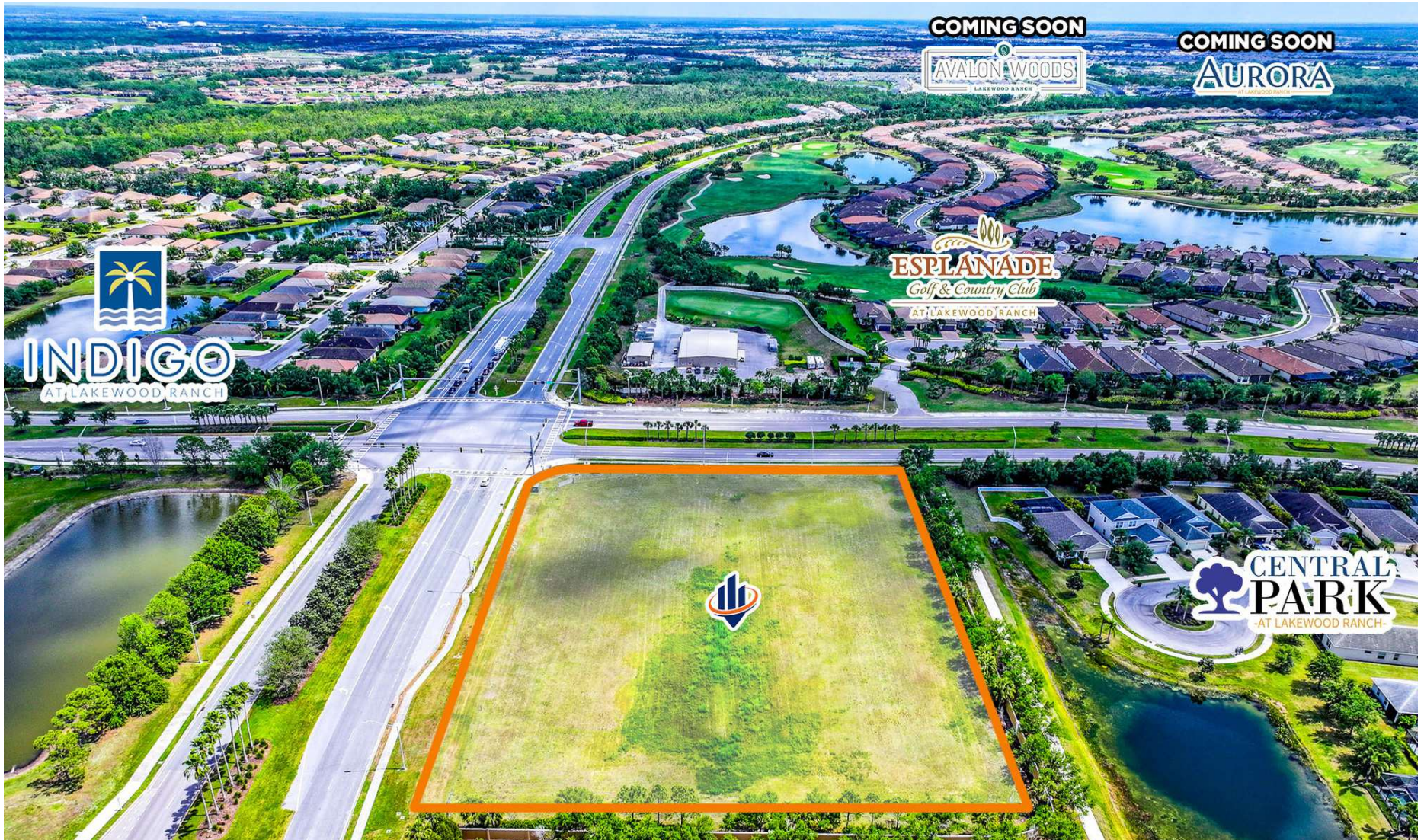
**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

