



ADDRESS

**7219 US-41
Palmetto, FL 34221**

PROPERTY FEATURES

- Incredible plot of land with tons of possibilities
- Highly desirable location, near I-75 and the 41 & 2-75 interchange
- Great for industrial location or planned community
- Owner financing is available if needed

	1 Mile	5 Miles	10 Miles
Total Households:	443	18,750	93,381
Total Population:	983	46,620	230,520
Average HH Income:	\$49,508	\$53,287	\$56,705

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BENJAMIN BAKKER

Senior Commercial Advisor

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,395,000

Price / Acre: \$182,353

Lot Size: 7.65 Acres

Zoning: PD-RV, PD-I

Market: North
Port-Sarasota-Bradenton

PROPERTY OVERVIEW

Incredible plot of land with tons of possibilities. Highly desirable location at the 41 & 2-75 interchange, as well as the I-75 on ramp right nearby. Great for industrial location or planned community. Owner financing is available if needed. There are not many of these available in such a prime location - don't miss this golden opportunity!

LOCATION OVERVIEW

North Palmetto - intersection on US 41, I-275 and I-75 interchange

LOCATION MAPS



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

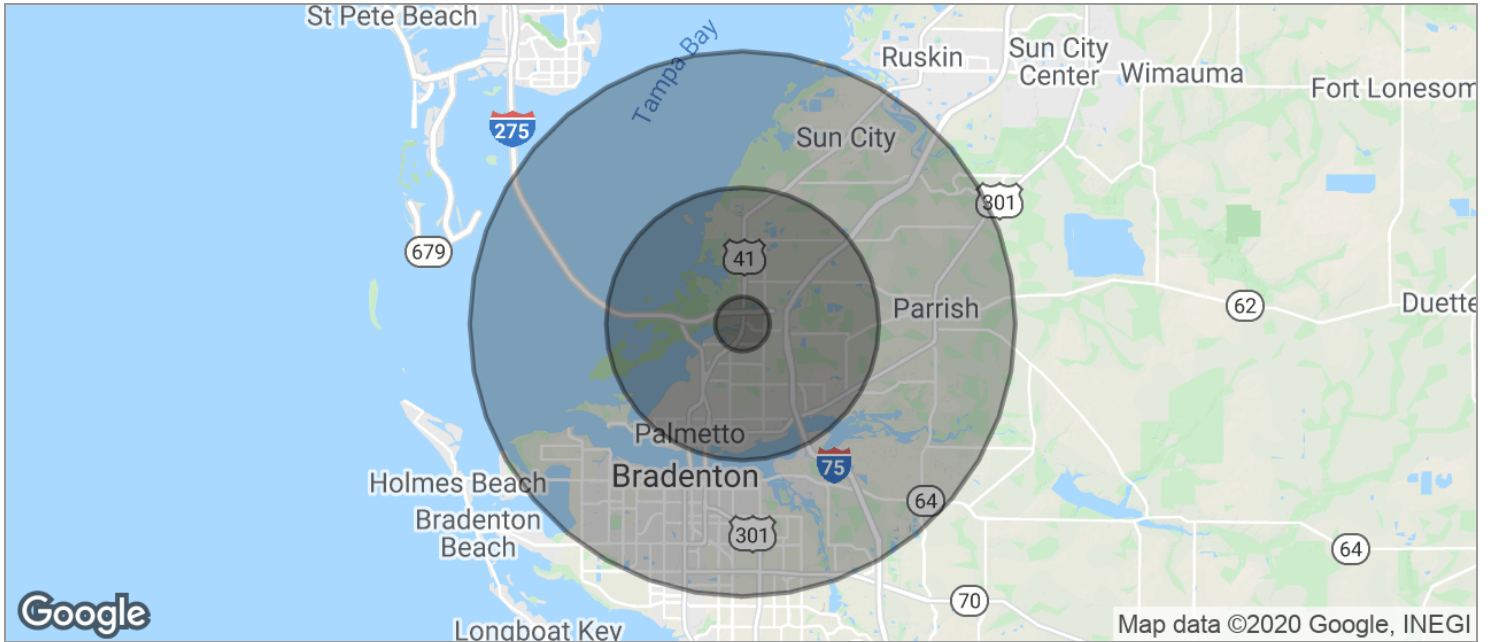
TCN
WORLDWIDE REAL ESTATE SERVICES

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	983	46,620	230,520
MEDIAN AGE	57.8	46.6	44.0
MEDIAN AGE (MALE)	58.4	45.8	43.1
MEDIAN AGE (FEMALE)	57.9	47.4	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	443	18,750	93,381
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$49,508	\$53,287	\$56,705
AVERAGE HOUSE VALUE	\$148,137	\$179,055	\$233,835

* Demographic data derived from 2010 US Census

BEN BAKKER

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Professional Background

A lifelong resident of Bradenton, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that begin with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs.

Ben also serves as Vice President of HJB Properties, a family-owned commercial property entity. Where he oversees management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & has been appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018 and 2019 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" & 2018 Presidents Award.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.



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