

Tropicana



SALE

1+/- Acre Central Bradenton Commercial Pad

2814 26TH AVENUE EAST

Bradenton, FL 34208

PRESENTED BY:

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TONY VELDKAMP, CCIM

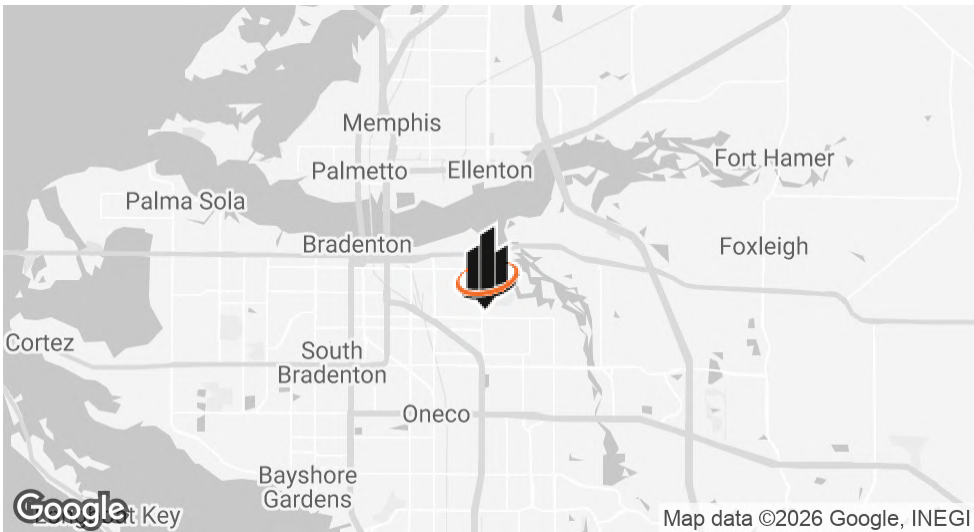
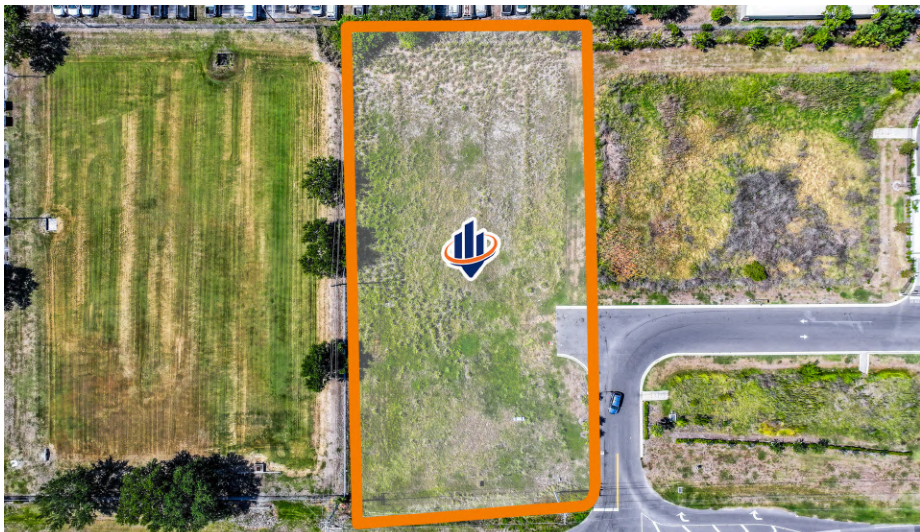
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:		\$750,000
LOT SIZE:		1.06 Acres
ZONING:		Manatee County- Heavy Commercial (HC)
MARKET:		North Port-Sarasota-Manatee MSA
PARCEL ID:		1542100359

PROPERTY HIGHLIGHTS

- Pad-ready commercial site with access and utilities stubbed to the parcel and offsite master stormwater
- Heavy Commercial zoning allows for a wide variety of commercial uses and warehouse uses including QSR, tire/oil change, bank, general retail, flex warehouse, office/medical office, and more
- Conveniently located and easily accessible from US-301, State Road 64, State Road 70, and 44th Avenue East
- Adjacent to 7-Eleven, Mixon Fruit Farms which was recently purchased by Manatee County and Pirate City, the official minor league headquarters and year round training facility for the Pittsburgh Pirates
- Located in a growing infill area of Central Bradenton with new single-family homes, apartments, industrial warehouse & distribution centers, and retail projects

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1+/- ACRE CENTRAL BRADENTON COMMERCIAL PAD | 2814 26th Avenue East Bradenton, FL 34208



PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This 1+/- acre pad-ready commercial development site is strategically located along 26th Avenue East in Bradenton, Florida, offering an exceptional opportunity for a variety of high-demand commercial uses.

The site is positioned for development with utilities stubbed to the parcel, off-site master stormwater, and shared access with the adjacent 7-Eleven. The property benefits from direct access from 26th Avenue East, including a dedicated right-turn lane, as well as secondary access through the 7-Eleven site onto 27th Street East, providing enhanced ingress and egress for future users.

The property is zoned Manatee County Heavy Commercial (HC), allowing for a wide range of potential uses including drive-thru restaurants, retail, financial services, office and medical office, daycare, automotive services, equipment sales, warehouse, and other commercial applications. (Prohibited uses include: gas stations, convenience stores, and car washes.)

Positioned within a growing commercial and residential trade area, the site offers excellent connectivity with convenient access to major regional corridors including US-301, State Road 64, State Road 70, and 44th Avenue East.

