

FOR SALE

8011 41st Avenue East

Bradenton, FL



JASON D'AGOSTINO
JASON@DAGREALTORS.COM
941.685.1228

JOHNNY HOPPER
HOPPERSELLSHOMES@GMAIL.COM
941.524.1706

\$1,900,000

DEVELOPMENT SITE

5.2 ACRE LOT*

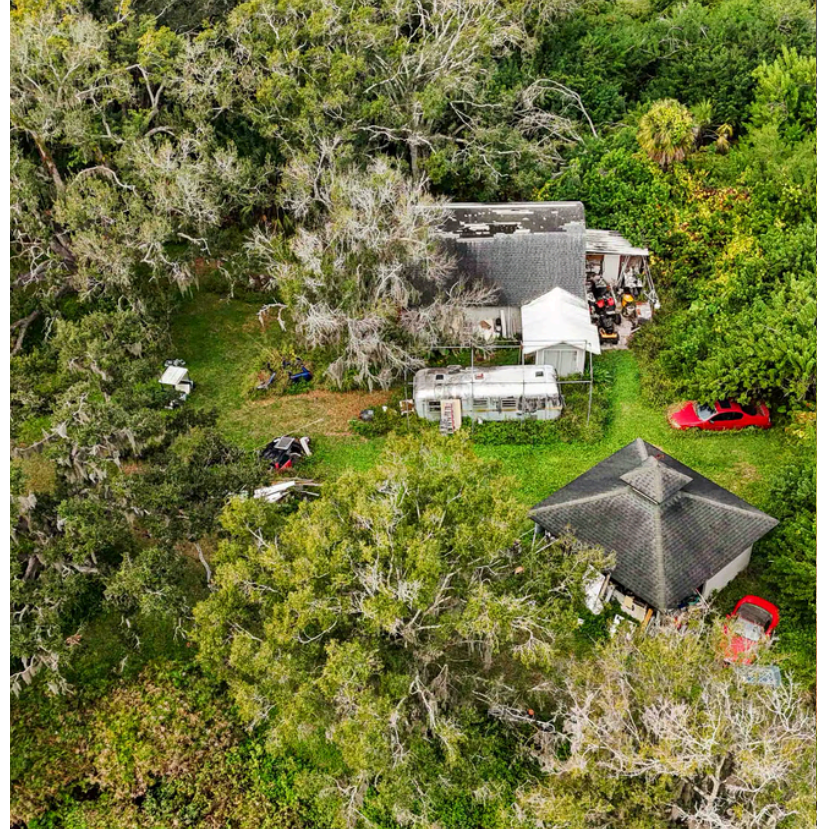
preferred
SHORE
COMMERCIAL
REAL ESTATE



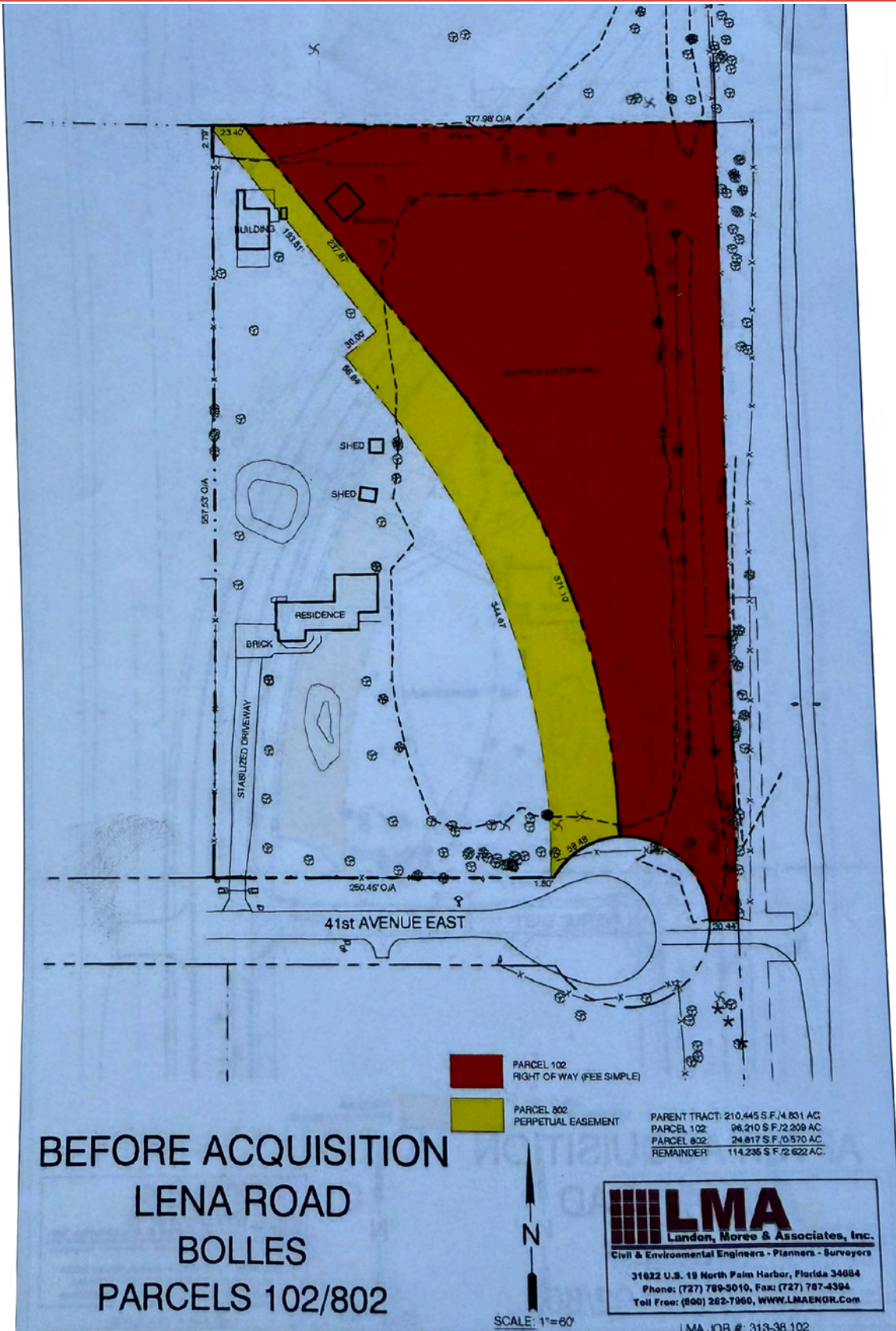
EXECUTIVE SUMMARY

- 5.20 acres in path of Lena Rd Expansion
- Currently zoned Suburban Agriculture-A1
- Large Pond
- 1,710 sq ft single-family residence
- Current Plans to split lot due to Eminent Domain (roughly 2.5 acres left over)
- Lot will have Frontage on future Lena Rd Expansion
- Adjacent 1.25 Acres available for purchase

CURRENT STRUCTURES



FUTURE LENA RD EXTENTION PLAN



preferred
SHORE
COMMERCIAL
REAL ESTATE

FUTURE LENA RD EXTENTION PLAN





KEY DRIVERS

- **New 4-lane arterial road - construction start Q1 2027**
- **I-75 Interchange Expansion (1.5 miles east)**
- **Downtown Bradenton (15 minutes south) - \$650M in downtown redevelopment underway.**
- **2 miles to 23-acre approved multifamily development (600 units, groundbreaking 2026)**

ABOUT THE AREA

Situated in Mantee County - one of Florida's fastest-growing regions, with a **12% population increase since 2020** and \$2.1B in permitted construction over the last 18 months per Manatee County Economic Reports.



JASON D'AGOSTINO
JASON@PREFERREDSHORE.COM
941.685.1228

JOHNNY HOPPER
HOPPERSELLSHOMES@GMAIL.COM
941.524.1706



Preferred SHORE Commercial
50 S Lemon #302
Sarasota, FL 34236
Licensed Real Estate Broker

