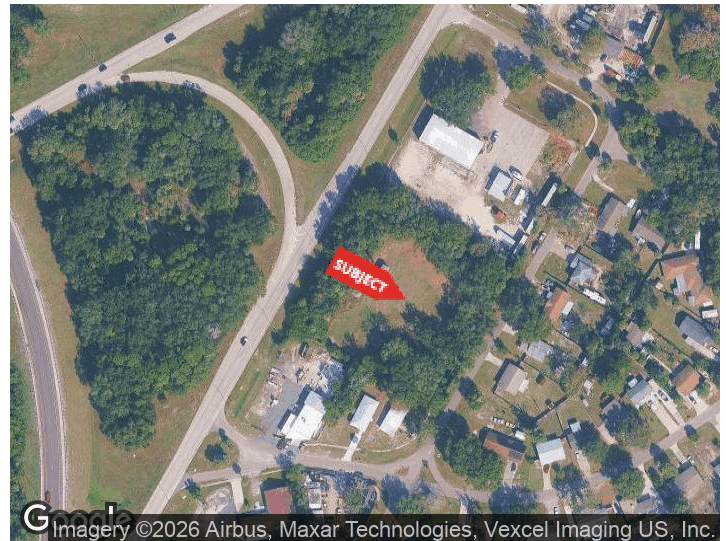




4200 US HIGHWAY 41 N
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- ±1.7 Acres with direct US 41 frontage
- Approved IOS site plan available
- Square-shaped site offers flexible development options
- Ownership to deliver with site work completed
- Excellent access to I-275, US-19, and surrounding markets
- Ideal for contractors, fleet operators, equipment storage, and industrial users
- Located in the growing Palmetto market



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	86	384	1,755
Total Population	203	1,036	4,572
Average HH Income	\$76,972	\$86,436	\$84,989

For More Information

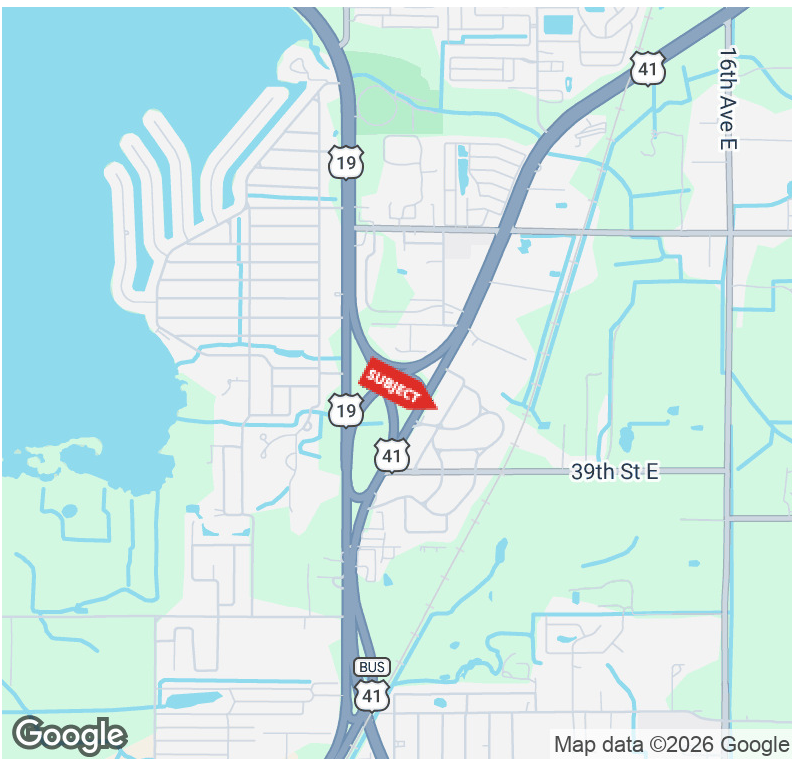
TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

1.7 ACRE IOS DEVELOPMENT SITE



OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	1.7 Acres
Price / Acre:	\$876,471
Zoning:	GC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents a premier development opportunity in Palmetto, Florida.

Property Type: Industrial Outdoor Storage (IOS) / Commercial Land

Land Size: ±1.7 Acres

Position your business or investment in one of Manatee County's rapidly growing commercial corridors. This ±1.7-acre site offers direct frontage on highly traveled US 41 and benefits from convenient access to I-275, US-19, and the greater Tampa Bay region.