The surrounding area is supported by a strong employment base, including major regional employers such as Tropicana Brands Group, Bealls, Pierce Manufacturing, Team Edition Apparel, Pirate City, and LECOM Park, which continue to drive demand and investment in Central Bradenton.

Recent residential growth further strengthens the site's long-term commercial potential. Most notably is Glen Creek, the master planned community with 266 single family homes and 88 multi-family homes coming soon. The nearby Evergreen and Evergreen Estates communities have delivered more than 400 new single-family homes since 2020, introducing hundreds of new households into the immediate trade area. Additional future growth is supported by Hundred Acre Wood, a nearly 100-acre planned residential community approved for more than 500 residential units, including single-family homes, townhomes, and higher-density residential options.

As development continues to expand east of US-301, available commercial land has become increasingly limited. This site is uniquely positioned to serve the growing population, workforce, and surrounding businesses, making it an ideal location for a neighborhood-serving commercial user seeking visibility, accessibility, and long-term growth potential.

LOCATION DESCRIPTION



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Located on 26th Avenue East in Bradenton, Florida, this premier commercial development site is strategically positioned just east of the US-301 corridor in one of Manatee County's fastest-growing commercial and industrial markets. Adjacent to a newly constructed 7-Eleven, the property benefits from strong visibility, excellent accessibility, and proximity to major employment centers, community destinations, and regional transportation corridors.

Area Highlights:

- Adjacent to the Robert G. Matzke Support Center, the 37.8 +/- acre operations headquarters for the School District of Manatee County
- Neighboring Mixon Fruit Farms, a 39-acre county-owned destination featuring a farmers market, public park, event venue, educational center, and planned 38,000 SF Library and community Center
- Surrounded by an established industrial corridor with employers including Myco Trailers, Westfall's Lawn & Pest Control, Richardson-Stinton Roofing, and Gorman Company
- Within minutes of major regional employers including Tropicana Brands Group, SYSCO West Coast Florida, Bealls, Inc., and Pierce Manufacturing
- Less than one mile from Pirate City, the Pittsburgh Pirates' spring training and player development complex and approximately three miles from LECOM Park, home of the Bradenton Marauders
- Near Louis R. Johnson K-8, school, Manatee County's only 100% choice International Baccalaureate (IB) school

Regional Connectivity:

- 1+/- Mile to US-301
 - 1+/- Mile to 44th Avenue East
 - 1.5+/- Miles to State Road 64 (Manatee Avenue East)
 - 2+/- Miles to State Road 70
- Convenient access to Interstate 75, Lakewood Ranch, Downtown Bradenton, Sarasota, and the Gulf Coast.

Positioned within a rapidly expanding commercial corridor surrounded by strong employment, residential growth, and significant public investment, the property offers an exceptional opportunity for retail, medical, automotive, service commercial, or other commercial development.

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PROXIMITY TO MIXON FARMS



Proposed Property Plan

MAP KEY

AREAS OF LAND

- A - Animal Sanctuary
- B - Food Truck Space
- C - Fruit Trees/Garden
- D - Koi Pond
- E - Event Lawn
- F - Learning Garden
- G - Market Area
- H - Micro Garden
- I - Old Growth Bamboo
- J - Wetland

BUILDINGS & STRUCTURES

- 1 - Library
- 1A - Teaching Kitchen
- 2 - Offices
- 3 - Warehouse
- 4 - Honeybell Hall
- 5 - Porch
- 6 - Wedding Pavilion
- 7 - Catering
- 8 - Restrooms
- 9 - Gazebo
- 10 - Greenhouse
- 11 - Playground
- 12 - Pavilions
- 13 - Farmhouse



Learning Gardens & Food Forest

- Vine friendly plants
- Fruit Trees
- Edible plants
- Living Library
- Apiary

Community Farm & Micro Gardens

- 4.2 Acres for food access and public benefit
- Shared growing areas and communal harvests
- Greenhouse and shade houses
- Composte demonstration

Bamboo Trail & Wetlands

Education Area

- Bamboo Walking Trail
- Wetlands educational Walk
- Bird Sanctuary
- Pollinator Habitat
- Zen Garden
- Teaching Space

North Side Proposed Development

- 16 acres for Agricultural infrastructure and operational uses
- 9 acre livestock barn
- 2 acre composting

Mixon property was acquired by the County in 2025 with the mission to keep the Mixon tradition and vision alive. Mixon Farms will remain a popular event venue for baby showers, birthdays and weddings. An upgraded inclusive playground, large pavilion, open space, and citrus forest will make it a destination location for generations to come. A new addition to Mixon will include a small but valuable library location with a variety of services and resources for the community to enjoy.

