

OFFERING MEMORANDUM

9000 Cortez Road, Bradenton, FL

PRESENTED BY:



FULLY-ENTITLED LUXURY RESIDENTIAL DEVELOPMENT SITE

MATT FENSKE **TONY VELDKAMP, CCIM**

Senior Advisor
941.487.3794

Matt.Fenske@SVN.com

Senior Advisor
941.487.6990

Tony.Veldkamp@SVN.com

BRADENTON, FL

PROPERTY SUMMARY



SALE PRICE

\$9,500,000

SIZE

58 +/- Acres

ZONING

Manatee County - Planned Development Residential (PD-R)

FUTURE LAND USE

Manatee County - Residential-6 (RES-6)

APPROVED DENSITY

General Development Plan (GDP) Approval 148 Total Multifamily Units & Final Site Plan (FSP) Approval consisting of 44 Townhomes & 104 Condos/Apartments for rent or sale

MARKET

North Port-Bradenton-Sarasota MSA

SUBMARKET

West Bradenton

HIGHLIGHTS

- Fully-entitled luxury residential development site with Final Site Plan approval for 148 units (for rent or for sale), including 44 townhomes and 104 apartment-style condominiums, situated on approximately 10 +/- upland acres with an additional 45 +/- acres of natural preserve area
- High-visibility location on Cortez Road with an average daily traffic count of 30,500 cars per day and located less than three miles from the world-renowned Gulf Beaches of Anna Maria Island and Longboat Key
- Waterfront property offering potential views of Palma Sola Bay and the Gulf of America
- Located in a highly-desirable area just west of the long-awaited 1,200 Acre, SeaFlower mixed-use development which is set to include 4,000 residential units, 600 apartments, 250 hotel rooms, and 350,000 SF of office and retail space.
- Close proximity to premier recreational amenities, including the Bradenton Gulf Islands, nature preserves with kayaking, walking, and biking trails, and numerous high-end golf courses



PROPERTY DESCRIPTION

Located in Southwest Bradenton along Cortez Road, this offering presents a rare opportunity to acquire approximately 58 acres for a high-end luxury residential development project.

The property is fully-entitled for 148 units with Final Site Plan approval for 44 townhomes and 104 apartment-style condominiums. These units may be for rent or for sale. The townhomes average 2,400 square feet and include two covered parking spaces per unit and the condominiums average 1,100 square feet. The approved development features amenities such as a resort-style pool, grilling areas and a fire pit.

A standout feature of the property is nearly 3,000 feet of shoreline along Palma Sola Bay, situated within a dedicated nature preserve, which provides a tranquil environment for residents.

With prime frontage on Cortez Road, the site benefits from strong visibility and an average daily traffic count of approximately 30,500 vehicles. It is located less than three miles from Bradenton Beach and offers convenient access to US-41 (Tamiami Trail), IMG Academy and the site is a quick twenty-minute drive to Sarasota-Bradenton International Airport, which offers nonstop flights to 56 destinations as of May 2026.

Major retail centers in close proximity are the Paradise Bay Shopping Center, which features Marshalls, Home Goods, Starbucks and First Watch, along with the long-awaited SeaFlower development, which will include Publix, Whataburger, Dutch Bros Coffee, and Potbelly Sandwich Works, among other retailers and restaurants, a brewery, hotel and luxury apartments in Phase I.

