



Manatee Riverwalk Bradenton



Table of Contents

03. Planned Phases

04. Executive Summaries

11. Project overview

18. Area Overview

23. Agent Bio



Planned Phases



Phase I

Phase II

9th Street E

9th Street E

Manatee Ave E

Manatee Ave E

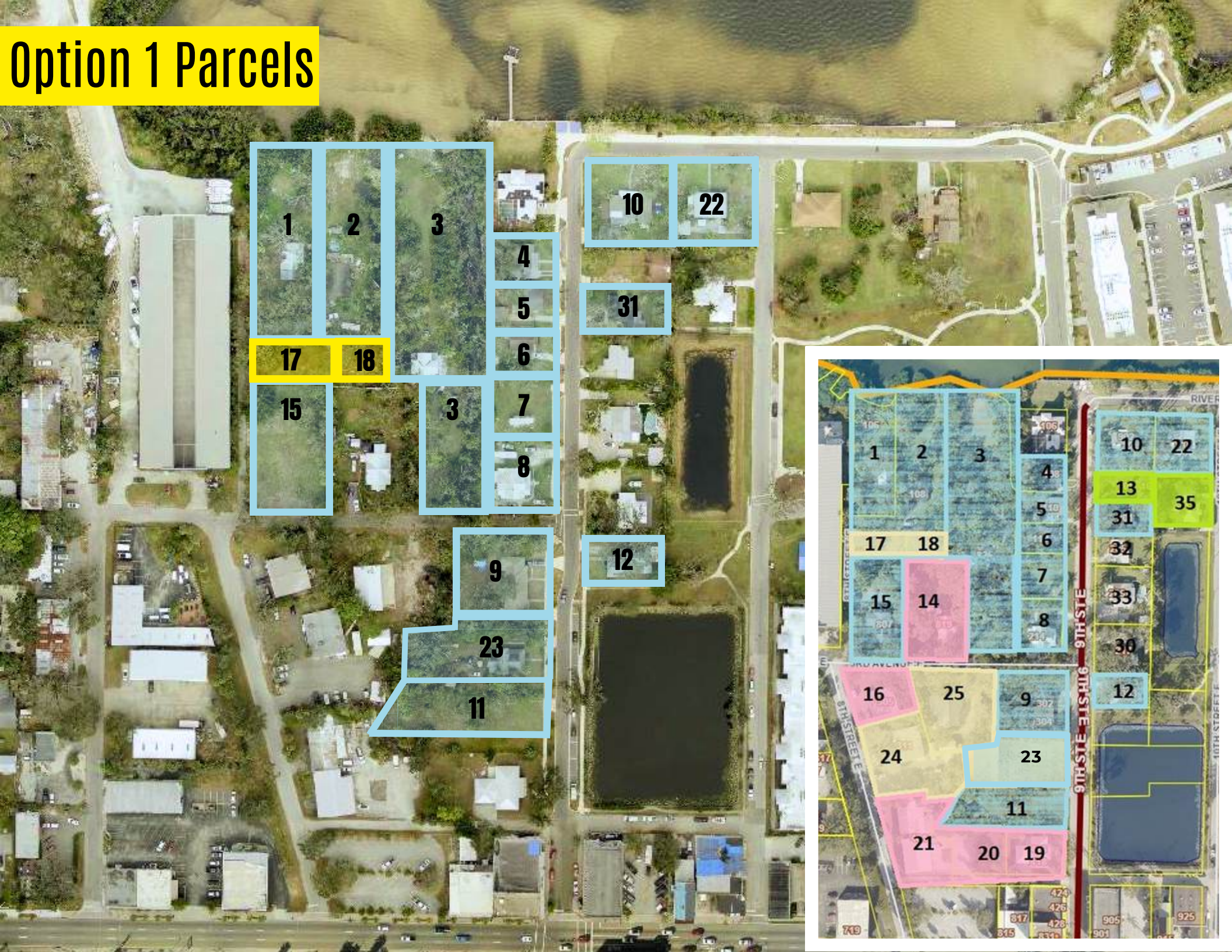
Manatee Ave E

Manatee Ave E

Executive Summary



Option 1 Parcels



Executive summary

Option 1 - Entire Site Strategic Waterfront Assemblage

Strategic Waterfront Assemblage: Premier Manatee River Development Site
This 5.15-acre portfolio (\$224,018S SF) represents a significant land assembly along the Manatee River. Comprised of 16 total parcels, this package offers an expansive footprint in a high-growth corridor, providing an open canvas for high-density development or a long-term strategic investment.

