



WAKELAND SCHOOL PROPERTY

BRADENTON, FLORIDA



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Property Highlights

School Property:

- 19.25± gross acres
- The campus consists of a primary school building, an accessory education building, and seven portable buildings
- Below replacement cost acquisition opportunity
- Large campus with expansive outdoor space and sports fields



FUTURE LAND USE:
Public / Private Schools

PROPERTY ADDRESS:
1812 27th St. E., Bradenton, FL

LAND AREA:
19.25± gross acres

IMPROVED SQUARE FEET:
75,653± SF

**“An investment in knowledge pays the best interest.”
- Benjamin Franklin**

Property Details

Primary School Building

The primary school building consists of 56,935± net square feet and was built in 1973. This building is complete with administrative offices, a cafeteria, classrooms, and miscellaneous rooms. The building consists of four main corridors that provide access to each section of the building. The cafeteria, kitchen, large reading room, technology room, and server room are centrally located in the center of the building. The classrooms are generally located on the north, east and west side with the school office located at the southeast corner of the building. The office includes a front office, clinic and several individual offices.



Accessory Education Building

The accessory education building consists of 8,711± net square feet. The building was built in 2001 and consists of six classrooms, one main hallway down the center. Each classroom contains a bathroom and there is one additional staff bathroom along the main hallway.

Other Structures

In addition to the primary school building and the accessory education building, there are seven portable buildings located on the property. The portable buildings were constructed around 1975. Five of the buildings consist of 1,008± net square feet and are used as classrooms and two are used for storage and custodial purposes. An 8th building used for storage consists of 480 square feet and a pavilion are also located on the property.

Specifications

LOCATION:	1812 27th Street East, Bradenton, Florida
AREA & SHAPE:	The parent tract is mostly rectangular in shape containing a total of 19.252± gross acres and 17± net acres.
ACCESS:	There are two ingress/egress points from 27th St. E.
FRONTAGE:	Approx. 990 linear feet along 27th St. E.
TOPOGRAPHY:	Generally level and near grade with adjacent roadway
UTILITIES:	All utilities are available
FLOOD ZONE:	Located within the "X" flood designation
ZONING:	R-1 Single Family
FUTURE LAND USE:	Public/Private School
IMPROVEMENTS:	
PRIMARY BLDG:	56,935± SF
ACCESSORY BLDG:	8,711± SF
PORTABLE #186:	1,008± SF
PORTABLE #114:	1,008± SF
PORTABLE #183:	1,008± SF
PORTABLE #116:	1,008± SF
PORTABLE #864:	768± SF
CUSTODIAL PORT:	912± SF
BUILDING #4	480± SF
PAVILION	3,815± SF with 240' storage



Invest in the Future

"Education is for improving the lives of others and for leaving your community and world better than you found it." - Marian Wright Edelman



Demographics

The demographics of the area support the continued use of this property as an educational facility. Between 2017 and 2022, the number of families within a 5 mile radius is projected to increase from 46,450 to 50,850. In 2017, nearly 30% of the entire population within a 5 mile radius consisted of children and young adults under 24 years of age.

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	10,233	64,591	185,945
POPULATION UNDER 24	4,062	20,475	54,295
AVG. HH INCOME	\$42,669	\$54,013	\$58,213
AVG. FAMILY SIZE	3.42	3.09	3.02

54k

SCHOOL AGED

Children and young adults within a five-mile radius

3

PEOPLE

The average family size is three people within a five-mile radius

\$58k

HOUSEHOLD INCOME

Average household income within a five-mile radius

185k

POPULATION

Total population within a five-mile radius



Accessible. Ingress/egress along quiet road to allow for easy pick-up and drop-off.



Urban Location. Infill, urban location in close proximity to the Bradenton population.



Strong Demographics. Located close to school-aged children and young adults.



Growing Population. Large tracts of land being developed into residential properties nearby.

Location

Wakeland Elementary School is located within the City of Bradenton and situated along the west side of 27th Street East.