# AERIAL LOOKING EAST INTO LAKEWOOD RANCH



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

# PROPERTY APPRAISER AERIAL



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

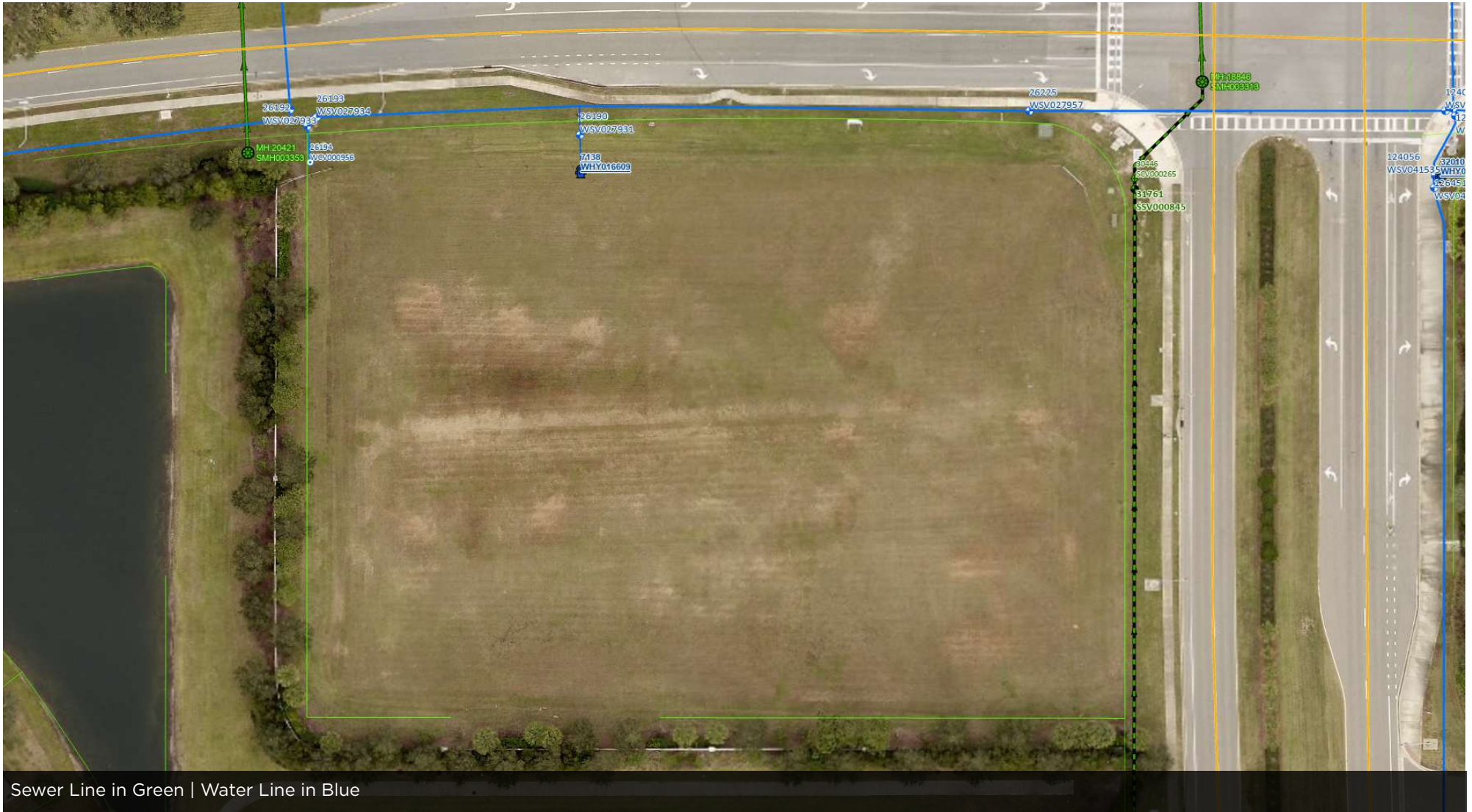
**MATT FENSKE**

O: 941.487.3794

