



**FLORIDA INTERMODAL TRADEPORT
+2.5 MILLION SF TOTAL
DEVELOPMENT**

Manatee River

**42,500
Cars/Day**



**ELLENTON
PREMIUM OUTLETS**

**ELLENTON CROSSINGS
235 UNITS UNDER CONSTRUCTION**

**PALM GROVE APARTMENTS
320 UNITS RECENTLY BUILT**

Ellenton Commercial Land

2507 60th Ave E, Ellenton, FL 34222

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Manatee River



ELLENTON CROSSINGS
235 UNITS UNDER CONSTRUCTION

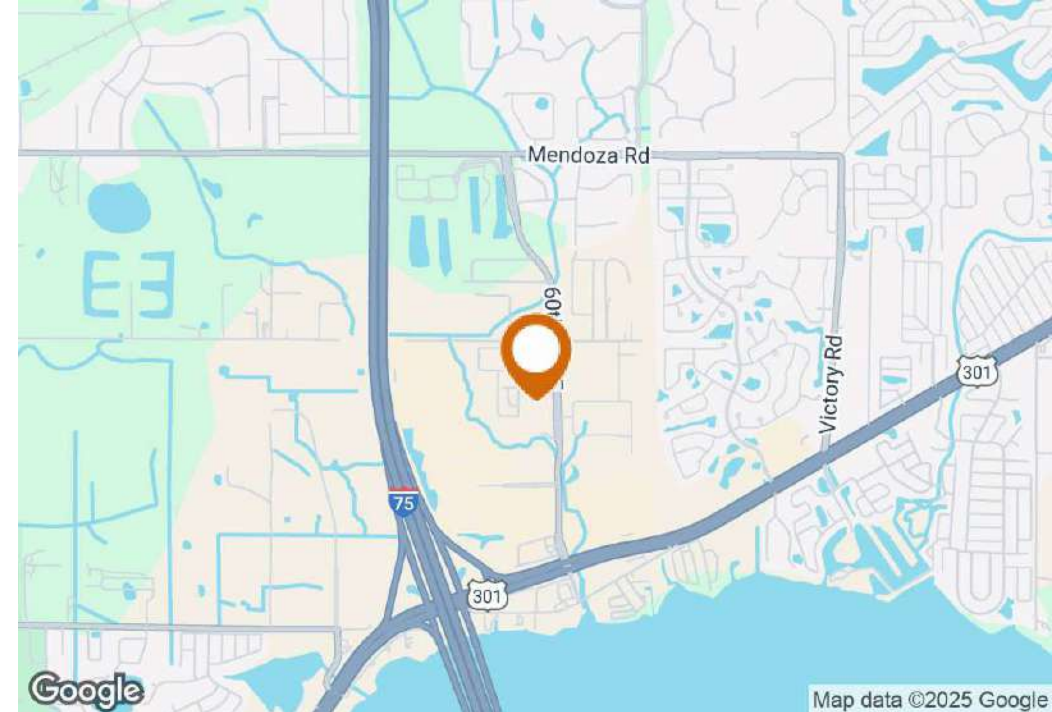
10,300
Cars/Day

60th Ave. East

SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$6,400,000
Lot Size:	9.44 ± Gross Acres
Net Developable Acres:	7.8 ± Acres
Price per Gross Acre:	\$677,966 per Acre
Jurisdiction:	Manatee County
Utilities:	Available to site
Zoning:	PD-MU*
Traffic Count:	10,300 Cars per Day (60th Ave. East)
Taxes (Year):	\$14,542.91 (2024)
PIN:	812700309

