

BRADENTON LAND

TIDEWATER PRESERVE BLVD, BRADENTON, FL 34212

AUCTION DATE: MAR 4 10:00 AM (PST)



[CLICK HERE FOR THE AUCTION LINK](#)



EXCLUSIVELY LISTED BY:



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PROPERTY SUMMARY



March 4

BID DATE



\$375,000

STARTING BID PRICE



March 6

BID DEADLINE

PROPERTY OVERVIEW

Property Type	Land
Zoning	PD-MU
Broker Co-Op	Yes
Subtype	Commercial
Lot Size (Acres)	±17.96 AC
APN	11000.0100-9

AUCTION PROCESS



Starting Bid	\$375,000
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Bid Date	March 4, 2024 10:00AM (PST)
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Bid Deadline	March 6, 2024 10:00AM (PST)
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Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

GETTING STARTED

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

CLOSING & NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process.

INVESTMENT HIGHLIGHTS

- **Rare Waterfront Location** – Waterfront property in Manatee County is a scarce and highly sought-after asset
- **Prime Development Opportunity** – Situated to the south of the booming Tampa, FL market, the land along the Manatee River presents an excellent development opportunity to leverage the expanding demographics.
- **Vibrant City** – Bradenton is a captivating location featuring a charming historic downtown with cobblestone streets and the eclectic Village of the Arts, complemented by the picturesque Bradenton Riverwalk along the Manatee River, offering scenic views, walking trails, and a vibrant community—a perfect blend of culture, community, and natural beauty.





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pharmacy®

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Hardware

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ELLENTON PREMIUM OUTLETS
SHOPPING MALL

