



CUSHMAN &  
WAKEFIELD



# WATERFRONT MULTIFAMILY AND TOWNHOME DEVELOPMENT SITES

MANATEE COUNTY, FL



SANCTUARY COVE





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MANATEE COUNTY, FL

## PROPERTY HIGHLIGHTS

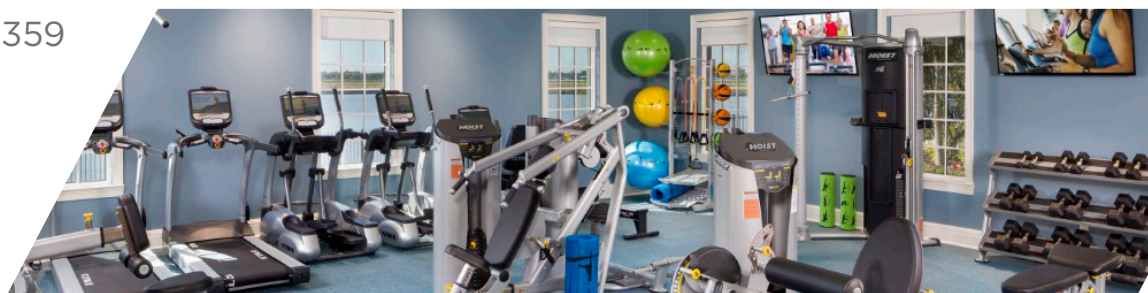
Prime land opportunity for multifamily townhome / condo development on Florida's west coast within Sanctuary Cove, a 227+ acre pristine waterfront community, near the waters