

FOR SALE

OFFERING MEMORANDUM

ROBINSON GATEWAY

288 ACRE DEVELOPMENT SITE

I-75 & Moccasin Wallow Road
Manatee County, Florida

**TAYLOR MORRISON AND
MERITAGE ARTISAN LAKES**
2,800 UNITS
(UNDER CONSTRUCTION)

**PULTE &
DEL WEB**
1,600 UNITS
(UNDER CONSTRUCTION)

ROBINSON GATEWAY
MIXED-USE COMMUNITY
288 ACRES

RETAIL



GOLF COURSE

IMPERIAL LAKES
542 UNITS

PARRISH LAKE
3,300 UNITS
(UNDER CONSTRUCTION BY
METRO DEVELOPMENT)

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ROBINSON GATEWAY

I-75 & MOCCASIN WALLOW ROAD, MANATEE COUNTY, FLORIDA

This development will provide a unique mixed-use community consisting of a desirable combination of **residential, retail, office, medical and hotel** for a true live, work and play environment.

Based on the principals of New Urbanism, this distinctive community integrates residential and commercial components to create a **lively mixed use environment.**

AREA MAP



DISTANCES

I-75	Adjacent
Publix	Adjacent
Ellenton Outlets	7.6 miles
Walmart	10.4 miles
Bradenton	11.4 miles
Tampa CBD	35 miles
Tampa Int'l Airport	40.1 miles



ROBINSON GATEWAY

I-75 & MOCCASIN WALLOW ROAD, MANATEE COUNTY, FLORIDA

EXECUTIVE SUMMARY

**288 ACRE MIXED USE COMMUNITY
CURRENTLY ENTITLED FOR THE
FOLLOWING, BUT UNDERGOING
SITE PLAN USE MODIFICATIONS*:**

2,000

apartment/condo Units

600,000

SF Office

275,000

SF Retail

350

Hotel Rooms

*Entitlements and uses may be modified via a trade-off mechanism

- Site provides access to I-75, to U.S. Highway 41 and to U.S. Highway 301
- Recently completed Fort Hamer Bridge connects Lakewood Ranch to North River/Interstate 75
- Publix anchored shopping center directly south, with a shared traffic light
- 86,500 VPD on Interstate 75
- High-growth trade area
- 26,937 dwelling units are under construction, approved or pending approval for construction in North River including:
 - » Woods of Moccasin Wallow by Adams Homes. 363 homes, 1 million sf of light industrial and office, retail space and an elementary / middle school. Under construction
 - » Esplanade at Artisan Lakes – Taylor Morrison and Meritage. 2,368 homes. Under construction
 - » The Villages of Amazon South. 1,999 homes
 - » Summer Woods & Morgan Glen. 562 units
 - » Parrish Lakes. 3,300 homes
 - » North River Land LC. 156 semi-detached homes and 32,670 sf commercial space
 - » Morgan Glen, 380 units

INVESTMENT HIGHLIGHTS

- Location: Northeast quadrant I-75 and Moccasin Wallow Road, Palmetto (Manatee County), Florida 34221
- Parent Tract Size: 288 Acres, MOL
- Retail Outparcels: 35+ acres total
- Zoning: DRI for 2,000 Apartment / Condo Units, 275,000 SF Commercial / Retail, 600,000 SF Office, 350 Hotel Rooms, 1,750 Seat Movie Theater, currently being modified for alternate uses
- Zoning allows for design flexibility
- Utilities: Water: 30" on the north side of Moccasin Wallow Road Sewage: 20" force main on the south side of Moccasin Wallow Road
- No CDD

LOCATION HIGHLIGHTS

»» PRIME LOCATION

Site provides access to I-75, U.S. Highway 41 and to U.S. Highway 301. These thoroughfares provide easy access to major employment centers.

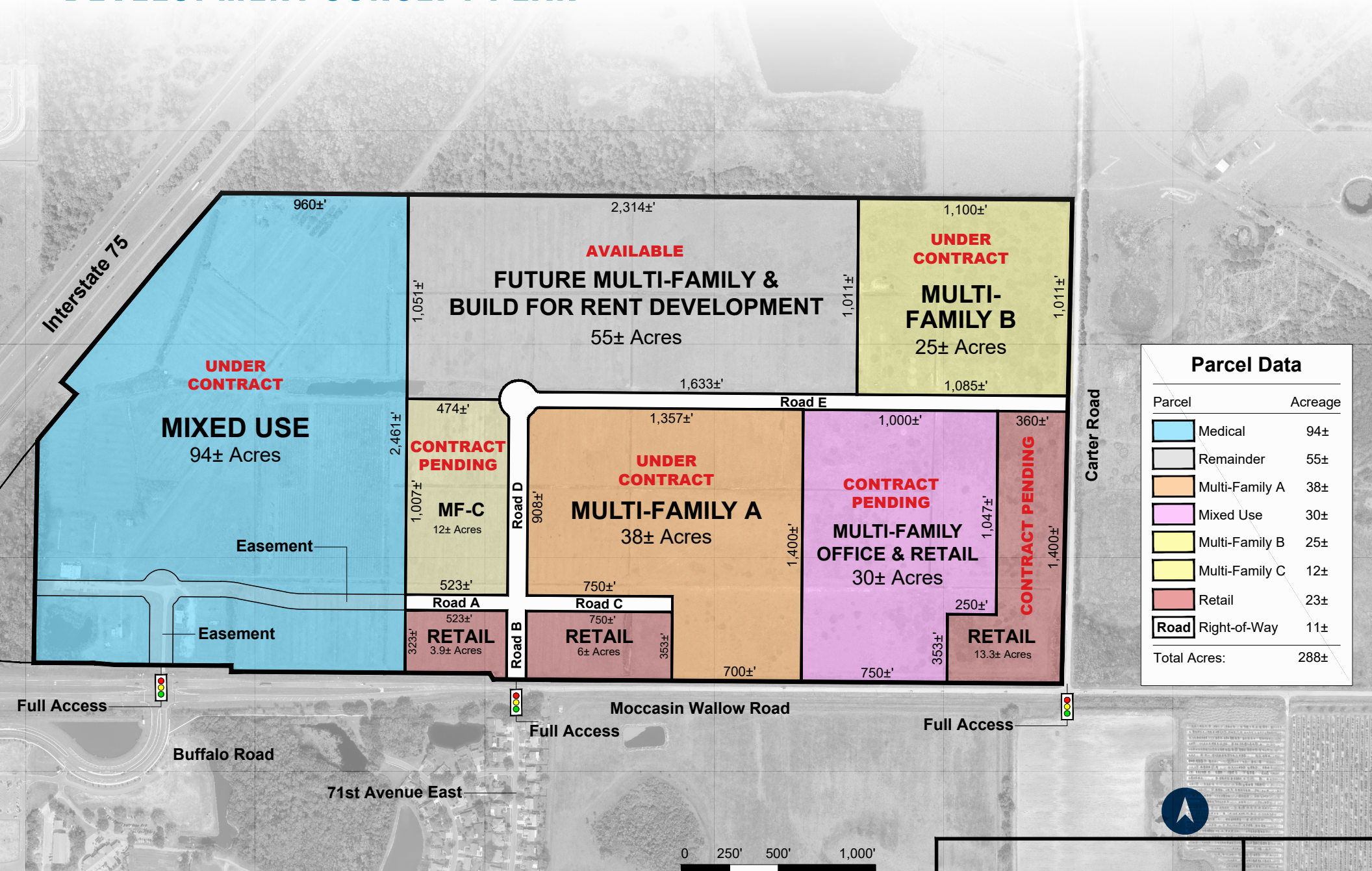
»» STRONG DEMOGRAPHICS

52,019 residents within a 5-mile radius projected to grow 14.7% over the next 5 years, with an average household income of \$97,453.

»» DEVELOPMENT IS BOOMING

Many new developments are occurring along the Moccasin Wallow corridor, generating extensive future commercial demand for supporting services. Publix just opened directly south of the site.

DEVELOPMENT CONCEPT PLAN



Parcel Data		
Parcel		Acreage
	Medical	94±
	Remainder	55±
	Multi-Family A	38±
	Mixed Use	30±
	Multi-Family B	25±
	Multi-Family C	12±
	Retail	23±
	Right-of-Way	11±
Total Acres:		288±

EXECUTIVE SUMMARY

OFFERING TERMS

OFFERING TERMS: SELLER IS OFFERING ITS INTEREST IN THIS ASSET ON AN ALL CASH, “AS-IS” BASIS. CUSHMAN & WAKEFIELD REQUESTS THAT ALL INTERESTED PARTIES SUBMIT BIDS IN WRITING.