FINISH LINE
NikeFactoryStore
VANS
SKECHERS
UNDER ARMOUR
PACSUN
Starbucks

I-18, 18,000 MPD

XPO Logistics

POPEYES



HERIAGE HARBOUR YACHT CLUB APARTMENTS
392 UNITS

SUBJECT
PROPERTY

RIVER STRAND GOLF CLUB

ExtraSpace
Storage

Boater's World
MARINE CENTERS

Walmart
Supercenter

StorQuest
SELF STORAGE

THE HOME
DEPOT

TOYOTA

QUALITY
INN & SUITES

COSTCO
WHOLESALE

TIDEWATER PRESERVE BLVD

AREA OVERVIEW

BRADENTON, FL

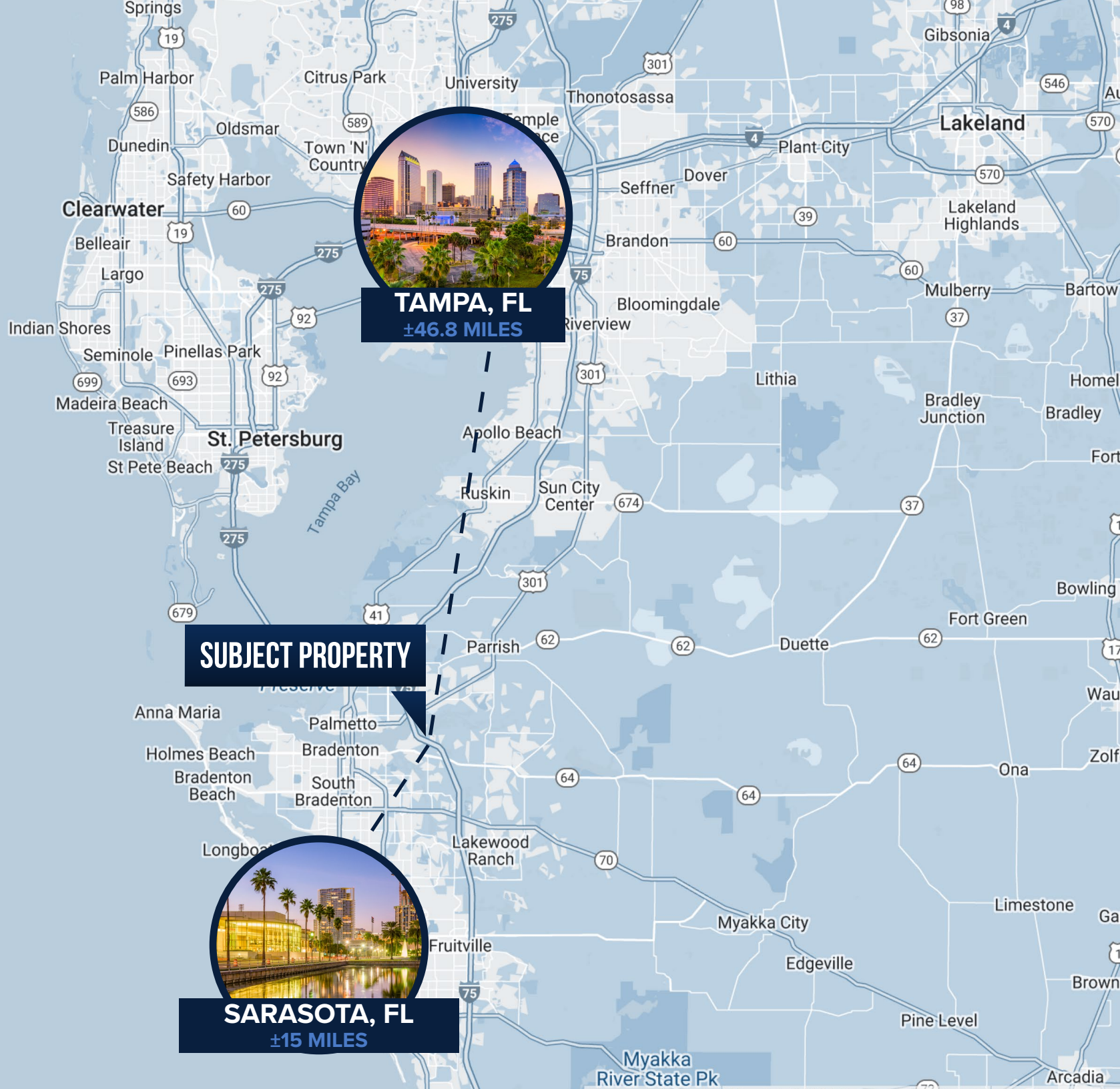
Nestled along the captivating Gulf Coast of Florida, Bradenton stands as a multifaceted gem, offering a rich tapestry of experiences for residents and visitors alike. Steeped in history, the city's Historic Downtown beckons with its charming allure, featuring cobblestone streets, historic architecture, and an array of shops and restaurants. Within this downtown enclave lies the Village of the Arts, a vibrant community where artists and craftsmen weave their creativity into the city's cultural fabric. The Bradenton Riverwalk, a scenic waterfront park tracing the Manatee River, provides an idyllic setting with picturesque views, walking trails, playgrounds, and a lively skate park, making it a popular hub for outdoor activities and events. Embracing the arts, Bradenton thrives on a dynamic cultural scene, hosting events, art galleries, and theaters, including the noteworthy Bishop Museum of Science and Nature. Beyond its cultural richness, Bradenton is renowned for its warm and welcoming community spirit, creating a sense of belonging among residents. The natural beauty that envelops the area, highlighted by the nearby Gulf Coast beaches like Anna Maria Island, adds the final touch to Bradenton's allure, offering white sandy shores and captivating sunsets that complete the city's unique appeal.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	3,057	51,297	148,612
2024 Estimate	2,679	46,590	135,370
2010 Census	2,320	42,196	122,687
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,451	22,659	60,407
2024 Estimate	1,252	20,510	54,621
2010 Census	1,062	18,475	48,974
INCOME	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$125,803	\$94,693	\$94,980



DISTANCE MAP



TAMPA, FL
±46.8 MILES

SUBJECT PROPERTY



SARASOTA, FL
±15 MILES

TAMPA, FL

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 miles southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa. Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.





TAMPA TOURISM

The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium. The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District. The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend. Seminole Hard Rock Hotel & Casino, also known as "The Guitar Hotel" has 12-stories and 469 guest rooms and suites. The 69th edition of the Miss Universe competition was held on May 16, 2021 at the casino.

ADVENTURE ISLAND



LOWRY PARK ZOO



HYDE PARK VILLAGE





CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.

EVENTS

One of the most well-known events in Tampa is the celebration of “Gasparilla,” a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa’s “Mardi Gras.” The invasion is led by the pirate ship, “Jose Gasparilla,” and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa’s economy.

SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Tidewater Preserve Blvd, Bradenton, FL 34212** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Owner or Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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