



SANCTUARY COVE



# MULTIFAMILY DEVELOPMENT SITES

MANATEE COUNTY, FL





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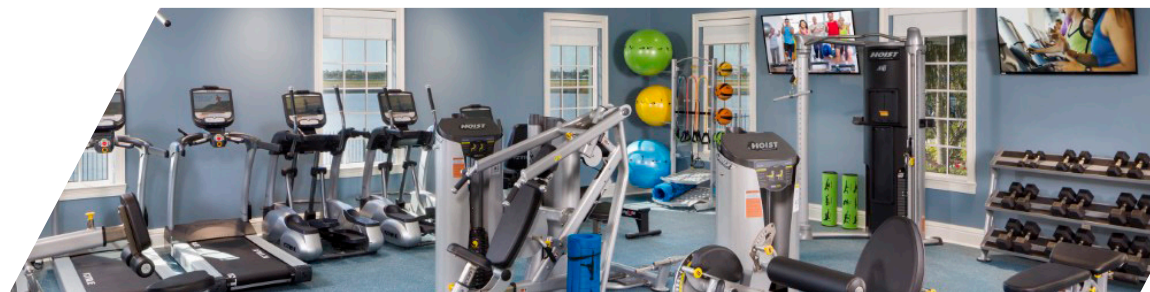
MANATEE COUNTY, FL

## PROPERTY HIGHLIGHTS

Prime land opportunity for multifamily townhome / condo development on Florida's west coast within Sanctuary Cove, a 227+ acre pristine waterfront community, near the waters of Tampa Bay and the beaches of Anna Maria Island and LongBoat Key.

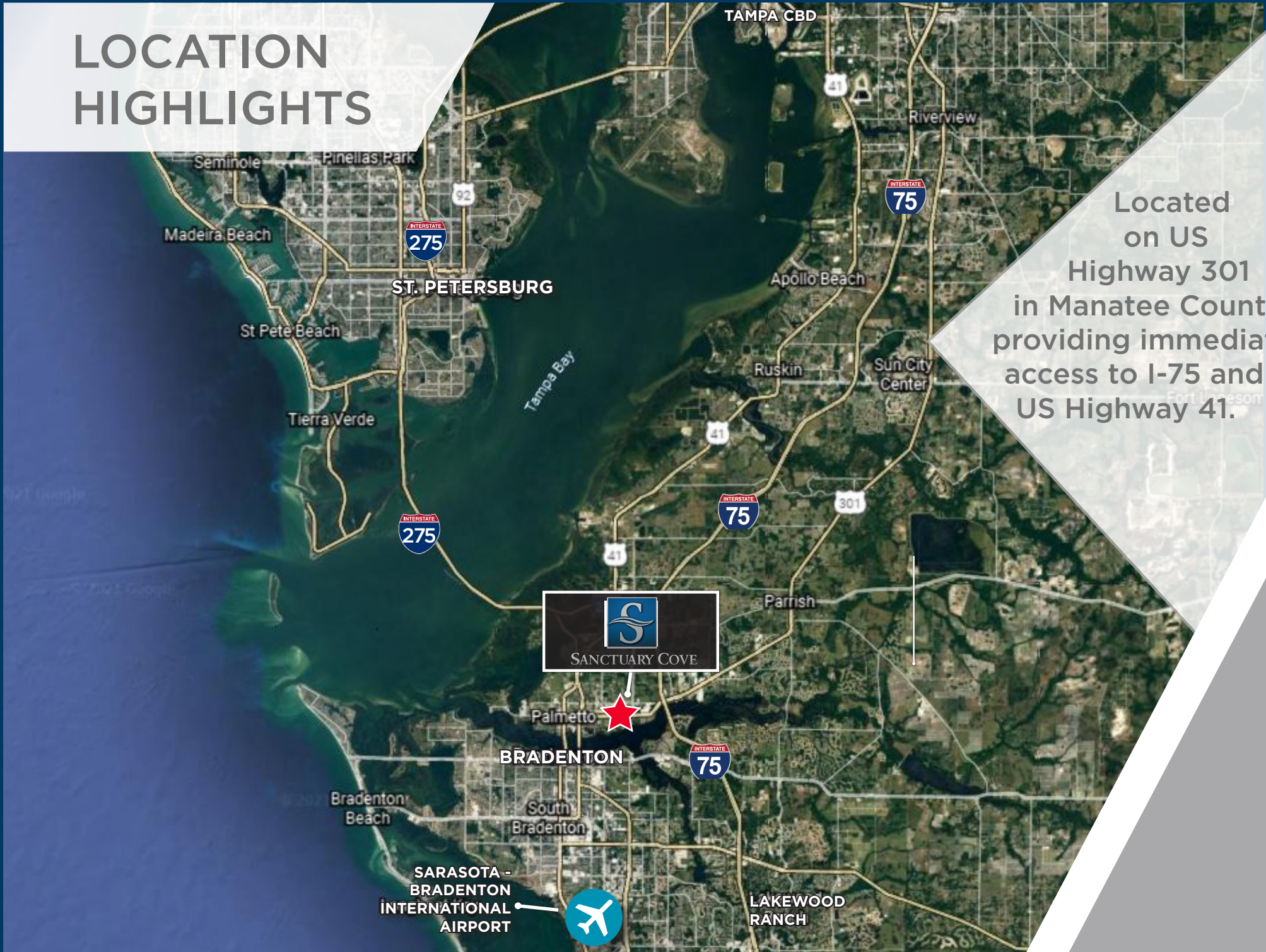
- **Location:** 620 Sanctuary Cove Way Palmetto, FL 34221, Manatee County
- **Site Area & Entitlements**