of Tampa Bay and the beaches of Anna Maria Island and Longboat Key. (For sale only - no rental.)

- **Location:** 620 Sanctuary Cove Way Palmetto, FL 34221, Manatee County

- **Site Area & Entitlements**

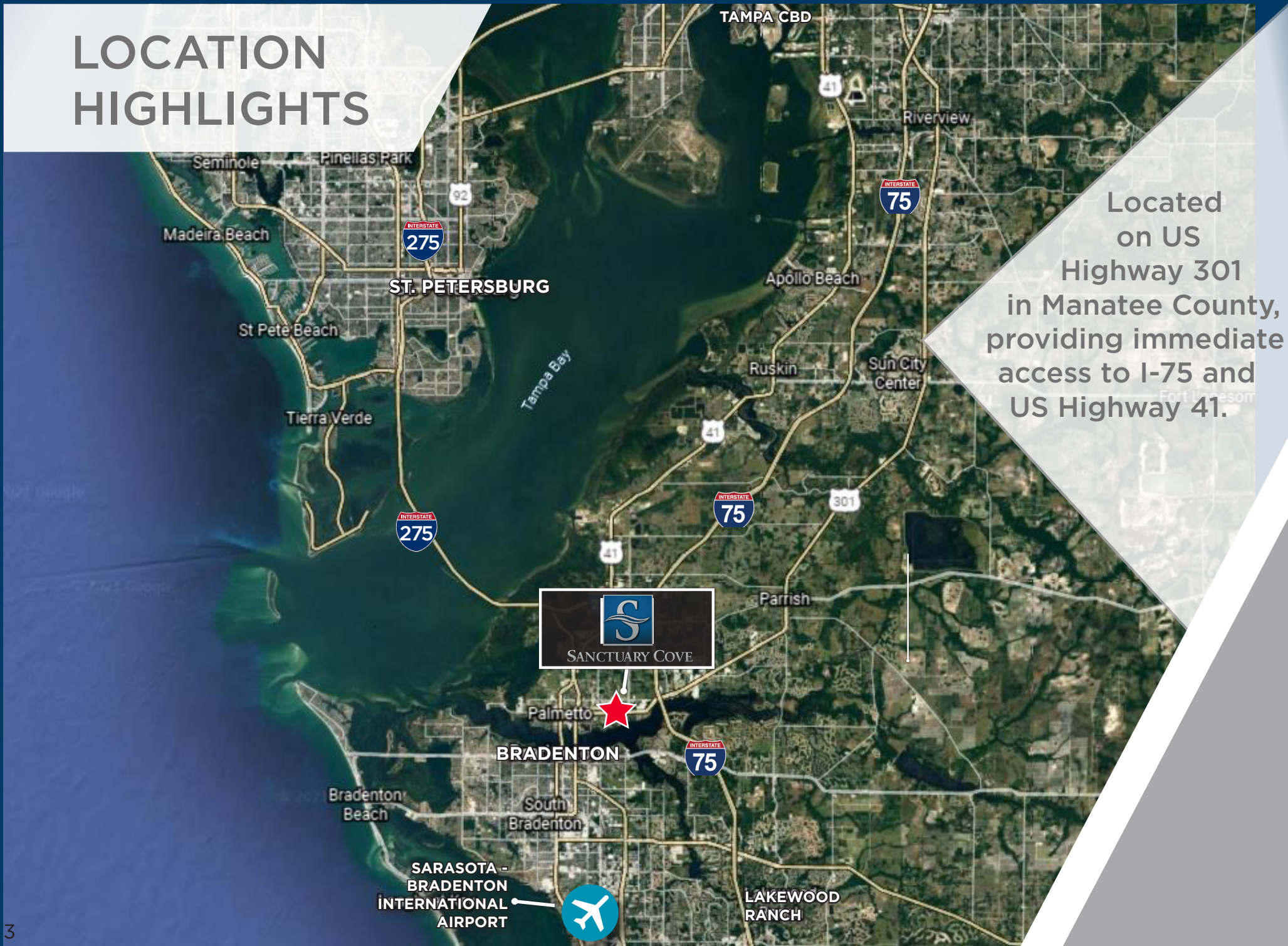
Townhomes	16.6 acres - 80 Units
Multifamily East	7.3 acres - 150 Units
Multifamily West	9.6 acres - 225-300 Units
Clubhouse East	2.01 acres - 50 Units
Clubhouse West	2.41 acres - 50 Units

