



# SANCTUARY COVE



# WATERFRONT CONDOMINIUM SITE

MANATEE COUNTY, FL



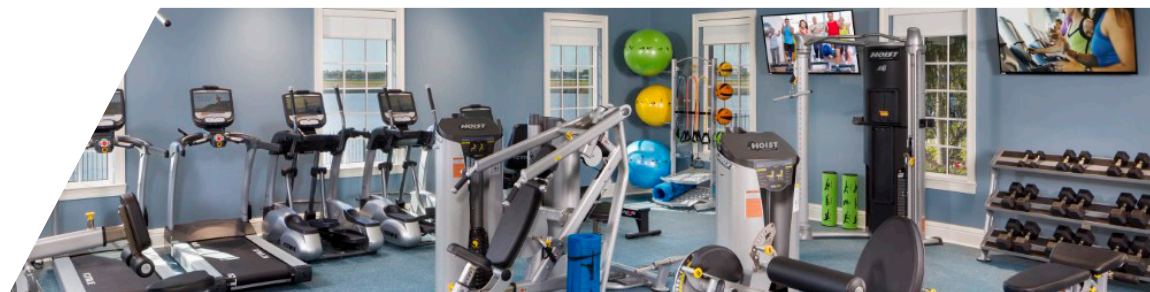
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MANATEE COUNTY, FL

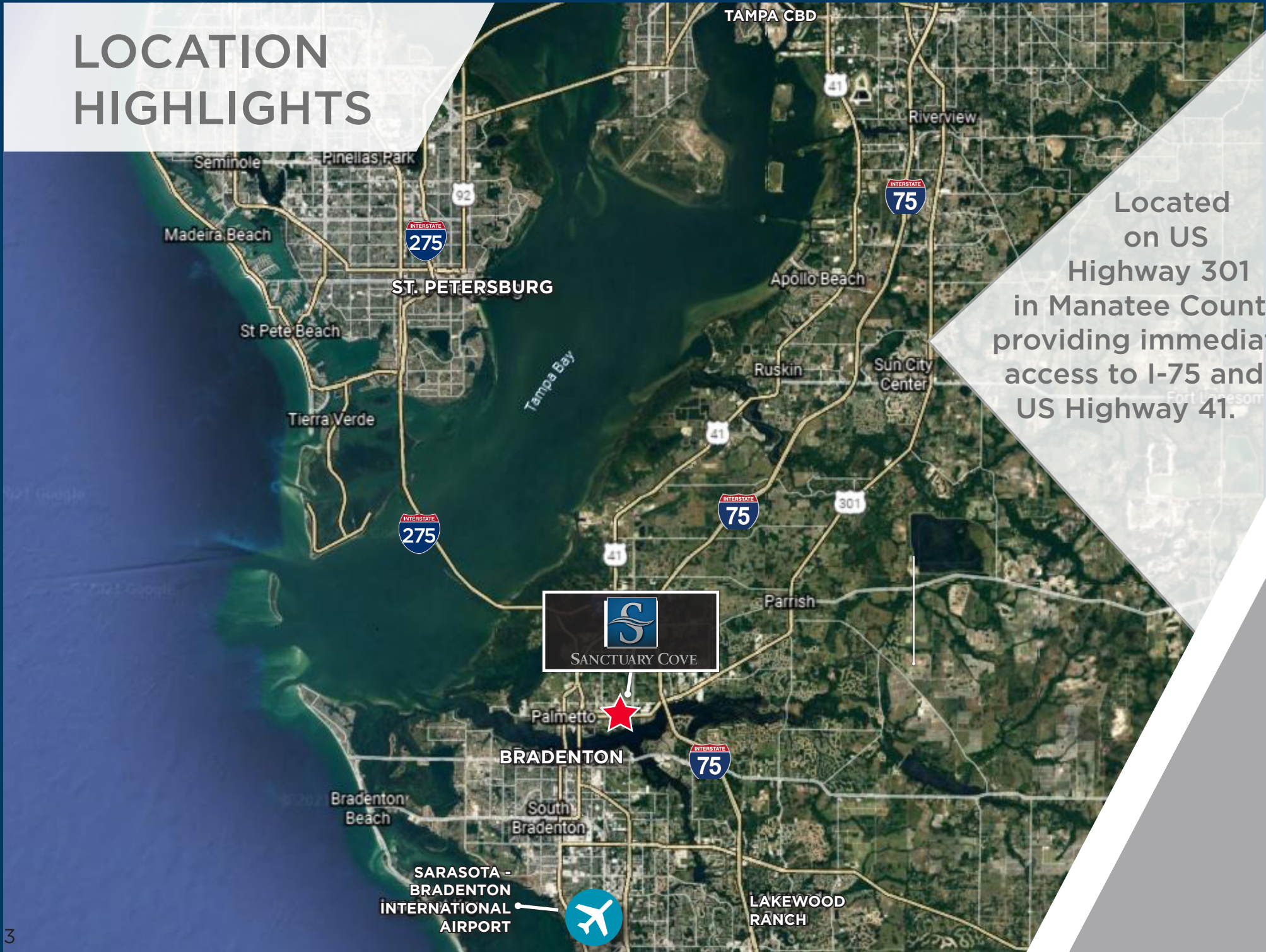
## PROPERTY HIGHLIGHTS

Prime land opportunity for multifamily 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.) <https://sanctuarycovefl.com/>

- **Location:** 620 Sanctuary Cove Way Palmetto, FL 34221, Manatee County
- **Site Area & Entitlements:** Multifamily East - 7.3 acres - 150 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.