North - Tract QQ	9.78 acres - 150 Units Maximum
Clubhouse East	2.01 acres - 50 Units
Clubhouse West	2.41 acres - 50 Units
- **Traffic Counts:** Approximately 40,000 +/- trips/day on US Highway 301
- **Community Entitlements:** 1,026 residential units, 359 boat docks and 160,000 SF retail
- **Price:** Market





# LOCATION HIGHLIGHTS



Located on US Highway 301 in Manatee County, providing immediate access to I-75 and US Highway 41.



# LOCATION HIGHLIGHTS



## DISTANCES

Publix	1.6 miles	Bradenton-Sarasota Airport	11.7 miles
Palmetto Elementary School	2.4 miles	I-75	2.7 miles
Lincoln Middle School	1.5 miles	Downtown St. Pete	24.1 miles
Palmetto High School	2.6 miles	Downtown Tampa	42.9 miles
Palmetto Charter School	2.8 miles	Lakewood Ranch	13.8 miles
Manatee School for the Arts	0.8 miles	Downtown Bradenton	2.9 miles





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# MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2010 Census Population	2,307	52,056	139,584
2020 Estimated Population	2,684	60,847	162,847
2025 Projected Population	2,831	64,672	172,976
Growth 2000-2010	12.2%	6.2%	9.6%
Growth 2020-2025	5.5%	6.3%	6.2%
Median Age	39.1	38.4	44.9
Average Household Size	2.6	2.6	2.4
Average Household Income	\$75,909	\$65,458	\$65,603
Income \$150,000 and over	9.9%	6.8%	6.0%

Bradenton/Sarasota's growing consumer market and easy connections to South Florida and markets to the north, easily make the Bradenton/Sarasota region one of the more diverse and dynamic areas of the country. It is home to many leading logistics, financial activities and business services firms. Tourism is also playing an increasingly important part in the region's economy, growing significantly over the past ten years. The combination of Port Manatee, Bradenton-Sarasota International Airport (SRQ), CSX rail, and major highways has positioned the area as the market of choice for major distributors.



**5.5%**

population growth forecasted over the next five years



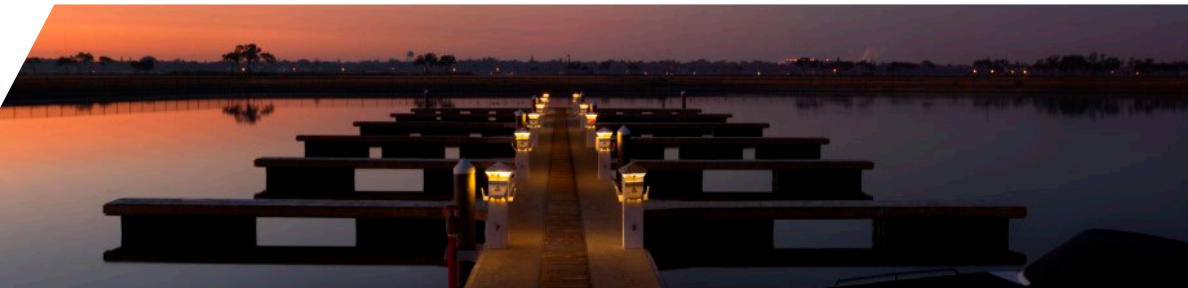
**1,237**

new households forecasted in the next five years



**\$65,403**

average household income within a three-mile radius of the property





# COMMUNITY SITE PLAN



NORTH SITE: 9.78 ACRES  
CLUBHOUSE SITES: 4.42 ACRES



# AMENITIES

Sanctuary Cove offers a boater's paradise and true coastal Florida lifestyle in its 211- acre gated waterfront community with amenities which include miles of sidewalks, a Riverfront Park (under construction), a kayak/canoe launch and storage area, a neighborhood marina with boat docks, an 8,600 square foot clubhouse, fitness center, pool and nature preserve.