Source: Mymanatee.org

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RETAILER MAP

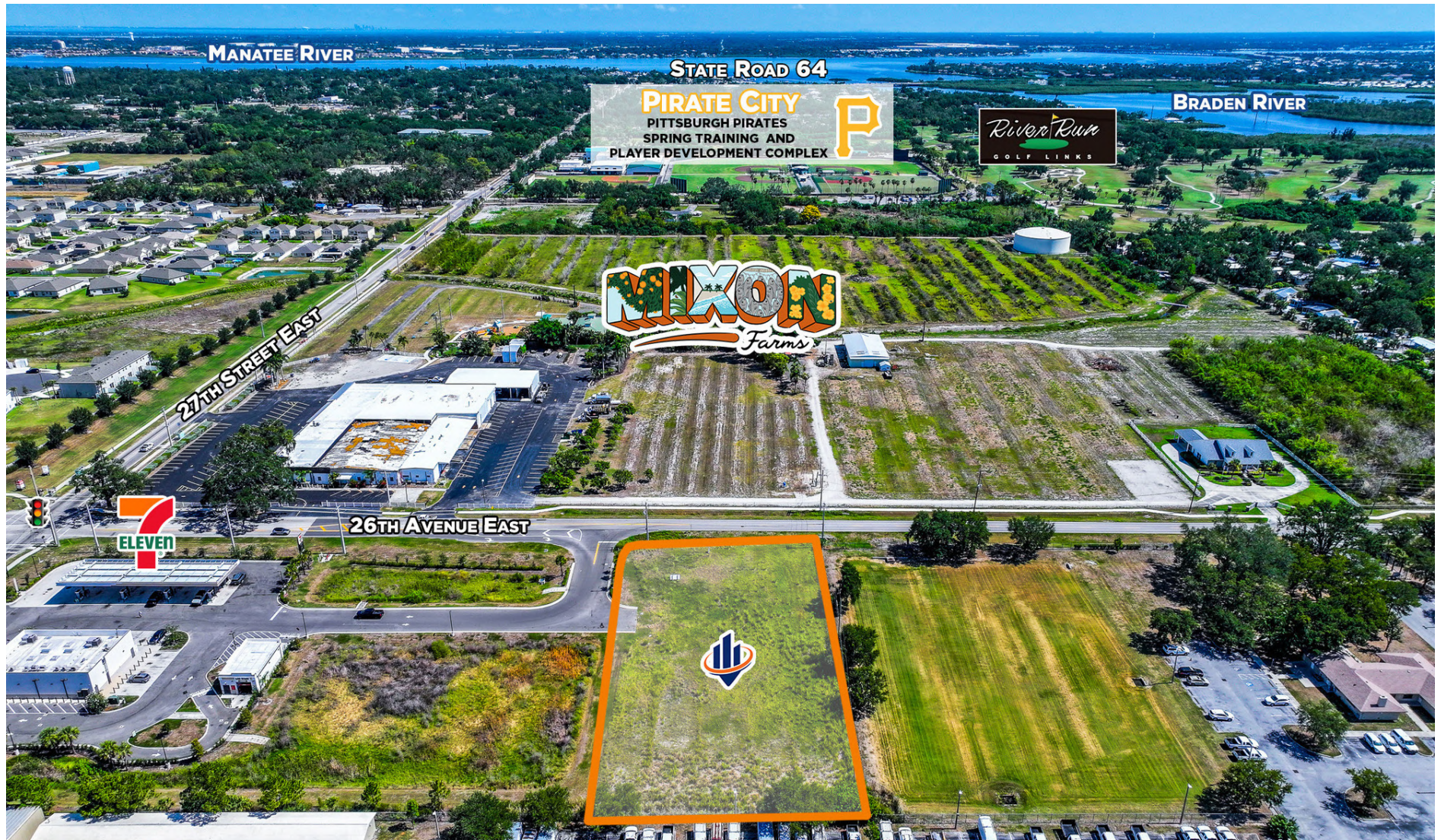


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AERIAL LOOKING NORTH TOWARD STATE ROAD 64 (MANATEE AVENUE) & THE MANATEE RIVER



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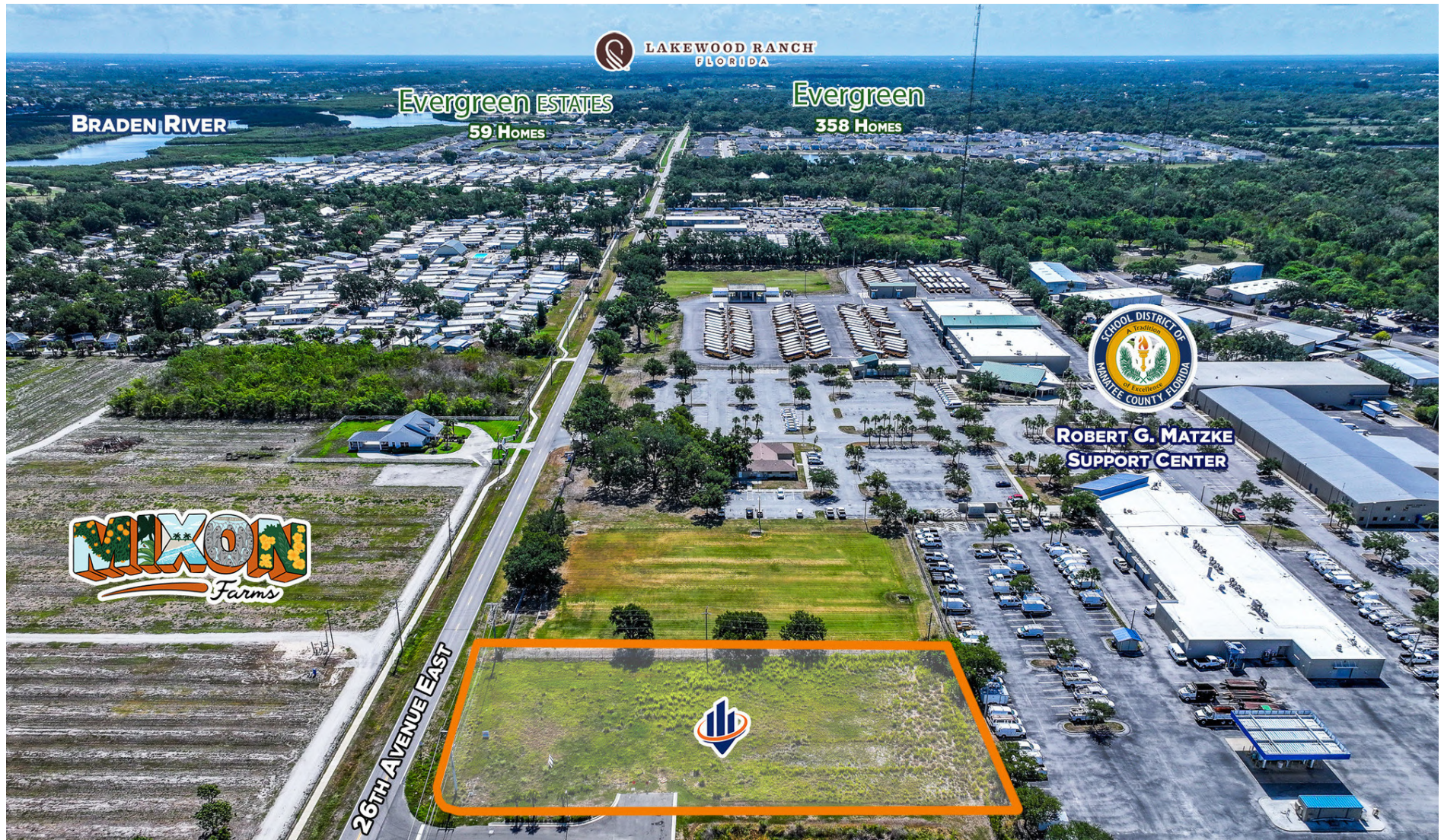
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AERIAL LOOKING EAST TOWARD THE BRADEN RIVER & LAKEWOOD RANCH



