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Eshenbaugh
LAND COMPANY



The Dirt Dog

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TAMPA, FL 33606

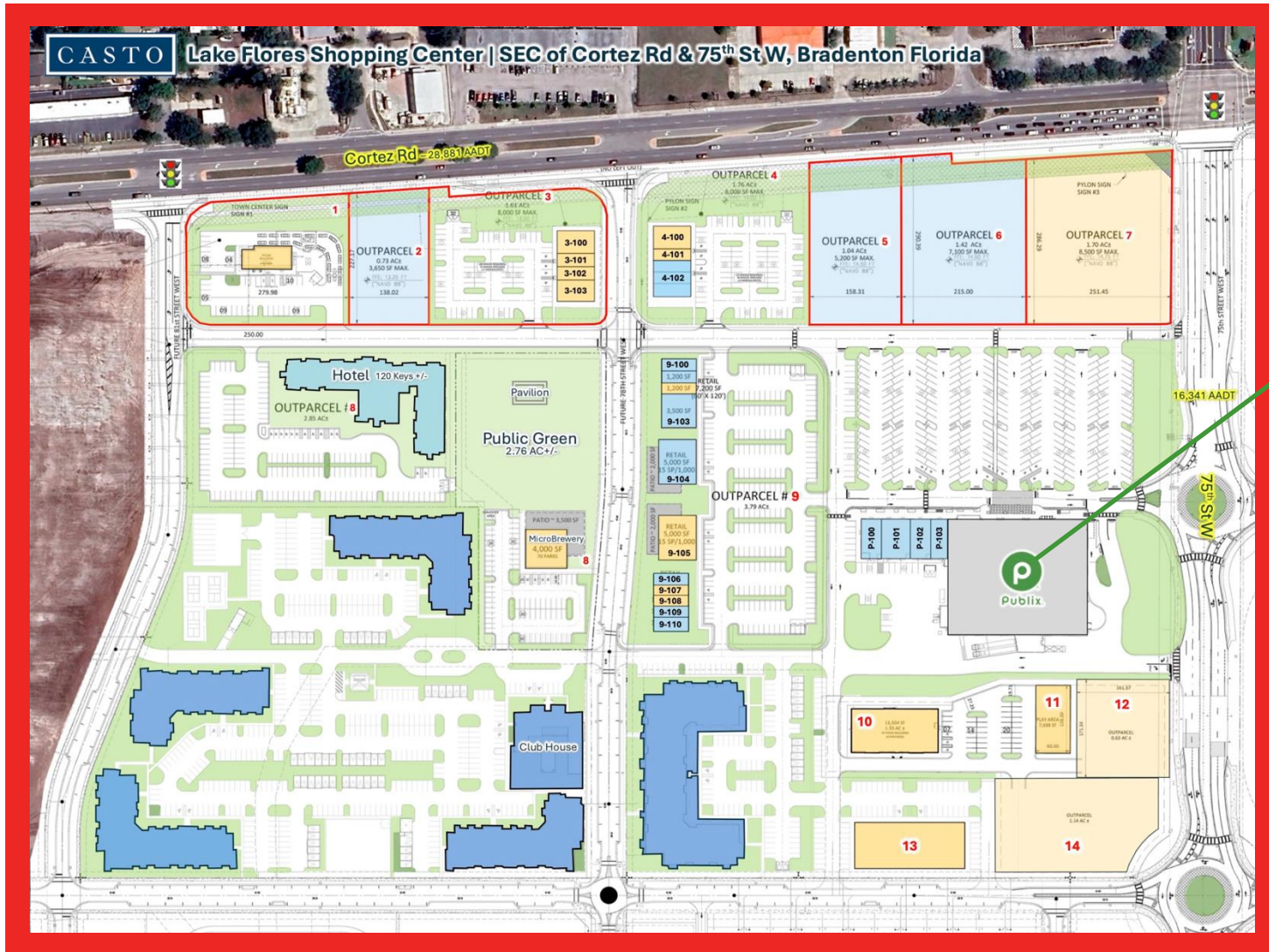
813.287.8787

www.thedirtdog.com

Aerial Overview — Wide



SeaFlower at Lake Flores - Infill Town Center



Infill Town Center – Pending Retailers



Aerial Overview — Close



Property Description — Aqua North

PROPERTY DESCRIPTION

Eshenbaugh Land Company is pleased to present the opportunity to purchase a 6± acre property planned for 360 apartments on a 15 acre lake within the Aqua award-winning master-planned community in Bradenton, FL. The site is cleared and filled with offsite retention already in place and utilities to the property. The site is not within any HOA or CDD. It is immediately adjacent to the **The Stadler** future apartments and **Cirrus at Aqua** apartments built in 2023. The site is ideal for 6-story stick frame construction which is allowed with a 75' height limitation. Any buyer's broker will need to be paid by the buyer. The site did not flood in hurricane Helene or Milton in 2024.

LOCATION DESCRIPTION

The property sits adjacent to the future **SeaFlower** at Lake Flores community, located to the north and east, and to the **Aqua** master-planned community, located to the south, which includes **The Stadler** (279 apartment units coming soon), **Cirrus at Aqua** (353 apartment units), and Aqua townhomes. **SeaFlower** is a mixed-use community that will be built on 1,175 acres. The first phase of development will include 1,063 residential units, 600 apartments, 250 hotel rooms and 350,000 square feet of office and retail space.

PROPERTY SIZE

6.0± Acres (aerials of plans are conceptual and can flex)

ZONING

PD-MU: Please note that it's zoned. The elections of Nov. 2024 brought in a No Growth County Commission, so we project a severe constraint on new competition.

DROPBOX