- **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





# LOCATION HIGHLIGHTS





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## 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





SANCTUARY COVE

## MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2021 Estimated Population	3,306	60,882	162,138
2026 Projected Population	3,482	65,476	172,823
Growth 2000-2010	10.4%	6.56%	10.29%
Growth 2021-2026	5.32%	7.55%	6.59%
Median Age	39.1	38.9	45.3
Average Household Size	2.6	2.6	2.4
Average Household Income	\$86,166	\$73,257	\$72,137
Income \$150,000 and over	11.8%	8.1%	7.1%

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.



**6.83%**

population growth  
forecasted over the  
next five years



**1,754**

new households  
forecasted in the next  
five years



**\$73,257**

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





# COMMUNITY SITE PLAN



MULTIFAMILY WEST: 9.6 ACRES  
MULTIFAMILY EAST: 7.3 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.

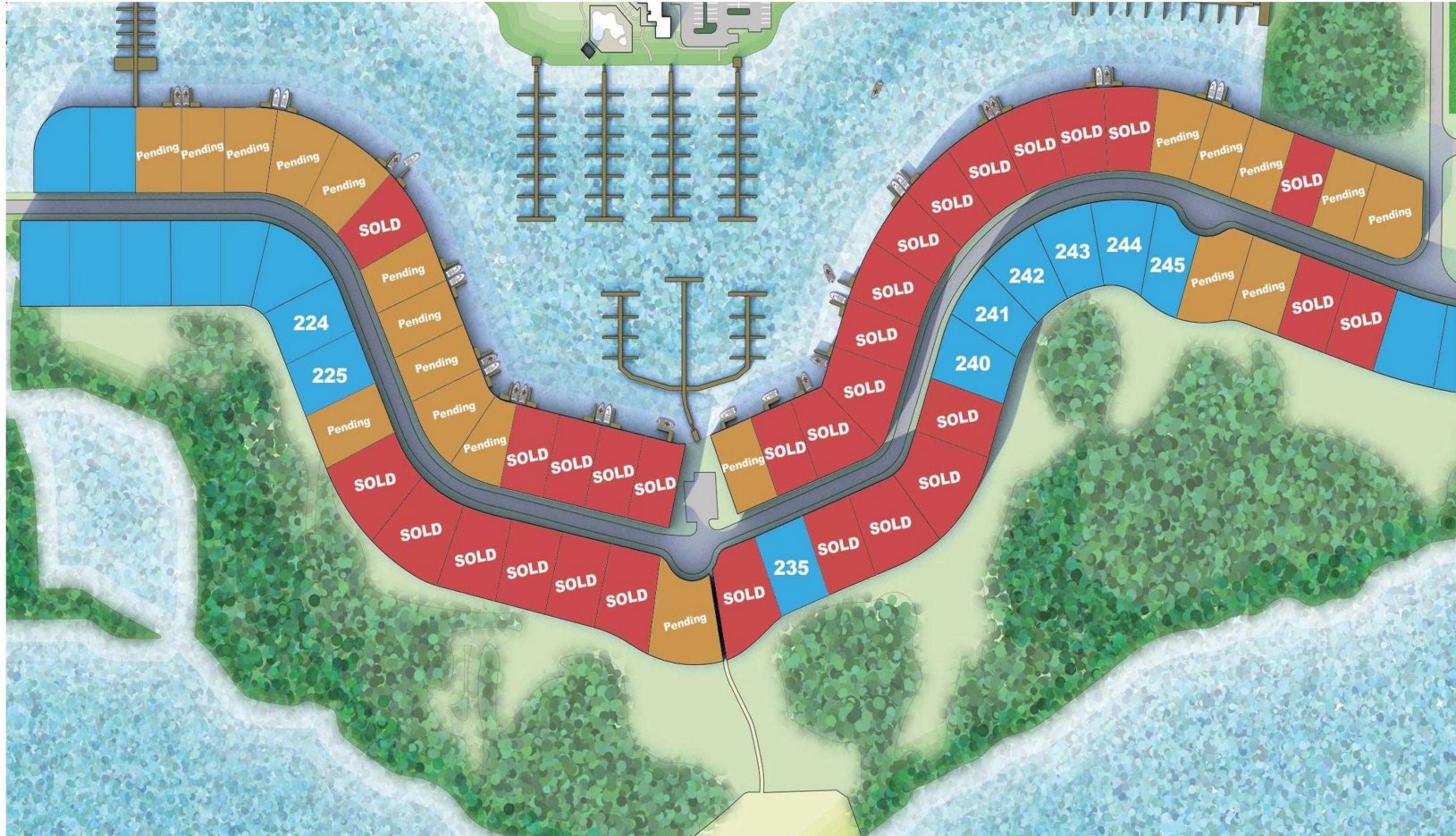
Luxury Waterfront Homes are for sale by Lennar offering 176 homesites ranging from large lots along the Manatee River to inland villa lots with prices ranging from \$324,000 to over \$1,000,000.

**The Grand Estates:** Priced \$444,000-\$697,000  
**The Estates:** Priced \$424,000 - \$645,000  
**Water's Edge:** Priced \$850,000 - \$1,000,000 +  
**Riverfront:** Priced \$1,200,000 - \$3,000,000