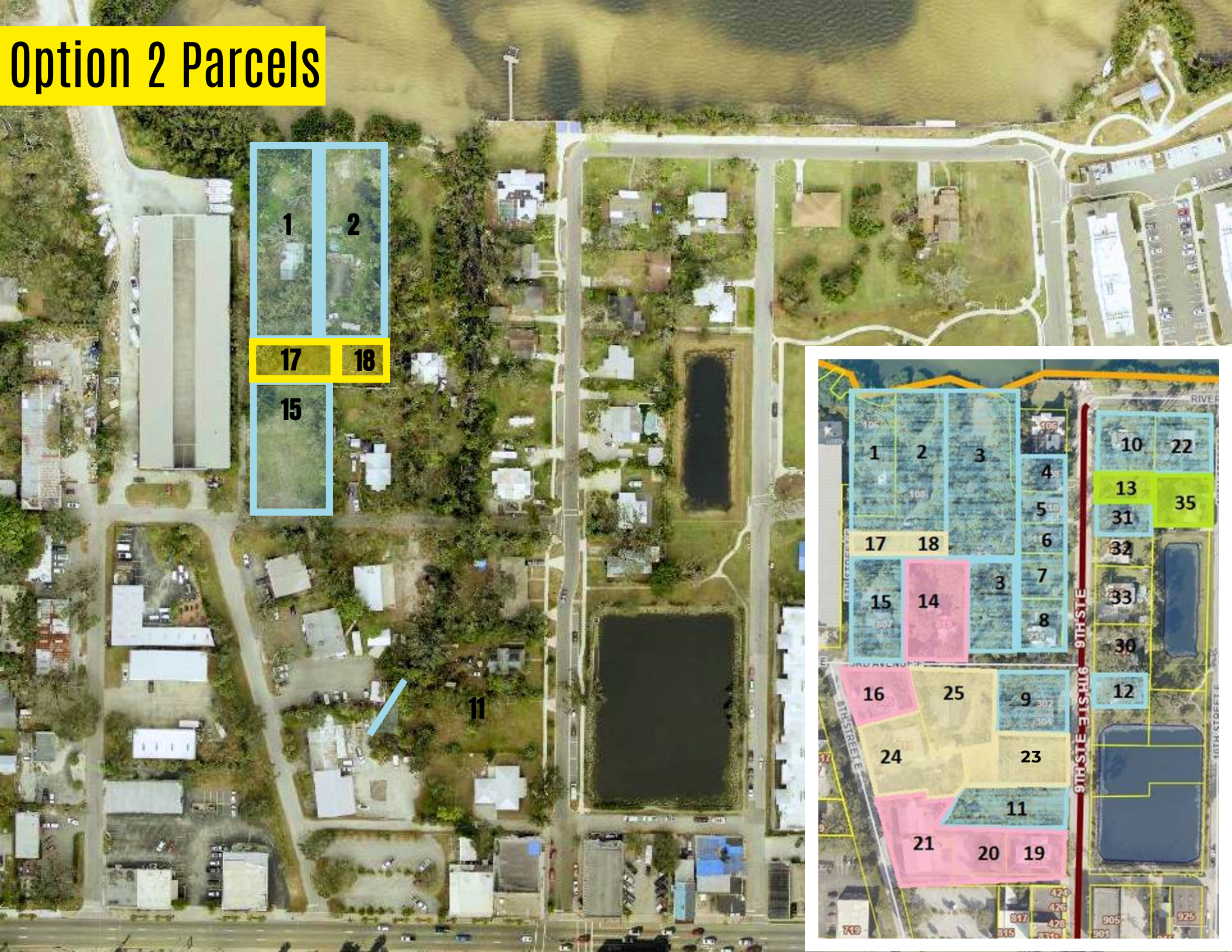
The Opportunity

The portfolio is situated within a Qualified Opportunity Zone, offering substantial federal tax incentives—including potential permanent exclusion of capital gains on future appreciation. This makes the assembly a powerful vehicle for investors looking to capitalize on the region's waterfront demand and downtown revitalization.

- Total Footprint: 5.15 Acres of prime, contiguous, and tactical land.
- Density Advantage: Supported by a Future Land Use designation (ROR) that allows for up to 40 units per acre (with applicable bonuses).
- Strategic Frontage: Superior visibility and ingress/egress across E 8th St, E 9th St, and E 3rd Ave.
- Premier Location: Directly adjacent to the Riverwalk and downtown core, ensuring high-value views and immediate proximity to waterfront recreation and dining.

Parcel number	Total Acres	Total S/F
17	0.09	4,050
18	0.11	4,850
23	0.34	14,895
3	1.28	55,670
1	0.41	17,685
2	0.65	28,314
7	0.19	8,360
5	0.13	5,510
6	0.13	5,510
4	0.15	6,650
8	0.22	9,500
11	0.35	15,200
9	0.37	16,320
15	0.41	17,680
12	0.16	6,804
31	0.16	7,020
Total	5.15	224,018