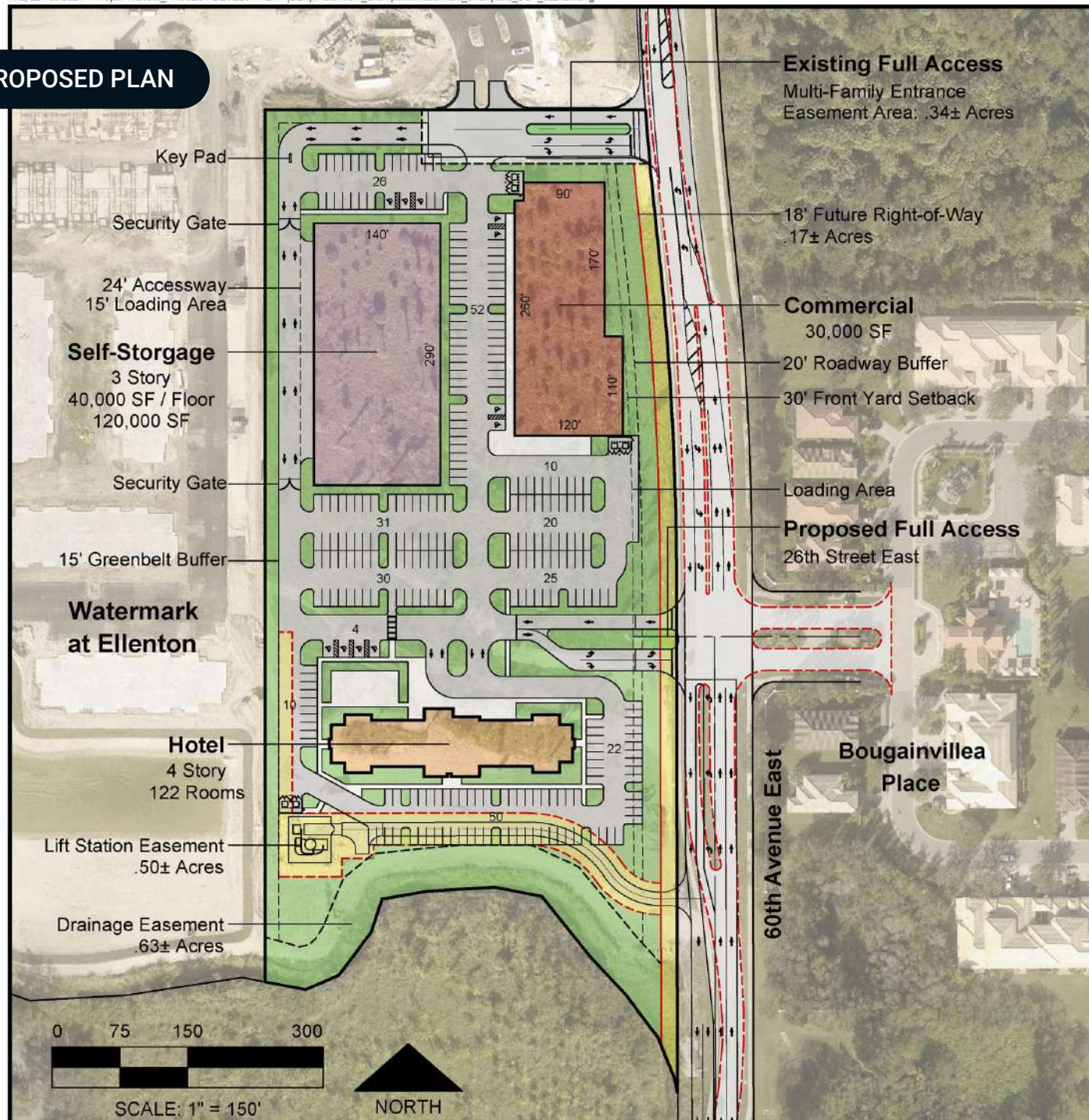
Property Description

This exceptional 9.44-acre commercial property in Ellenton, Florida, offers a prime development opportunity in a growing Manatee County submarket. Located strategically between Sarasota and Bradenton, and influenced by the Tampa metro area, the property is perfectly positioned near major commercial hubs like I-75 and the popular Ellenton Premium Outlets.

The site boasts off-site retention and has a brand new lift station in place. Future road improvements will further enhance accessibility and connectivity to I-75 and US 301. This versatile site is ideal for self-storage, neighborhood retail, office and medical office, or hotel development. Through a zoning change or by utilizing the Live Local Act, apartments could be possible.

***Restriction in place against apartment development until February 2027. Currently entitled for 125,000 SF of commercial space; however, ongoing application in place to increase this to ± 150,000 SF.**