Easy access is provided to Manatee River, Sarasota Bay, Tampa Bay and the Gulf of Mexico with a private boat lift which transports boats from the community's freshwater lagoon into deep waters.

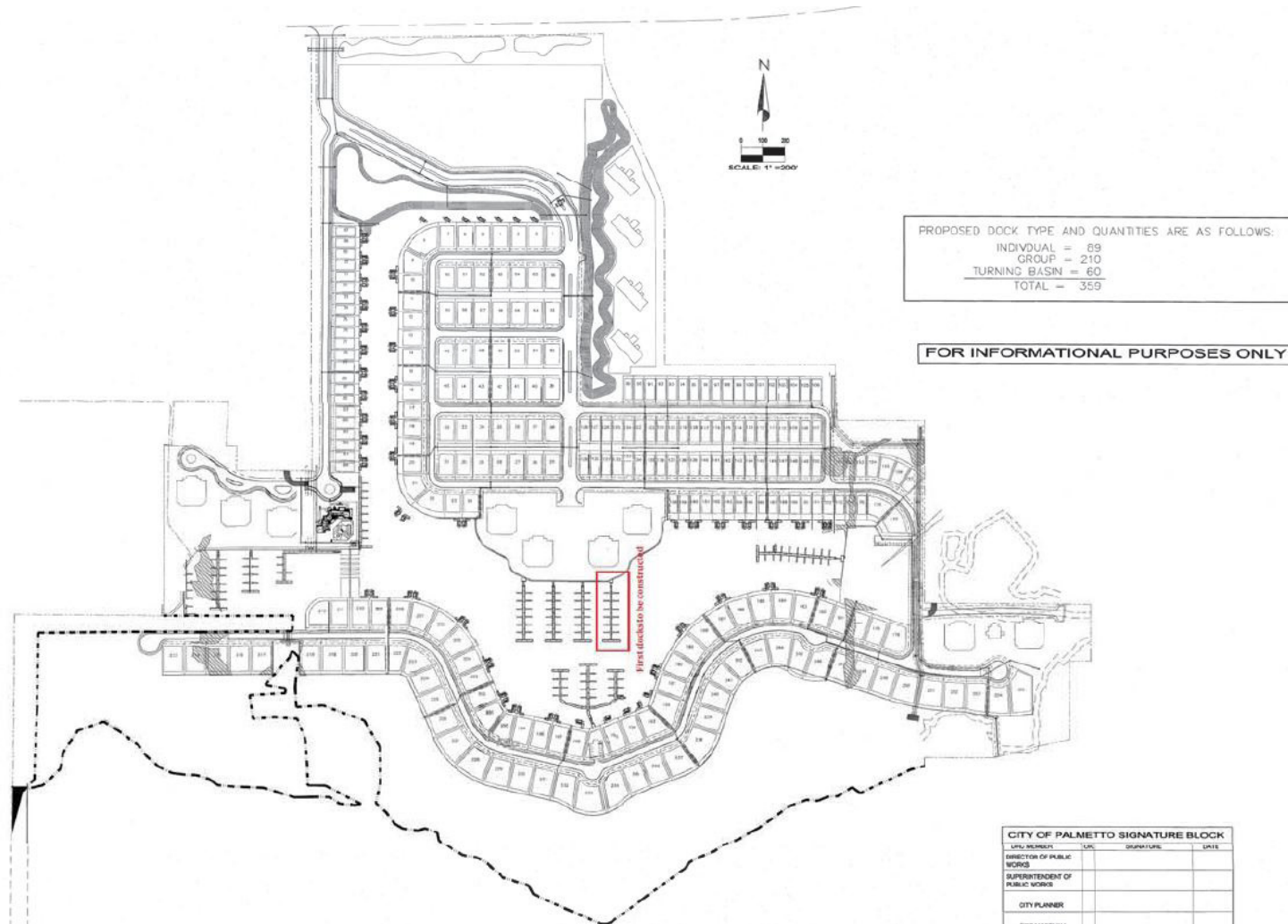
Luxury Waterfront Homes are for sale by Lennar offering 176 homesites ranging from large lots along the Manatee River to inland villa lots with prices ranging from \$324,000 to over \$1,000,000.