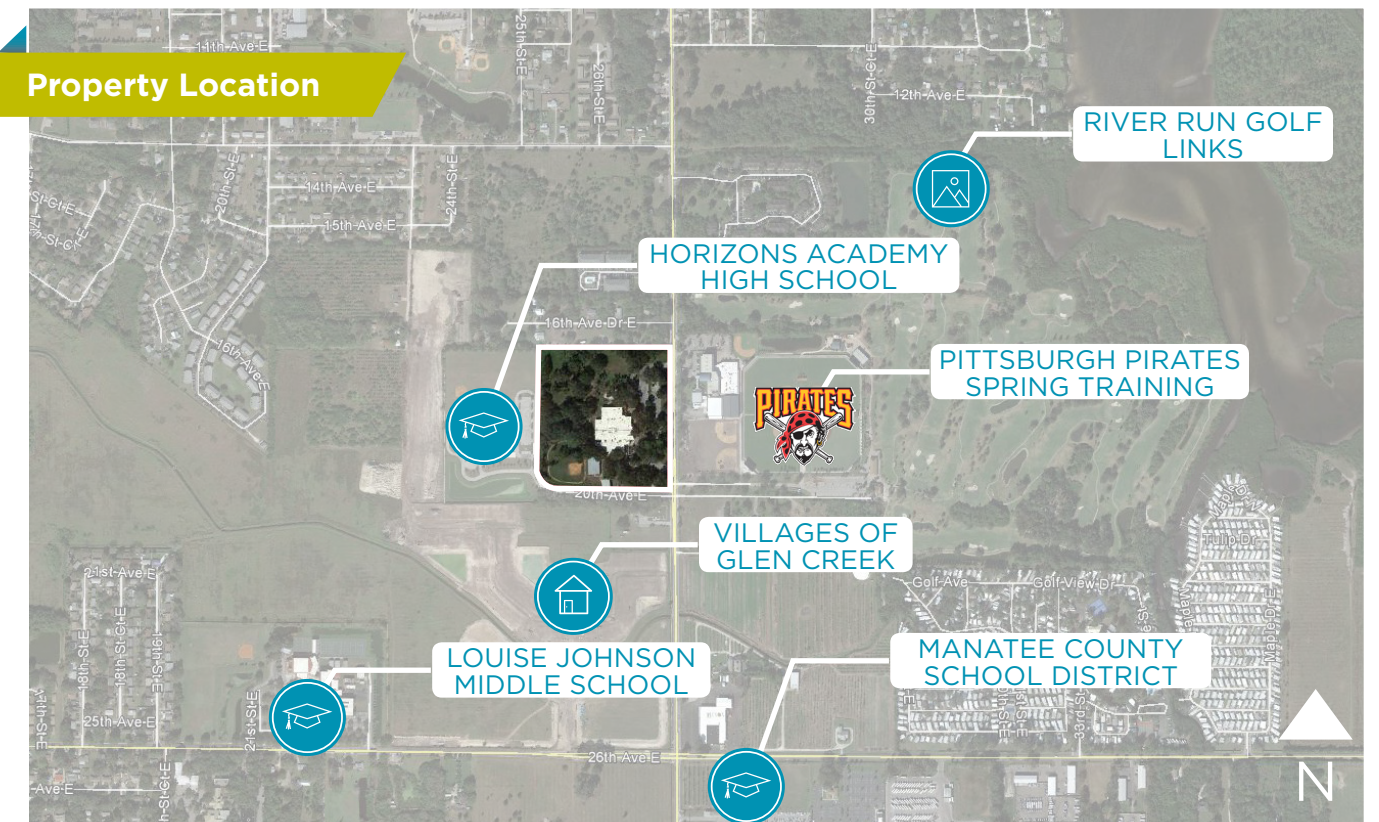
The property features good ingress/egress access via 27th St. E. along the eastern boundary.

A large, planned development named “Villages of Glen Creek” is currently under development just south of the school property.

The school site is approximately one mile north of US Highway 301 and approximately one mile south of Manatee Avenue East. The location is well served by the existing road system providing good linkages in all directions.

The surrounding neighborhood is improved with a mixture of property uses including single family residential, multifamily, and the “Pirate City” training facility for the Pittsburgh Pirates. The Villages of Glen Creek, consisting of 229 is currently under construction with plans for 1,373 residential units.

Bradenton, Florida is located along the Gulf Coast of Florida south of the Tampa area. The economy of Bradenton, Florida employs around 20,803 and is specialized in Accommodation & Food Service, Real Estate, and Admin, Support, Waste Management Services.





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