INVESTMENT CONTACTS

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[CLICK TO VISIT OUR WEBSITE](#)

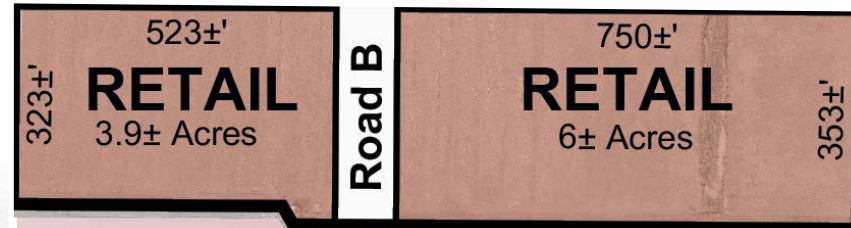
RETAIL AND HOTEL

RETAIL & HOTEL OUTPARCELS

- 9.9 acres of outparcels available
- Hotel sites considered
- High-growth trade area
- Supported by a nearby Publix-anchored shopping center
- Delivered “as is,” buyer to provide on site retention

PRICING

- Retail Parcels fronting M/W Road, \$22-\$26/sf
- Hotel: Market Pricing
- Buyer to contribute a proportionate share of costs for spine roads and off-site improvements



AREA OVERVIEW

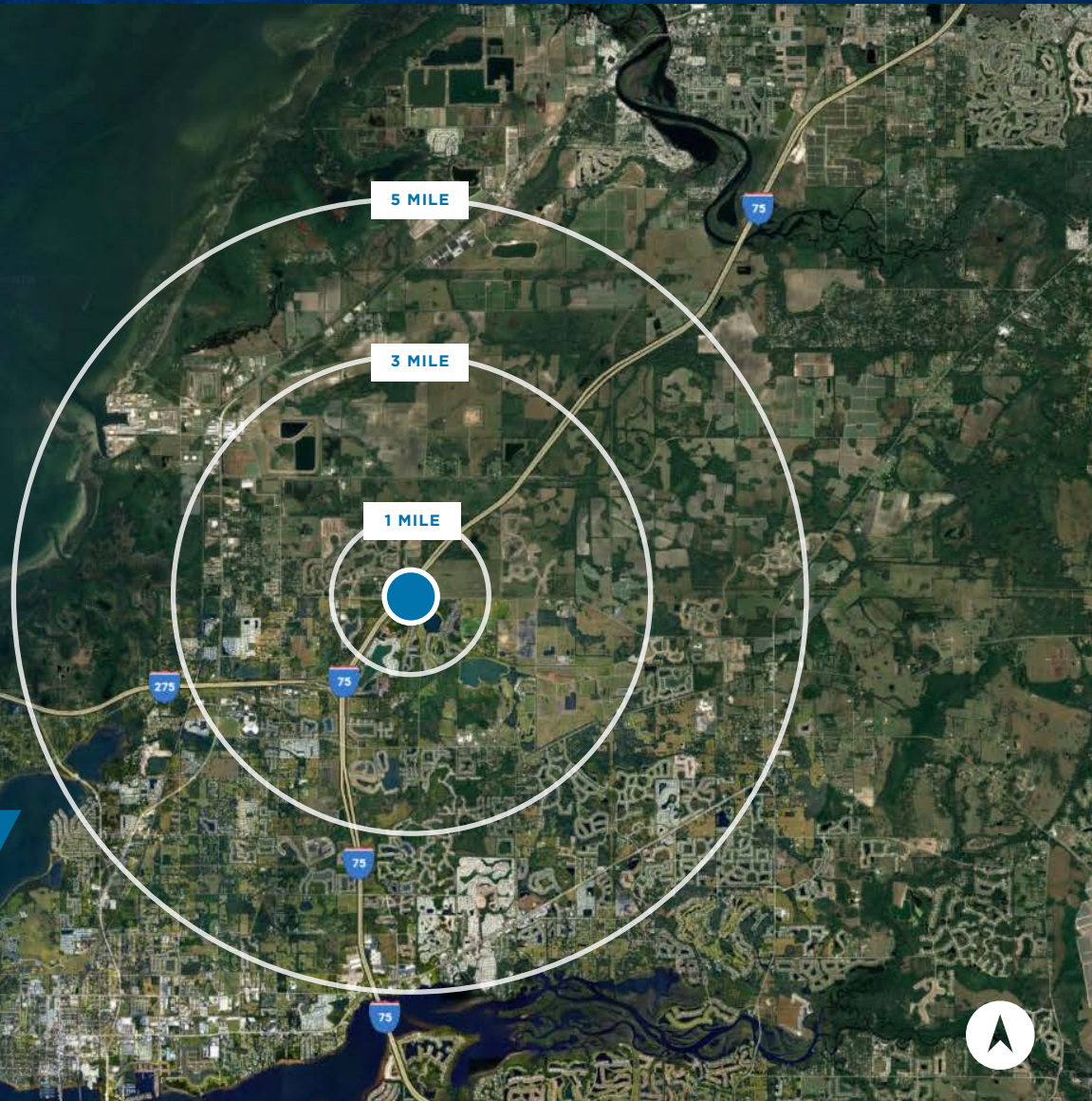
DEMOGRAPHICS

1 - 3 - 5 MILES

	1 Mile	3 Miles	5 Miles
Total Population	3,526	18,305	54,805
Total Households	1,567	7,133	21,698
Median Age	39.9	44.7	48.5
Average Household Income	\$126,296	\$107,229	\$97,453

DRIVE TIMES

	30 Minutes	45 Minutes	60 Minutes
Total Population	1,178,865	2,470,694	3,879,247
Total Households	496,280	1,044,823	1,617,281
Median Age	44.7	44.1	44.4
Average Household Income	\$98,229	\$98,368	\$98,005



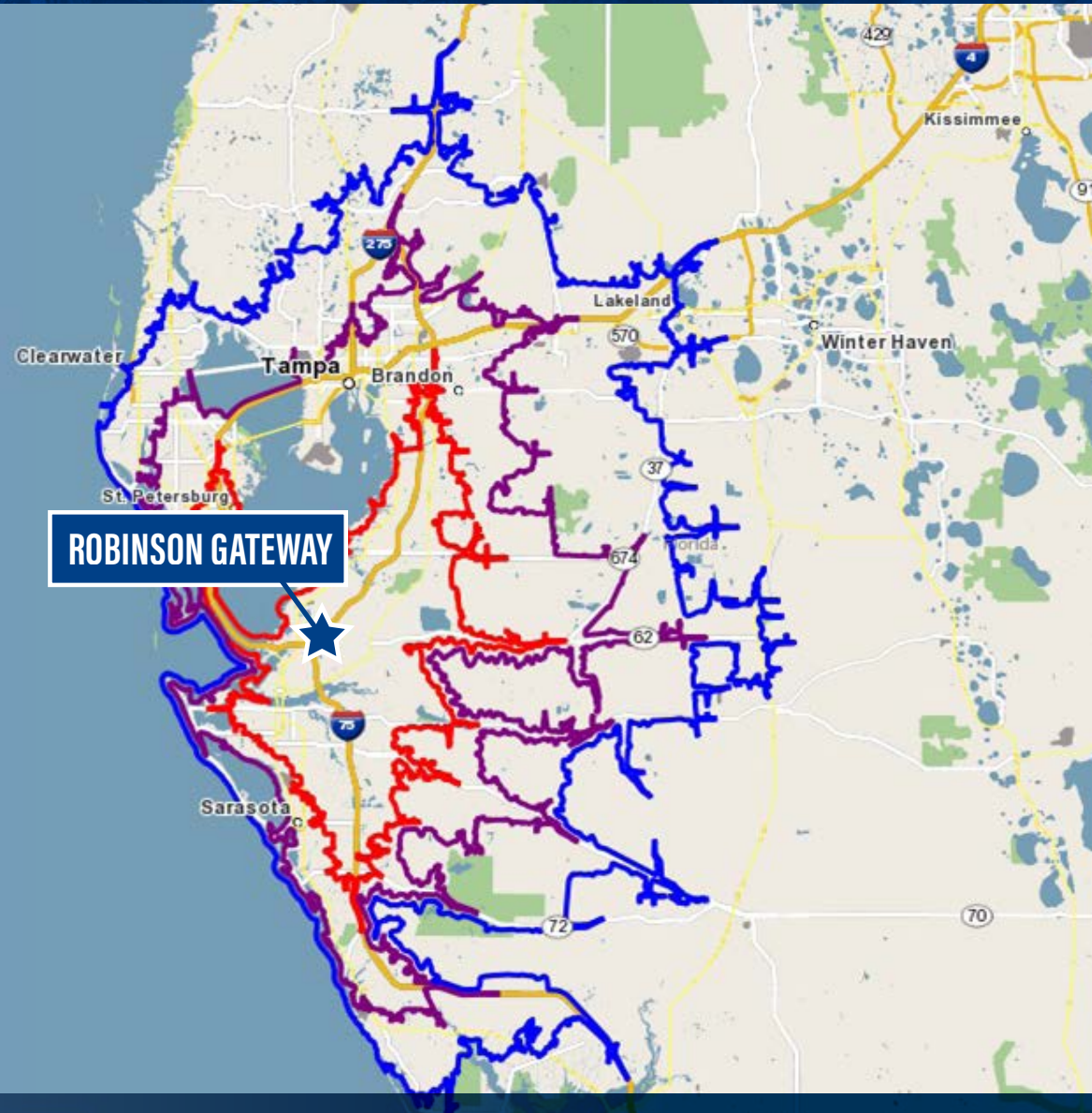
Manatee county population is projected to grow from 420,985 in 2021 to **437,640 in 2025**

