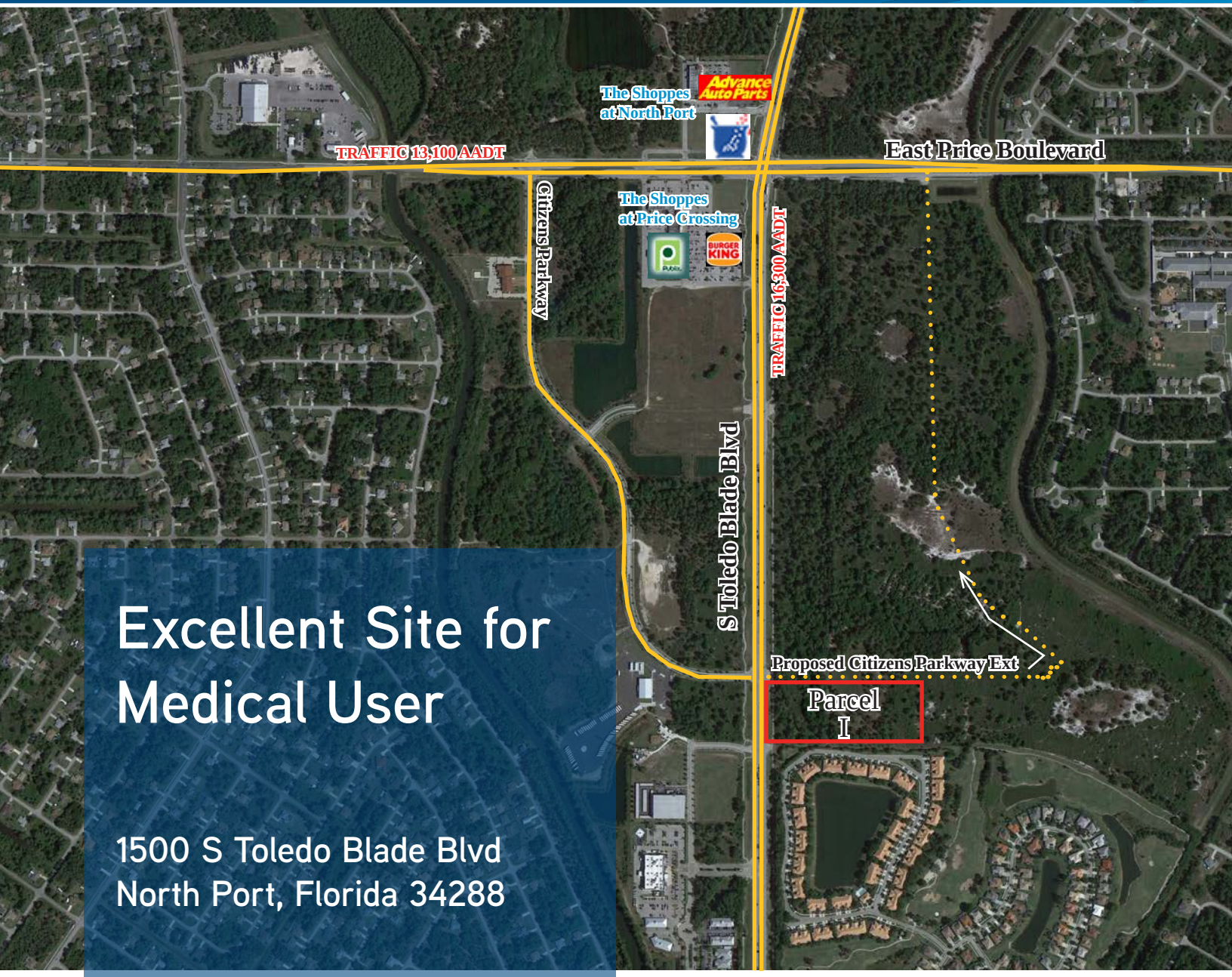


Excellent Site for Medical User

1500 S Toledo Blade Blvd North Port, Florida 34288

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PROPERTY HIGHLIGHTS | PARCEL I

- 8.6± acre site offered for sale located in the southeast quadrant of Toledo Blade Boulevard 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 $900,000

FOR SALE > Development Site

Site Size

- 8.6± acres

Frontage (approx):

- 380 feet on Toledo Blade Boulevard

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

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.

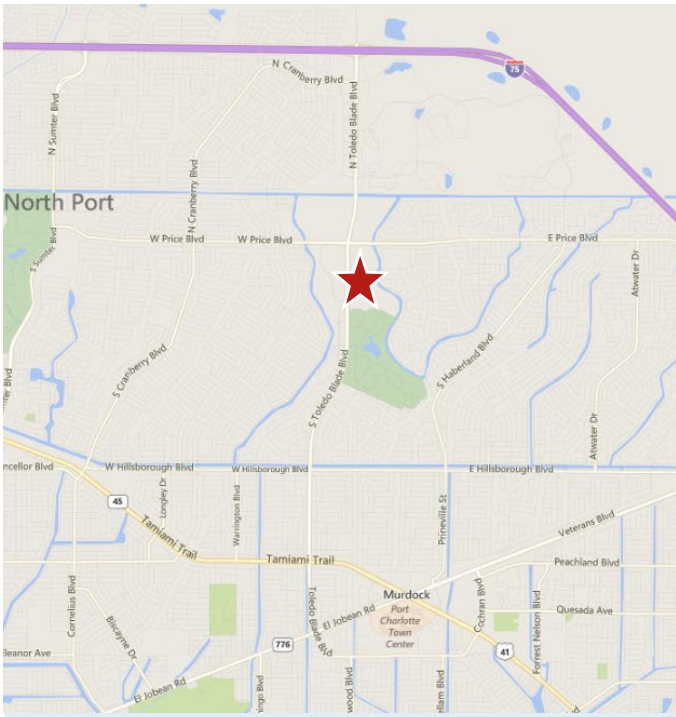
Traffic Counts (FDOT 2014):

16,300 CPD on Toledo blade Blvd

13,100 CPD on West Price Blvd

Parcel	Tax ID#
I	0985-04-0010

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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