The Grand Estates: Priced \$459,740 - \$515,490  
 The Estates: Priced \$324,990 - \$465,990  
 Water's Edge: Priced \$839,990 - \$1,000,000 +





# BOAT DOCK - CONCEPTUAL PLAN





# NORTH MF SITE - CONCEPTUAL PLAN

Townhome Plan, 54 Units



3-Level Flats, 96 Units



9.78 ACRES;  
6.4 ACRES NET OF RETENTION



# NORTH MF SITE - CONCEPTUAL PLAN

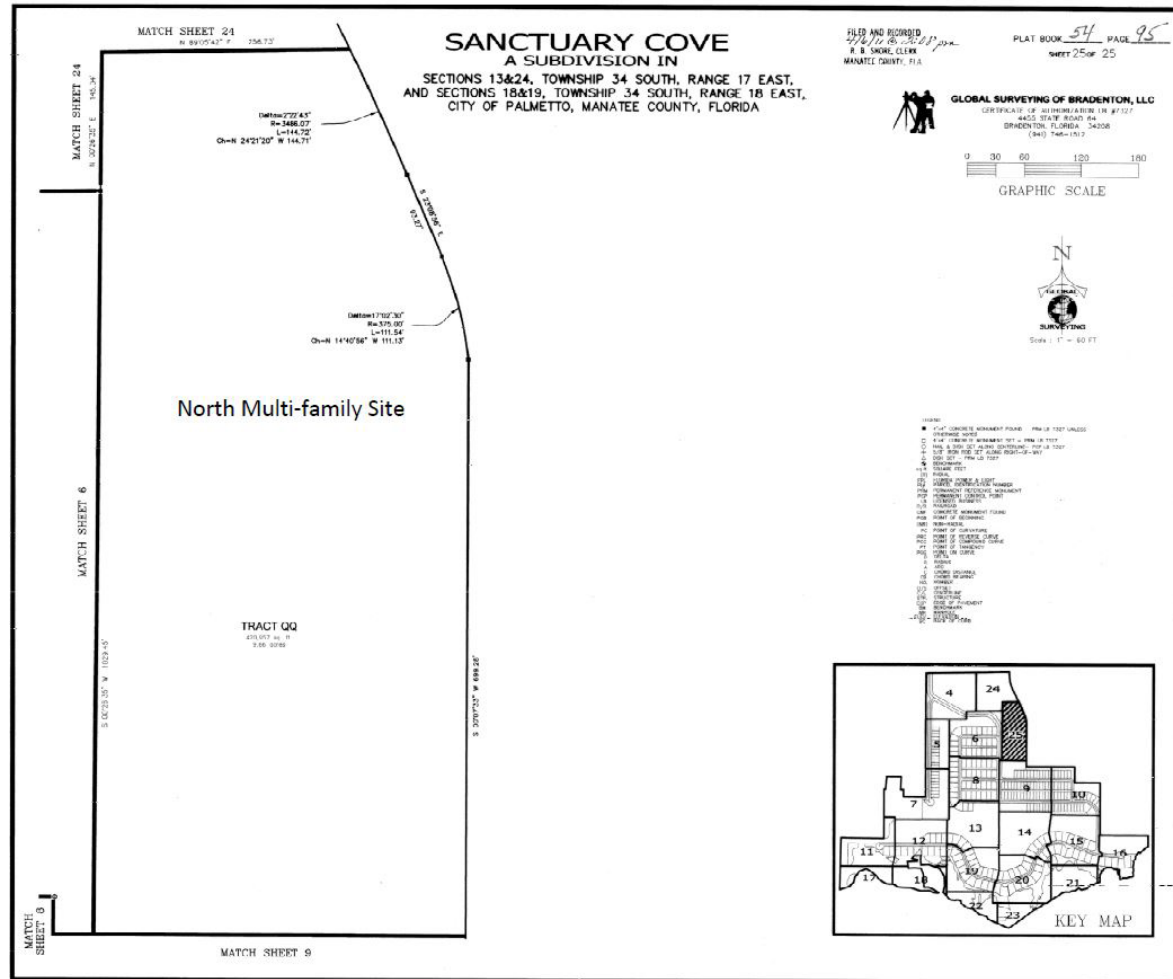