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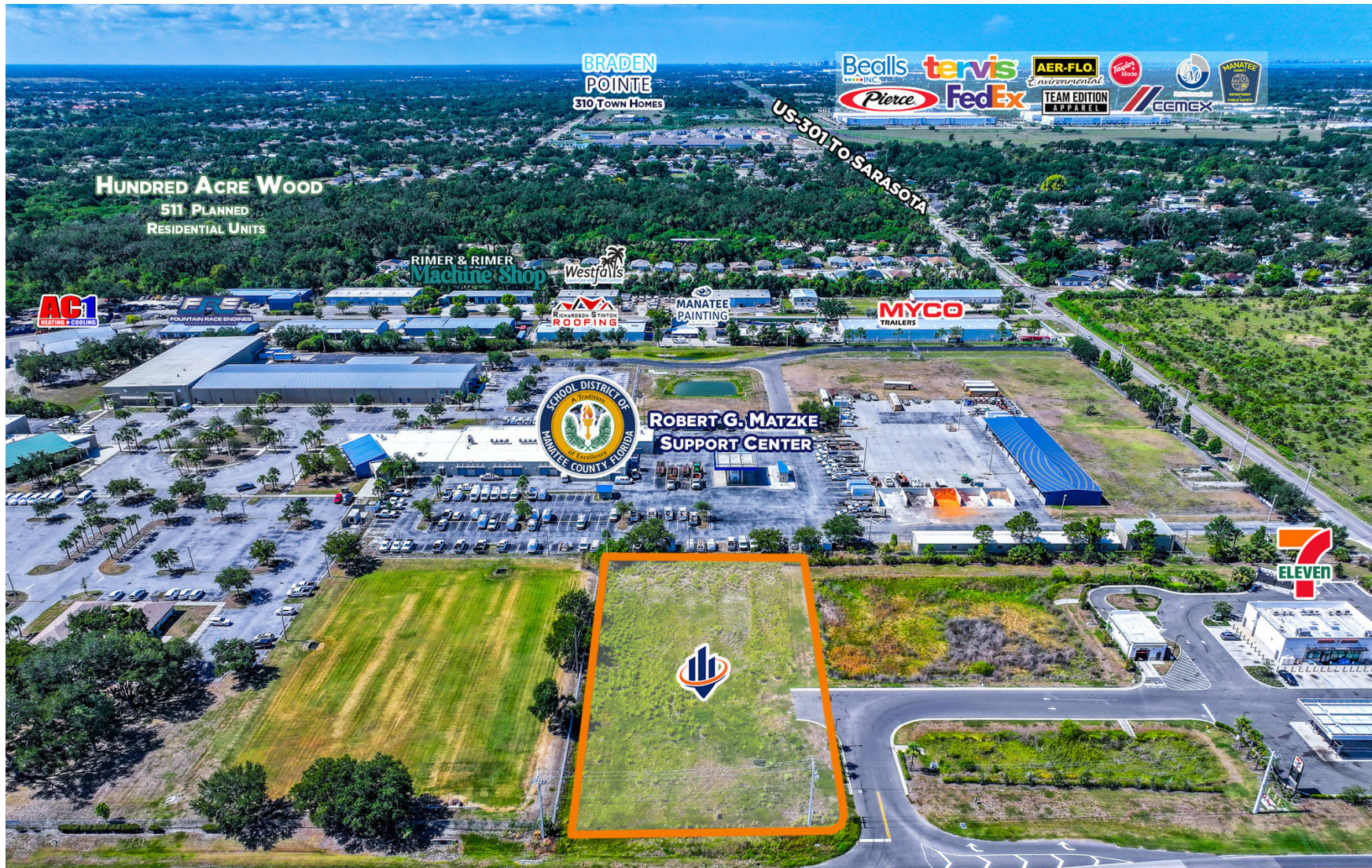
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AERIAL LOOKING SOUTH TOWARD US-301