Option 2 Parcels



Executive summary

Option 2 - Waterfront & Core Assemblage

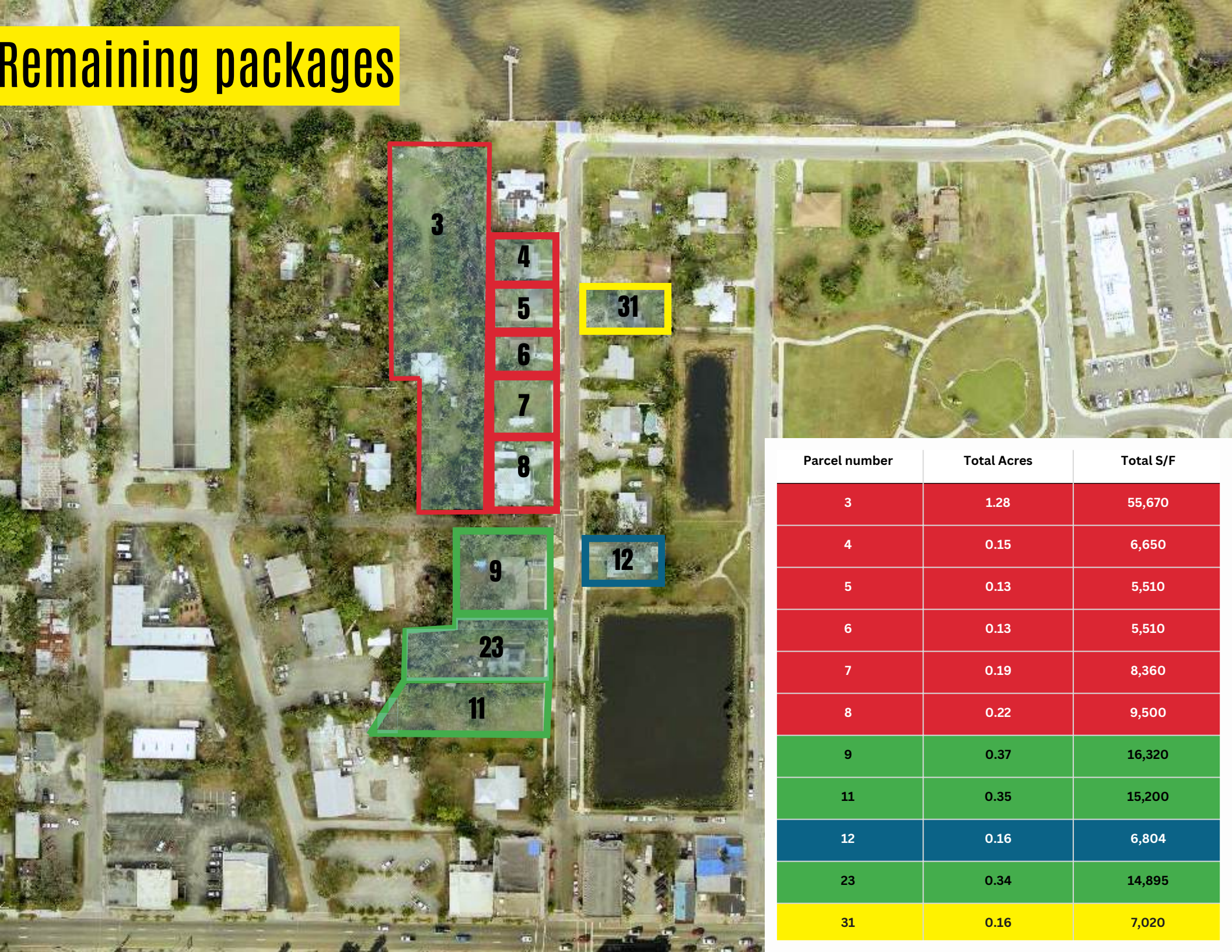
Package 2: The Waterfront Core & Strategic Expansion

Package Price: \$2,650,000 (Lots 1, 2, 15) This trio represents the "front door" of the assemblage, offering the most direct connectivity to the Manatee River. As the cornerstone of the portfolio, these lots are perfectly positioned for a flagship residential or mixed-use project that capitalizes on immediate Riverwalk access and protected water views.

Expansion Option: +\$400,000 (Lots 17 & 18) For an additional investment of \$400,000, the Waterfront Core can be expanded to include Lots 17 and 18. This expansion provides a cost-effective way to increase the project's overall footprint and unit count, bringing the total Package 1 investment to \$3,050,000. These additional parcels are perfectly positioned to serve as secondary access points or to provide the necessary buffer and space for specialized site features like pocket parks or resident facilities.

-CRA FUNDS AVAILABLE-

Remaining packages



Parcel number	Total Acres	Total S/F
3	1.28	55,670
4	0.15	6,650
5	0.13	5,510
6	0.13	5,510
7	0.19	8,360
8	0.22	9,500
9	0.37	16,320
11	0.35	15,200
12	0.16	6,804
23	0.34	14,895
31	0.16	7,020

Executive summary

Package 3: Primary Development Block (Lots 3, 4, 5, 6, 7, 8)

Price: \$3,780,000.00 As the largest contiguous segment of the portfolio, this block provides the critical mass necessary for a high-density vertical project. The sheer scale of these combined lots allows for significant architectural flexibility and maximum site efficiency, making it the primary engine for residential unit yield and large-scale master planning within the assembly with major 9th street frontage.

Package 4: (Lots 9, 11, 23)

Price: \$1,935,000.00 This package serves as the essential bridge for the portfolio, providing internal depth and infrastructure support. These lots are vital for creating a cohesive campus feel, offering additional acreage for high-density residential buildings, structured parking, or shared community amenities that serve the wider waterfront development.

Package 5: - Lot 12

Price: \$375,000.00 This individual lot offers a targeted opportunity for infill development or supplemental density. Given its location within the high-growth corridor, it can function as a standalone professional office site or be integrated into the larger master plan to maximize the efficiency of the total acreage.