https://www.dropbox.com/scl/fo/uua1n368smwmbtd4988hw/AKKO-jh_6_bHwPGkMrshIJQ?rlkey=6r9zjs8zmctr0fmclybbcdkb3&st=v39am0tl&dl=0

PRICE

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Aerials



Aerials (cont.)



Aerials (cont.)



Executive Summary

Eshenbaugh Land Company is pleased to present the opportunity to purchase a 6± acre property planned for 360 apartments on a 15-acre lake within the Aqua award-winning master-planned community in Bradenton, FL.

The property is part of the exciting development on Long Bar Key, featuring Aqua’s standout amenity: a Crystal Lagoon. Two apartment communities are already underway — Cirrus at Aqua, with 353 units completed in 2023, and The Stadler, adding 279 more units currently under construction. Both developments should be stabilized before this site is ready for its next phase.

In addition to its location near the internationally renowned IMG Academy, the property sits immediately to the south of an upcoming 47-acre retail center (Infill Town Center), to be developed by Casto at Cortez Road and 75th Street W. The project will include 161,500± square feet of retail space with plans for a 55,000 square foot Publix grocery store, offering convenience and further enhancing the area’s appeal. This retail development will be part of the greater SeaFlower at Lake Flores community. SeaFlower at Lake Flores will be a mixed-use community built on 1,175 acres previously used as a flower farm for more than 80 years. The first phase of development will include 1,063 residential units, 600 apartments, 250 hotel rooms and 350,000 square feet of office and retail space. Phase II, on the east side, will include 3,000± future homes.

Our client anticipates a full recovery in the apartment rental market by 2027. With this outlook, they are offering the site with a 90-day inspection period, followed by a closing 9 months later, secured by a significant non-refundable deposit at the end of the Inspection Period.