AREA OVERVIEW

DEMOGRAPHICS

DRIVE TIME

	30 Minutes	45 Minutes	60 Minutes
Total Population	1,061,529	2,337,334	3,783,559
Total Households	435,152	975,499	1,559,597
Median Age	44	44	44.3
Average Household Income	\$85,295	\$86,260	\$86,655



AREA OVERVIEW

MANATEE COUNTY / BRADENTON

CULTURE AND RECREATION

The Manatee County/Bradenton area is home to several parks, museums, art galleries and other hubs of cultural events. Below is an overview of some of those hubs:

BRADENTON RIVERWALK

The Bradenton Riverwalk is located along the northern edge of Downtown Bradenton along the Manatee River. The Riverwalk is a 1.5 mile cultural core of the area with several restaurants, bars, art galleries, and retail shops. The area also includes several City and County office buildings, a local library, and the Manatee Performing Arts Center. In mid-2018 NRP Group's Allure Bradenton receive their final approvals to start construction on a 302-unit luxury apartment complex just south of the Riverwalk. The complex will include three four-story buildings, a clubhouse, pool, and large pond. The first building will be open by fall 2019, with the complex to be completed by spring 2020.

MASTER PLANNED COMMUNITY NEARBY

LAKEWOOD RANCH

Lakewood Ranch is a master planned community consisting of approximately 31,000 acres. It is home to over 30,000 residents in 1,700 apartment units, 407 units of senior living, and over 11,500 attached and detached single-family homes. There are over 13,600 homes, either built or under construction, that are actively for sale with an additional 20,000 homes planned. Home prices range from the low 200,000's to upwards of \$5 million. As of June 2018, the most recent figures, Lakewood Ranch is the 2nd fastest selling community in the United States. Through mid-year 2018 the Ranch sold 826 new homes, an increase from 622 home through the same time period in 2017. Lakewood Ranch has been among the top-selling master-planned communities in the United States for seven years.



MANATEE COUNTY / BRADENTON



EDUCATION

The public education system in Manatee County is administered by the Manatee County School District. The School District includes 61 schools and educates over 48,000 students. The area also has several colleges and universities including the State College of Florida, Everglades University, and the University of South Florida Sarasota/Manatee campus.

IMG ACADEMY

The IMG Academy was founded in 1978 as the first full-time tennis boarding school. The IMG Academy campus sits on over 500 acres in the southern portion of Bradenton. The campus includes a boarding school, 20+ multi-sport fields, over 50 tennis courts, an 18-hole golf course, two basketball gyms, 10,000+ sf weight room, a 5,000-seat stadium, and the Gatorade Sports Science Institute. IMG graduates have over earned over 130 all-star roster spots, 3 Heisman trophies, 63 MVP awards, nearly 110 major championship titles, and over 30 Olympic medals.

LECOM

Lake Erie College of Osteopathic Medicine opened their third located in Lakewood Ranch in 2004. In 2011, the college added a School of Dental Medicine. The campus includes two lecture halls with 210 seats, 24 classrooms, and a multi-purpose lab. For the 20174-2018 school year over 770 students were enrolled in the College.

MANATEE MEMORIAL HOSPITAL

Manatee Memorial Hospital is located on the western edge on downtown Bradenton. The hospital opened in 1953 as the Manatee Veterans Memorial Hospital with only 100 beds. Today, the hospital has 319 beds with over 550 physicians, residents, and health professionals. Due to the explosive growth of the surrounding communities in the past 15 years, Manatee Memorial doubled its size in 2007, added additional parking, and patient towers. Currently, construction is underway on a new emergency care center, a 34,000 sf addition with nearly 50 exams rooms. The hospital also has a location within Lakewood Ranch called Lakewood Ranch Medical Center. The 120-bed medical center opened in 2004.

PORT MANATEE

Port Manatee is located in northern Manatee County on over 1,100 acres. The port has 10 berths that can accommodate Panamax size ships with over a million sf of industrial and office space, as well a 207,000 sf of refrigerated warehouse space. Port Manatee handles approximately 10 million tons break bulk, bulk and liquid cargo each year, generating over \$2.3 billion in annual economic impact for the local community, and supports over 24,000 jobs.

AREA OVERVIEW

MANATEE COUNTY / BRADENTON

COMPANY HEADQUARTERS

The Sarasota / Bradenton area is home to several headquarters including Bealls Inc. Tropicana Products Inc, Feld Entertainment, and PGT Innovations.

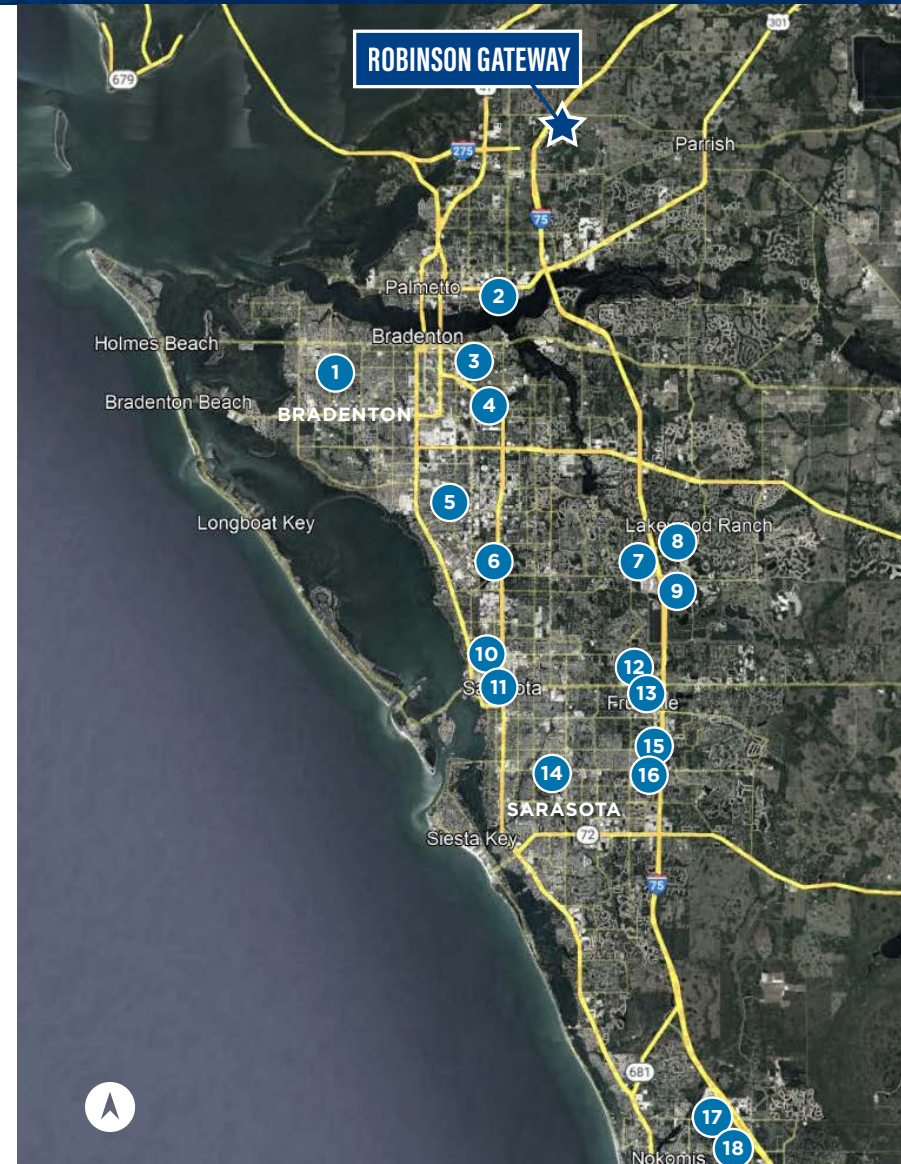
Bealls Inc.: Bealls Inc., a privately held company, was founded in 1915 and has grown to over 530 stores across the Sunbelt region. The company is headquartered in Bradenton, FL and employs over 1,730 people. Bealls Inc. is heavily involved in the local community partnering with charitable foundations such as United Way, Salvation Army, Habitat for Humanity, and Adopt-A-Family.