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AERIAL LOOKING WEST TOWARD TROPICANA AND DOWNTOWN BRADENTON



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PROPERTY APPRAISER AERIAL



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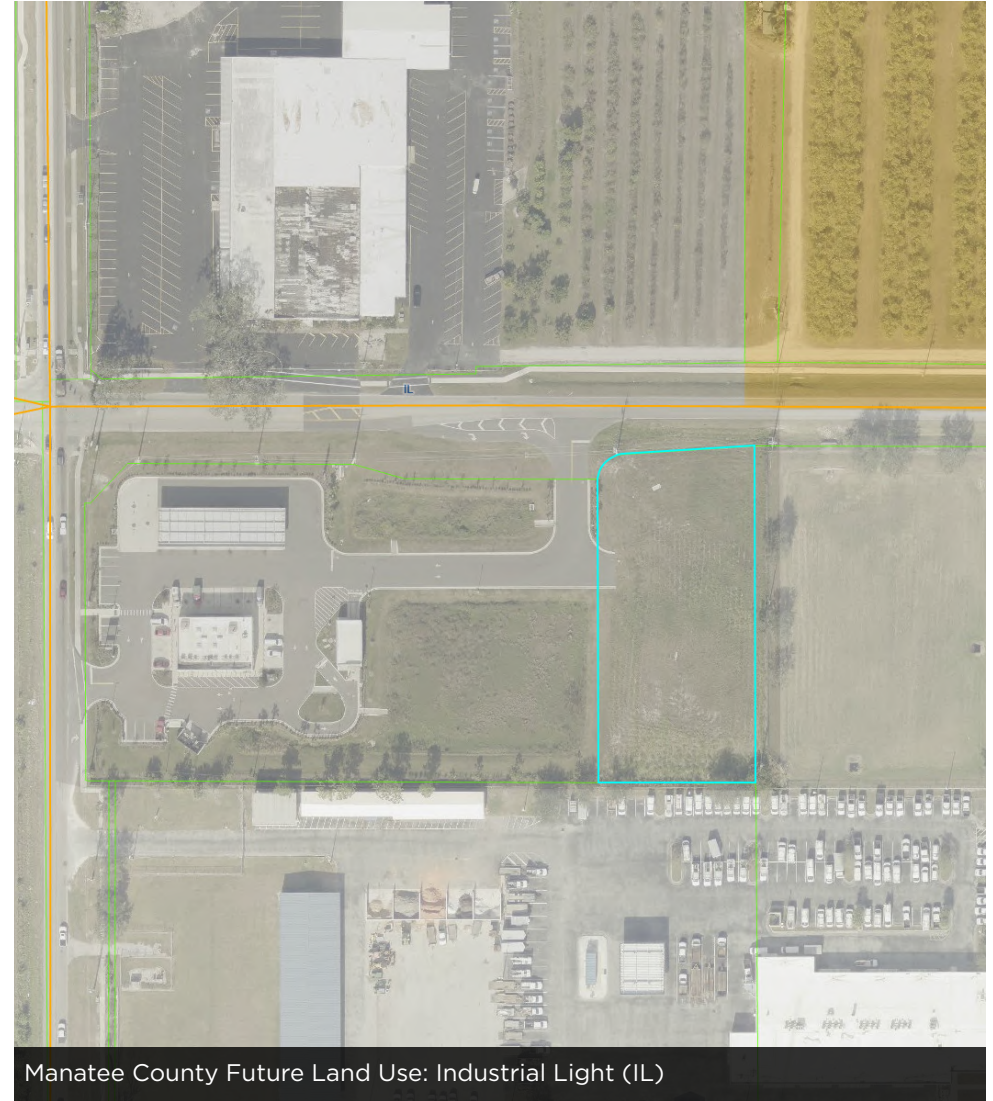
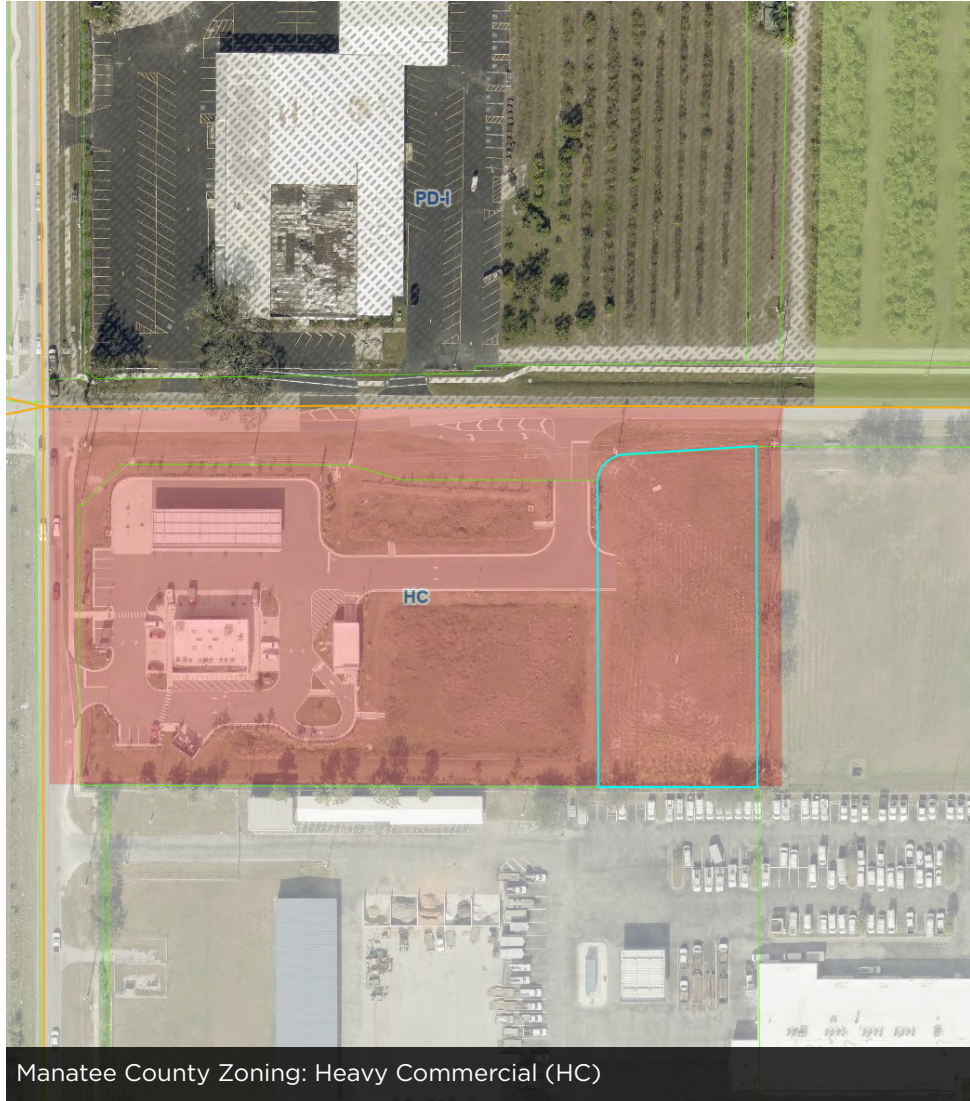
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ZONING & FUTURE LAND USE MAPS