Property Overview	
Address	El Conquistador Pkwy, Bradenton, FL 34210
Municipality	Manatee County
Parcel ID	6146900079
Zoning	PD-MU
Land Area	6.0± Acres
Units	360
Density	60 units per acre
Utilities	Stubbed to site

Aqua North FAQ

1. Are there any HOA, CDD fees associated here? No
2. Is there an opportunity for tenants to join the Lagoon? Yes, however at the present time there is not a membership being offered.
3. What is planned for the remainder of that tract? (around the pond) Currently there is nothing planned for the remainder of the tract, but future residential is most likely the use.
 - a. Is it all one owner (Aqua developer)? Yes
 - b. How many units remain in the PD? There were a total of 2,894 +/- approved units and this offering brings the total developed and for sale to just about half of the total entitlements.
 - c. Did they do any preliminary site planning? (i.e. support for their 360 units). No
4. Are there ARC design standards? Yes, however they are not in printed form for this parcel at this time. All parcels will be brought into the Master Association. Seller will approve architectural design and colors as well as all hardscape and landscape.
5. Are utilities stubbed to the site? Water will be just west of the site once Thompson Thrift completes their development. See Dropbox.
6. Are there any special “breaks” in any fees? No
7. Are impact fees prepaid by developer? No
8. Is there any analysis of fill requirements? Site is rough graded and should only require minimal dirt work. Seller will fill to within 1' of the 100 year flood elevations.
9. Is there any requirement for amenity or a park within the multifamily site? Not that we are aware of, but Manatee County may require some amenity during site plan approval.
10. Will there be a requirement for a lift station? Not sure if the site will gravity feed so best to account for an onsite lift station. See Dropbox.
11. Are there any wetlands on the site? No
12. Is master retention provided offsite? Seller will handle retention. Current retention pond will change over time.
13. Has a layout been done showing the site can accommodate 360 units and the required parking? No

Bradenton, FL

Bradenton is experiencing a surge of growth and development that is transforming it into a vibrant and dynamic city. One of the standout projects is the SeaFlower at Lake Flores community. Designed to be a walkable neighborhood, SeaFlower will feature a main street area called the Village Square, where residents can enjoy shopping, dining, and entertainment. It will be anchored by amenities like a park, clubhouse, fitness center, pool, and nature preserve, providing residents with space to relax and connect.

In downtown Bradenton, the city council has approved a major redevelopment plan that will transform the area along the Manatee River. This project will bring new mixed-use spaces, contributing to the overall revitalization of the downtown area. The aim is to create a cohesive, modern downtown that attracts businesses, residents, and visitors.

Additionally, Bradenton's Riverwalk is a true gem, stretching three miles along the Manatee River. Recently expanded by 1.5 miles, it connects the city from the west downtown area to Mineral Springs Park in the east. The Riverwalk not only offers beautiful views and a great space for outdoor activities but also hosts events like the Bradenton Blues Festival, drawing thousands of visitors each year. It has become a hub that links local businesses, bars, and landmarks, making it a central point for community engagement and growth.

All these developments signal a bright future for Bradenton, blending its natural beauty with smart, sustainable urban growth. Whether you're considering it as a place to live or invest, the city is rapidly evolving and positioning itself as one of Florida's premier destinations for families and professionals alike.



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Aqua North - Key Highlights

Situated within the renowned Aqua master-planned community in Bradenton, FL, Aqua North offers an unparalleled development opportunity for 360 luxury apartment units on 6± pristine acres, overlooking a 15-acre lake. The community is perfectly positioned to attract discerning tenants, particularly those connected to the prestigious IMG Academy, one of the world's leading athletic and academic institutions.