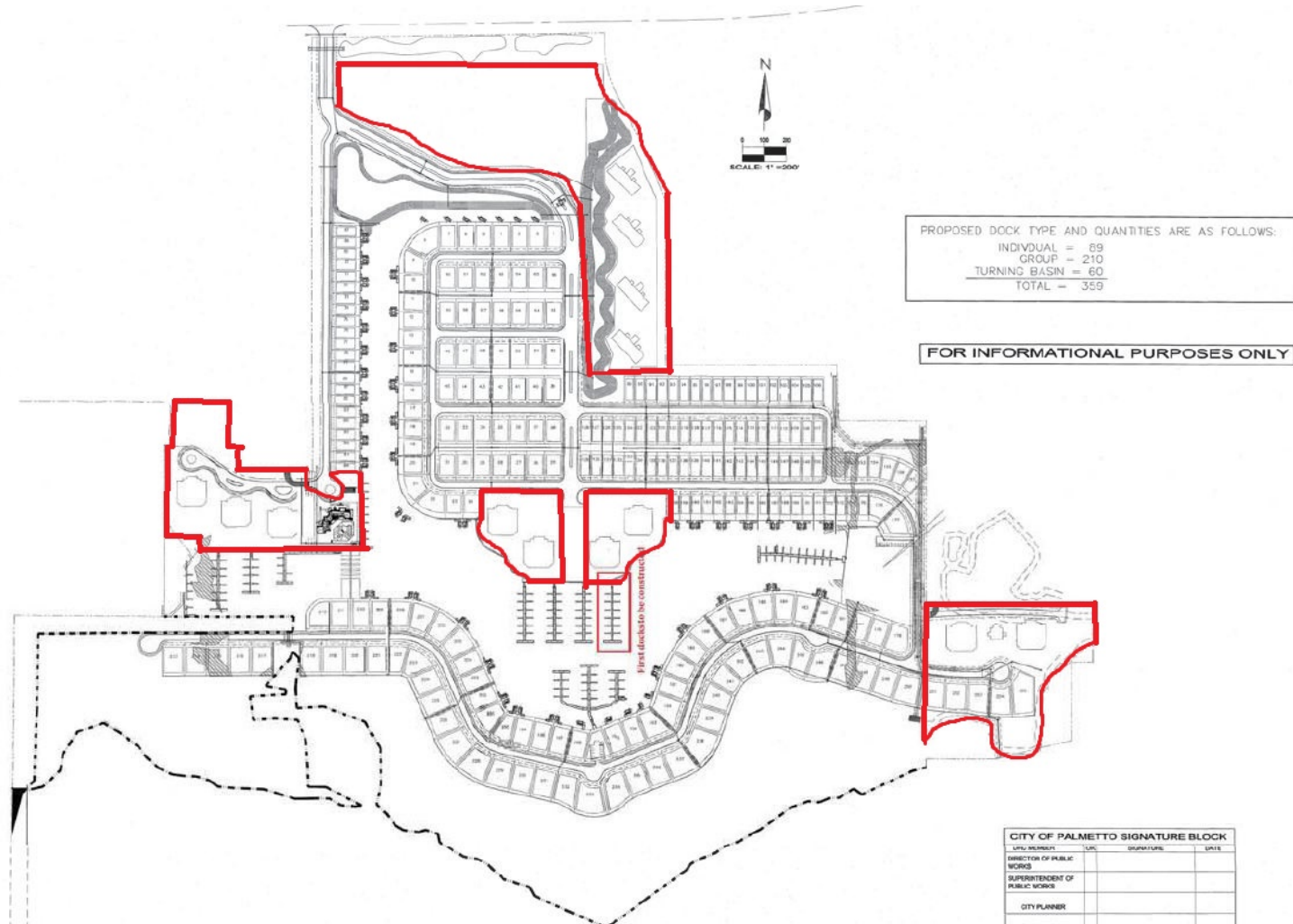


# SOLD WATERFRONT LOTS





# BOAT DOCK - CONCEPTUAL PLAN





# EAST SITE - CONCEPTUAL PLAN



7.3 AC;  
150 Multifamily Units