MIXED-USE PROPOSED PLAN

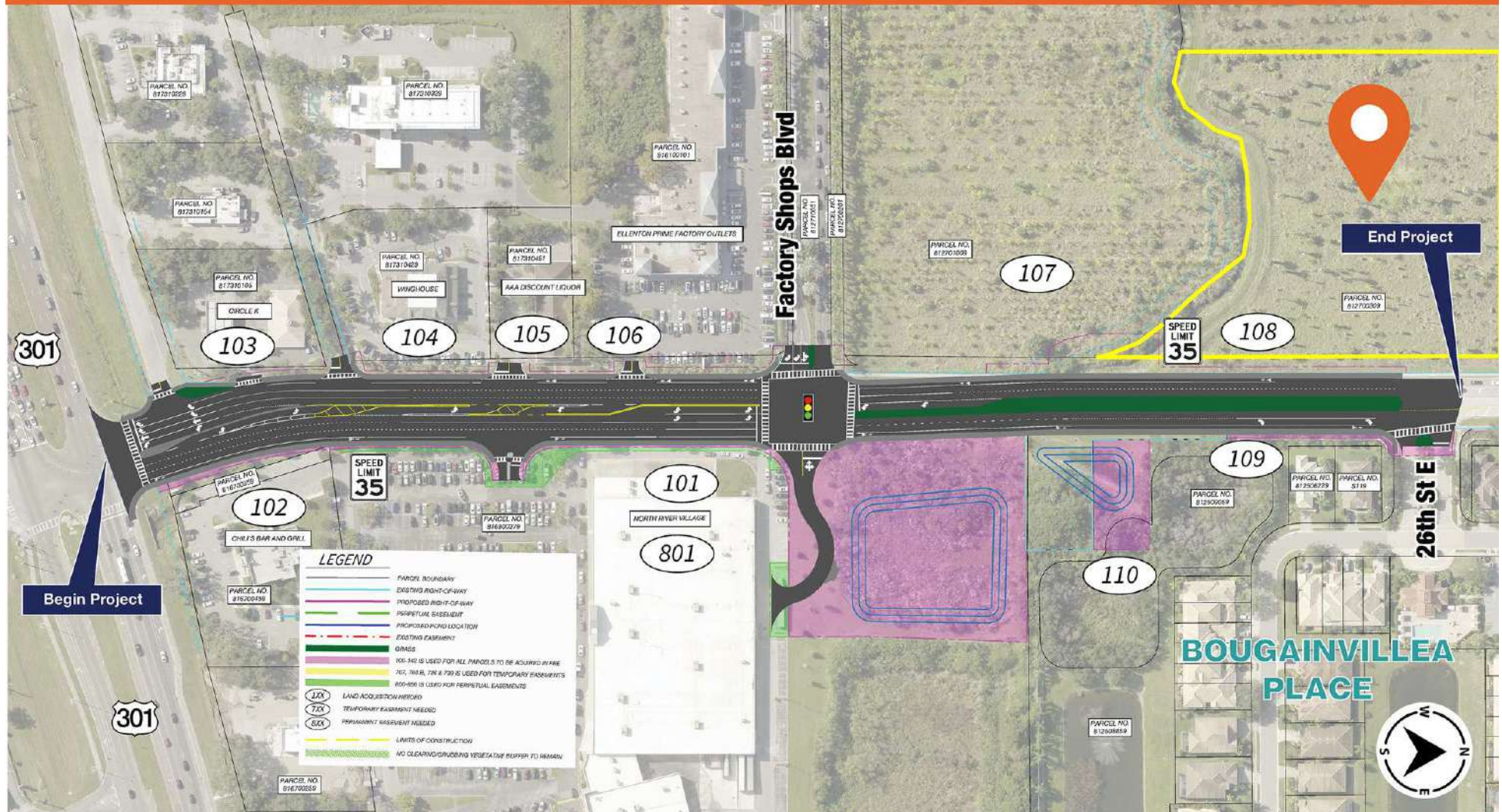


ROAD IMPROVEMENT PROJECT



60TH AVENUE EAST IMPROVEMENT PROJECTS

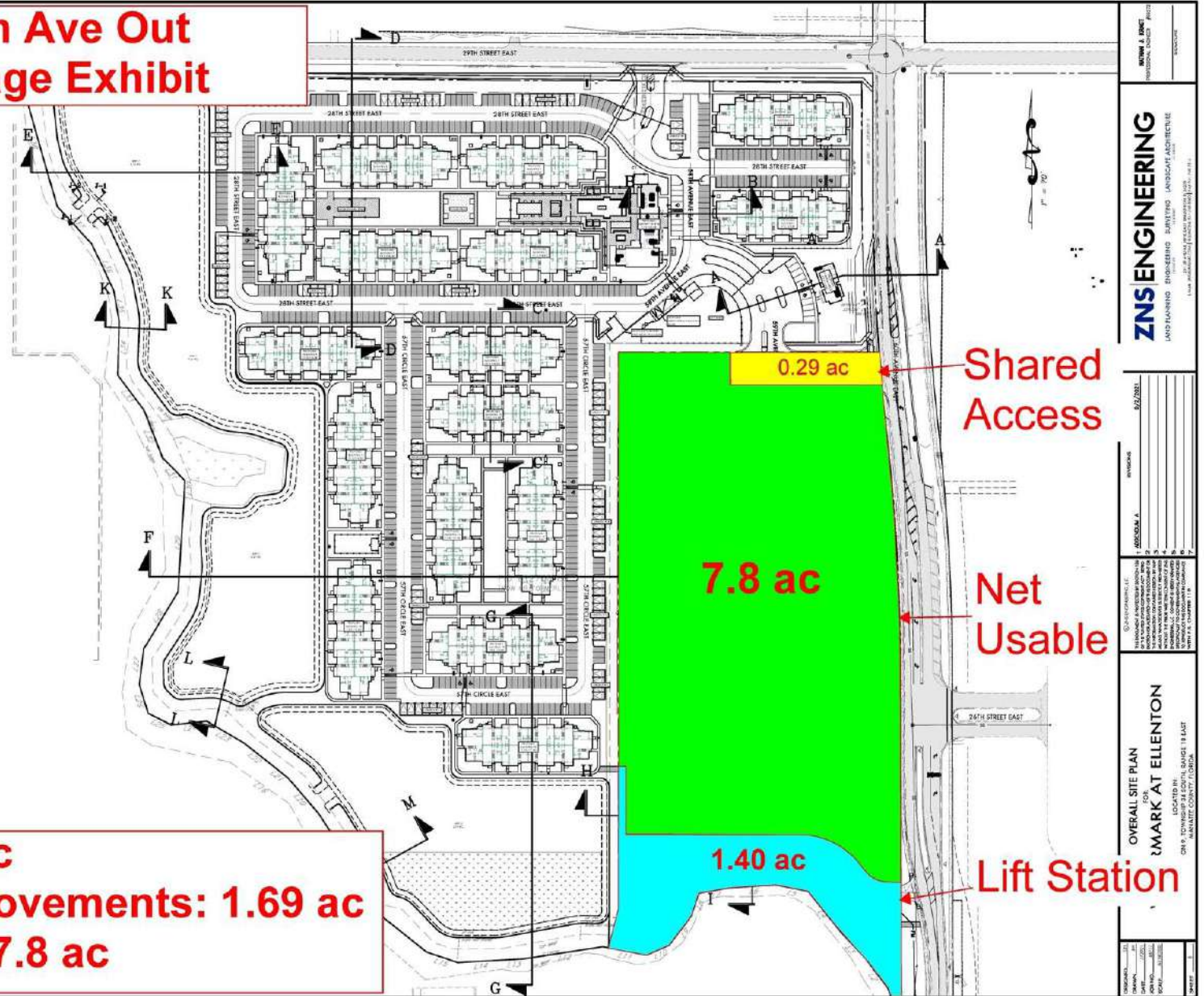
60th Avenue East from U.S. 301 to Factory Shops Boulevard