Feld Entertainment: Feld Entertainment employs approximately 600 people and is a producer of live family entertainment. Each year, Feld Entertainment puts on as many as 5,000 shows to over 30 million people in 75 countries on six continents. Some of the shows the company produces include Disney on Ice, Monster Jam, and Sesame Street Live.

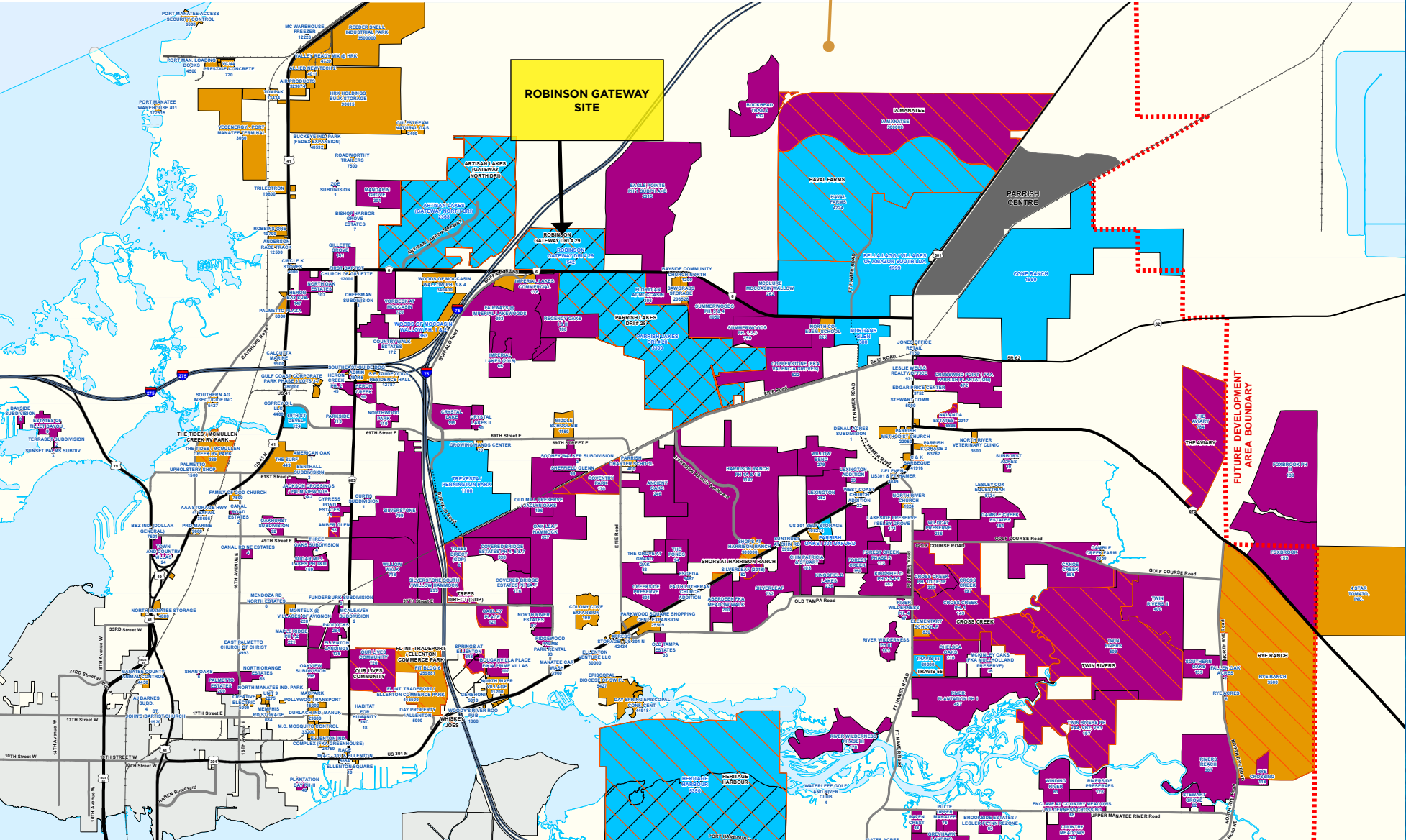
PGT Innovations: Located in Sarasota PGT Innovations employs approximately 2,000 people and has been in business for nearly 40 years. PGT Innovations is a leading developer of doors and windows. Over the past few years the company has purchased and expanded its brands by adding companies such as CGI, WinDoor, Western Window Systems, and CGI Commercial. Since 2011, the company's compound growth rate has surpassed 20% in sales, nearly 30% in gross profit, and 43% in adjusted EBITA.

TOP MEDICAL & HEALTHCARE, TECHNOLOGY, INSURANCE, BUSINESS SOLUTIONS & MANUFACTURING COMPANIES IN SARASOTA / BRADENTON, VENICE AREA:

- | | | | |
|---|-------------------------------|----|---------------------------------|
| 1 | Blake Medical Center | 10 | BioLucid |
| 2 | Feld Entertainment, Inc. | 11 | S-One Holdings |
| 3 | Tropicana Products, Inc. | 12 | Voalte, Inc. |
| 4 | Beall's Inc. | 13 | Sarasota Shared Services Center |
| 5 | Sun Hydraulics Corp | 14 | Sarasota Medical Center |
| 6 | Lakewood Ranch Medical Center | 15 | Northwestern Mutual Suncoast |
| 7 | Clickbooth | 16 | Doctors Hospital of Sarasota |
| 8 | TriNet USA, Inc. | 17 | Tervis Tumbler Headquarters |
| 9 | FCCI Insurance Group | 18 | PGT Innovations |



DEVELOPMENT PROJECTS / CONCURRENCY - NORTH COUNTY



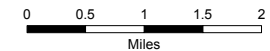
PROJECT NAME
OF UNITS OR
SQ. FT. OF COMMERCIAL

N/A = UNDEVELOPED
NON-RES
ENTITLEMENTS

CONCURRENCY TYPE

- RESIDENTIAL
- MIXED USE
- COMMERCIAL

- DRI - Development of Regional Impact
- GDP - General Development Plan
- Municipalities



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County SOCC shall be held harmless for inappropriate or unintended uses of the information.

DEVELOPMENT PROJECTS

MANATEE COUNTY (NORTH OF THE RIVER SUBMARKET) DEVELOPMENT

This submarket will also detail commercial and governmental development. Generally, the market extends north of the river to Moccasin Wallow Road, and along both sides of Interstate 75. Our records indicate there are presently 2,407 Vacant Developed Lots and 3,495 being permitted/under construction. Over the 12 month period ending December 31, 2018 there were 467 new home closings with an average purchase price point of \$298,500. This suggest 5 years of inventory; however, our expectation is that velocity will increase significantly given the anticipated price points, lack of future lots in South Hillsborough County. Most new development is occurring in the Moccasin Wallow corridor, so expect extensive future commercial supporting services.

NON-RESIDENTIAL DEVELOPMENT

There is a new Mobil/7-11 nearing completion in the northwest quadrant of Interstate 75 and Moccasin Wallow Road. In the southeast quadrant the Publix anchored shopping center is well underway. There are extensive entitlements, including hotel, and outparcels. The initial development appears to be a freestanding Publix with limited in-line tenants. In the northwest quadrant is signage describing 288 acres with 15 acres designated as pad sites called Robinson Gateway. A new elementary school is well underway along the south side of Moccasin Wallow Road, proximate to US Highway 301. Similarly, there is a new High School under construction along the south side of Erie Road, proximate to US Highway 301. Wagner Realty is listing pad sites along the north side of US Highway 301 near Ft. Hamer Road in a development called Village Square. There is a new AutoZone nearing completion along the south side of US Highway 301 east of Interstate 75. The massive industrial site located in the northwest quadrant of Interstate 75 and US Highway 301 is nearing completion of the initial phase.

The argument could be made that North Manatee, rather than Lakewood Ranch, is the **current hotspot for development in Manatee County.**

- *Bradenton Herald*

RESIDENTIAL DEVELOPMENT

ARTISAN LAKES ESPLANADE - Taylor Morrison (Located in the northwest corner of Interstate 75 and Moccasin Wallow). This ongoing multi-phase development is age targeted. Note, the amenity package is nearing completion and new phases are well underway which will increase lot count by 220. It is believed the new phase will be ready no later than May 2018. The community offers four lot products (40' - Corte Villa, 50' - Novelli, 60' La Palma, and 70' Torino) and is highly amenitized. Presently, they are offering design option incentives of \$5,000, \$10,000, and \$20,000 as well as \$5,000 for closing costs for all products. They offer sales incentives in a tiering package (3%, 4%, and 5%). During our inspection we counted approximately 40 homes under construction. Over the 12 month period ending December 31, 2018 there were 46 new home closings with an average price point of \$394,500.