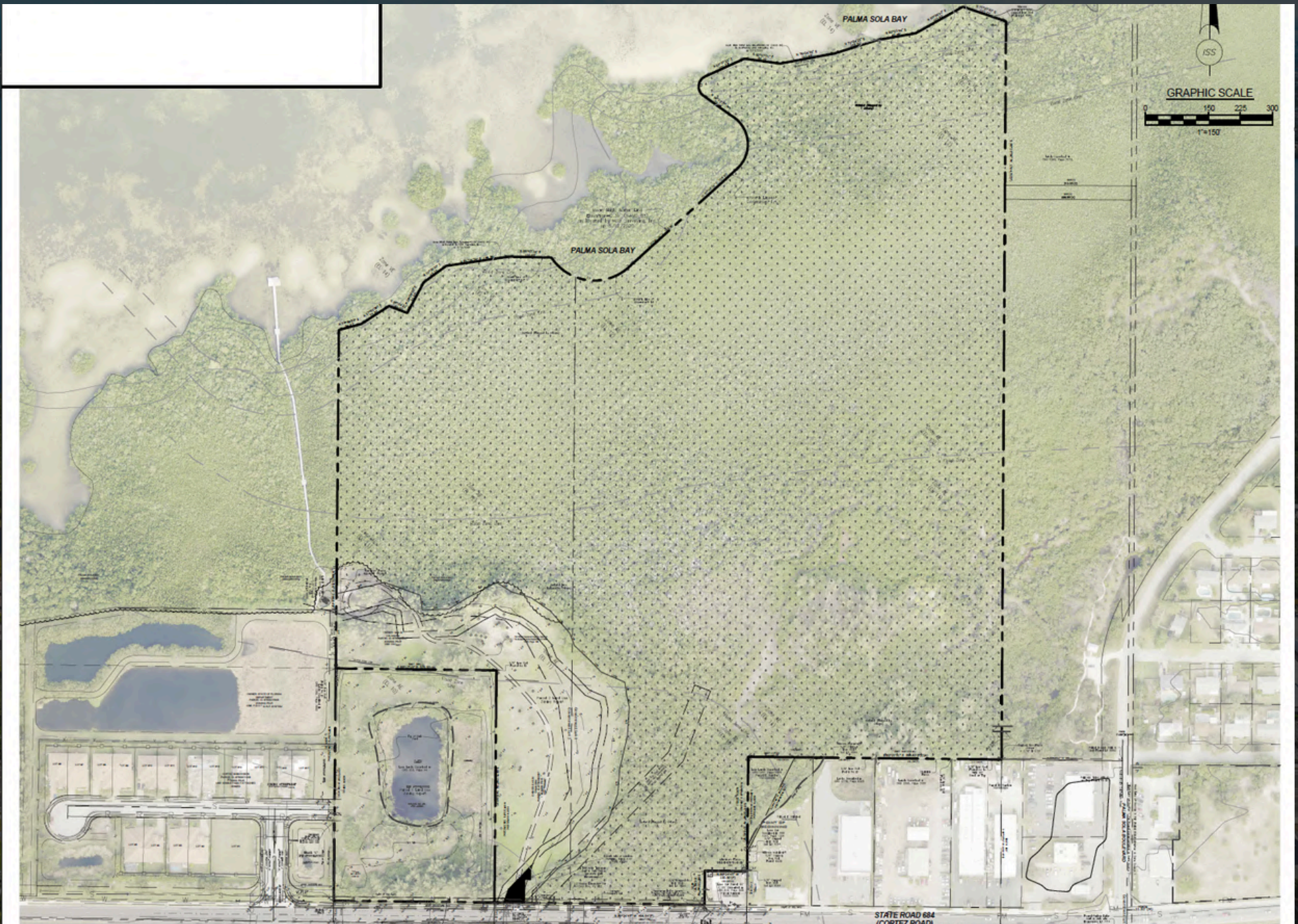
The surrounding area is known for its recreational amenities, including the Bradenton Gulf Islands, nature preserves with kayaking, walking and biking trails, and several high-end golf courses, including Bradenton Country Club and Sara Bay Country Club.



PROJECT RENDERINGS



PROPERTY SURVEY



UTILITIES MAP





PROPERTY

LOCATION

LOCATION DESCRIPTION

This incredible development parcel is located in Southwest Bradenton, just off of the stunning Palma Sola Bay. Bradenton is home to IMG Academy, Anna Maria Island, Robinson Preserve, LECOM Park (Spring Training home of the Pittsburgh Pirates), and more, making this area a highly sought after place to live with a continued population influx and an expected 10% to 18% population increase in Manatee County by 2030*.

This property's location in the Southwest area of Manatee County, will give residents easy accessibility to enjoy amenities in both Manatee and Sarasota Counties, including the Sarasota-Bradenton International Airport, The Ringling Museum of Art, Longboat Key, the Van Wezel Performing Arts Hall, and an incredible selection of Colleges and Universities.

While the West Bradenton submarket has been well-established for some time, there is a significant amount of recent new development underway including Aqua, a Medallion Home community surrounding a crystal clear blue lagoon, Cirrus at Aqua - a 345 unit apartment complex, The Stadler - a 279 unit apartment complex, and SeaFlower - a notable project with nearly 1,200 acres of mixed-use development which will include 4,000 residential units, 600 apartments, 250 hotel rooms, and 350,000 SF of office and retail space.