A site plan for an Industrial Outdoor Storage (IOS) facility has already been approved, providing a significant advantage for buyers seeking to expedite development. The property's efficient square configuration allows for a variety of potential layouts and operational uses, whether utilizing the existing approved plan or pursuing an alternative concept.

Ownership is prepared to deliver the property with site work completed, creating a unique opportunity for an owner-user, investor, contractor, fleet operator, or outdoor storage user seeking a strategically located site with development momentum already in place.

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4200 US Highway 41 N

1.7 ACRE IOS DEVELOPMENT SITE



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**AMERICAN
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OF SARASOTA, INC.

1.7 ACRE IOS DEVELOPMENT SITE

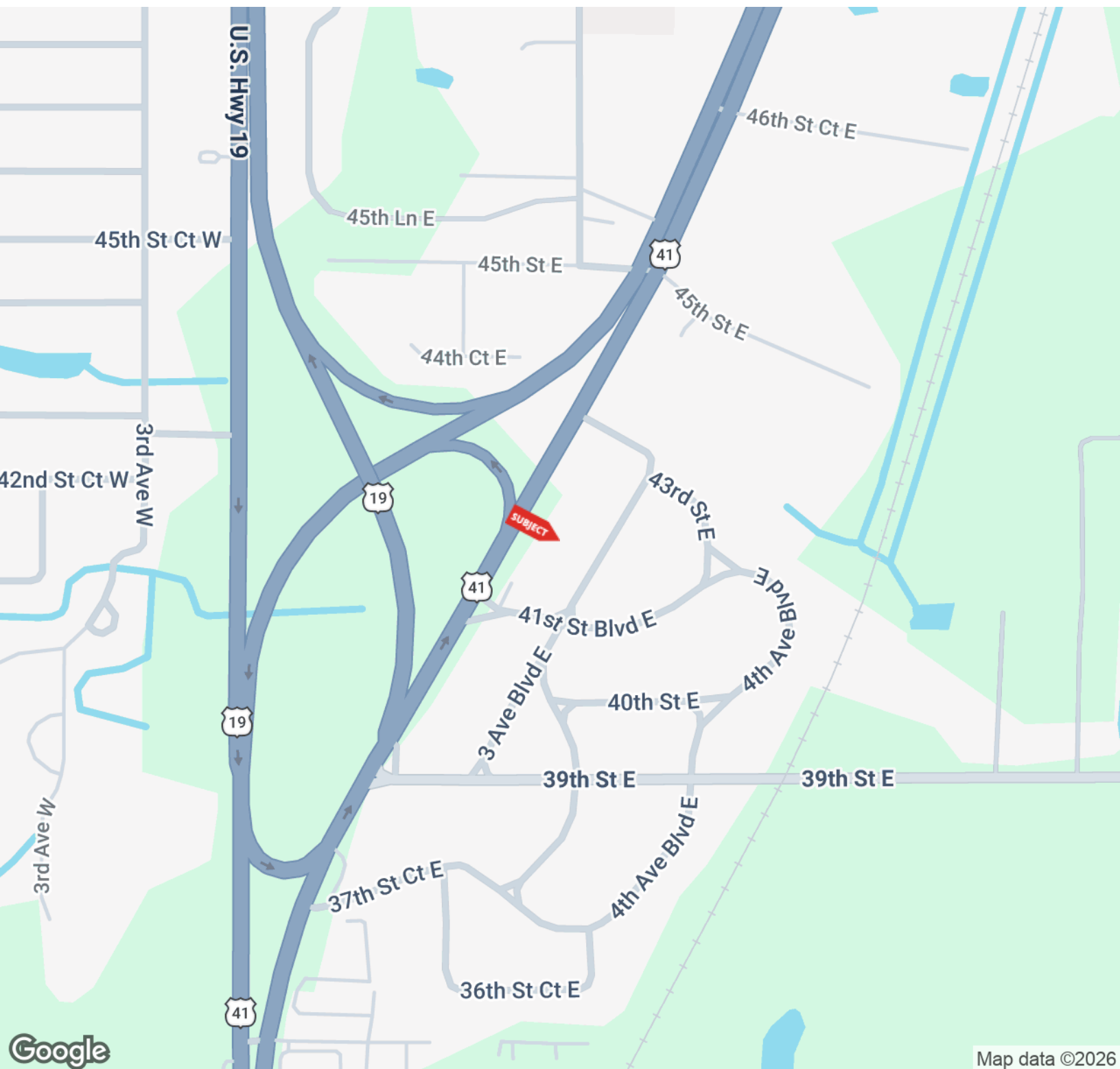


	MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 CA.28780 941-444-6644 www.morrisengineering.net	DATE	2023-04-23	SITE PLAN	JBCC OUTDOOR STORAGE	MANATEE COUNTY, FLORIDA
		PROJECT	JBCC OUTDOOR STORAGE			
		DESIGNED	JBCC-SH			
		DRAWN	SHF			
		CHECKED	MAN			