Package 6: - Lot 31

Price: \$475,000.00 Positioned as a key outlier with significant utility, Lot 31 provides additional versatility to the portfolio. Whether used for specialized commercial use, high-value residential units, or as a strategic hold for future expansion, this parcel adds a final layer of value to the complete waterfront package.

Project Overview



CONNECTING THE RIVER WALK

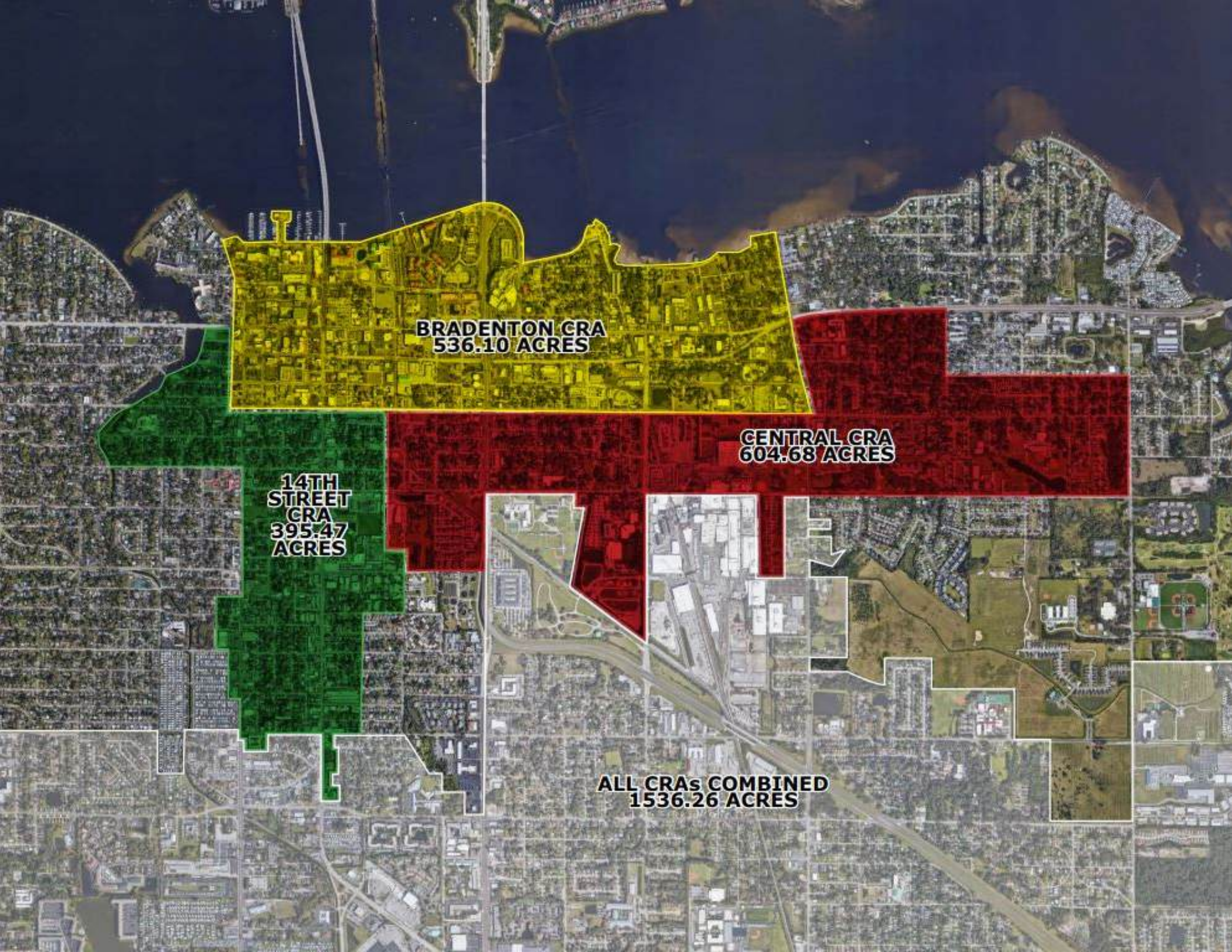


Represents Proposed Development Area



Existing Riverwalk

The City of Bradenton has built a beautiful Riverwalk (shown in blue) along the coastline. Currently the riverwalk ends at the Mineral Springs Park, and continues on the opposite side of the proposed development. The City currently is running the walk back up to Manatee Ave since it was not able to acquire the needed parcels to continue the path. The new venture has acquired all the separate parcels (shown in yellow) that will allow the city to extend the walk without the need to create a long diversion.



