

**Heritage Harbour Commercial Parcel #25  
Manatee County, FL  
Executive Summary**

**Location:**

The property is located on State Road 64, just east of I-75 in Bradenton, Florida within Lennar's 5,000 unit Master Planned Community of Heritage Harbour. Located 15 minutes from downtown Bradenton, Publix and other shopping centers are just minutes away. The Ellington Mall is one exit north on I-75; Sarasota-Bradenton International Airport can be reached in 20 minutes, with Tampa International only an hour away. The property is 20 minutes from the beaches. I-75 is ½ mile west of the property, allowing easy access for commuting north or south.

**Area facts:**

Heritage Harbour has endless amenities for family lifestyle. In addition to passive outdoor activities such as tennis, golf, swimming, boating and fishing, the area provides unlimited cultural opportunities such as the Asolo Repertory Theater and the Ringling Museum in Sarasota which offer music, theater, ballet and art. The area is attractive to families, vacationers and second homebuyers who are seeking a warmer climate.

**Property History:**

The property was originally acquired and developed by Lennar Homes. Lennar applied for re-zoning for a Planned Development Mixed Use (PDMU).

**Property Facts:**

Heritage Harbour Commercial Parcel 25 is a undeveloped raw land parcel comprised of 16.3± acres approved for 165,000 SF of commercial use, including office. Development of the site will require approval from the Heritage Harbour community. Utilities are stubbed to the site and no concurrency issues are outstanding. The project has a CDD outlined below. The amenities in the community include a clubhouse, pool, tot lot, golf course, tennis courts, basketball courts, large outdoor park with lake and 4 baseball fields. All environmental, soils and protected species test are complete. The site is currently vacant.

**By the Numbers:**

Yearly CDD debt is \$181,403.20  
Outstanding debt is \$2,403,226.33

**Note: the CDD debt is combined with parcel #23**