This property's infill location will allow a developer to build a luxury community in a well-established area amongst multi-million dollar waterfront estates, well-established condominium communities and brand-new amenity-laden communities.



*thefloridascorecard.org



BRADENTON/SARASOTA AREA

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of Mexico about 1 hour south of Tampa.

Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), and Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park, Historical Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



AERIAL LOOKING NORTH TOWARD NORTHWEST BRADENTON & PALMETTO



AERIAL LOOKING EAST TOWARD BRADENTON



AERIAL LOOKING SOUTH TOWARD SEAFLOWER & LONGBOAT KEY



AERIAL LOOKING WEST TOWARD ANNA MARIA ISLAND



TOP MANATEE COUNTY EMPLOYERS



2,100 Employees



1,500+ Employees



1,400+ Employees



1,000+ Employees



900+ Employees



630 Employees



562+ Employees



468+ Employees



468 Employees



IMG ACADEMY

IMG Academy is 600 acre, world-class sports facility; offering sports training, preparatory school, summer camps, adult training, online developmental coaching, and corporate retreats. They focus on developing and training elite athletes from all over the world.

With 1,300+ student athletes enrolled in the boarding school, IMG Academy offers education for 6th-12th grade students. They pride themselves on providing students with a flexible full term schedule, Advanced Placement and Honors classes, college credits through the University of South Florida, online communication programs, and tutoring sessions to support academic success.

IMG's incredible facilities supports training for baseball, basketball, football, golf, lacrosse, soccer, tennis, track & field, and volleyball.

With a dedicated purpose to ensure each person is destined to succeed by enabling and inspiring them to rise up to their full potential, they offer a holistic training experience, elite coaching, all inclusive accommodations, professional-quality facilities, next-level technology, and a unique campus environment.

IMG has developed a focus to develop each individual not only as athletes but as leaders with extracurricular opportunities. Options range from local volunteer efforts, impactful groups that make a difference on campus, and service trips to other countries.

IMG has a number of notable accomplishments including:

2024-2025

- 18 IMG alumni competed at the Paris Olympics
- Four IMG alumni were selected in the first round of professional drafts, with 10 total players drafted overall

2023-2024

- The graduating class of 2024 earned a 100% College acceptance rate
- Six IMG Academy alumni's were drafted in the first round of professional sports organizations.

2018-2024

- Most NFL Draft selections from a single high school since 2018



NEARBY DEVELOPMENTS

SEAFLOWER

Under development in Southwest Bradenton area is this 1,200 acres , mixed-use development which will include 4,000 residential units, 600 apartments, 250 hotel rooms, and 350,000 SF of office and retail space.

The first phase, well under construction an set to be completed at the end of 2026 consists 1,700 residential units, 250 hotel rooms, and 250,000 square feet of office and retail space. Continued demand driven a new phase of development to be implemented in order to add additional home sites and community centers.

Included in this incredible development will be a Publix grocery store, a village center with retail and dining, a village green to host community events, dog parks, club house, fitness center, resort pools, pickleball courts, amphitheater, children's play area, and nature trails.

The desire of the SeaFlower community is to promote the traditional practices of neighborhood developments, promoting walkability, connectivity and outdoor engagement, for an active and social life.

The development will feature a variety of home types crafted by well known builders: Cardel Homes, David Weekley Homes, Issa Homes, M/I Homes, and Pulte Homes.

This new development is going to generate incredible growth to the area and make this area of Southwest Bradenton an even more desirable place to live.



Photo Credit: Seaflower.com

AQUA

Aqua is a new community built by Medallion Homes. The mixed-use plan will feature commercial, retail, and neighborhood areas. The recreational amenities include a crystal clear blue lagoon, fitness center, multi-use fields, boardwalks, trails, observation and fishing piers, dog parks, playgrounds, and tennis courts.

The site plan includes 510 single-family homes, 2,384 multifamily units, and 78,000 square feet of commercial space.