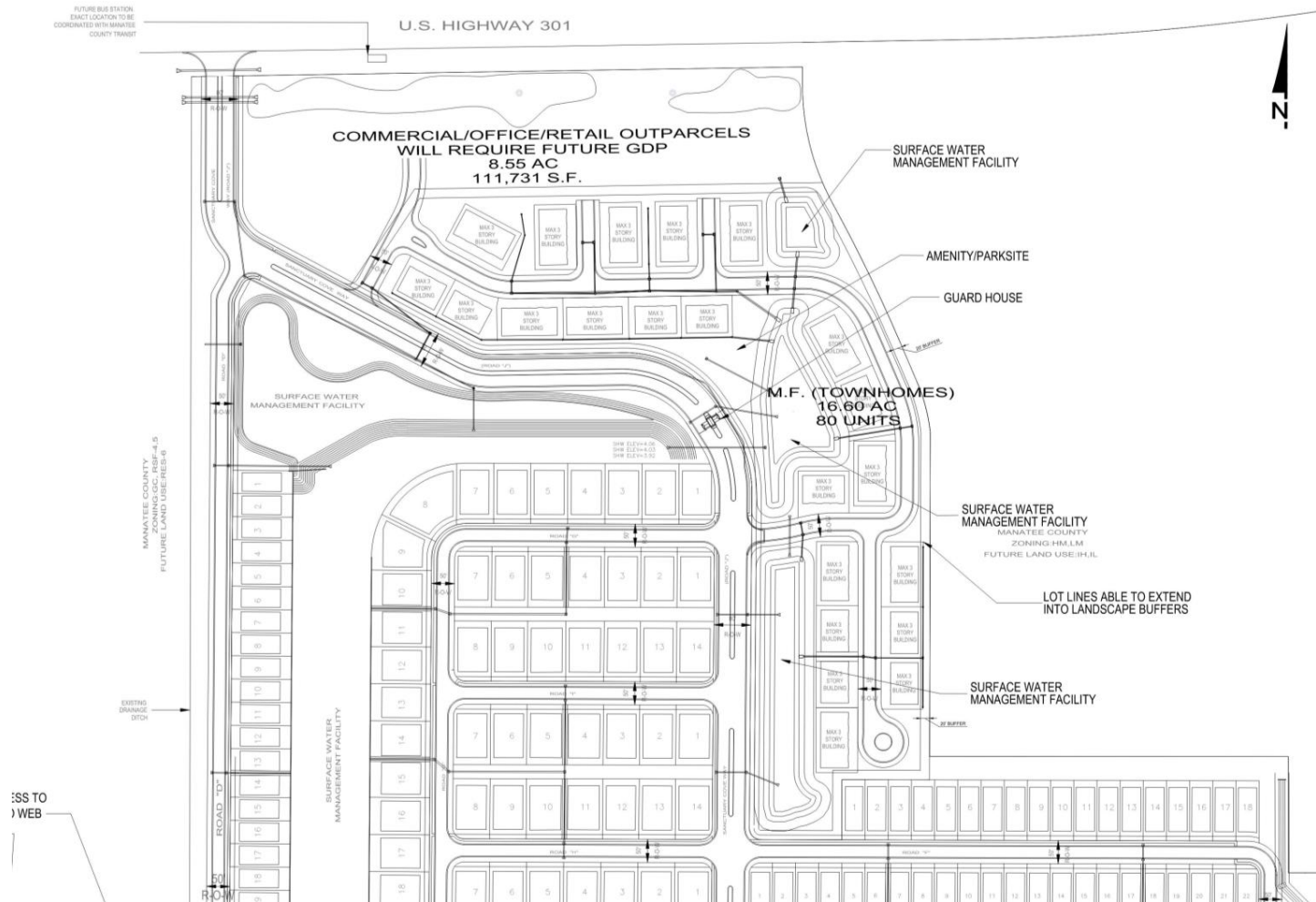


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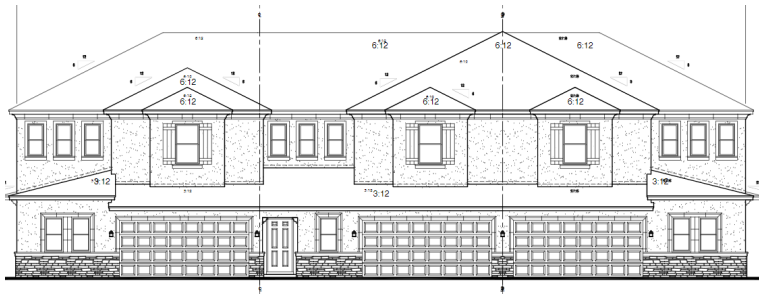
# TOWNHOMES



