



# Parrish Nexus

10.48 Acres, uniquely located at the intersection of  
US 301 and Fort Hamer Road



## Increased Traffic

With the planned expansion of the Fort Hamer Bridge to four lanes comes the widening of Fort Hamer Road from the bridge to US 301. The State of Florida is investing heavily in infrastructure, anticipating growth in population in the 21st Century. As usual, real estate developers and planners are one step ahead of the State.



The Neal Land Company, instrumental in the success of

Lakewood Ranch, has now created North River Ranch. The Company started to assemble large tracts ten years ago, Neal Land has successfully entitled the properties for several thousand single-family homes, commercial and recreational use.



Additionally, many builders have joined the movement and are developing communities that include single-family homes and apartment buildings.

Neal Land, leading the way, has invited a branch of the Sarasota Memorial Hospital to occupy a site designated for such a use. The Benderson

Site Plan by Neal Land. Added information is the responsibility of Commercial on the Coast, LLC and not Neal Land. This map is an artist's conceptual rendering and is not to scale. It is for informational purposes and is not intended to be an actual depiction of the roadways, amenities, buildings, fencing, walks, trails, homesites or landscaping. Future or proposed amenities, trails, residential, commercial or other development shown are not guaranteed to be developed and may be subject to change. Refer to the recorded plat for accurate lot dimensions, setbacks, walls, wetland and conservation areas, and easements. All rights reserved. Not an offer to purchase where prohibited by law. Broker participative welcome. July 2023. Completion of initial phases of Village Center anticipated 2023/2024. Middle School anticipated 2024 school year. \* Future. \*\* Subject to potential future road re-zoning.

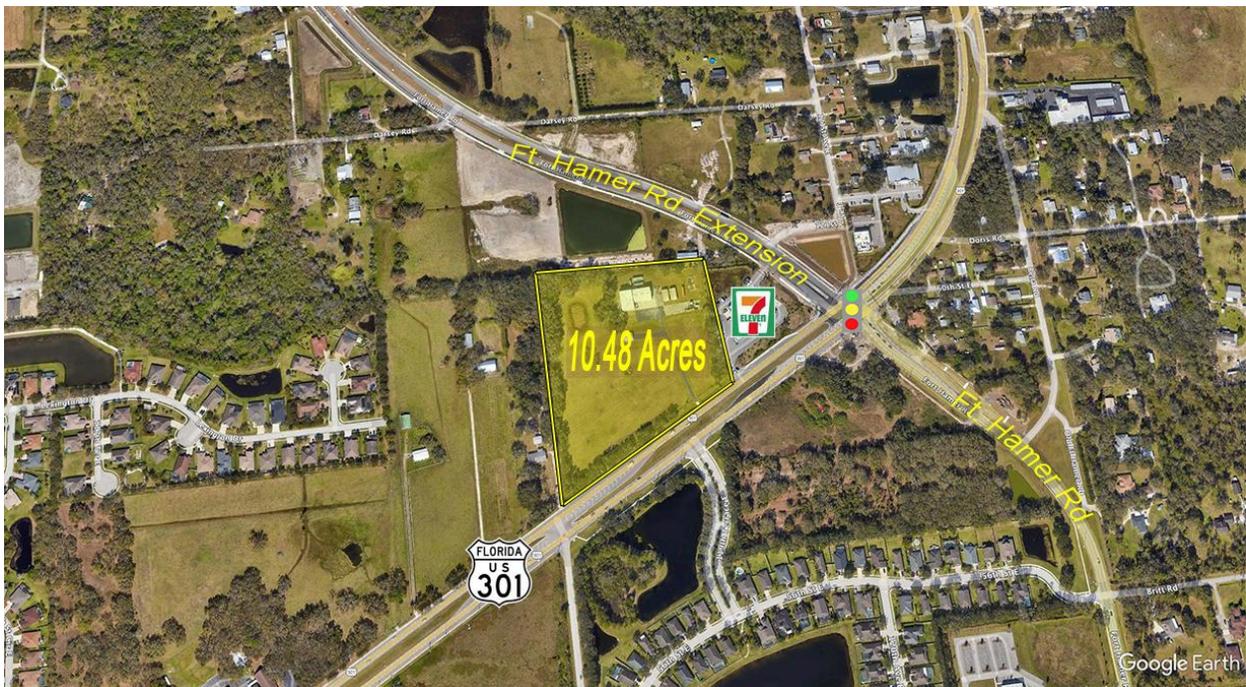


Development Company is bringing in national retail chains to serve all these burgeoning communities. But there are NO HOTELS to serve all the visitors.