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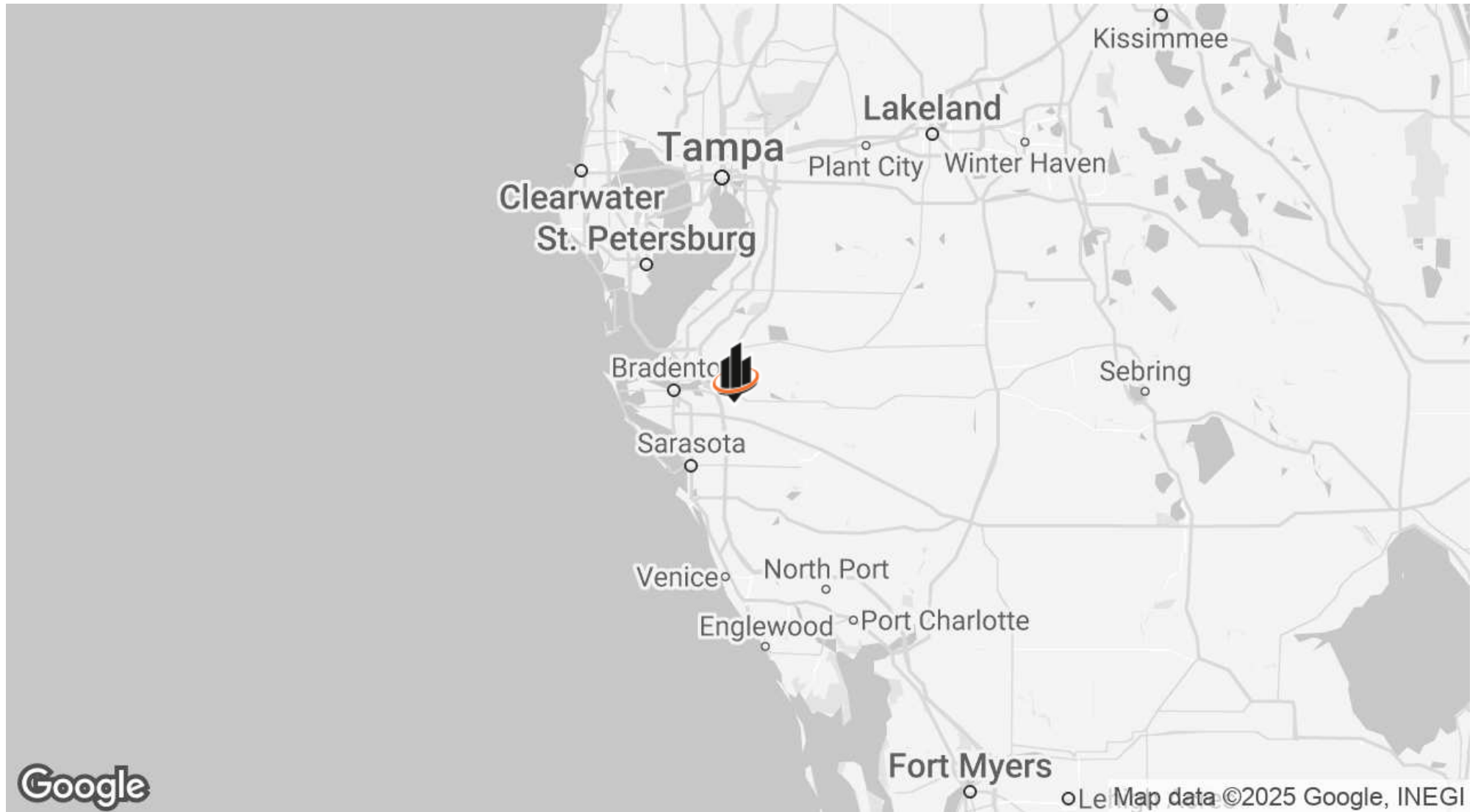
# UTILITIES MAP



**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

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O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336

