

FRED KOLB, MBA, CCIM 239 985 8081 fred.kolb@colliers.com

CHRISTOPHER LEONARD, CCIM 727 443 0607 chistopher.leonard@colliers.com

JIM GARINGER, CCIM, SIOR 239 985 8072 jim.garinger@colliers.com



COLLIERS INTERNATIONAL SOUTHWEST FLORIDA 13241 University Drive, Suite 10 Fort Myers, FL 33907 www.colliers.com

Southwest Florida

PROPERTY HIGHLIGHTS | PARCEL K

- > 18.5± acre site offered for sale located in the northwest quadrant of Toledo Blade Boulevard and Citizens Parkway 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 \$3,000,000

FOR SALE > Development Site

Site Size

• 18.5± acres

Frontage (approx):

- 1,200 feet on Toledo Blade Boulevard
- 1,700 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)

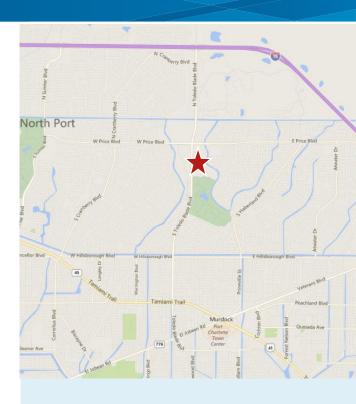
The City of North Port established 8 Activity Centers, this land is located in Activity center 5 (AC-5). AC-5 is planned as a mixed use development.

Traffic Counts (FDOT 2014):

16,300 CPD on Toledo blade Blvd 13,100 CPD on West Price Blvd

Parcel	Tax ID#
K	0984-04-0010

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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