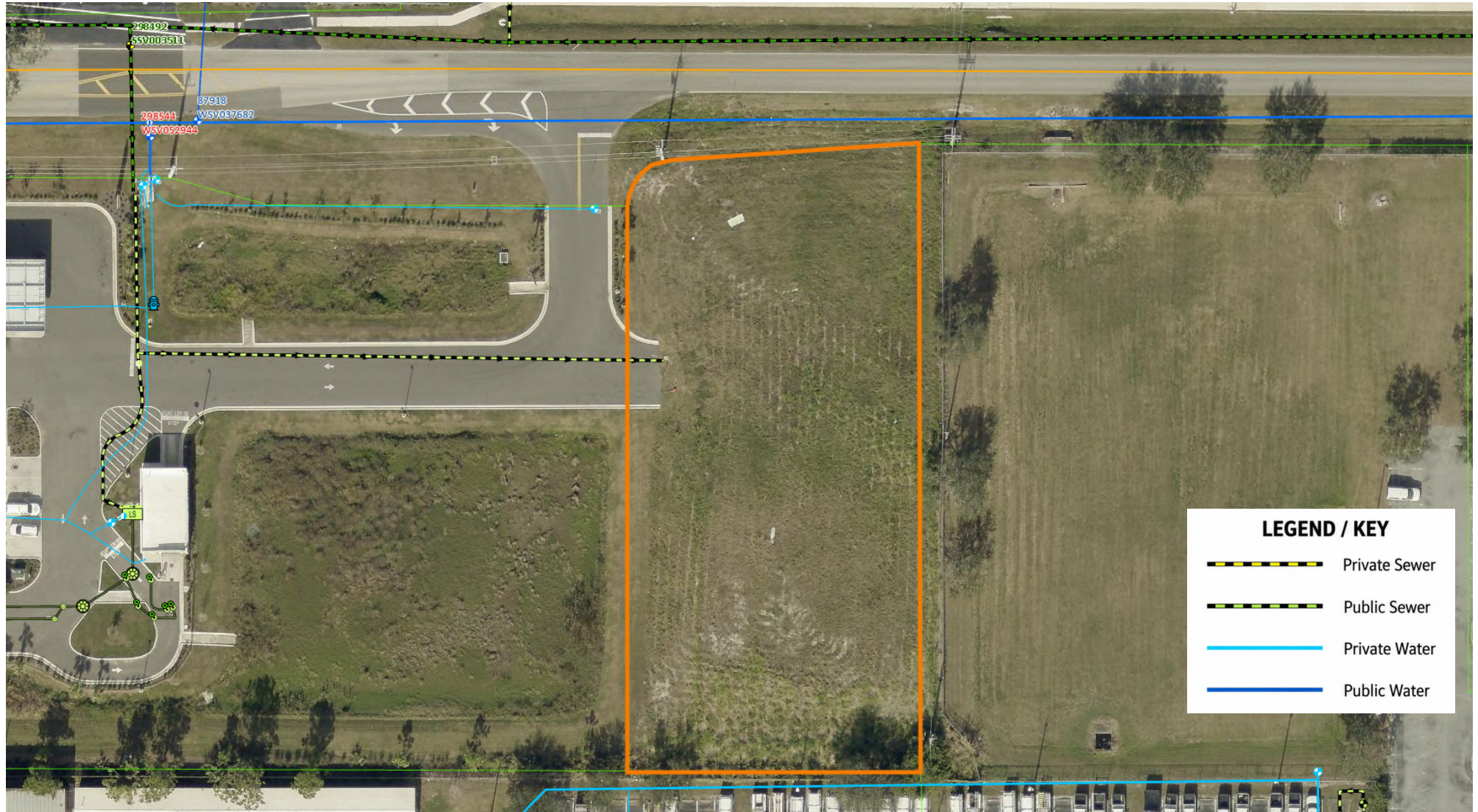


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UTILITIES MAP



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BRADENTON/SARASOTA AREA HIGHLIGHTS

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.