## REGIONAL MAP



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

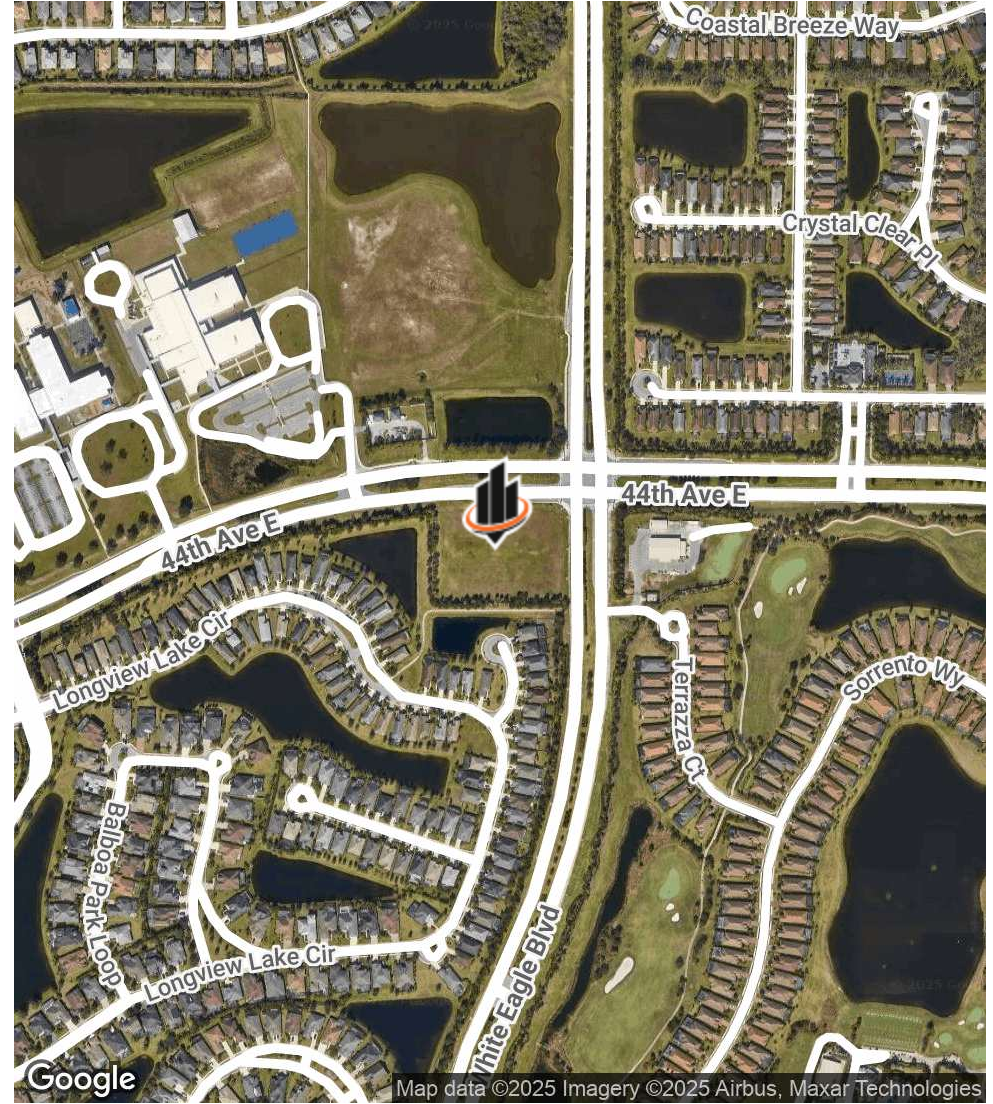
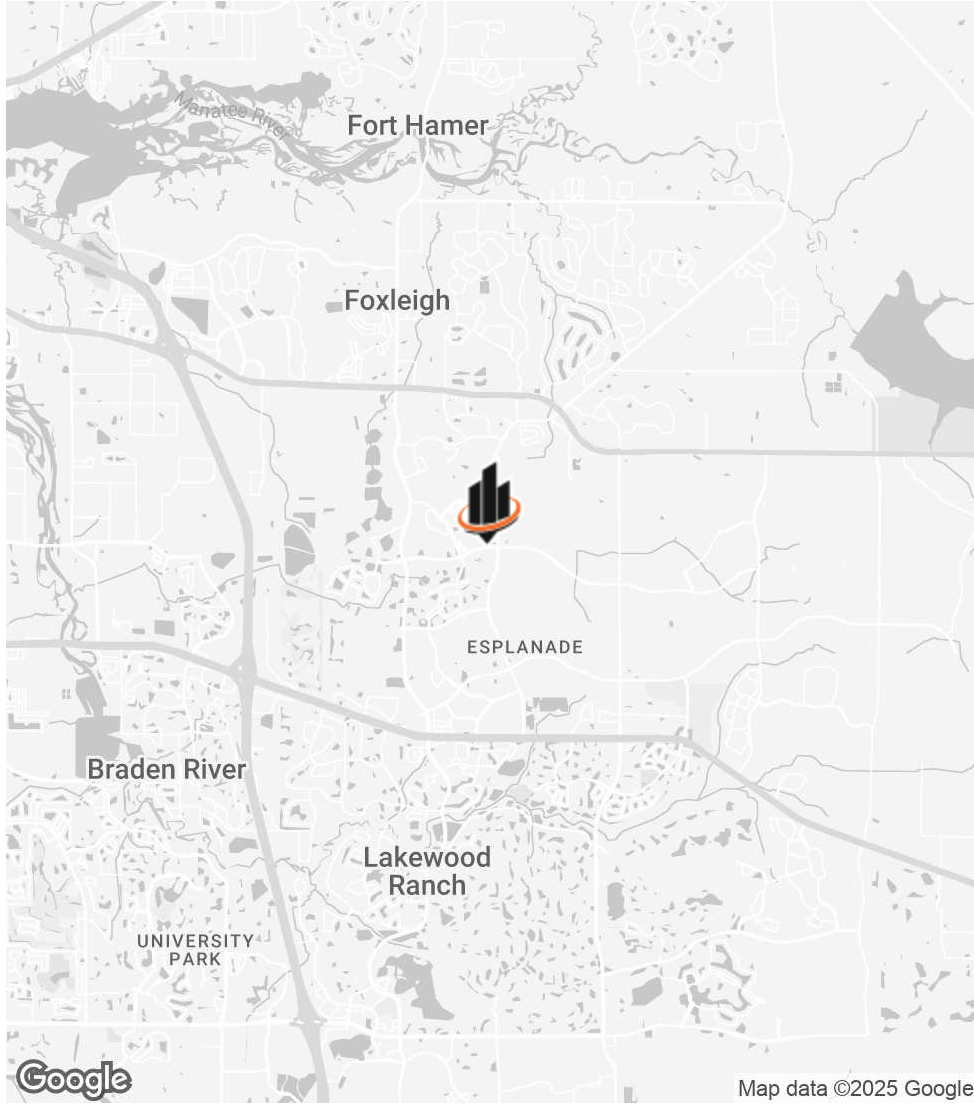
**MATT FENSKE**