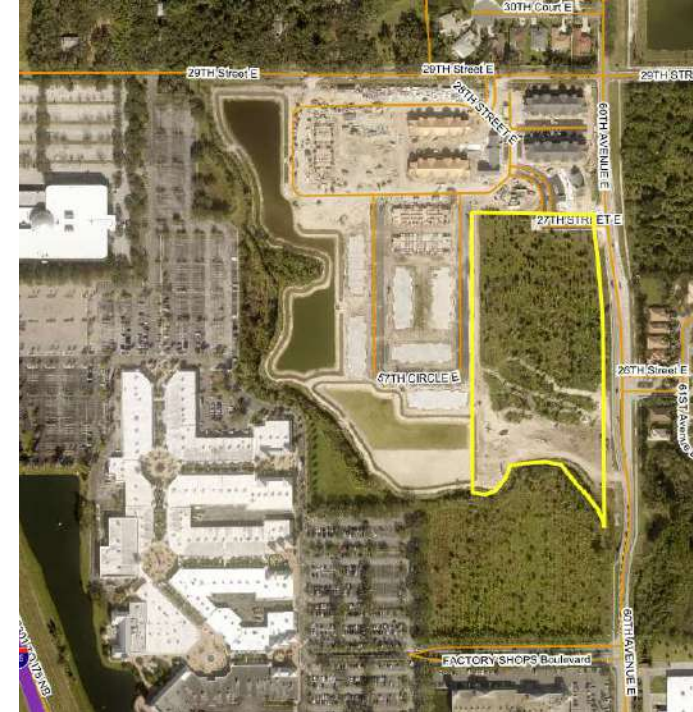
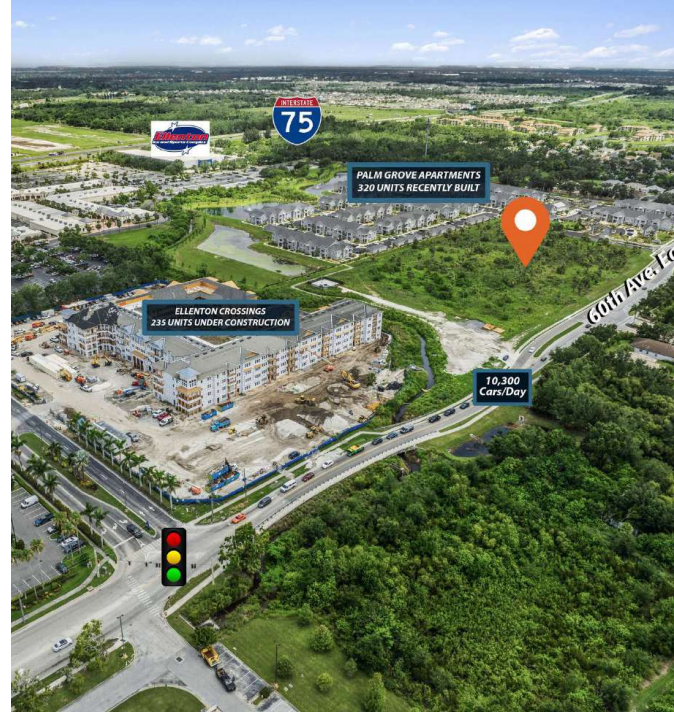


