

 Vendita CRE

PALMETTO GREEN

P R E S E N T A T I O N

Palmetto Florida
Multi-Family Development Opportunity Offering
917 11th Ave W • Palmetto, FL
8.24 Acres
Presented by Vendita CRE



Executive Overview

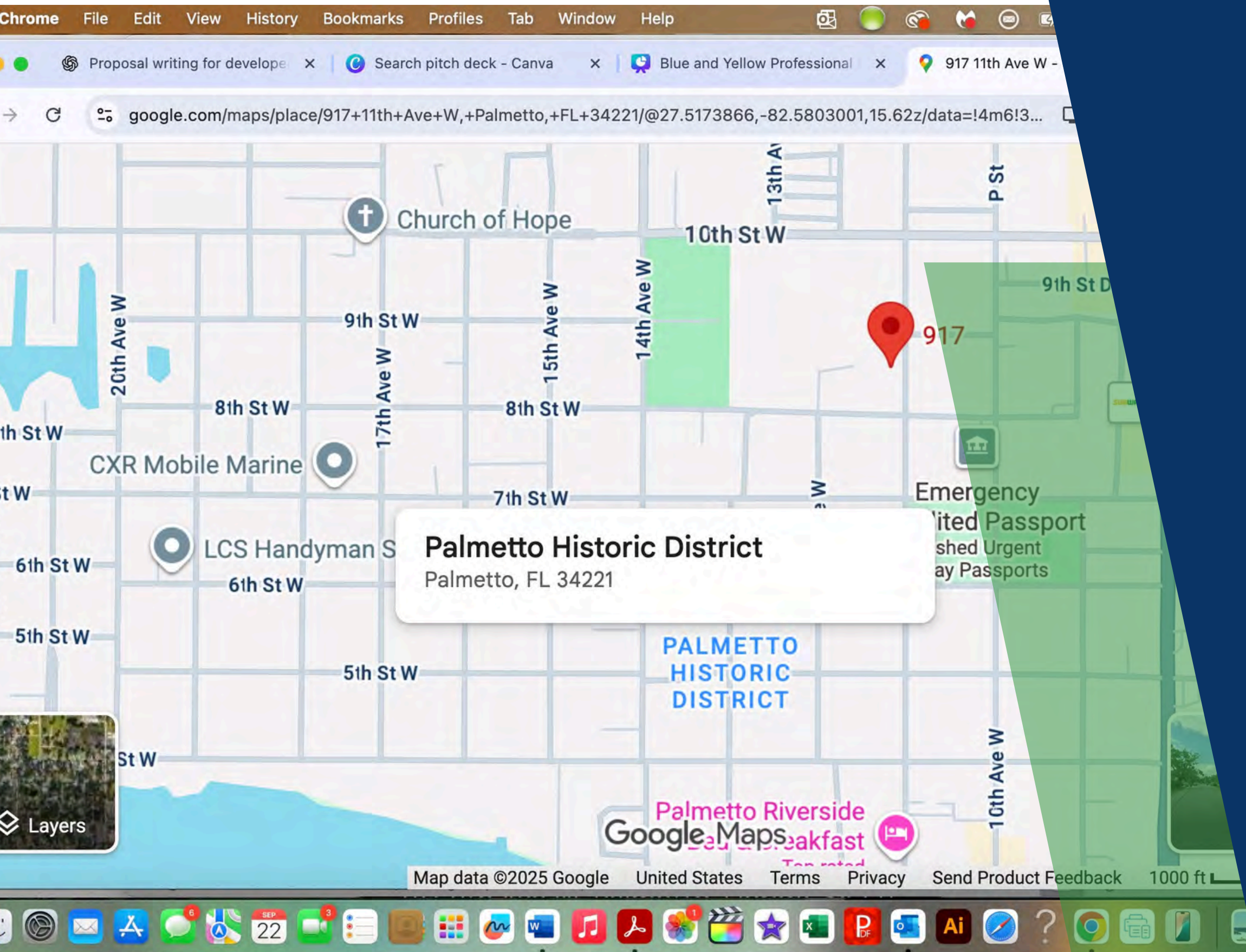
- \$4,750,000 Listing Price
- Near Manatee River
- Pedestrian-Friendly Growth
- CRA District



Location Advantage

- Short walk to downtown Palmetto
- Minutes from Bradenton & Sarasota
- Easy access to US-41 & I-275
- Nearby amenities: Publix, Aldi, city parks, Palmetto Marriott Resort





Property Snap Shot

- Address: 917 11th Ave W, Palmetto, FL
- Land Size: 8.24 acres
- Open Space: ~2 acres
- Zoning: Supports multi-family residential
- Listing Price: \$4,750,000

Community Benefits



- Adds 200+ much-needed homes
- Expands sales tax & strengthens businesses
- Creates public walking trail & dog park
- Eliminates blight, raises property values
- Supports CRA's vision for walkable, sustainable growth