O: 941.487.3794

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FL #SL3373336

# LOCATION MAPS



**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

**MATT FENSKE**  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336

# CENTRAL PARK - IN THE CENTER OF IT ALL



**TONY VELDKAMP, CCIM**  
 O: 941.487.6990  
 tony.veldkamp@svn.com  
 FL #BK576074

**MATT FENSKE**  
 O: 941.487.3794  
 matt.fenske@svn.com  
 FL #SL3373336

# DEMOGRAPHICS MAP & REPORT

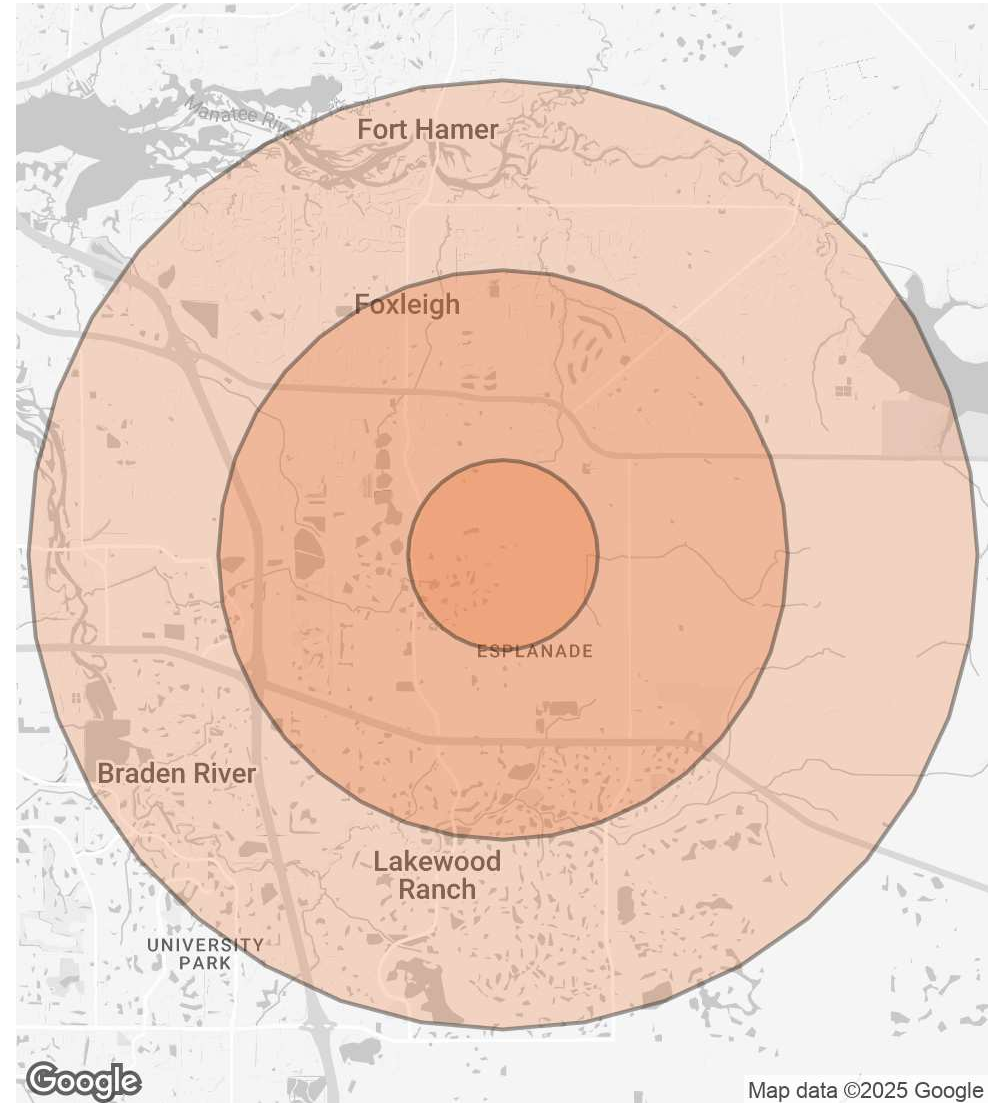
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,520	39,722	90,659
<b>AVERAGE AGE</b>	44	45	48
<b>AVERAGE AGE (MALE)</b>	43	45	48
<b>AVERAGE AGE (FEMALE)</b>	44	46	49

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,109	15,448	37,882
<b># OF PERSONS PER HH</b>	2.4	2.6	2.4
<b>AVERAGE HH INCOME</b>	\$147,616	\$145,945	\$144,235
<b>AVERAGE HOUSE VALUE</b>	\$720,079	\$616,377	\$596,402

Demographics data derived from AlphaMap



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FL #BK576074

**MATT FENSKE**

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matt.fenske@svn.com

FL #SL3373336

## ALL ADVISOR BIOS



### Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

Phone: 941.487.6990  
Cell: 941.374.9657  
tony.veldkamp@svn.com  
1626 Ringling Boulevard, Suite  
500  
Sarasota, FL 34236



### Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

Phone: 941.487.3794  
Cell: 941.773.9984  
matt.fenske@svn.com  
1626 Ringling Boulevard, Suite  
500  
Sarasota, FL 34236

#### TONY VELDKAMP, CCIM

O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

#### MATT FENSKE

O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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