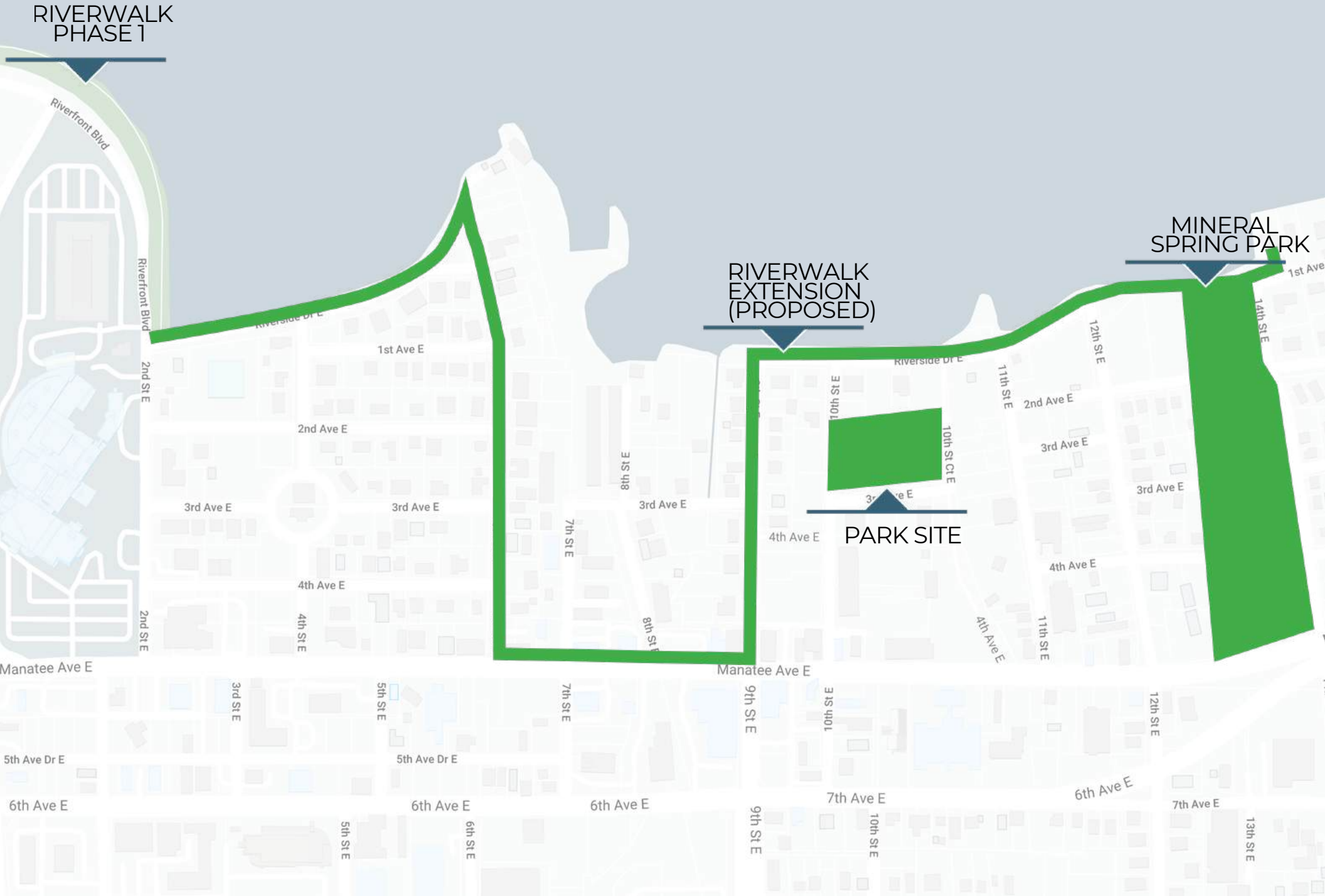
BRADENTON CRA
536.10 ACRES

CENTRAL CRA
604.68 ACRES

**14TH
STREET
CRA**
**395.47
ACRES**

ALL CRAs COMBINED
1536.26 ACRES

CONNECTING THE RIVER WALK

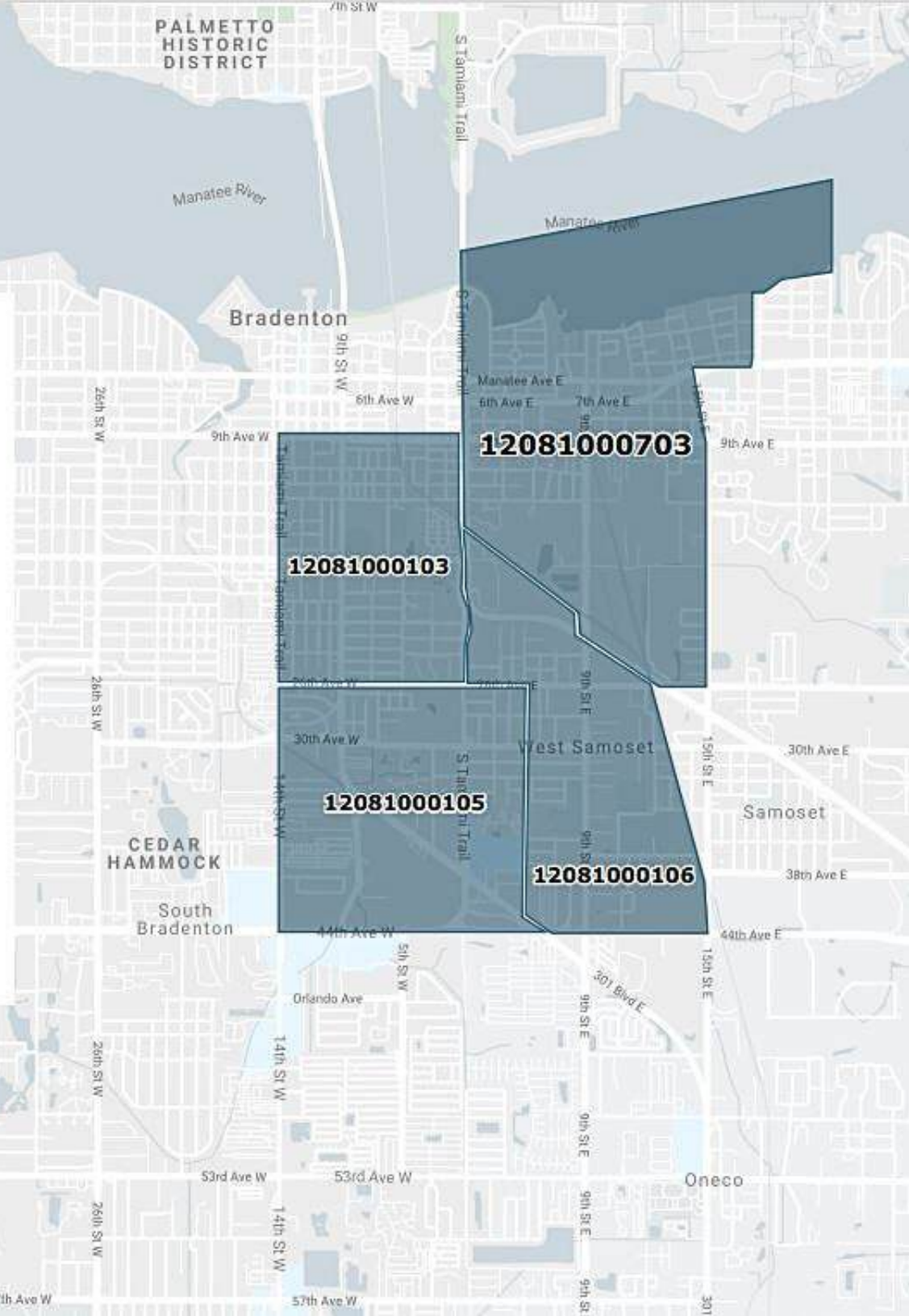


CENSUS TRACT 7.03 BRADENTON, FL