Photo Credit: Aquabythebay.net

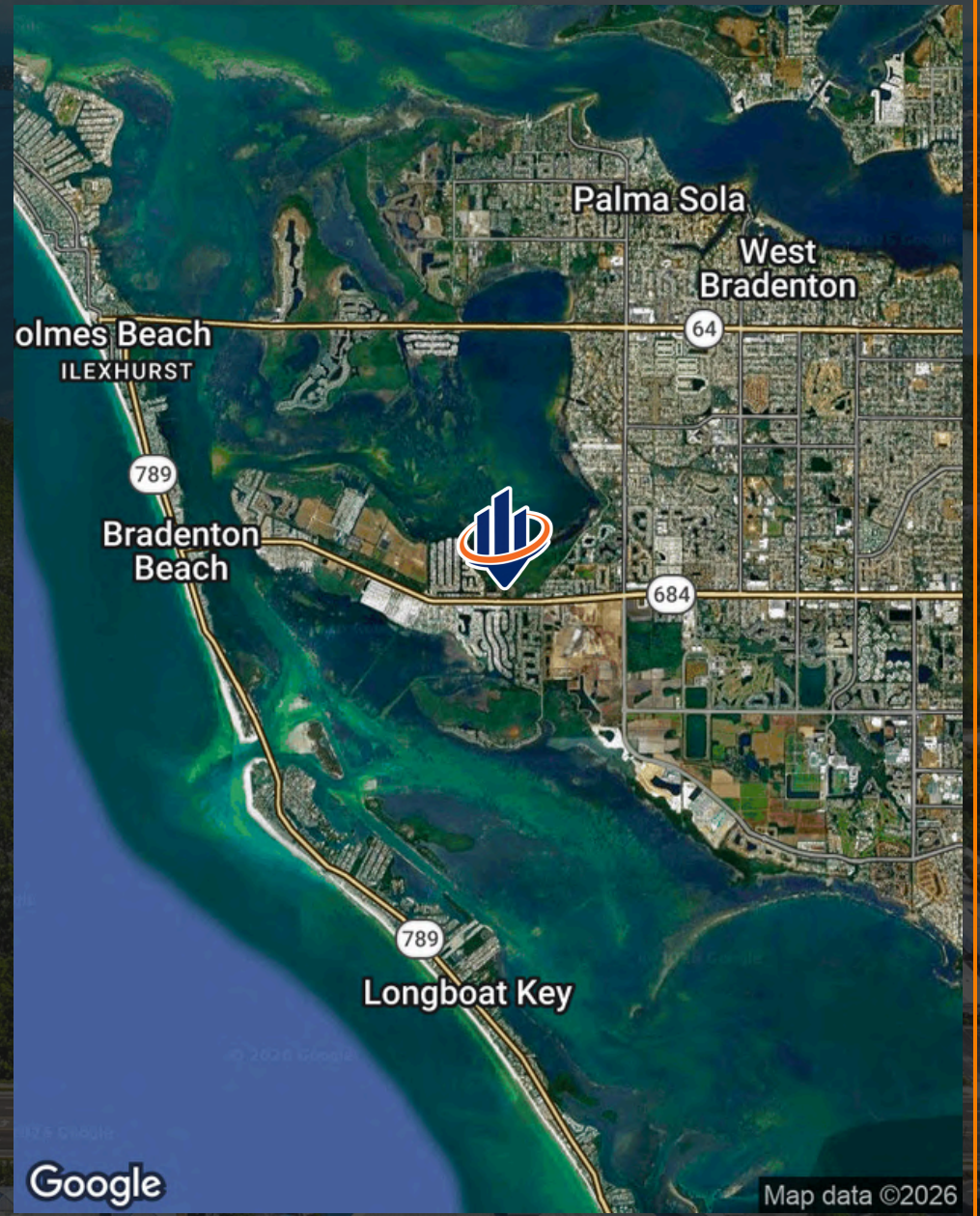