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1.7 ACRE IOS DEVELOPMENT SITE

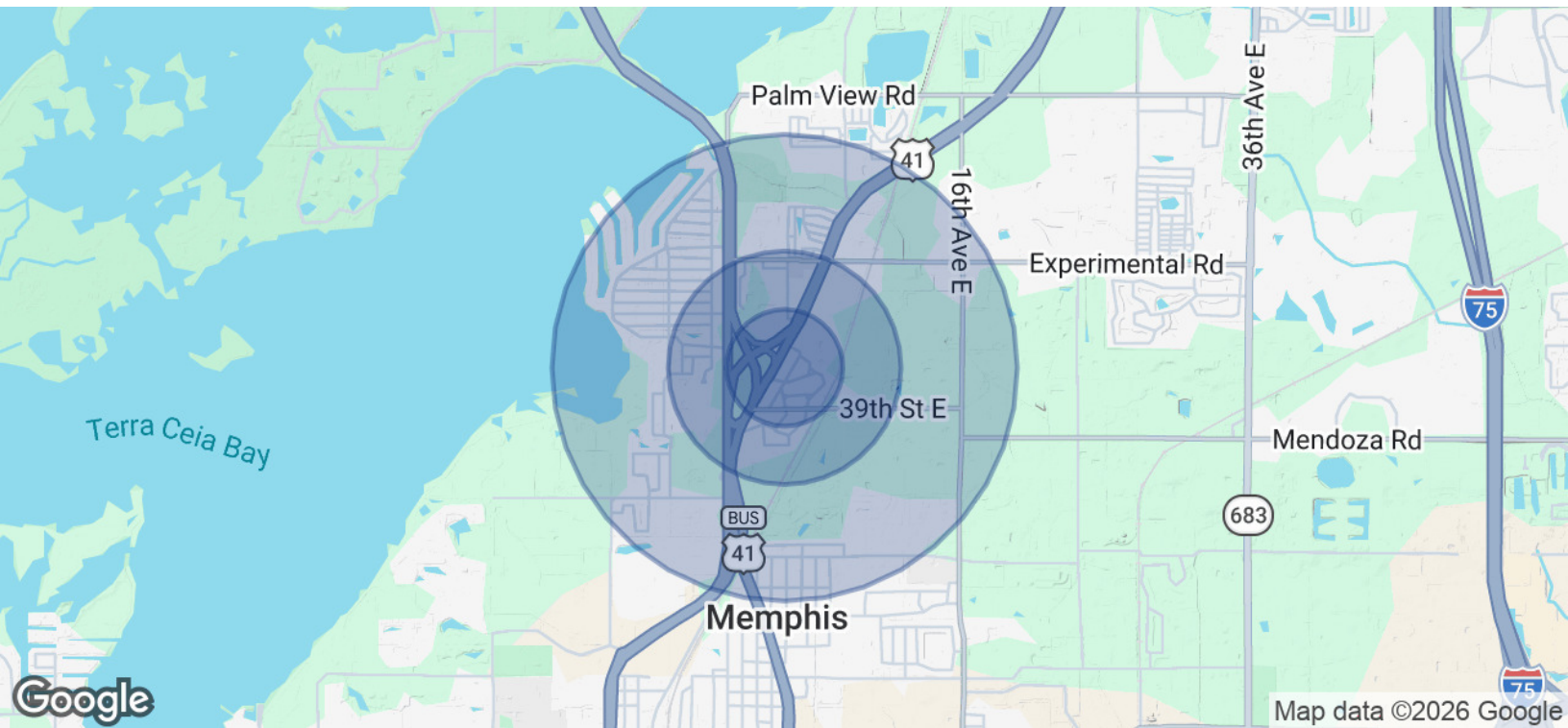


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

1.7 ACRE IOS DEVELOPMENT SITE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	203	1,036	4,572
Average Age	51.8	45.2	45.2
Average Age (Male)	57.5	47.7	46.1
Average Age (Female)	45.8	43.6	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	86	384	1,755
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$76,972	\$86,436	\$84,989
Average House Value	\$251,198	\$304,548	\$306,932

2023 American Community Survey (ACS)

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