Census Tract 7.03 is a Low-Income Community Opportunity Zone located in Bradenton, Florida.

This 1.3 square mile census tract has a population of approximately 3,300 and is one of 6 Opportunity Zones in Manatee County.

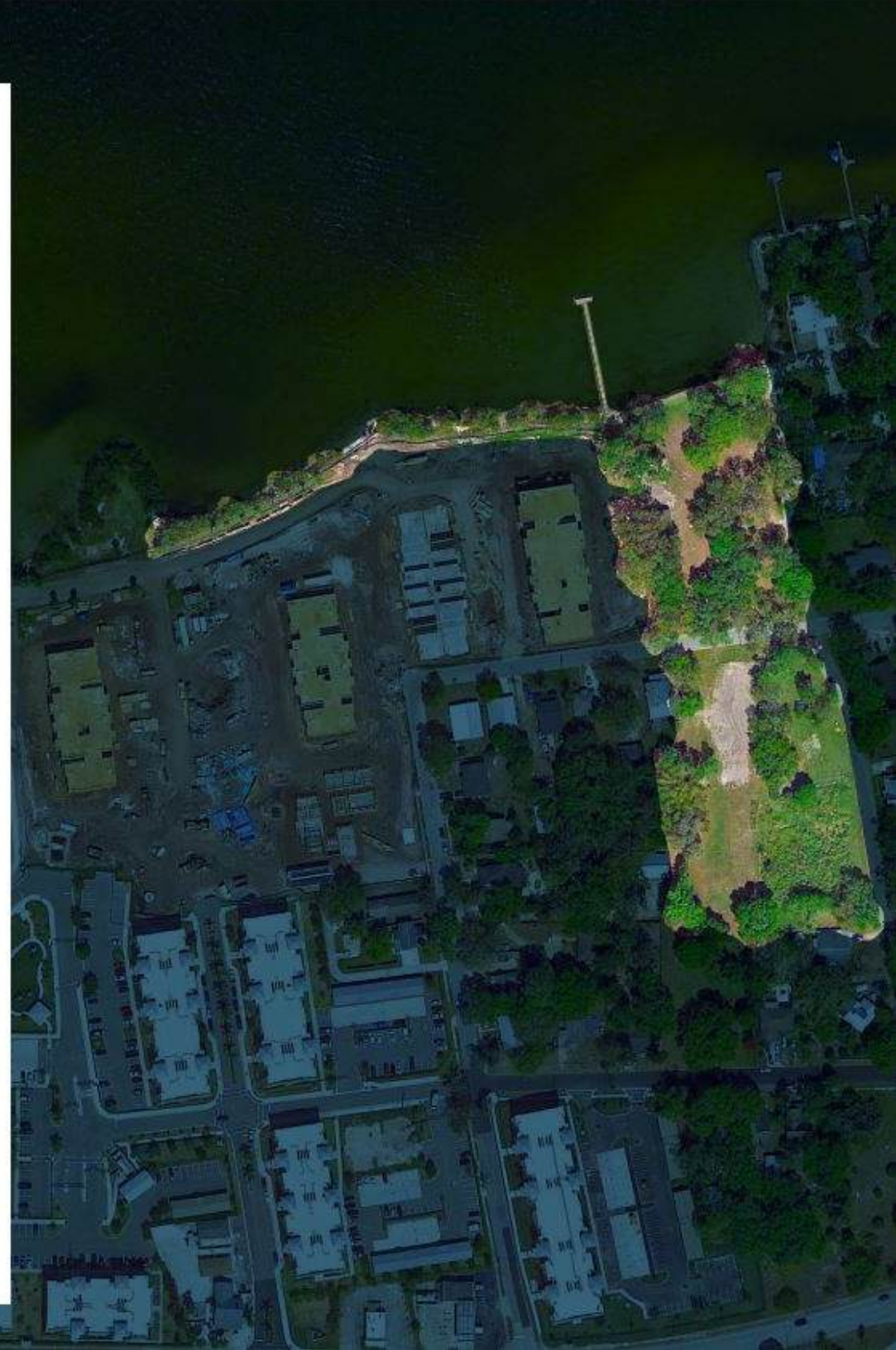
The map shows the location of this Opportunity Zone in Florida