- **High-Income Demographics Driven by IMG Academy:** Aqua North benefits from its close proximity to IMG Academy, a global destination for elite athletes and high-achieving students. With 1,351 students enrolled annually, and tuition ranging from \$24,750 to \$102,500, the Academy draws families from the highest income brackets. These parents, often executives, professional athletes, and business leaders, significantly boost the local economy, creating demand for premium housing options like those available at Aqua North. This unique demographic, along with Bradenton's growing appeal, positions Aqua North to attract affluent tenants looking for a luxury living experience while their offspring attend IMG. As a testament to the economic engine, IMG recently sold for \$1.25 billion.
- **Unmatched Community Influence:** The presence of IMG Academy has transformed the surrounding area into a thriving hub for elite education and sports training. IMG's global reputation not only attracts students from around the world but also brings significant economic benefits to the region, including upscale retail, dining, and cultural investments. As a result, Aqua North sits at the heart of a community where high-end living and luxury amenities are in constant demand. The area's real estate market reflects this, with home sales consistently exceeding \$1 million, far above the regional average.
- **A Thriving Rental Market and Growth Potential:** Aqua North is poised for strong rental growth, with nearby developments such as Cirrus at Aqua already commanding premium rents. Aqua North offers investors the opportunity to secure top-dollar leases in a region undergoing a renaissance of economic and cultural expansion. The combination of a high-income resident base and the continued development of Bradenton ensures that Aqua North is perfectly positioned for future success. The timing opens a window for a developer to be leasing in the early part of 2027 when rents and occupancy should warrant significantly higher rents than the current Cirrus rates of \$2.88 PSF.
- **Proximity to High-End Amenities:** Residents of Aqua North will enjoy access to both natural beauty and urban convenience. The nearby 47-acre SeaFlower at Lake Flores Infill Town Center, which includes a Publix grocery store and other upscale retailers, enhances the lifestyle appeal. Combined with the world-class amenities of Aqua—such as the Crystal Lagoon, lush parks, and walking trails—this community provides an unmatched living experience designed to cater to those seeking both luxury and convenience.
- **Flood-Resistant Development with Long-Term Viability:** Aqua North is strategically developed above the flood plain, safeguarded by extensive site preparation, including the addition of tens of thousands of cubic yards of fill. The seller is offering to fill to 1' below the 100 year flood zone. The site remained untouched by flooding during Hurricanes Helene and Milton in 2024, a testament to its resilience in the face of climate challenges. This feature offers peace of mind for long-term developers and investors, making it an ideal acquisition for those looking to capitalize on the growing market while mitigating risk.

Aqua

The award-winning master-planned community of Aqua in Bradenton, FL, is celebrated for its seamless blend of luxury living and natural beauty. Anchored by a breathtaking lagoon, Aqua's resort-style amenities and serene surroundings create a tranquil retreat for residents. Meandering walking trails, lush parks, and thoughtfully designed green spaces encourage an active and healthy lifestyle, making Aqua a welcoming sanctuary where residents can connect with nature and each other.

The Aqua Townhomes, elegantly positioned along the lagoon, offer contemporary designs with spacious, open floor plans, premium finishes, and private patios or balconies that capture stunning water views. These townhomes provide the ideal combination of convenience and sophistication, perfect for those seeking a low-maintenance lifestyle without compromising on comfort or style.

Adding to the community's allure, The Stadler by Thompson Thrift and Cirrus at Aqua, recently acquired by West Shore, offer distinct residential options to suit a variety of preferences. The Stadler is under construction in the summer of 2024 for 279 units. Cirrus at Aqua, an exclusive collection of upscale apartments, features resort-like amenities, including a state-of-the-art fitness center, a sparkling pool, and inviting communal spaces. Together, these properties solidify Aqua's reputation as Bradenton's premier destination for exceptional waterfront living.



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IMG Academy

IMG Academy in Bradenton, FL, is widely recognized as a premier sports and educational institution, making a significant impact both locally and globally. Founded by legendary tennis coach Nick Bollettieri, IMG Academy spans over 600 acres and offers world-class training facilities for a range of sports including soccer, basketball, baseball, tennis, lacrosse, and more. The Academy is not only known for developing elite athletes but also for its strong academic programs and leadership development initiatives, making it a destination for aspiring professionals from around the world.

In terms of its community engagement, IMG Academy has a profound influence on Bradenton and the surrounding Manatee County. The academy draws families, athletes, and tourists to the region, boosting the local economy through housing, tourism, and retail. Moreover, IMG Academy collaborates with local organizations and schools, offering outreach programs and sports camps that benefit the youth and create a lasting positive impact on the community.