ADDITIONAL PHOTOS

Ellenton 60th Ave Out Parcel Acreage Exhibit

Total: 9.49 ac
Shared Improvements: 1.69 ac
Net Usable: 7.8 ac







121,000
Cars/Day



**PROPOSED HOTEL
DEVELOPMENT**

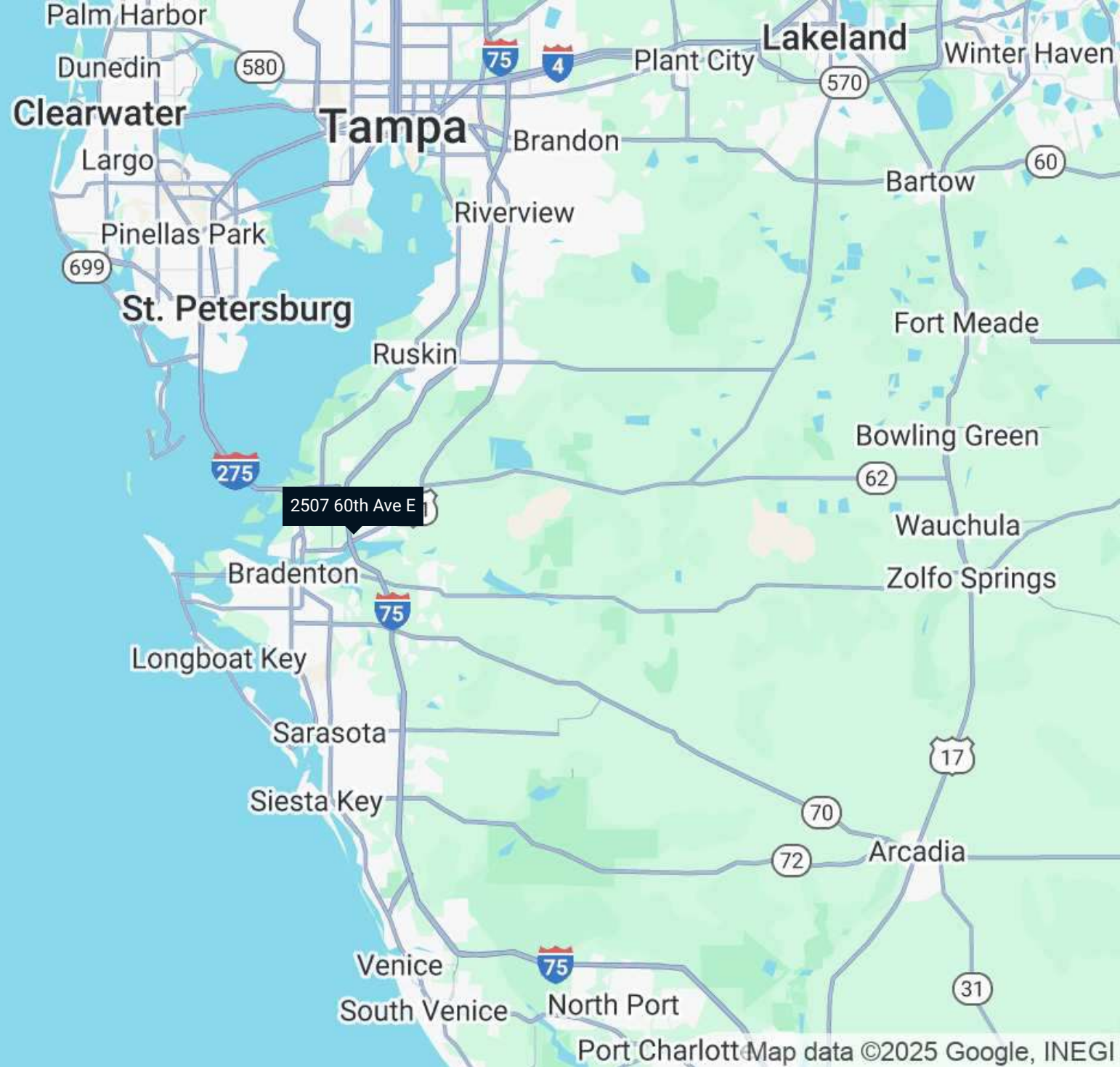

**ELLENTON
PREMIUM OUTLETS®**
A SIMON CENTER

130 ± Retailers

SECTION 2

Location Information

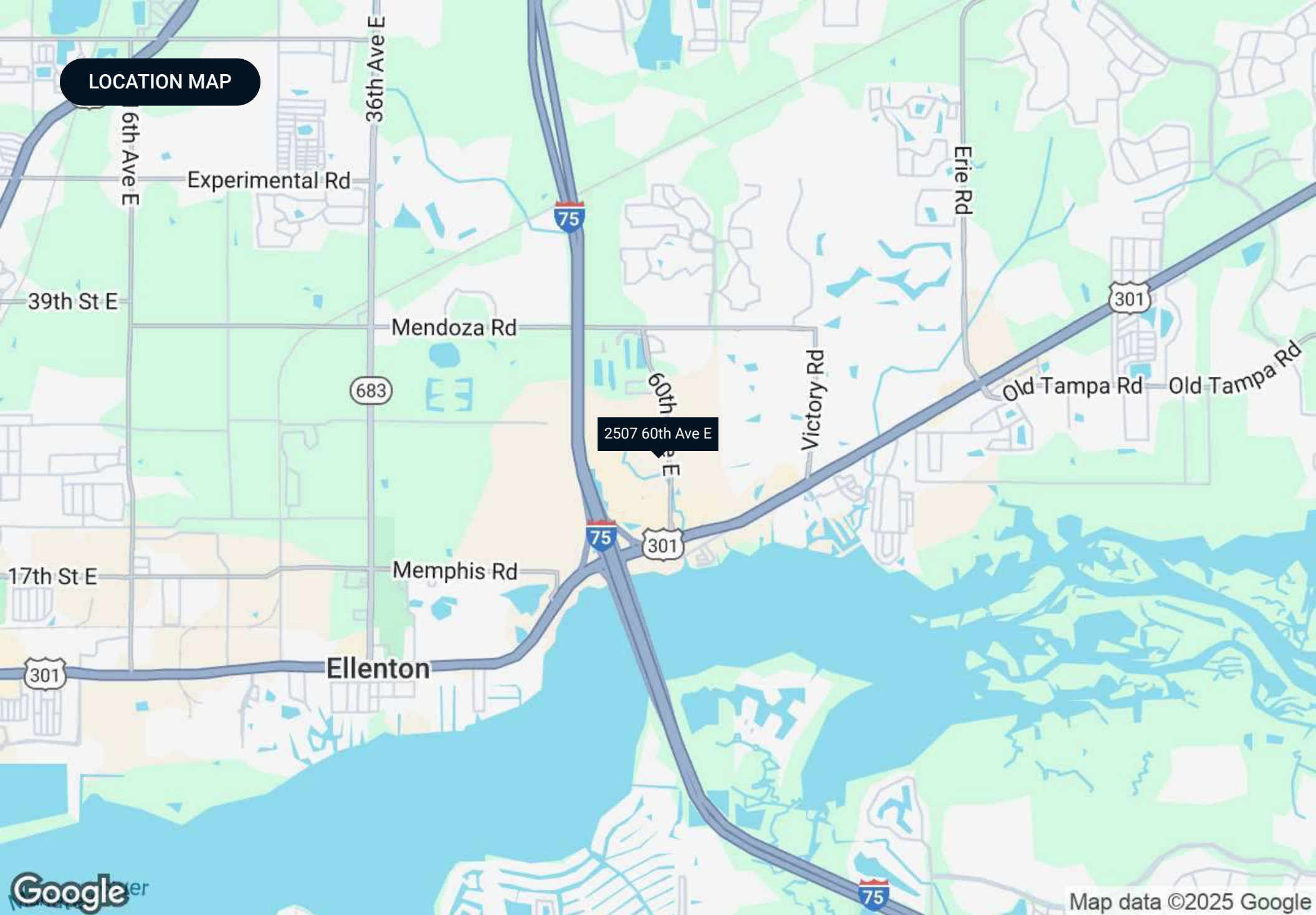
REGIONAL MAP



Port Charlotte Map data ©2025 Google, INEGI