MINERAL SPRINGS PARK

PREFERRED MASTER PLAN OPTION

- Passive park with shelters and small gathering spaces (increase open space)
- Open flex lawn along Riverfront
- Integration of Natural Shoreline into Park
- Incorporation of Natural Spring into new recreated natural shoreline
- Boardwalk with sitting nodes connect to Riverside Drive
- Existing Pier to be renovated for public use
- Existing trees to be saved
- Added parking
- Public art focusing on history and environment
- Creation of "creek bed" to symbolize path of historic spring/ creek and for water quality improvement





Winn-Dixie

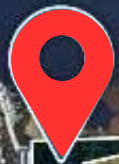
Advance Auto Parts
Little Caesars
FAMILY DOLLAR
verizon
metro

MANATEE SCHOOL FOR THE ARTS

BRANDENTON AREA CONVENTION CENTER

SPRINGHILL SUITES
Hilton Garden Inn

Manatee Memorial Hospital



FAMILY DOLLAR
DUNKIN' DONUTS

MANATEE AVE

Wawa

Walgreens
ExtraSpace Storage

Starbucks
KFC

Florida Health

Pinnacle

Castaway

Wawa
Advance Auto Parts

DOLLAR GENERAL

tropical CAFE

Race Trac

WestRock

WAKELAND SUPPORT CENTER

LECOM PARK

boost mobile

ADT

HORIZONS ACADEMY

PIRATE CITY

SCHOOL BOARD MANATEE COUNTY

Advance Auto Parts
OUTBACK
TRACTOR SUPPLY CO
Applebee's
Office DEPOT
BANK OF AMERICA

Firkins

O'Reilly AUTO PARTS

301

Area Overview



Bradenton Overview

A Thriving Hub of Development

Bradenton, Florida is a vibrant and growing community, perfectly positioned along the Gulf Coast with easy access to Sarasota, Lakewood Ranch, and the greater Tampa Bay area. The city is experiencing a dynamic phase of development, offering exciting opportunities for businesses, investors, and residents alike.

DIVERSIFYING ECONOMY

Bradenton's economy is diverse and growing, fueled by sectors such as IT, life sciences, professional services, and clean technology. Strong employment across healthcare, hospitality, and professional services supports long-term business and workforce growth.

MANUFACTURING

Bradenton boasts a robust manufacturing sector producing everything from precision hydraulics to custom glass products. The city's skilled workforce and strategic location near major highways make it an ideal base for industrial growth and distribution.

TOURISM INDUSTRY

Bradenton draws millions of visitors each year with its beaches, cultural attractions, and sporting events. Residents enjoy a high quality of life with parks, scenic waterfronts, and recreational amenities.

Economy



Bradenton is home to a variety of leading employers across healthcare, hospitality, and professional services, including SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Ritz-Carlton, and FCCI Insurance Group. These companies provide a strong employment base and support the city's ongoing economic growth and stability.



Bradenton's manufacturing sector produces a variety of high-quality goods, including fabricated metal products, computer and electronic equipment, and transportation components. These exports contribute to the region's economic strength and position the city as a key player in global trade.



Bradenton is a hub for sports enthusiasts, hosting spring training for the Baltimore Orioles and Pittsburgh Pirates. The city also offers polo, powerboat racing, BMX, and other recreational events that draw visitors and enrich the local lifestyle.



Bradenton offers a rich cultural scene, featuring attractions like the Ringling Museum of Art and performances by the Sarasota Orchestra. Residents and visitors also enjoy festivals, art galleries, and community events that celebrate the city's vibrant arts and cultural heritage.