The academy also interacts with Bradenton through hosting numerous national and international events, such as the Professional Basketball Combine and various high-level sports tournaments. These events not only enhance the academy's reputation but also position Bradenton as a hub for sports and education. With state-of-the-art facilities and a commitment to excellence, IMG Academy serves as a bridge between elite athletics and the Bradenton community, fostering a spirit of growth and collaboration.

IMG Academy sold for \$1.25 billion to BPEA EQT in June 2023, a major commitment right in our backyard of Aqua North.



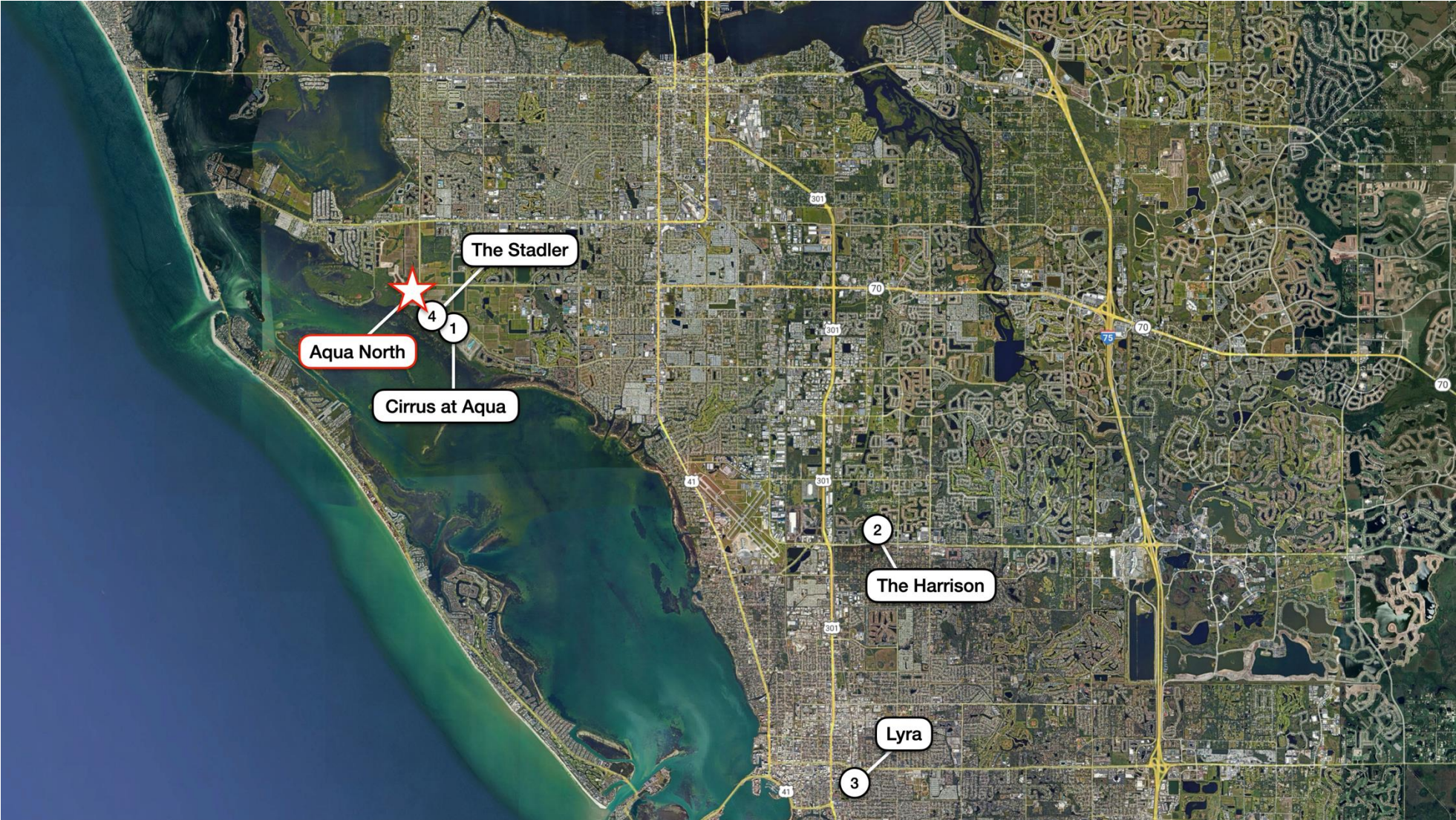
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Multifamily Rental Comparables