**SANCTUARY COVE**



# 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



# SANCTUARY COVE

## MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2020 Total Population	3,924	58,408	157,723
2023 Total Population	4,237	59,395	161,088
2028 Projected Population	4,508	59,706	163,539
Growth 2023-2028	1.25%	0.10%	0.30%
Median Age	39.2	39.9	45.6
Average Household Size	2.27	2.49	2.39
Average Household Income	\$97,036	\$77,768	\$77,825
Income \$200,000 and over	10.9%	4.0%	4.0%

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.



**1.25%**

population growth forecasted over the next five years



**1,970**

new households forecasted in the next five years



**\$77,768**

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



# COMMUNITY SITE PLAN



MULTIFAMILY CONDO EAST: 7.3 ACRES

# AMENITIES

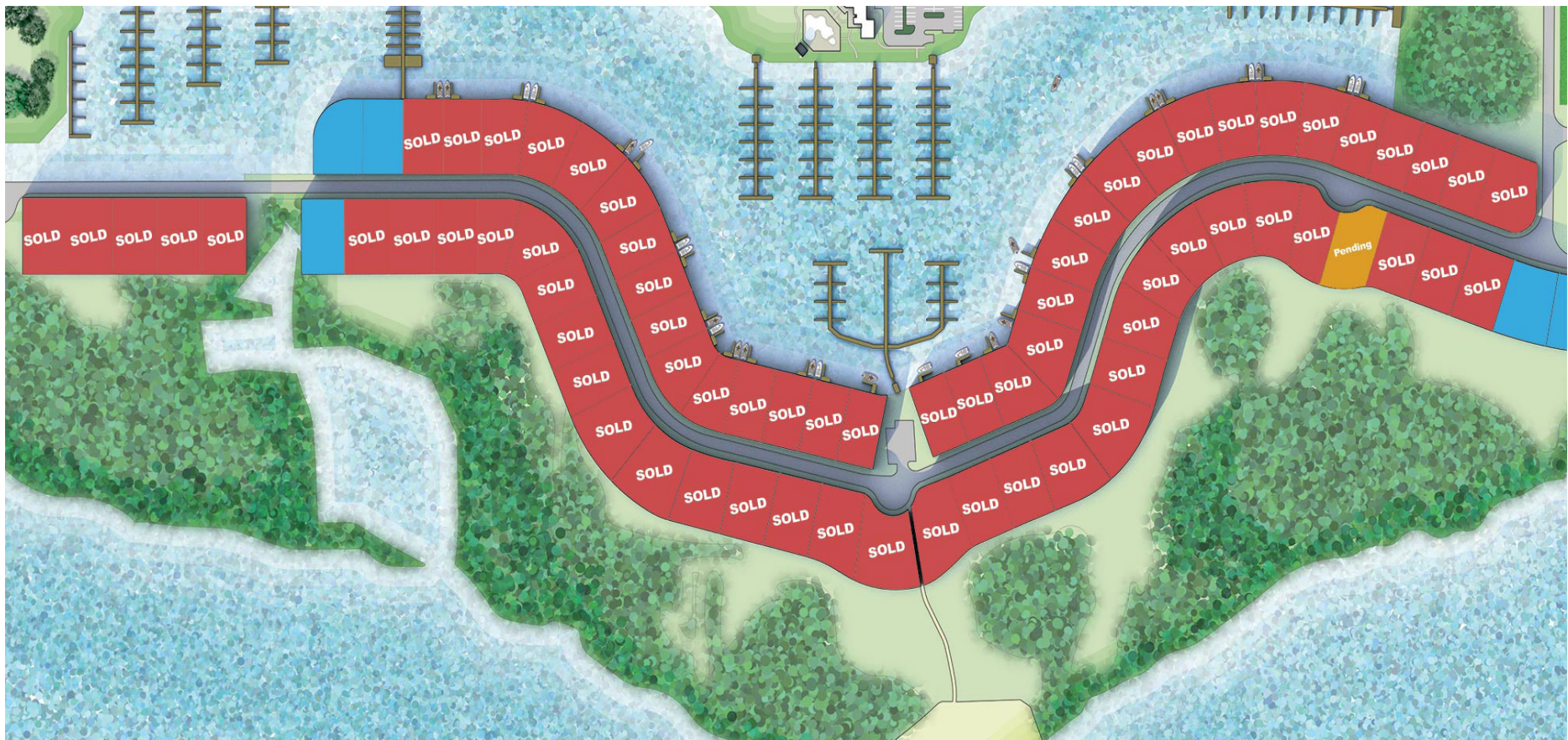
Sanctuary Cove offers a boater's paradise and true coastal Florida lifestyle in its 211- acre gated waterfront community with amenities which include miles of sidewalks, a Riverfront Park (under construction), a kayak/canoe launch and storage area, a neighborhood marina with boat docks, an 8,600 square 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 ranging from large lots along the Manatee River to inland villa lots with prices ranging from \$550,000 to over \$3,000,000.