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

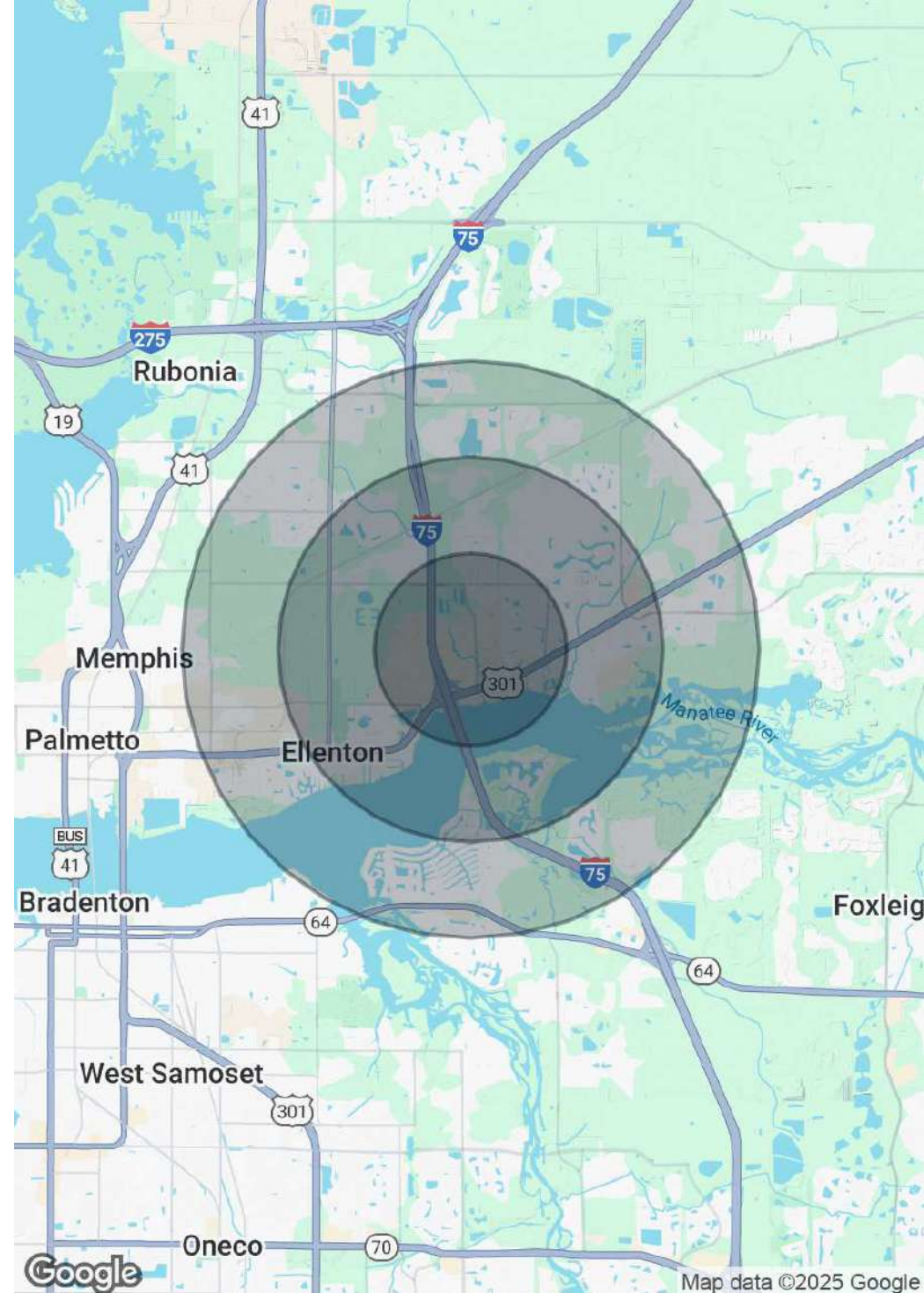
Population

	1 Mile	2 Miles	3 Miles
Total Population	5,221	19,337	46,930
Average Age	51	50	46
Average Age (Male)	51	49	46
Average Age (Female)	52	51	47

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,364	8,582	19,829
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,271	\$92,564	\$100,666
Average House Value	\$281,331	\$330,018	\$399,250