	The Cirrus at Aqua	The Harrison	Lyra	The Stadler (Coming Soon)
Owner	West Shore	LIV Development & Eagle Realty Group	The Richman Group	Thompson Thrift
Year Built	2023	2020	2020	Under Construction
Address	6850 Foxtail Palm Way	2555 University Pkwy	2260 Ringling Blvd	7120 Henry Dr
City, State, Zip	Bradenton, FL 34210	Sarasota, FL 34243	Sarasota, FL 34237	Bradenton, FL 34210
Occupancy	92.6%	92.50%	96.4%	In Lease Up
Number of Units	353 Units	240 Units	222 Units	279 Units
Avg Unit Size	1,010 SF	1,036 SF	965 SF	-
Avg Asking Rent	\$2,352	\$2,218	\$2,270	-
Avg Asking Rent PSF	\$2.34	\$2.16	\$2.35	-
Studio				
Number of Units	40 Units	-	13 Units	-
Avg Unit Size	650 SF	-	645 SF	-
Avg Asking Rent	\$1,853	-	\$1,798	-
Avg Asking Rent PSF	\$2.85	-	\$2.79	-
1 bedroom				
Number of Units	130 Units	96 Units	70 Units	89 Units
Avg Unit Size	857 SF	810 SF	815 SF	-
Avg Asking Rent	\$2,036	\$1,884	\$2,090	-
Avg Asking Rent PSF	\$2.38	\$2.43	\$2.55	-
2 bedroom				
Number of Units	160 Units	113 Units	117 Units	190 Units
Avg Unit Size	1,163 SF	1,140 SF	1,019 SF	-
Avg Asking Rent	\$2,519	\$2,239	\$2,482	-
Avg Asking Rent PSF	\$2.17	\$1.98	\$2.44	-
3 bedroom				
Number of Units	23 Units	31 Units	22 Units	-
Avg Unit Size	1,428 SF	1,351 SF	1,341 SF	-
Avg Asking Rent	\$3,777	\$2,745	\$2,915	-
Avg Asking Rent PSF	\$2.64	\$2.11	\$2.27	-

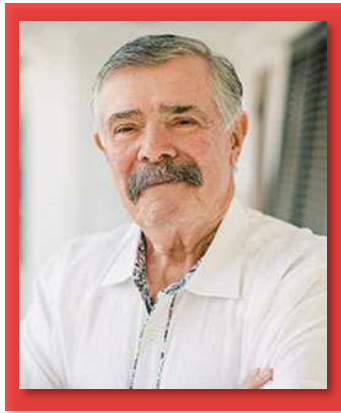
Multifamily Rental Comparables Map



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About Eshenbaugh Land Company

Whether it's urban infill or wide-open undeveloped land, you need a local brokerage team on the ground and in the know to make complex land deals happen. That's Eshenbaugh Land Company.

Our collaborative team of experienced brokers blends deep knowledge of all things land, trusted relationships with all the local players, and an ethical, down-to-earth character inspired by our founder's cowboy roots. With over two billion in land sales over our 30-year history, one thing we are known for is getting land sold for top dollar.

At Eshenbaugh Land Company, it's our rare knowledge of all aspects of land that gets deals done – and gives our clients confidence and a sense of ease every step of the way. The teams walk the soil of every property we represent. We know about diverse wildlife and their habitats on the land, about environmental characteristics, about easements and entitlements, and about the history of the sub-markets. The Dirt Dog team knows what to ask to uncover issues, what the value should be, and whom to go to for bringing deals together. And they do it all with respect for their clients, each other, and the land itself.

Learn more by visiting the website at www.thedirtdog.com or calling us anytime at (813) 287.8787.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.