## Parrish Nexus

This 10.48-acre parcel sits in a distinctive location that will become more important as the future of Parrish unfolds. The Fort Hamer Road extension will come to be a major North-South artery diverting traffic from I-75 directly to North River Ranch and onward to Lakewood Ranch.



In addition to an attractive Hotel, the site is large enough to lease or sell a portion of the land to a restaurant chain or similar ancillary use.

The price for this parcel is \$5,500,000.

Regards,

Dana Beecher, Broker

Commercial on the Coast, LLC

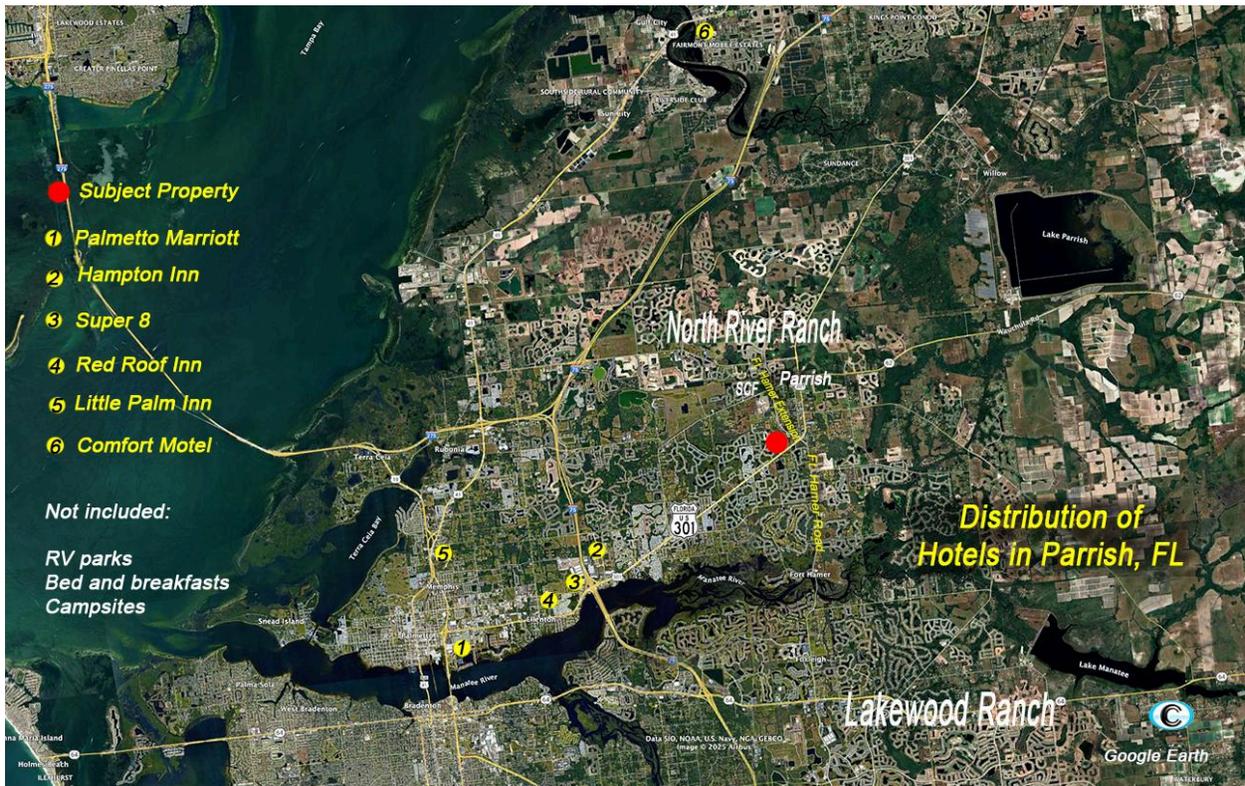
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## A Scarcity of Hotels

Visitors to [Sarasota Memorial Hospital](#) or the [State College of Florida](#) in Parrish will not find a hospitality-friendly environment.

Travelers to North River Ranch will have to use a hotel or motel in Ellenton, because there are currently NO HOTELS IN THE IMMEDIATE AREA.



This is the opportunity to secure the premier site for a commercial development that will include a [HOTEL](#), possibly a restaurant or other supportive ancillary use.

The current zoning is residential and will have to be changed to commercial.

The County commissioners would welcome a quality HOTEL.