

Ideal Apartment Site in the Heart of North Port

1191 W Price Boulevard
North Port, Florida 34288

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Southwest Florida

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PROPERTY HIGHLIGHTS | PARCEL L

- › 13.8± acre site offered for sale located in the southeast quadrant of Citizens Parkway and Price Boulevard in the city of North Port, Sarasota County
- › Excellent location for *development*
- › Interstate 75 & the proposed Sarasota County Technical College and Library is less than 2-miles to the north
- › The Sarasota Memorial Hospital Emergency Room & Health Care Center is located less than 1-mile south of the Toledo Blade/Price intersection
- › North Port has reestablished their Economic Development Program and has incentives to offer

OFFERED FOR \$1,600,000

FOR SALE > Development Site

Site Size

- 13.8± acres

Frontage (approx):

- 570 feet on West Price Boulevard
- 1,000 feet on Citizens Parkway

Utilities:

- Water and waste water: City of North Port
(water and waste water exist along Toledo Blade Blvd and Price Blvd)
- Cable: Comcast
- Electric: FP & L (Florida Power and Light)
- Telephone: Verizon
- Storm Water Retention: Off-site

Existing Zoning Designation:

Planned Community Development (PCD)

The City of North Port established 8 Activity Centers, this land is located in Activity center 5 (AC-5). AC-5 is planned as a mixed use development.

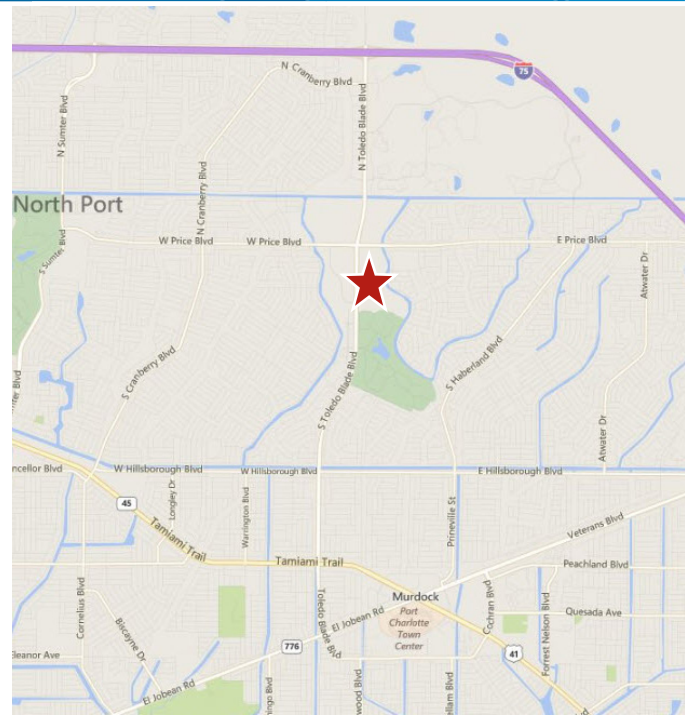
Traffic Counts (FDOT 2014):

16,300 CPD on Toledo blade Blvd

13,100 CPD on West Price Blvd

Parcel	Tax ID#
L	0984-03-0010

Join fast growing and progressive **North Port**, recipient of accolades from numerous publications and organizations such as Money magazine, CNN Money, Forbes Magazine, Nerdwallet.com, Wallethub.com, American Lung Association, etc. for its *quality of life* and *business friendly* atmosphere.



CONTACT US

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