

Vacant Land Surrounded by Growth

North Port, Florida

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Southwest Florida

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PROPERTY HIGHLIGHTS | PARCELS A-F

- 100± acre site offered for sale located in the northwest quadrant of Toledo Blade Boulevard and West Price Boulevard in the city of North Port, Sarasota County
- 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
- Owner and City amenable to reconfiguration of parcels, dedicated streets, etc.
- North Port has reestablished their Economic Development Program and has incentives to offer

TRAFFIC 13,100 AADT

West Price Boulevard

TRAFFIC 16,300 AADT
N Toledo Blade Blvd

Advance
Auto Parts
The Shoppes
at North Port

The Shoppes
at Price Crossing

BURGER
KING

FOR SALE > 100± Acres - Vacant Land

Site Size

- 100± acres

Frontage (approx):

- 1,900 feet on Toledo Blade Boulevard
- 1,260 feet on West Price 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:

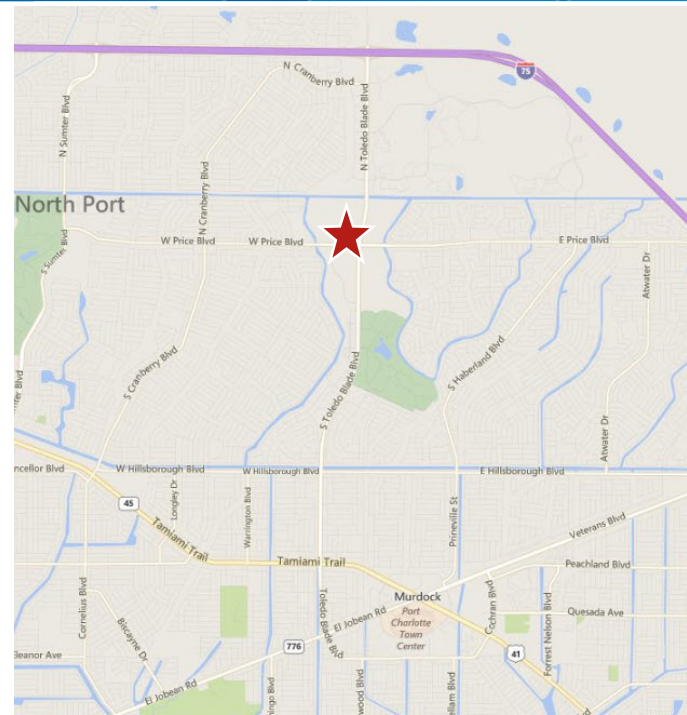
Planned Community Development (PCD)

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

13,000 CPD on West Price Blvd



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Parcel	Tax ID#
A	0983-01-0010
B	0983-02-0010
C	0983-03-0010
D	0983-04-0010
E	0983-05-0010
F	0983-06-0010

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.

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