Demographics data derived from AlphaMap

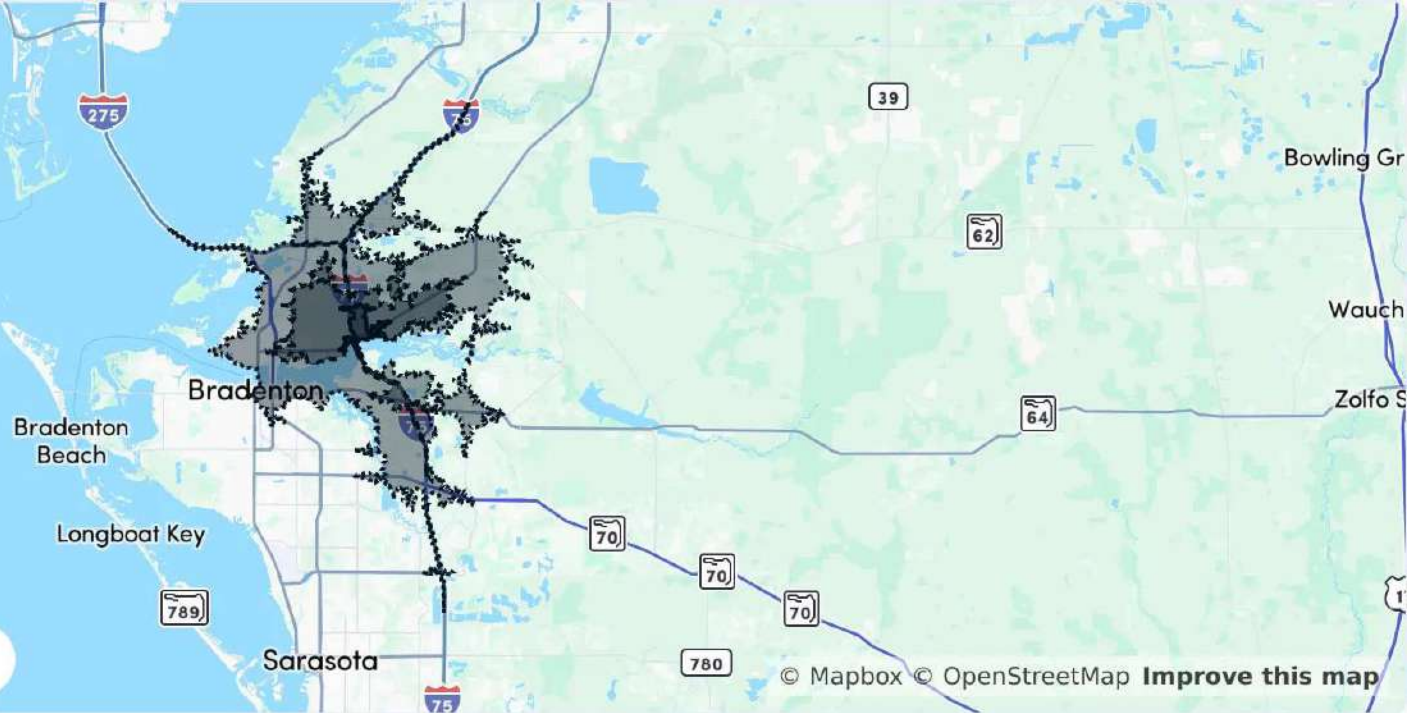


5 Minute Drive

10 Minute Drive

15 Minute Drive

AREA ANALYTICS



Population

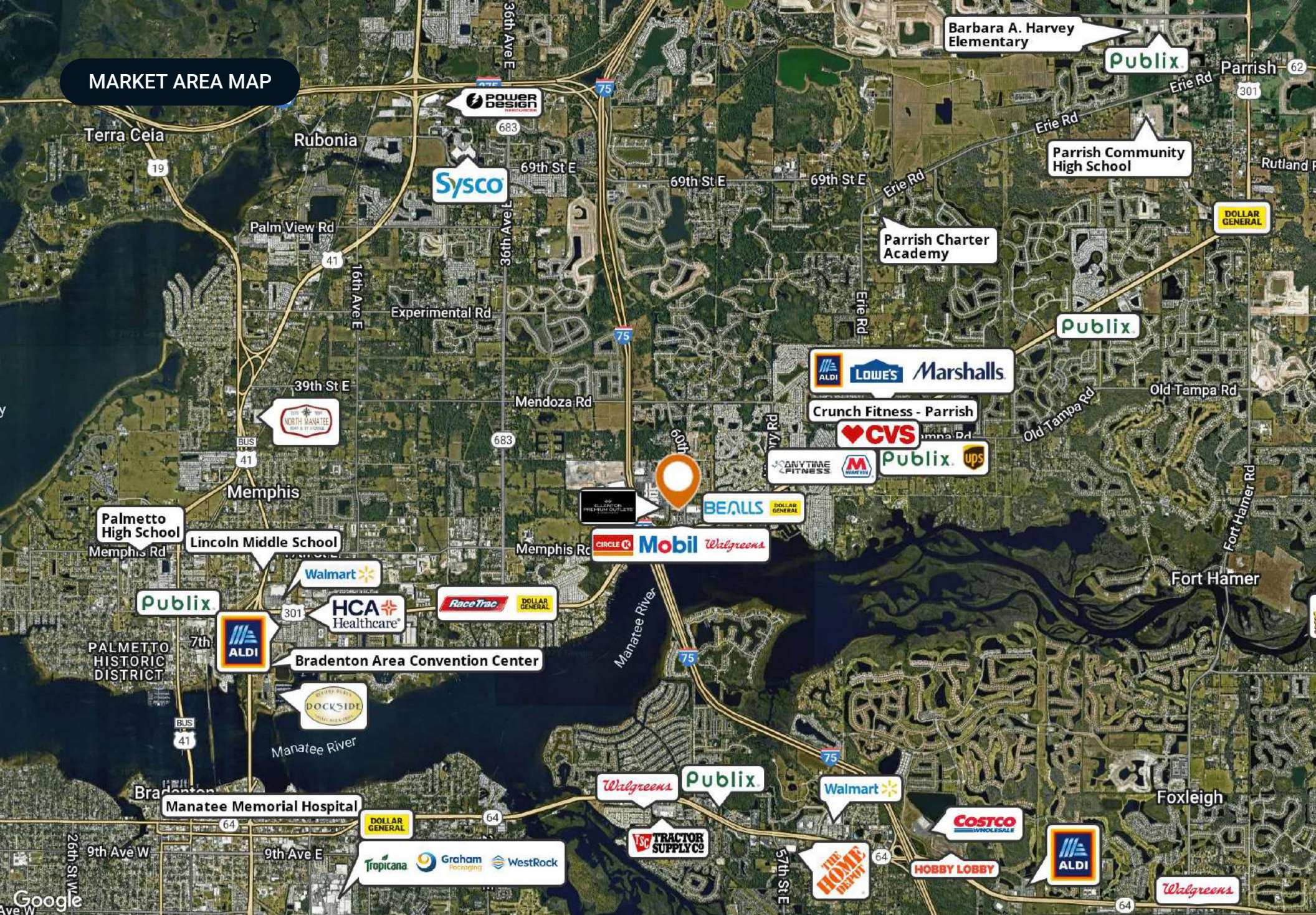
	5 Minutes	10 Minutes	15 Minutes
Total Population	2,422	28,922	92,789
Average Age	46	48	46
Average Age (Male)	45	47	45
Average Age (Female)	46	48	46

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	996	12,247	37,601
Persons per HH	2.4	2.4	2.5
Average HH Income	\$84,931	\$90,643	\$98,837
Average House Value	\$309,763	\$328,027	\$364,902
Per Capita Income	\$35,387	\$37,767	\$39,534

Map and demographics data derived from AlphaMap

MARKET AREA MAP



NEIGHBORHOOD AERIAL

FLORIDA INTERNATIONAL
TRADEPORT - +2.5 MILLION SF
TOTAL DEVELOPMENT

Proposed
Hotel
Development

Palm Grove Luxury
Apartments

ELLENTON
PREMIUM OUTLETSSM
A MALL GROUP

MF Development (235 Units)