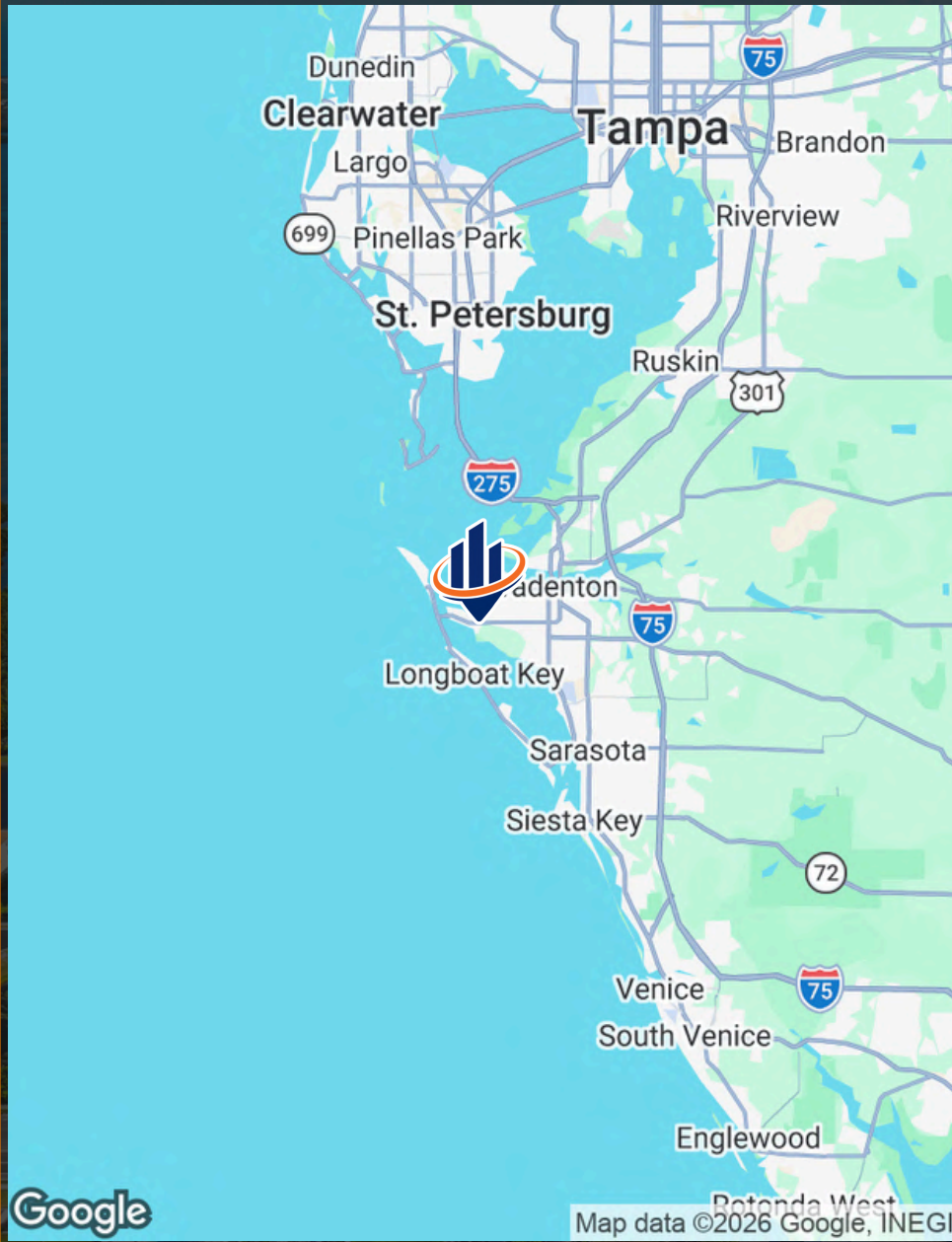