EAVES BEND AT ARTISAN LAKES - Taylor Morrison, Meritage Homes (Located in the northwest corner of Interstate 75 and Moccasin Wallow). This community generally has 52' and 62' lots. Meritage and Taylor Morrison have models adjacent to each other; however, they are selling lot/home packages on opposite sides of the community. Meritage Homes is offering Live Now which is their sales model where they build all inventory homes with higher interior build-out. During our inspection we counted 20 Meritage Homes under construction and 9 Taylor Morrison homes under construction. Note, the Taylor Morrison sales agent was showing a home to a customer, thus could not be interviewed. Meritage Homes is offering \$5,000 for closing costs and 3% for outside sales agents. They do not offer design options given their product line (Live Now). Note, there may be townhome lots developed to the north of the existing Artisan Lakes Esplanade and Eaves Bend at Artisan Lakes, which will be similar to those found in Oak Creek in Brandon/Riverview (Hillsborough County). Over the 12 month period ending December 31, 2018 there were 4 new home closings with an average price point of \$249,000.

AREA OVERVIEW

DEVELOPMENT PROJECTS

WOODS OF MOCCASIN WALLOW - Adams Homes (Located along the south side of Moccasin Wallow Road, west of Interstate 75). This community is nearing sellout with 8 homes under construction. Three of the homes are 1820 floor plans and 3 are the 1512 floor plan. Their sales agent was away, with an outside sales agent there. HOA is \$61.66/month and the community should be sold out within the next 3 months. Over the 12 month period ending December 31, 2018 there were 23 new home closings with an average price point of \$260,000.

SANCTUARY COVE - Lennar Homes/WCI (Located along the south side of US Highway 301 in Palmetto, along the north side of the river). This multi-phase development will have Lennar Homes as the production builder and custom home builders selling along the river. Note, the highly amenitized community does allow some homeowners to have docks and access to the Gulf of Mexico. HOA is \$225/month on Estate lots and \$250/month on Grande Estate lots. WCI is covering closing costs and paying 3% to outside sales agents. During our inspection we counted approximately 30 homes under construction with the majority being 2,250 HSF. Over the 12 month period ending December 31, 2018 there were 9 new home closings with an average price point of \$491,000.

SUMMER WOODS PRESERVATION - Ryan Homes (NVR), M/I Homes (Located along the south side of Moccasin Wallow, east of Interstate 75). This multi-phase development will have Ryan Homes and M/I Homes as the sole builders. The lot sizes are unknown at the present time. Extensive infrastructure is developed with water and sewer for initial phases and limited asphalt being installed. Lots will mostly be platted within 60 days and lots will be purchased.

NORTH RIVER RANCH (GRANDE RESERVE) - Pulte Homes (Located along the north side of Moccasin Wallow, east of Interstate 75). This multi-phase development will be developed on 264 acres with the initial phase having typical 40' and 50' lots. There is extensive horizontal development completed, but lots will most likely be platted in 60 to 90 days. Phase 1A will have approximately 200 lots on 125.19 acres. There is no water and sewer completed as of yet.

BELLA LAGO - DR Horton/Express/Freedom (Located in the northwest corner of US Highway 301 and Moccasin Wallow Road). Similar to North River Ranch there is extensive dirt work, water and sewer are in for the initial phase, but no curbing/asphalt.

RETREAT AT LEXINGTON (AKA WILLOW BEND) - Ryan Homes (NVR) (Located east of Harrison Ranch, between Erie Road and US Highway 301). This 279 lot community on 118 acres is located adjacent to the new High School on Erie Road. That said, it is not visible from Erie Road, and proximate to Harrison Ranch (closed Pulte Homes community) on or near Martha Road. We are not aware of the delivery date of lots or the typical lot sizes, but assume they are 40' to 60' typical.

OAKLEAF HAMMOCK - Lennar Homes/CalAtlantic (Located south of Erie Road). This CalAtlantic/Lennar Homes community is nearing completion. Over the 12 month period ending December 31, 2018 there were 24 new home closings with an average price point of \$352,500.

TREVESTA - DR Horton, Inland Homes, Pulte Homes, David Weekley Homes (Located along the east side of Interstate 75 south of 69th Street East) This ongoing development is being developed as follows: PH 1: 316 units PH 2: 139 units PH 3: 343 units. Phase 3 is in permitting at the present time. DR Horton and Inland are selling in the two eastern pods with the southern pod being gated (60') while the northern pod is 50' and 60'. They report HOA is \$343/quarter for 50' product, \$360/quarter for non-gated 60' lots, and \$480/quarter on gated 60' lots. CDD is \$1,926/annum, \$2,033/quarter, and \$2,140/quarter respectively. DR Horton is offering \$4,500 for closing costs and 3% for outside sales agents with their bonus program. They are nearing sellout of their lots and will reportedly have lots in Phase 2. DR Horton indicated 22 homes under construction while we counted approximately 5 Inland Homes units under construction. Pulte Homes is selling in the main pod along the west side of the main spine road. We counted 20 homes under construction in their pod. Pulte Homes is offering \$12,000 in flex cash on to be built and up to \$25,000 off of inventory homes. They offer 3% for outside sales agents with no bonuses. David Weekley Homes is selling on 60' lots to the south of Pulte's pod and our inspection revealed there were 6 homes under construction. Their sales agent wasn't available during our inspection. Over the 12 month period ending December 31, 2018 there were 80 new home closings with an average price point of \$296,500.

AREA OVERVIEW

DEVELOPMENT PROJECTS

HERON CREEK - Maronda Homes (Located along the east and west sides of Ellonton Gillette Road, south of Interstate 275) This two phase development is nearing sellout with 45 lots. During our inspection we counted 15 homes under construction with the majority of the homes being the Drexel floor plan. Presently Maronda Homes is offering 0 closing costs and 3% for outside sales agents. Over the 12 month period ending December 31, 2018 there were 24 new home closings with an average price point of \$275,000.

WILLOW WALK - Maronda Homes, Inland Homes, DR Horton/Freedom (Located in the northeast corner of Ellonton Gillette Road and 37th Street East) This multi-phase development is offering a variety of lot products. Maronda Homes is selling out of the sales center in the westernmost entryway. They are presently offering 50% off of options up to \$15,000 or \$7,500 off. They cover 100% of closing costs and 3% toward sales agents. They report the typical home buyer is the empty nester and the move up buyer. They state 40' HOA is \$108/annum and CDD is \$1,882/annum while 50' HOA is \$108/annum and CDD is also \$1,882/year. Maronda Homes has 4 units under construction. Inland Homes and Freedom Homes are selling out of sales models in the easternmost entryway. Inland Homes is offering \$8,000 toward closing costs, \$1,800 on options, and 3% toward closing costs. Freedom/DR Horton is now selling on lots in the rear in their own pod. Their HOA is \$162/month and CDD is \$150/month. Note, they have a private amenity package. Their pod will have 115 - 50' lots. They have 5 units under construction. Over the 12 month period ending December 31, 2018 there were 59 new home closings with an average price point of \$233,500.

WILLOW HAMMOCK (AKA SILVERSTONE) - DR Horton (Located in the northwest quadrant of Interstate 75 and 37th Street East) This multi-phase development is being developed along a north south spine road which is outside off the community. Sales agents reports future pods may be named differently. Overall, Silverstone South will have 299 lots with either 40' or 50' of frontage typical. HOA is \$27.78/month and CDD is \$179/month regardless of lot size. Presently, DR Horton is offering \$4,500 for closing costs and 3% for outside sales agents. During our inspection we counted approximately 70 homes under construction. Over the 12 month period ending December 31, 2018 there were 46 new home closings with an average price point of \$238,000.

AMBER GLEN - Highland Homes (Located on the north side of 49th Street East west of Ellenton Gillette Road). This community is nearing sellout. The sales office was closed during our inspection. We counted 14 homes under construction during our site visit and we believe the community will be sold out within 90 days. Over the 12 month period ending December 31, 2018 there were 12 new home closings with an average price point of \$257,000.

NALANDA ESTATES - Park Square Homes (Located along the north side of Rye Road, east of US Highway 301). This community offers paired villas and single family detached units. During our inspection we counted 8 homes under construction. Over the 12 month period ending December 31, 2018 there were 7 new home closings with an average price point of \$376,500.

AVIARY AT RUTLAND RANCH - Builder Unknown (Located along the east side of Rye road, east of US Highway 301). This multi-phase development will have a total of 800 units. Lot sizes are unknown and the homebuilders are also unknown.



AREA OVERVIEW

DEVELOPMENT PROJECTS

RESERVE AT TWIN RIVERS – Medallion Homes (Located along the south side of Golf Cart Road, between the Twin River entrances). This 108 lot community has typical 100' lots. Although the sales agent was unavailable nearby sales agents report they are offering ½ off of homesite premiums and up to \$25,000 for design options. Their HOA is \$2,100 per annum. There were 6 units under construction during our site visit.

