Well Suited for Mixed Use Retail | Apartments

1150 S Toledo Blade Blvd North Port, Florida 34288

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COLLIERS INTERNATIONAL SOUTHWEST FLORIDA

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PROPERTY HIGHLIGHTS | PARCEL H

Parcel IH

Proposed Officens Parkway Back

> 31.40± 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

last Price Boulevard

> Excellent location for development

TheShop

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- > 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



FOR SALE > Development Site

Site Size

• 31.40± acres

Frontage (approx):

• 1,400 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.

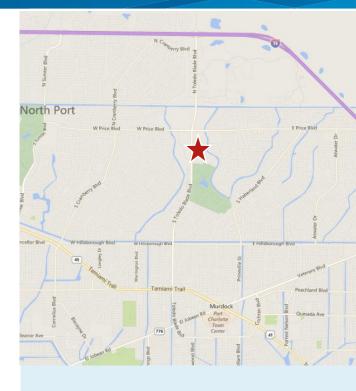
Traffic Counts (FDOT 2014):

16,300 CPD on Toledo blade Blvd

13,100 CPD on West Price Blvd

Parcel	Tax ID#
Н	0985-03-0010

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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