PROPERTY

MAPS

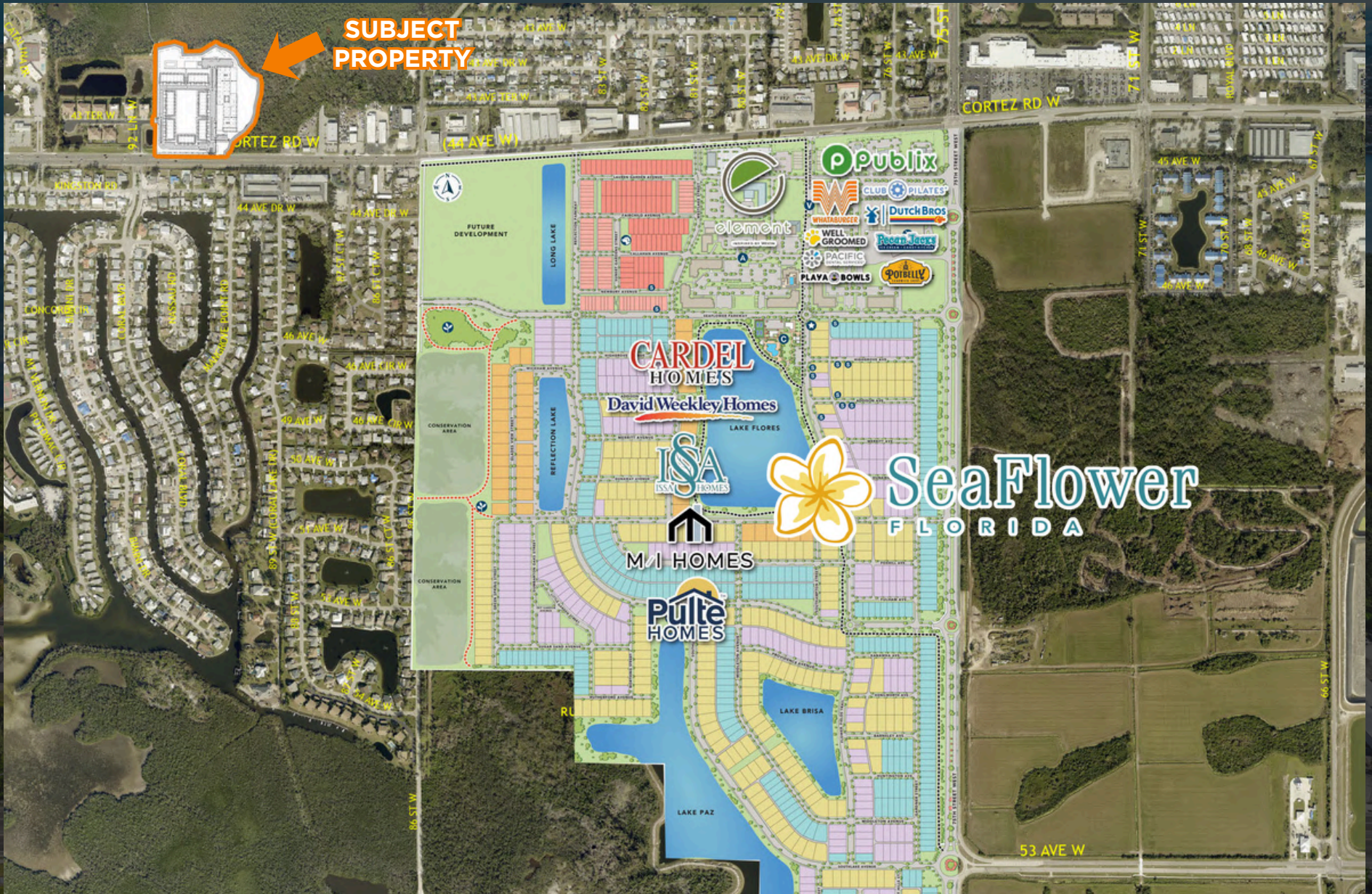
LOCATION MAPS



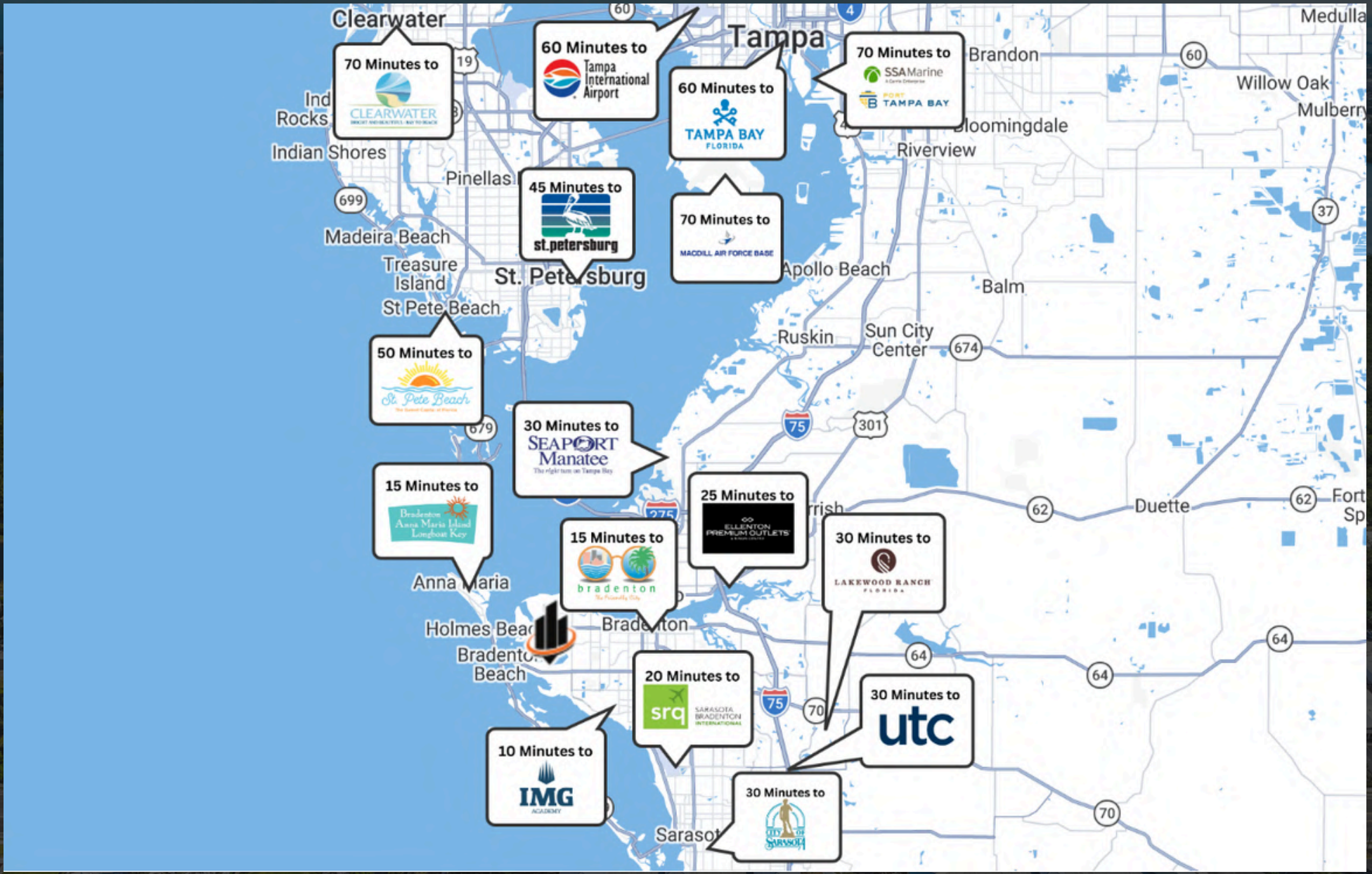
SOUTHWEST BRADENTON MAP



PROXIMITY TO SEAFLOWER



TAMPA BAY AREA MAP





PROPERTY DEMOGRAPHICS

DEMOGRAPHICS REPORT

POPULATION

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,050	41,245	119,509
PROJECTED 2030 POPULATION	6,854	46,664	134,771
ANNUAL GROWTH 2025-2030	2.7%	2.6%	2.6%
PROJECTED 2030 # OF HOUSEHOLDS	3,575	23,560	63,291



HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
AVERAGE AGE	61	60	53
AVERAGE AGE (MALE)	53	57	50
AVERAGE AGE (FEMALE)	52	57	50
TOTAL HOUSEHOLDS	3,151	20,744	55,860
# OF PERSONS PER HH	1.9	1.9	2.1
AVERAGE HH INCOME	\$96,263	\$99,338	\$93,697
AVERAGE HOUSE VALUE	\$478,383	\$411,465	\$367,706



*Demographics derived from CoStar and Buildout



PROPERTY CONTACTS

ADVISORY TEAM



Matt Fenske

Senior Advisor

941.487.3794

matt.fenske@svn.com

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 \$100 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 Alpha Tau Omega National Leadership Development Fraternity 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.



Tony Veldkamp, CCIM

Senior Advisor

941.487.6990

tony.veldkamp@svn.com

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 numerous sales and leasing transactions with a career sales volume in excess of \$350 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 in Sarasota since 2011.

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

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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.



DISCLAIMER

The material contained in this brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisors listed in this brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This brochure 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 brochure 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.