TWIN RIVERS – J. Michael Custom, E.M. Custom, Johnson Homes, M/I Homes, and Maronda Homes (Located along the south side of Golf Cart Road, between Ft. Hamer Road and Rye Road). This is an ongoing multi-phase development with most existing lots being large lot/estate style. That said, there are new phases that will have patio homes by M/I Homes. In the current phase located in the southern portion of the community there are 5 home builders with only Maronda and M/I Homes being considered production. Maronda and M/I Homes are nearing sellout of their existing lot inventory. M/I Homes has closed their model and will not have another until the new phase is complete. Maronda Homes is presently offering 3% to outside sales agents and all closing costs. Their agent's assistant reports they only have 3 lots remaining. During our inspection we counted 2 Maronda Homes under construction, 6 M/I Home homes under construction, 3 Johnson Custom Homes under construction, 3 J. Michael homes under construction, and 1 EM Custom Homes under construction. Over the 12 month period ending December 31, 2018 there were 7 new home closings with an average price point of \$452,000.

CANOE CREEK – Neal Communities (Located along the south and north sides of Golf Cart Road, between Rye Road and Ft. Hamer Road). This multi-phase development is being developed with the most homes located along the south side of Golf Cart Road; however, we did notice dirt being moved along the north side. According to sales agents there are three lot products (53', 65', and 75' typical). HOA is \$94, \$120, and \$150/month depending on lot sizes. The communities has extensive amenities. Neal Communities is offering \$2,500 for design options and \$5,000 for closing costs on 53' lots, \$5,000 and \$5,000 on 65' lots, and \$7,500 and \$5,000 on 75' lots. During our inspection we counted 10 homes under construction.

CROSSCREEK – Meritage Homes, and Medallion Homes (Located in the southeast quadrant of Ft. Hamer Road and Golf Cart Road). Meritage Homes is presently offering \$10,000 for design/options and \$5,000 toward closing costs. They offer 3% for outside sales agents. Their sales office is located proximate to Golf Cart Road. Meritage generally sells lot/home packages on 55' lots and the HOA is \$175/quarter with no CDD. Meritage Homes had 10 homes under construction. Medallion Homes sales office is located proximate to Ft. Hamer Road. Presently, they are offering \$7,500 toward closing costs and \$15,000 in design incentives for to be built. They also offer 3% for outside sales agents. During our inspection we counted 9 Medallion homes under construction. Note, they report they have an extensive inventory of quick move ins available. During our inspection we witnessed two new phases under development (Phase 1B and 1C). Meritage Homes sales agents report they are not going into these phases. Medallion Homes may be selling lots to another builder. Over the 12 month period ending December 31, 2018 there were 40 new home closings with an average price point of \$332,000.

CYPRESS GLEN – Lee Wetherington Homes (Located along the west side of Ft. Hamer Road, north of the river). This 47 lot community appears fully developed with all infrastructure in. There is one home nearing completion, but no staff on site.

SILVERLEAF – Neal Communities (Located along the south side of US Highway 301, west of Ft. Hamer Road). This multi-phase development has a variety of lot sizes (30' villas, 32' cottages, 45' cruise series, and 52' celebration). Presently, Neal communities is offering \$5,000 for design and \$5,000 for closing costs on the two largest lot products and \$2,500 for design and \$5,000 for closing costs on the paired villas. They offer 3% for outside sales agents. Note, they report there are no 32' single family lot product available at the present time. At the time of inspection there were numerous homes under construction. Over the 12 month period ending December 31, 2018 there were 32 new home closings with an average price point of \$262,000.

ROBINSON GATEWAY

AREA OVERVIEW

ZONING

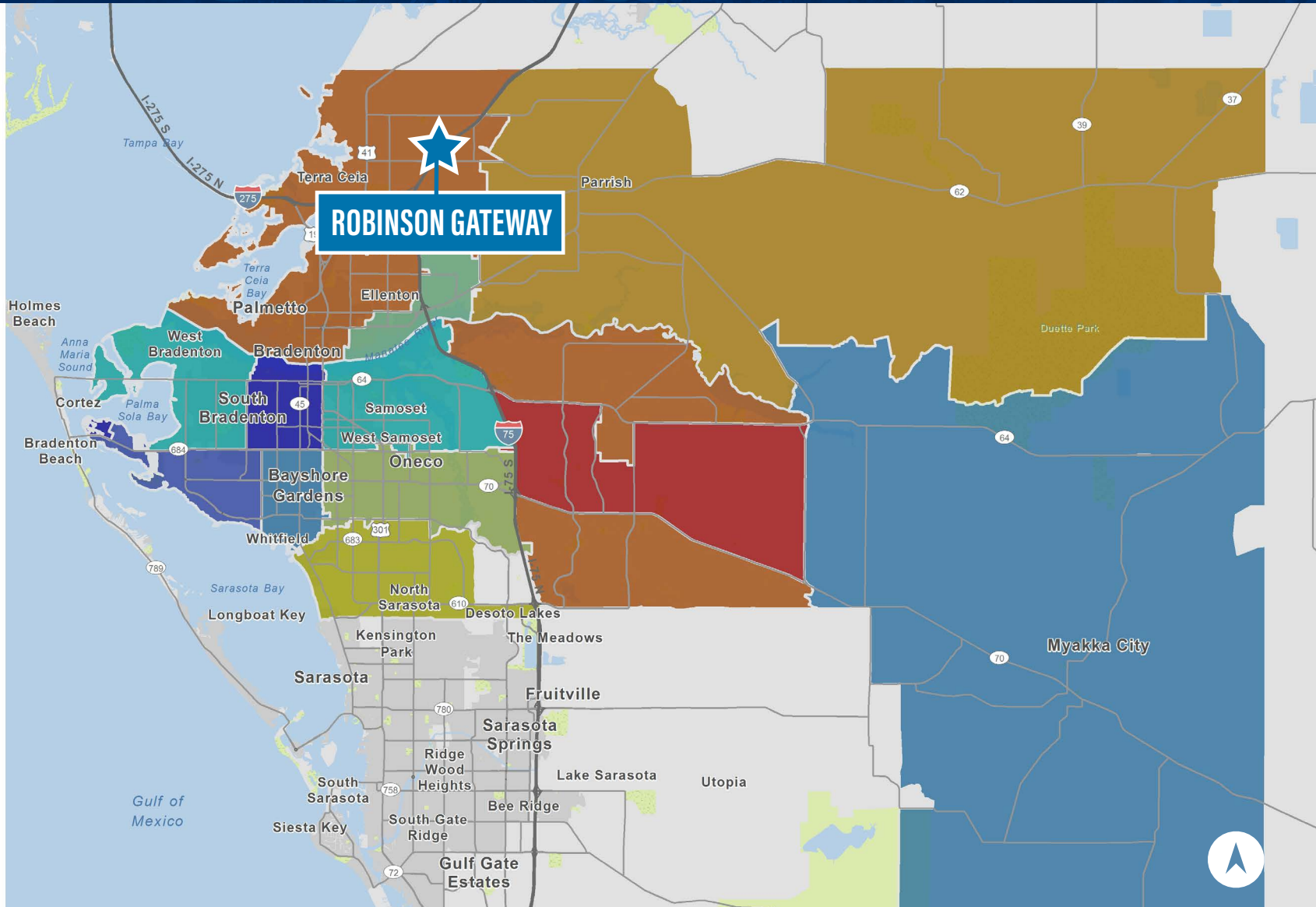
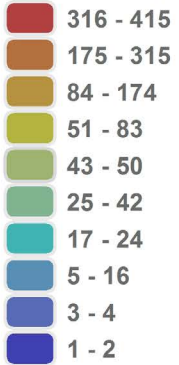