Market Growth Drivers

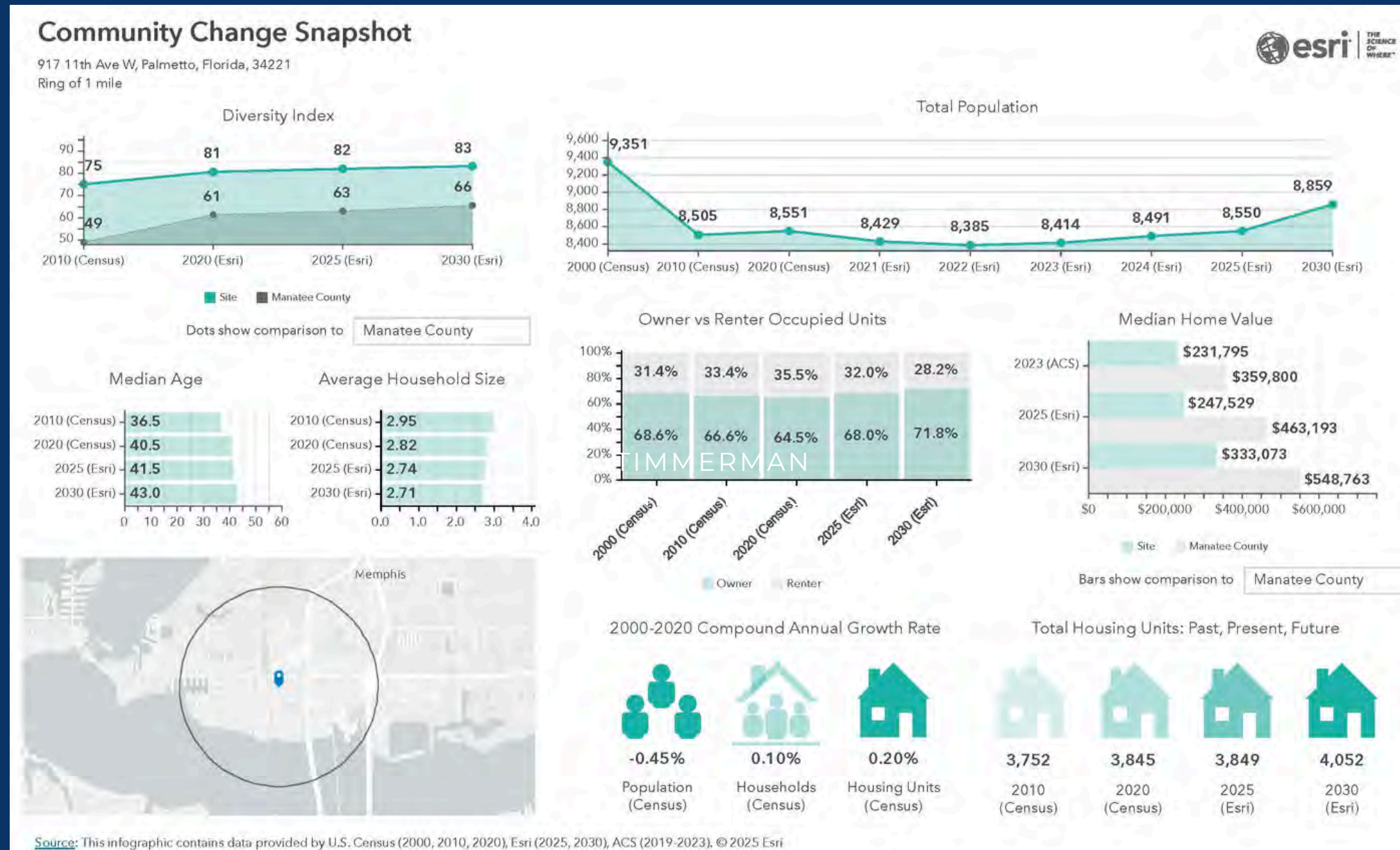
Key Industries

- Healthcare (expanding hospitals & research)
- Financial Services (strong banking sector)
- Manufacturing (PGT Innovations, Pacific Tomato Growers)
- Life Sciences (emerging sector partnerships)

Major Employers:

- Feld Entertainment – 1,600
- Manatee County Schools – 5,800
- PGT Innovations – 5,600
- Manatee Memorial Hospital – 1,400





Demographics & Demands

- **Palmetto Population: ~13,449 (2023)**
- **Avg Household Income: \$61,538 (2023)**
- **Surrounding area: multiple new developments (Riverside Estates, Renaissance at Riverside, senior living, 14th Ave Park)**
- **Demonstrates rising demand for quality rental housing**

Palmetto, FL - Rental Housing Comparables (Sept 2025)



Financial Overview

- Listing Price \$4,750,000
- Units: ~210 | ~220,000 SF
- Comparable developments: nearby 75-174 unit projects underway
- Opportunity to deliver Class-A rental community in growth market

The Opportunity



- Be part of Palmetto's growth story
- Deliver a vibrant, sustainable community in the CRA district
- Competitive development environment with strong rental demand

Vendita CRE Advantage



At Vendita CRE, our strength lies in a connected, first-class team of brokerage professionals who deliver a hands-on, high-touch approach to every assignment. We know the markets we serve, leveraging deep business relationships to accelerate transactions and unlock opportunities for our clients.

With proven track records across multiple real estate disciplines and markets, our professionals provide strategic, well-informed guidance that developers can trust to make projects successful from concept to completion.

Contact

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Commercial Real Estate Done Differently



With 17+ years of expertise in real estate transactions, contract negotiations, and strategic planning, Brandy leads Vendita CRE with a proven record of driving growth and delivering results. She has built strong stakeholder relationships across diverse sectors, guiding her team to complete successful projects that create measurable client value. Brandy's focus is on innovation, collaboration, and positioning Vendita CRE as a trusted partner in every stage of the commercial real estate process.

Contact

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Patrick specializes in identifying, evaluating, and securing high-value commercial properties. As part of a team of seasoned brokers, he brings fresh perspective, energy, and a client-first approach. His focus is on building lasting relationships and delivering customized solutions that align with each client's investment and business objectives.

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THANK **YOU!**

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