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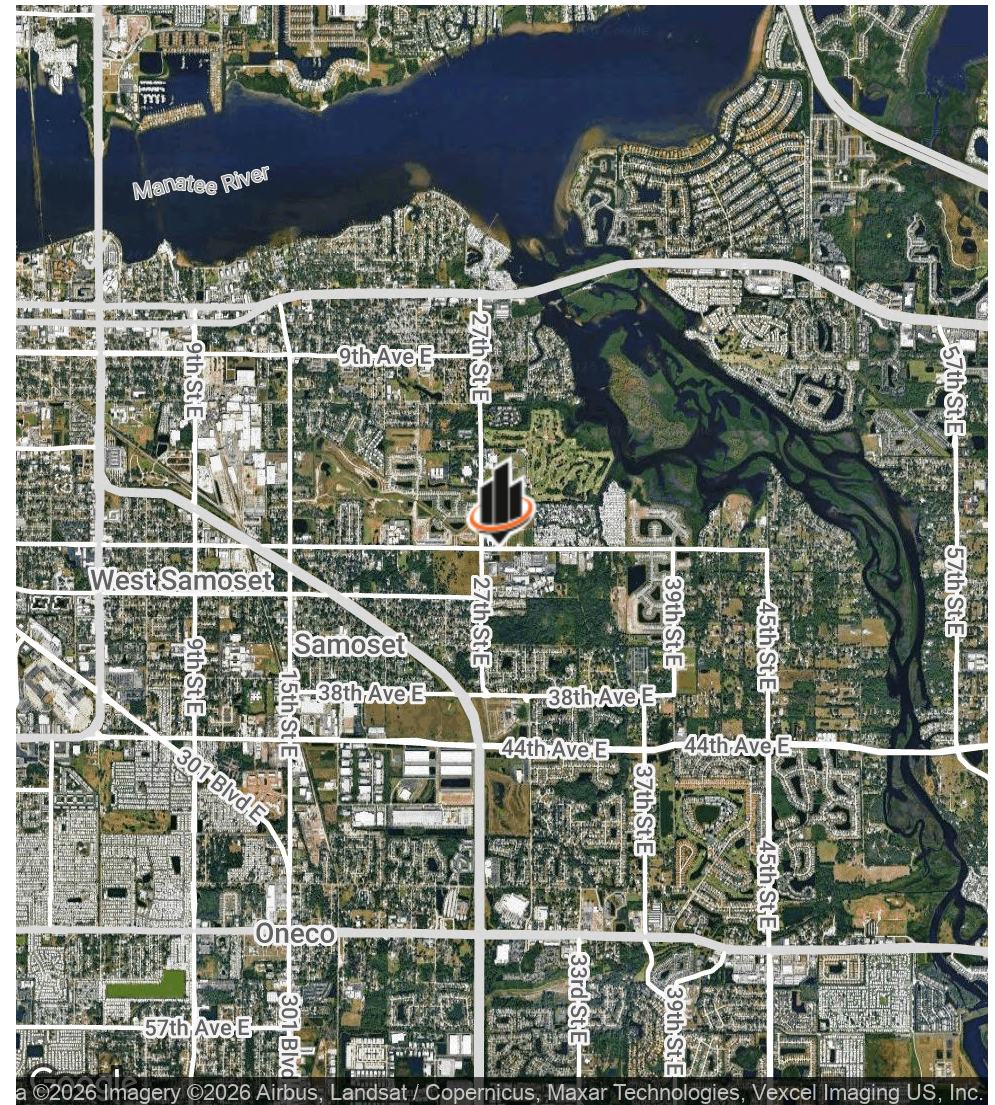
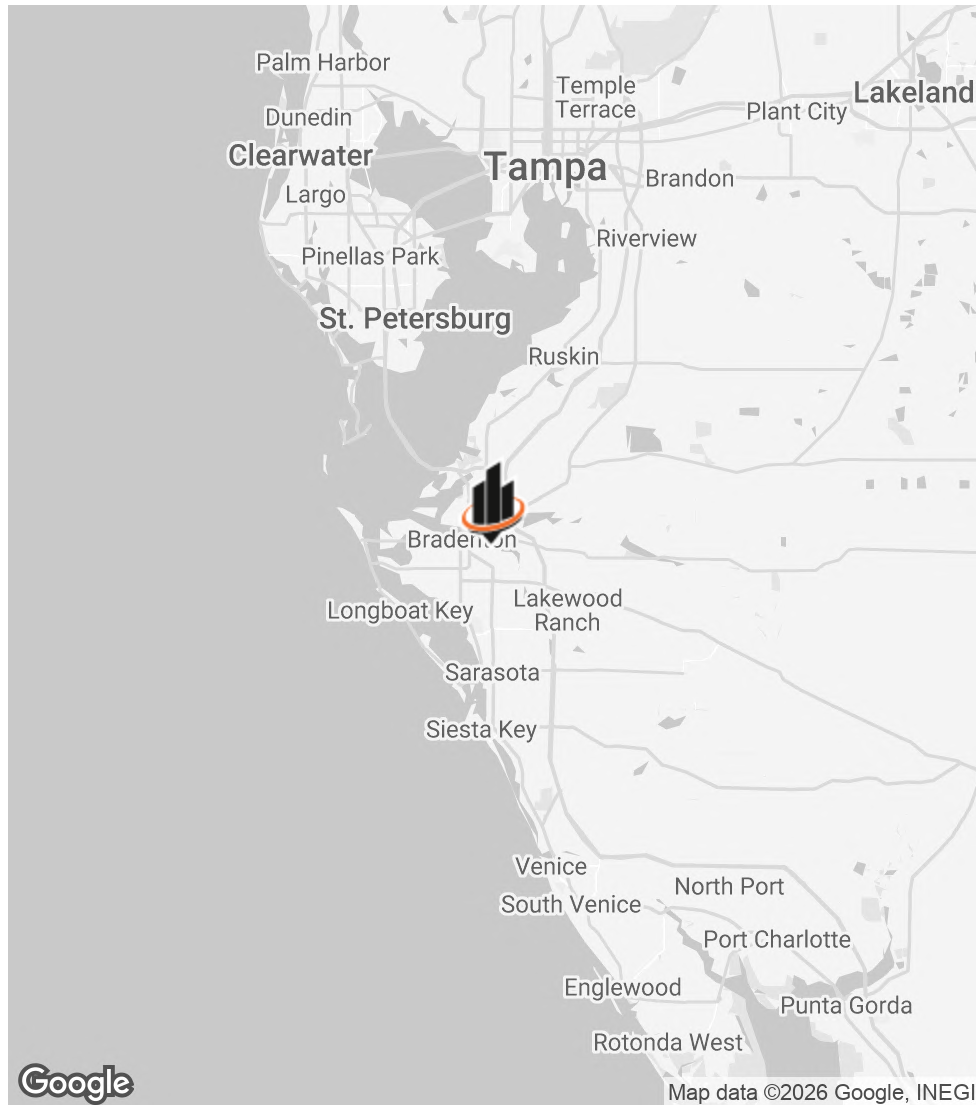
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LOCATION MAPS