AREA OVERVIEW

PERMITS PER ZIP CODE

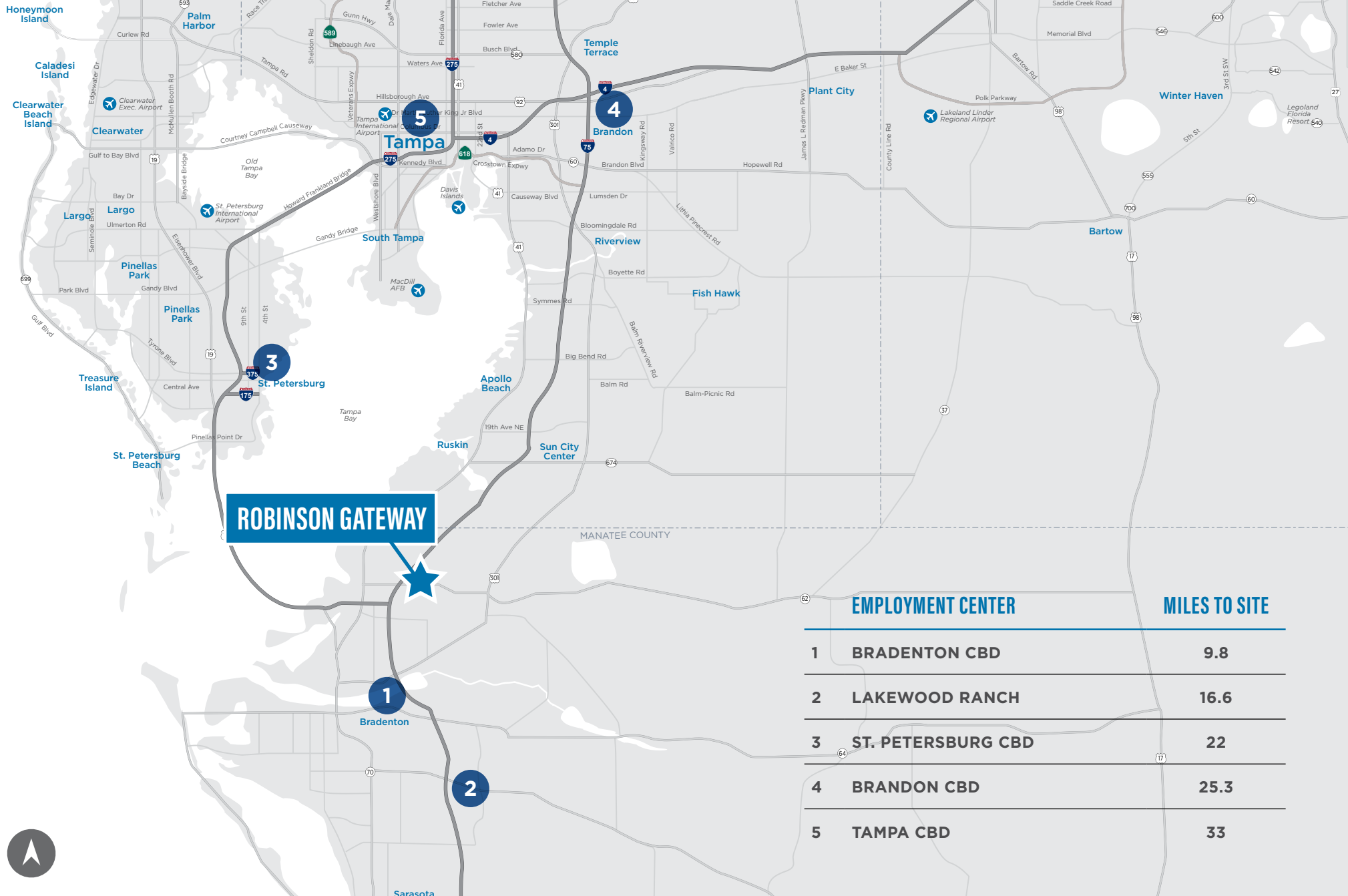


Permits Per Zip Code



AREA OVERVIEW

DISTANCE TO EMPLOYMENT CENTERS



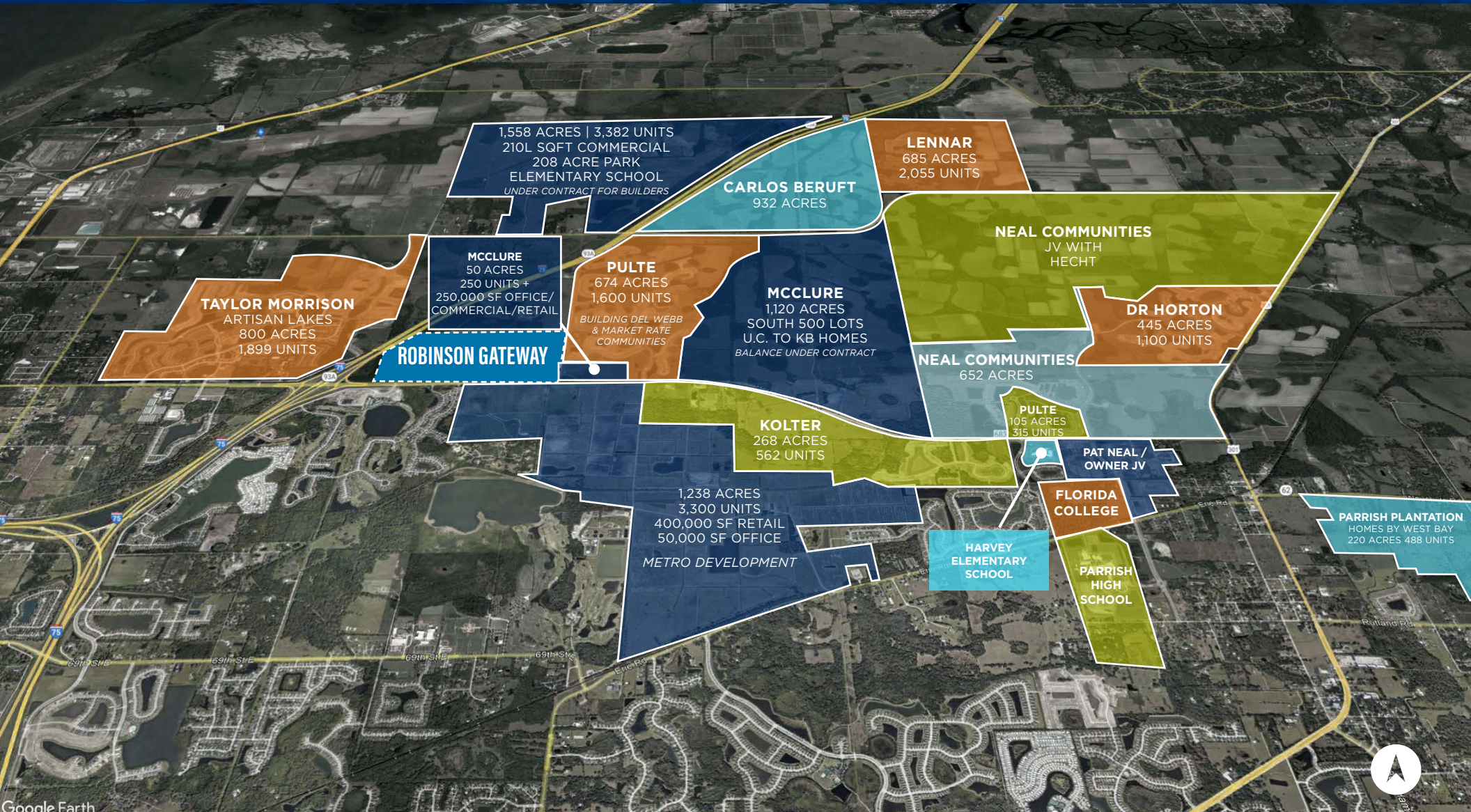
ROBINSON GATEWAY

	EMPLOYMENT CENTER	MILES TO SITE
1	BRADENTON CBD	9.8
2	LAKWOOD RANCH	16.6
3	ST. PETERSBURG CBD	22
4	BRANDON CBD	25.3
5	TAMPA CBD	33