TJ-maxx BEALLS at home

SUBWAY

DUNKIN' DONUTS

CHIPOTLE

7 ELEVEN

chili's

McDonald's

Starbucks

Walgreens

Applebee's

Super 8

Blue Rhino

Rocky Bluff

Memphis Rd

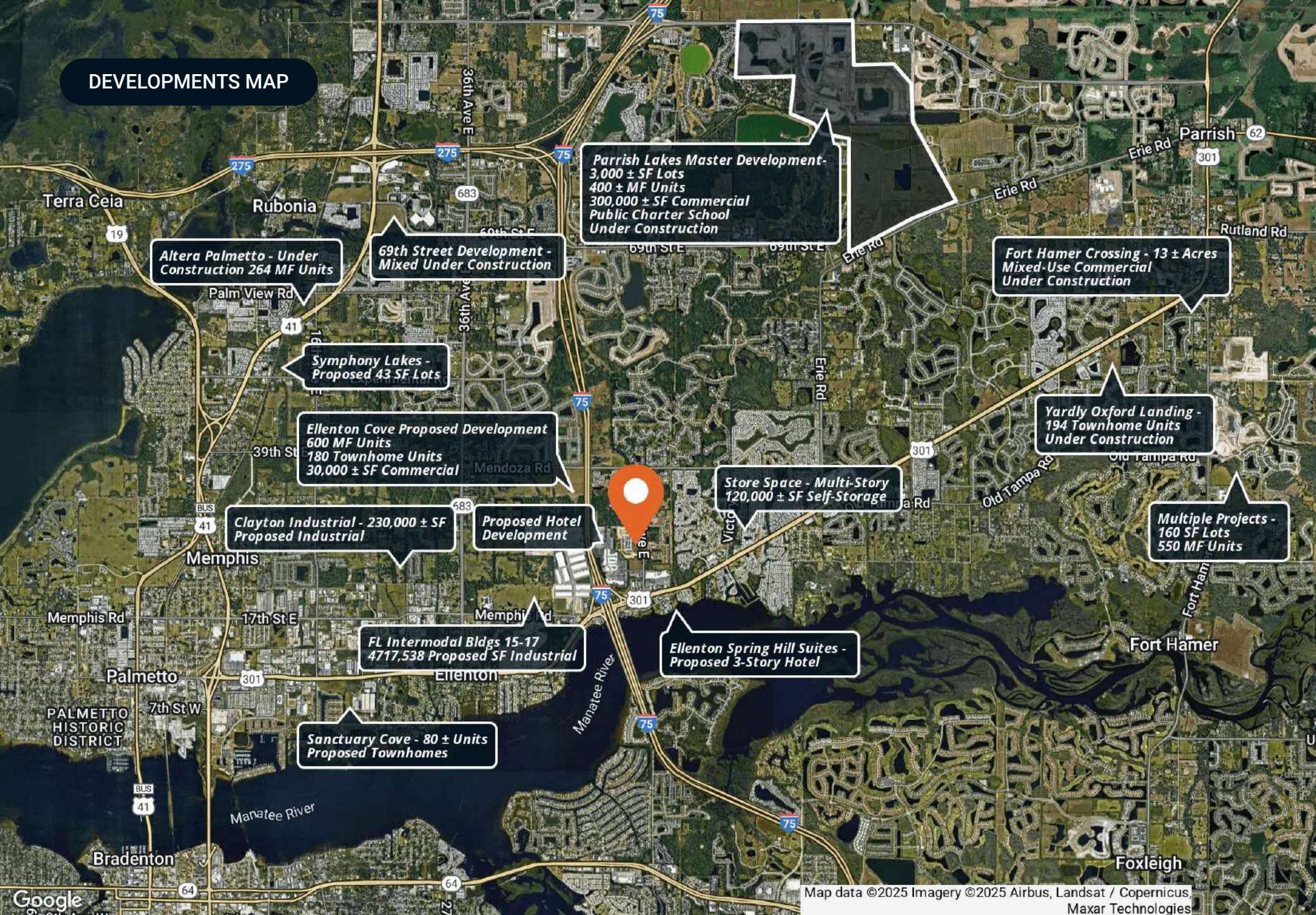
301

75

75

Google 45th Ave

DEVELOPMENTS MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



SECTION 3

Agent And Company Info

A photograph of a modern office interior. On the left, there are large windows with black frames, looking out onto greenery. In the center, a staircase with light-colored steps and white metal railings leads upwards. The ceiling features exposed wooden beams and recessed lighting. On the right, a white wall has a framed landscape painting and a white door.

Who We Are

Saunders Real Estate is a full-service land and commercial real estate brokerage firm with nearly \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners for nearly three decades. Our team is recognized nationally as an authority on all types of real estate. For nearly three decades, we have been cultivating relationships with buyers and brokers from across the country and around the world and developed a network of prospective buyers looking for opportunities. Our depth and experience in identifying the right buyers as well as successfully negotiating and managing transactions have helped our clients easily navigate even the most complex real estate acquisitions and dispositions.

Our Expertise

As an effective land and commercial experts team, we work together to achieve your goals. Our advisors showcase a variety of backgrounds. We are recognized thought leaders in the Southeastern United States land and commercial real estate industry. A differentiating value we offer is our expertise honed through years of shared experience, a dedication to real estate training and certification, industry leadership, and the ongoing effort to lead in educating clients and others interested in real estate.

Our commitment to clients means that we invest not only in the best technology, tools, and resources but also in the right people. A team of professional specialists supports our roster of exceptional land and commercial real estate professionals. We believe that to do things right requires in-house, focused expert attention. From market research to mapping data and property signs to social media, our staff provides unsurpassed service and works to achieve goals quickly.

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



Jeff Cusson, CCIM

Senior Advisor

jeff@saundersrealestate.com

Direct: **877-518-5263 x317** | Cell: **772-473-8497**

Professional Background

Jeff Cusson, CCIM is a Senior Advisor at Saunders Real Estate.

Working out of Vero Beach, Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$500 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, reading, and participating in church leadership and mission trips.

Jeff specializes in:

- Agricultural Land
- Transitional Land
- Industrial Properties
- General Commercial Real Estate

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

Associate Advisor

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Professional Background

Joey Hungerford, MiCP is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland Association of REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025. He is also an active member of The International Council of Shopping Centers (ICSC).

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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