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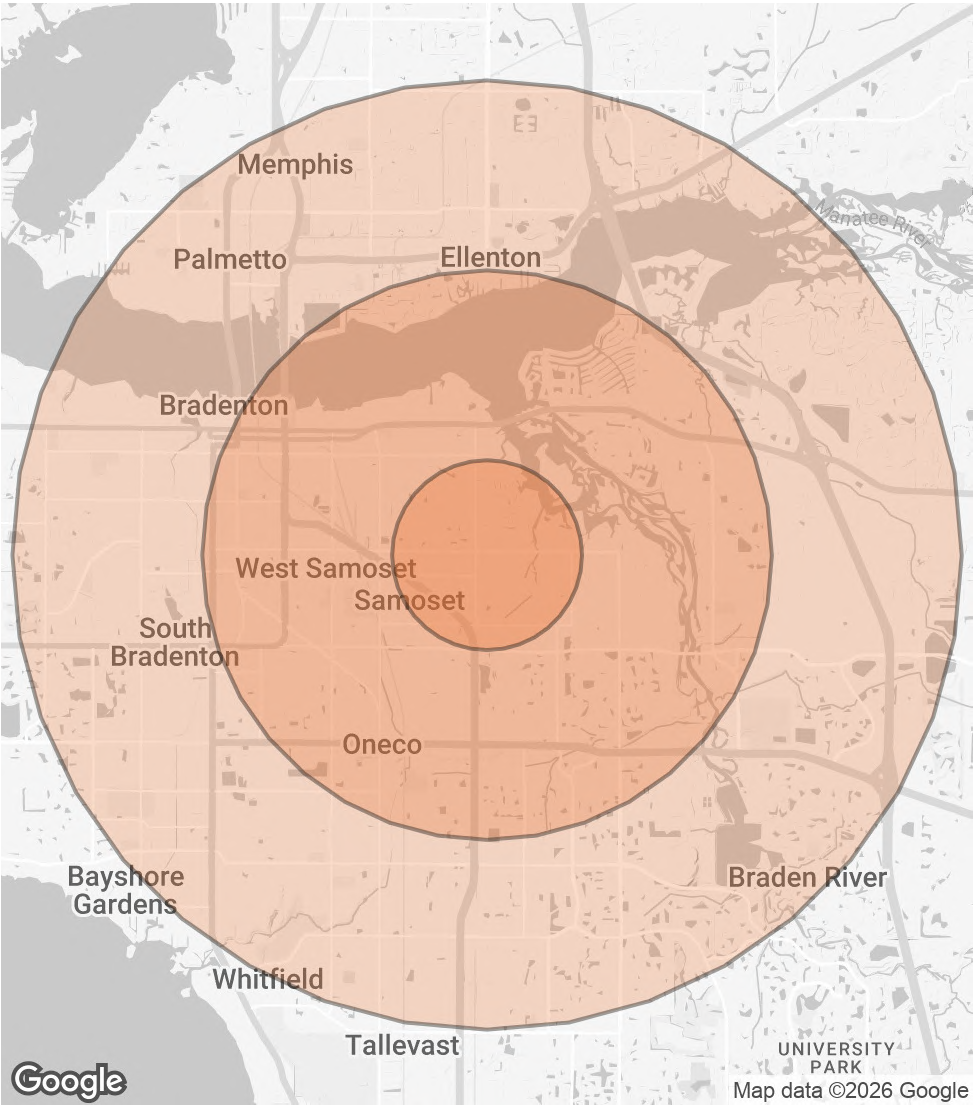
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,343	70,115	193,534
AVERAGE AGE	37.4	42.2	45.3
AVERAGE AGE (MALE)	36.0	41.3	44.0
AVERAGE AGE (FEMALE)	37.5	43.0	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,447	26,984	77,478
# OF PERSONS PER HH	3.4	2.6	2.5
AVERAGE HH INCOME	\$79,129	\$76,413	\$84,289
AVERAGE HOUSE VALUE	\$252,071	\$275,052	\$277,880

2023 American Community Survey (ACS)



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ALL ADVISOR BIOS



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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

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 \$140 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 PGA Golf Management program 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.



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

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 Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of \$400 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and served as the 2025 Chair of their Commercial Alliance and is the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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.

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, 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 Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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.

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This Offering Memorandum 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 Offering Memorandum 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.

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