AREA OVERVIEW

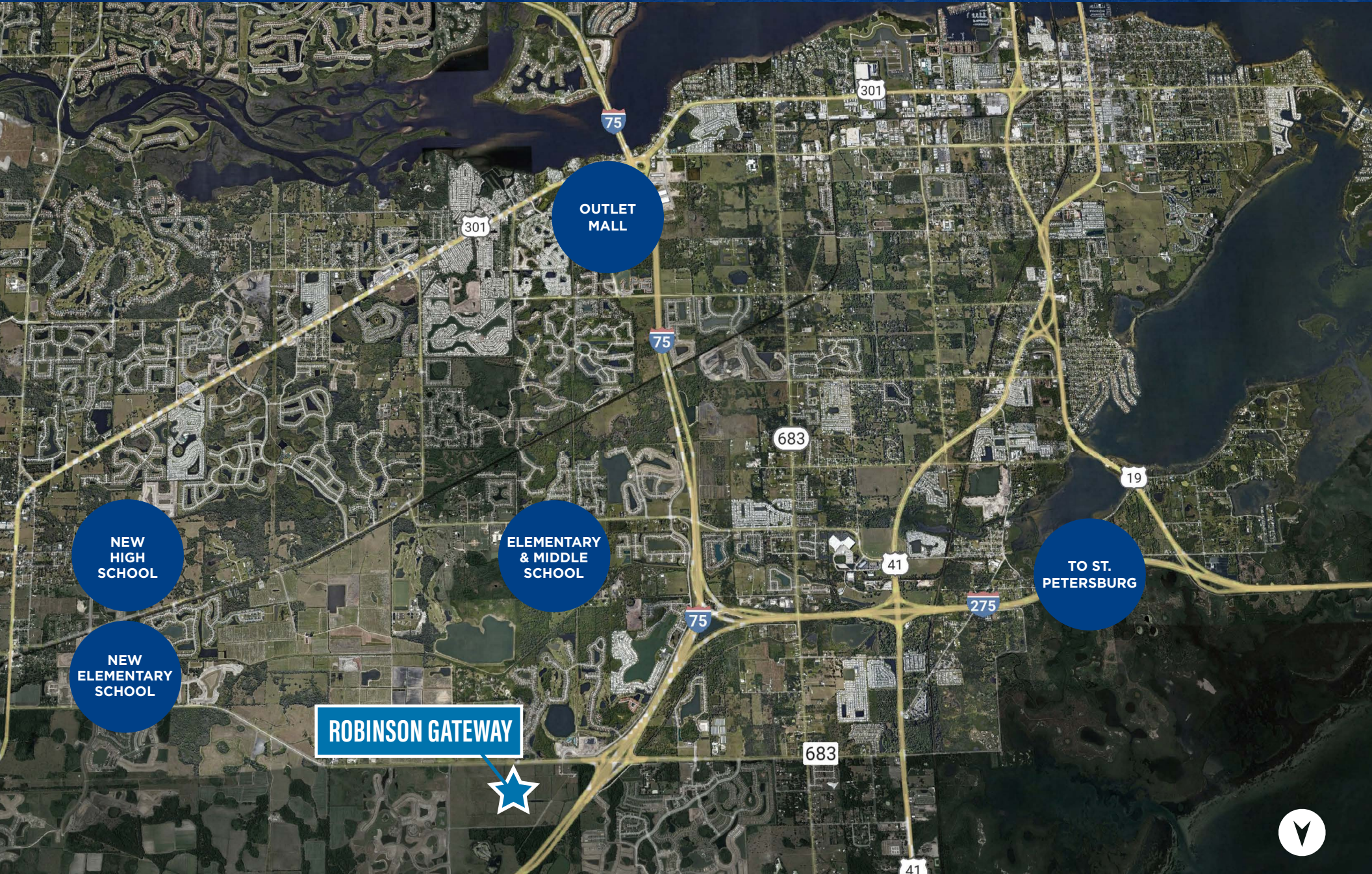
DEVELOPMENT SITES



REGIONAL MAP - LOOKING SOUTH



REGIONAL MAP - LOOKING SOUTH



AMENITIES MAP

FOOD

- 1 SUBWAY
- 2 DAIRY QUEEN
- 3 T K GRILL
- 4 PUBLIX SUPER MARKETS
- 5 PUBLIX SUPER MARKETS
- 6 MCDONALD'S
- 7 SUBWAY
- 8 BEEF 'O' BRADY'S
- 9 SONIC
- 10 DOMINO'S PIZZA
- 11 HEALTH MART
- 12 SUBWAY
- 13 BASKIN ROBBINS
- 14 DUNKIN'
- 15 CHILI'S GRILL & BAR
- 16 RUBY TUESDAY
- 17 MCDONALD'S
- 18 TACO BELL
- 19 APPLEBEE'S
- 20 HUNGRY HOWIE'S PIZZA & SUBS
- 21 HUNGRY HOWIE'S PIZZA & SUBS
- 22 WAFFLE HOUSE
- 23 SUBWAY
- 24 PAPA JOHN'S
- 25 PUBLIX SUPER MARKETS
- 26 DOMINO'S PIZZA
- 27 BASKIN ROBBINS
- 28 DUNKIN'
- 29 LONG JOHN SILVER'S
- 30 TACO BELL
- 31 WENDY'S
- 32 CHECKERS DRIVE-IN
- 33 MCDONALD'S
- 34 MCDONALD'S
- 35 LITTLE CAESARS
- 36 SUBWAY
- 37 WINN DIXIE
- 38 WINN DIXIE
- 39 JET'S PIZZA
- 40 TOKYO ASIAN BISTRO
- 41 CORPORATE LADDER BREWING

HEALTH & FITNESS

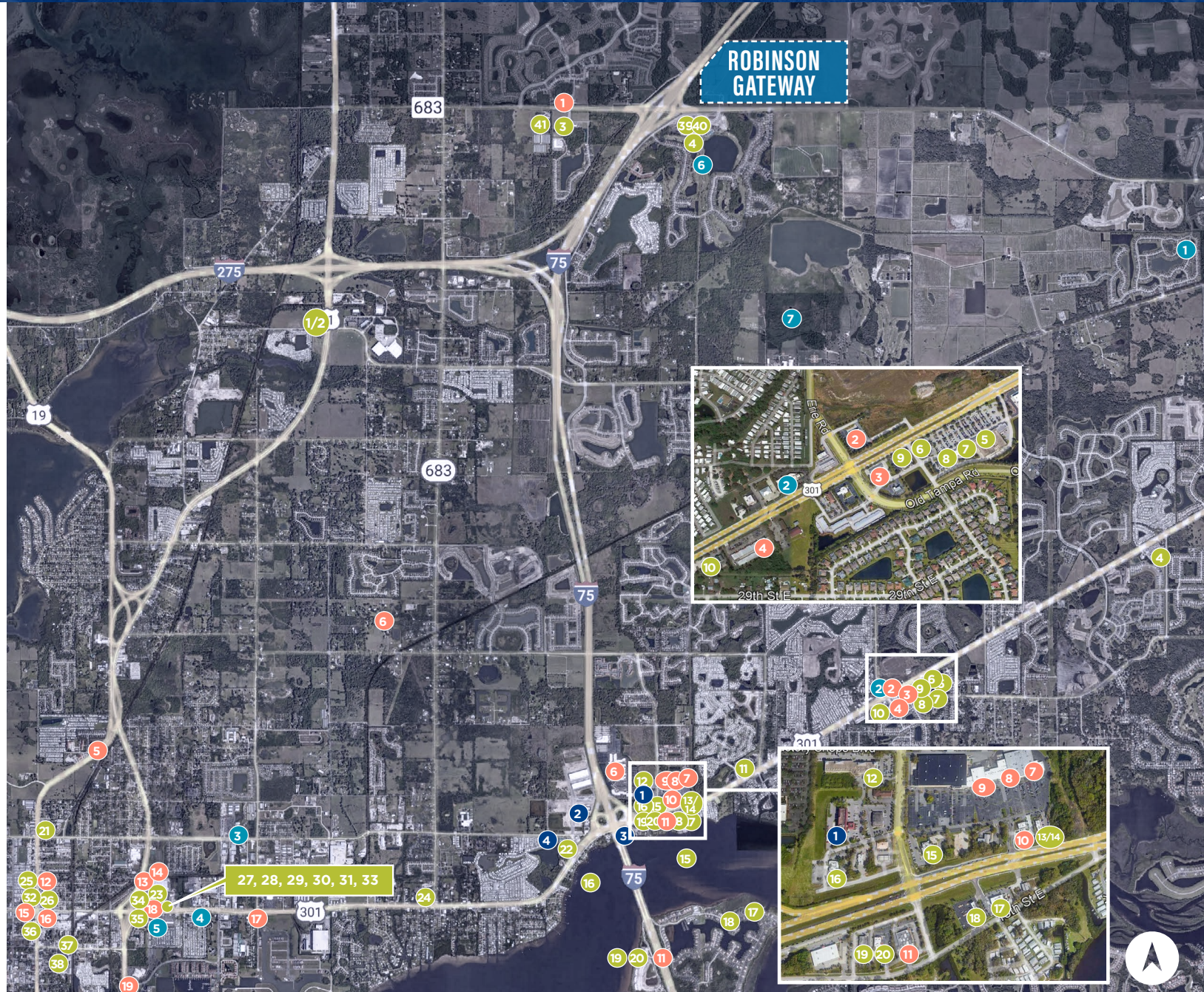
- 1 NORTH RIVER WEIGHTLIFTING
- 2 ANYTIME FITNESS
- 3 CROSSFIT
- 4 ECKERDS PHARMACY
- 5 ANYTIME FITNESS
- 6 MOCCASIN WALLOW GOLF CLUB
- 7 BUFFALO CREEK GOLF COURSE

HOTELS

- 1 HAMPTON INN
- 2 SUPER 8
- 3 SLEEP INN
- 4 RED ROOF INN

RETAIL

- 1 7-ELEVEN
- 2 CVS
- 3 7-ELEVEN
- 4 PINCH A PENNY
- 5 7-ELEVEN
- 6 ELLENTON PREMIUM OUTLETS
- 7 T.J. MAXX
- 8 BEALLS OUTLET STORES
- 9 DOLLAR TREE
- 10 7-ELEVEN
- 11 WALGREENS
- 12 DOLLAR TREE
- 13 DICKIES
- 14 WALMART
- 15 CVS
- 16 WALGREENS
- 17 LA-Z-BOY
- 18 ALDI
- 19 7-ELEVEN



I-75 & MOCCASIN WALLOW ROAD, MANATEE COUNTY, FLORIDA

CONFIDENTIALITY & CONDITIONS

Cushman & Wakefield (“Advisor”) serves as the exclusive advisor in connection with the solicitation of offers for the purchase of Robinson Gateway (the “Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Advisor or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

ROBINSON GATEWAY

288 ACRE DEVELOPMENT SITE

I-75 & Moccasin Wallow Road
Manatee County, Florida



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