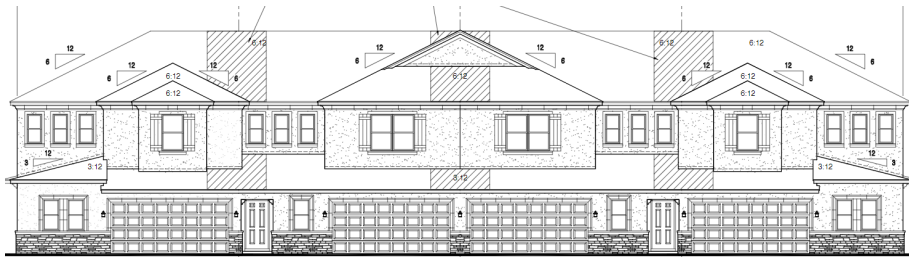
16.6 AC;  
80 Units



# TOWNHOMES - CONCEPTUAL PLAN



3 PLEX



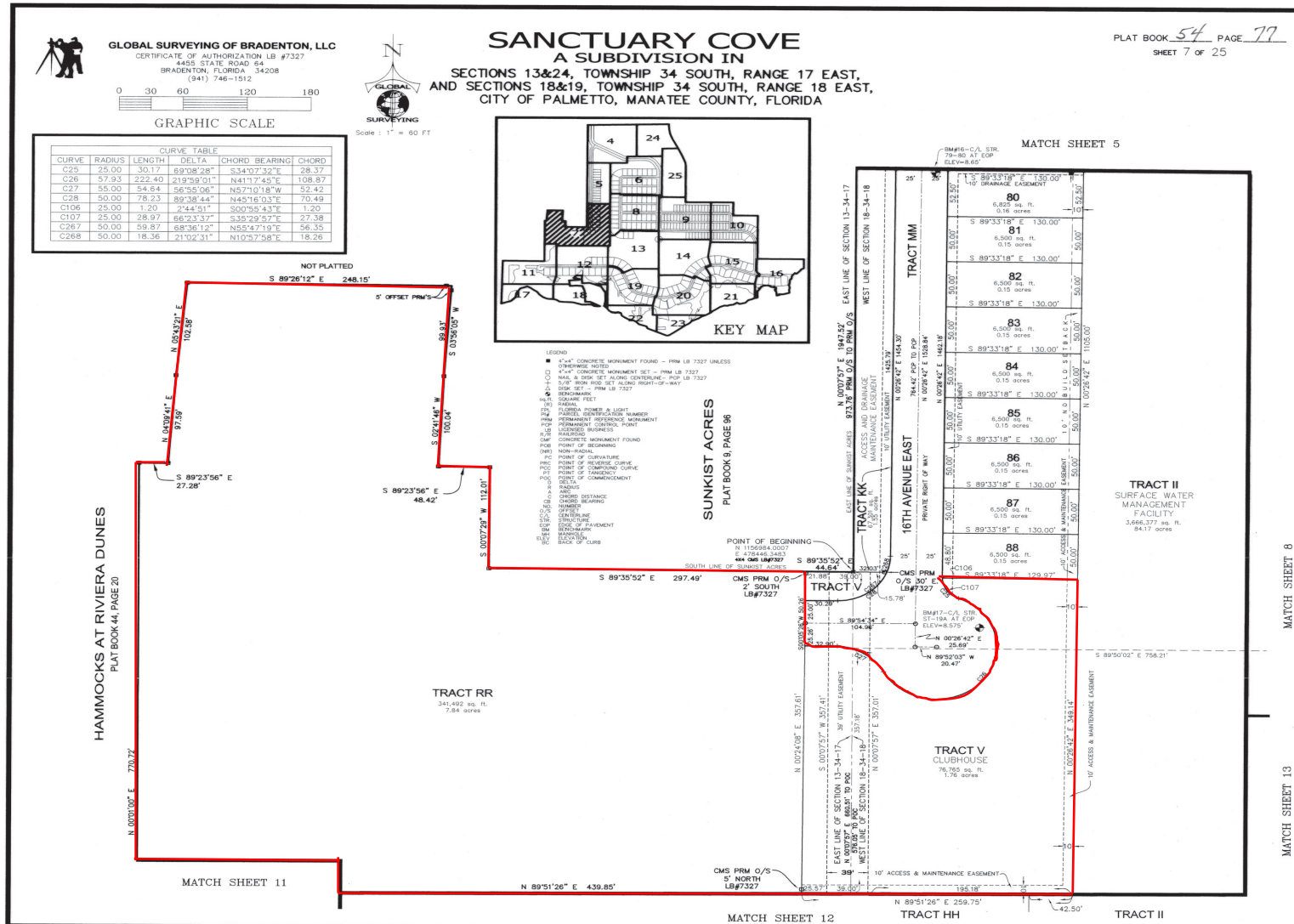
4 PLEX



16.6 AC;  
80 Units



# WEST SITE - PLAT



9.6 AC;  
225-300 Multifamily Units



2.41 ACRES - WEST SITE  
2.01 ACRES - EAST SITE







# SANCTUARY COVE

## MANATEE COUNTY, FL

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