Townhome Plan, 114 Units



9.78 ACRES; 6.4 ACRES NET OF RETENTION  
PLUS LAND FROM COMMERCIAL SITES



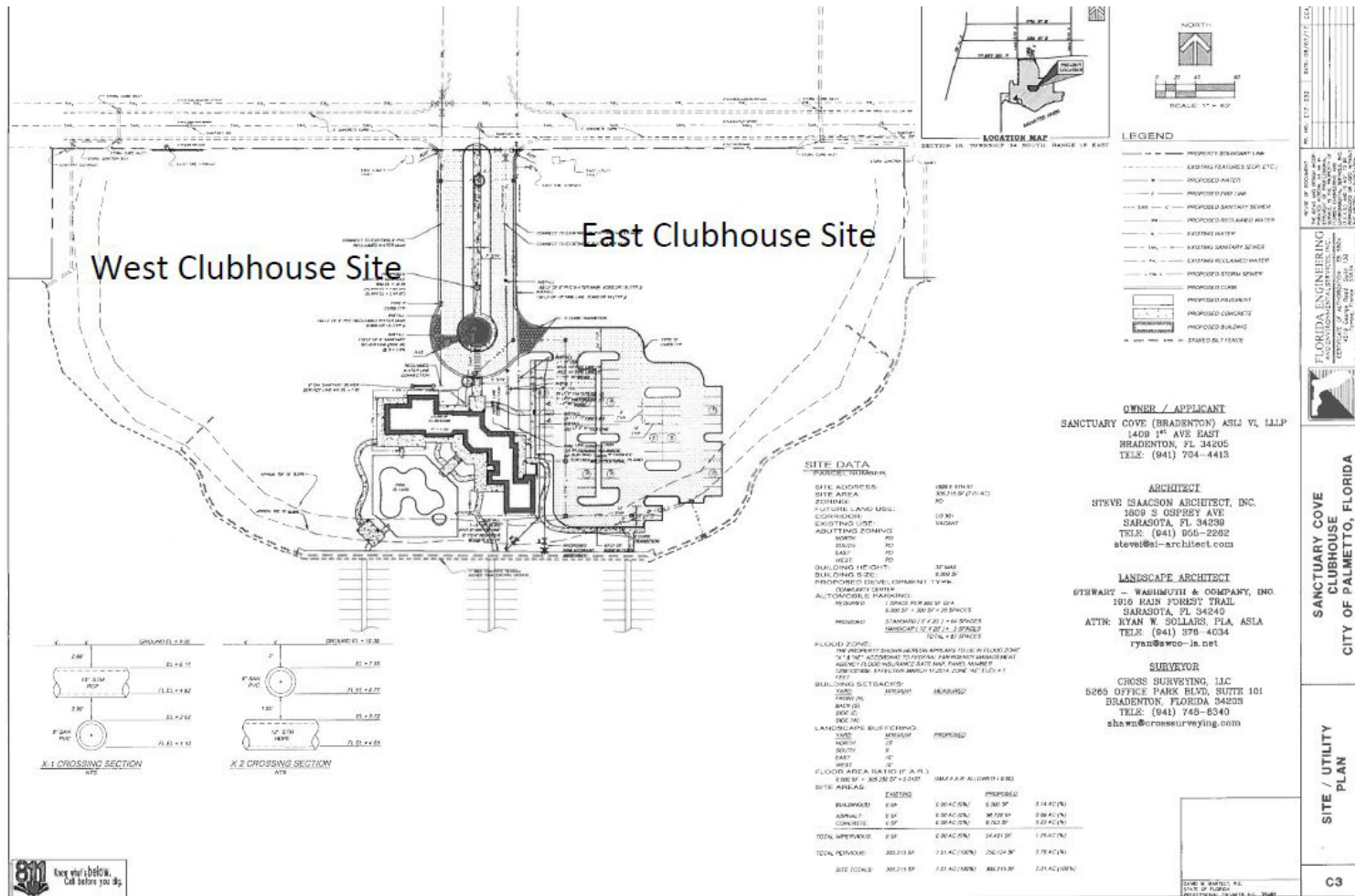
# NORTH SITE - SURVEY



9.78 ACRES;  
6.4 ACRES NET OF RETENTION



# CLUB HOUSE SITE - SURVEY



2.41 ACRES - WEST SITE  
2.01 ACRES - EAST SITE





SANCTUARY COVE

MANATEE COUNTY, FL

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