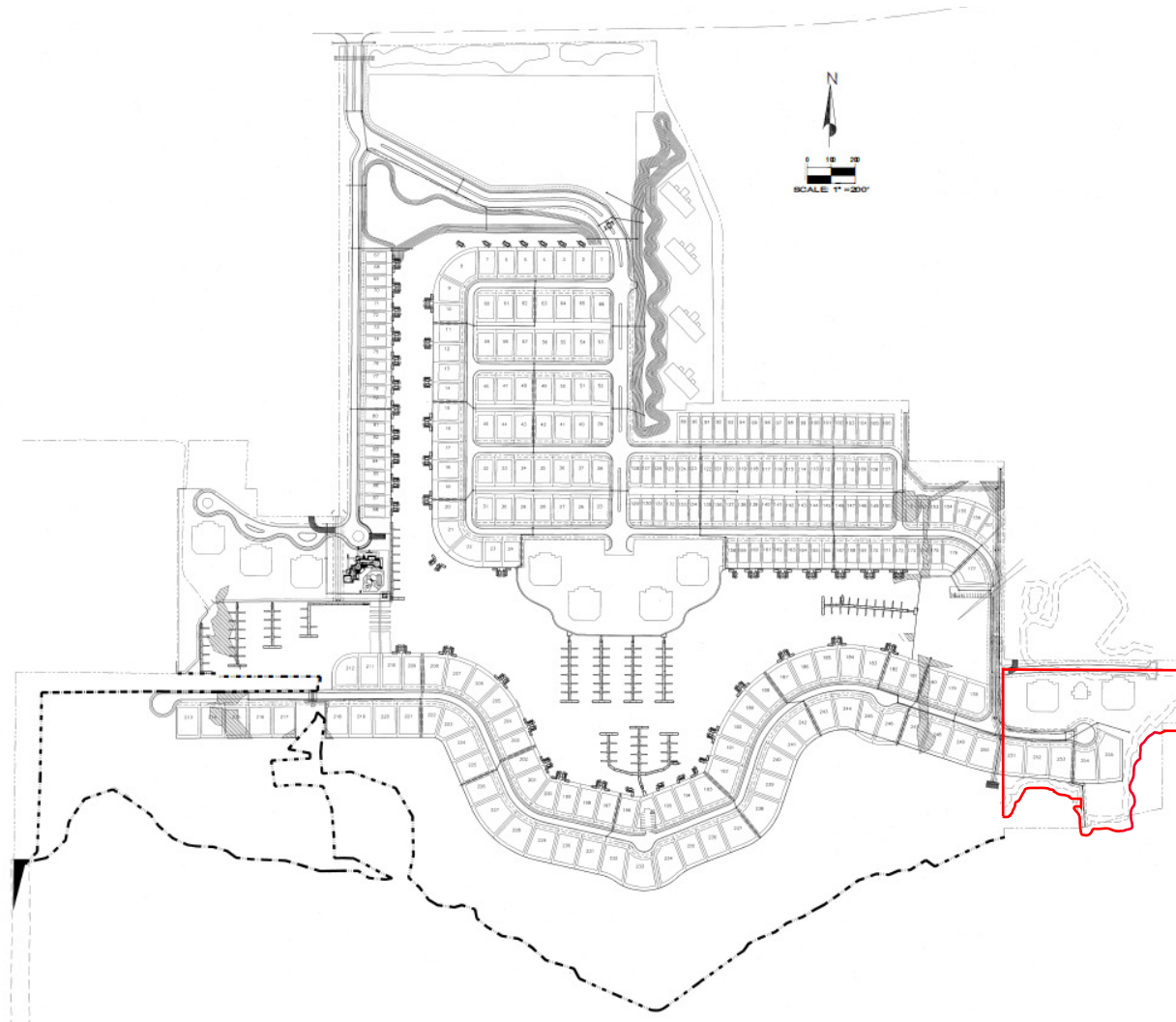


# SOLD WATERFRONT LOTS





# BOAT DOCK - CONCEPTUAL PLAN



# EAST SITE - CONCEPTUAL PLAN



7.3 AC;  
150 Multifamily Condo Units





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MANATEE COUNTY, FL

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