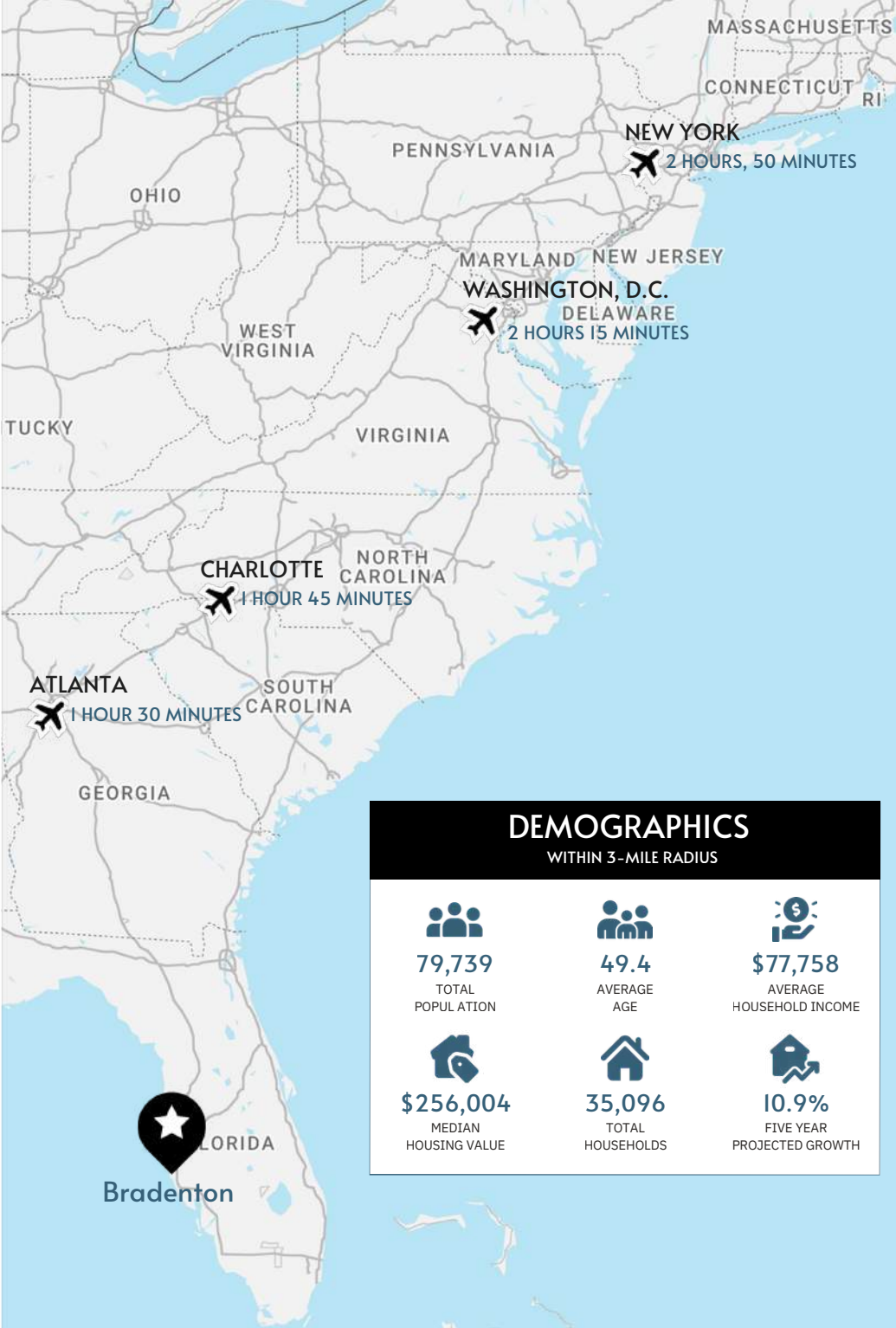
ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes





River walk 

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Experienced Real Estate Professional

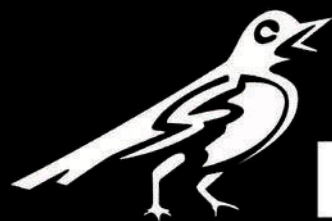
With over two decades of experience in the real estate industry, Kevin L. Robbins has established himself as a trusted and highly skilled professional. As President of Robbins Commercial, Kevin has built a stellar reputation by going above and beyond for his clients, whether they are business owners, investors, tenants, landlords, or banks. His deep connections with developers and key figures in the southwest Florida market have made him an indispensable partner in the region. His expertise and dedication have led to significant projects, such as the Aster & Links at 1991 Main Street in Sarasota, in collaboration with prominent developers. Recognized for his outstanding contributions, Kevin was honored as one of Gulf Coast Business Review's 40 under 40, a testament to his influence and impact across professions. An active member of the Business by the Bay BNI chapter, Kevin remains committed to serving his clients with the highest level of professionalism and care.



Kevin Robbins

Senior Partner, Sales Associate
(941) 724-2321

Kevin@RobbinsCommercial.com



HARRY E.
ROBBINS

ASSOCIATES, INC. / REALTOR

Kevin Robbins Team

Amy O'Brien

Director of Sales & Leasing

941-924-8346 Ext. 25

Kevin Golabiewski

Marketing Coordinator

201-436-0149

Bret Svites

Sales and Leasing Assistant

941-924-8346 Ext. 10

ROBBINS COMMERCIAL

3733 S. Tuttle Avenue Sarasota, FL, USA 34239

(941) 924-8346

robbinscommercial.com