

Residential Development Opportunity

E HILLSBOROUGH BLVD NORTH PORT, FL 34288



PROPERTY DESCRIPTION

The subject property is a total of 764,913 square feet. This 17.56-acre parcel is located in the growing city of North Port, FL. The parcel sits directly on E Hillsborough Blvd. The property is zoned Residential, Single Family (RSF2). The property has water frontage on the creek. The zoning allows for 3.5 homes per acres, or a total of 61 home sites.

The Property is located near the busy corridor of I-75 & Toledo Blade Blvd and busy Tamiami Trail. The surrounding area has seen a significant amount of new development including several new apartment buildings, office buildings, and retail space. The continued development of residential single-family homes to the east and north of the subject site, will increase the value of the site.

OFFERING SUMMARY

Sale Price:	\$915,000
Lot Size:	17.56 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,206	11,067	31,275
Total Population	2,609	26,287	74,911
Average HH Income	\$50,186	\$54,099	\$53,584



KEVIN ROBBINS

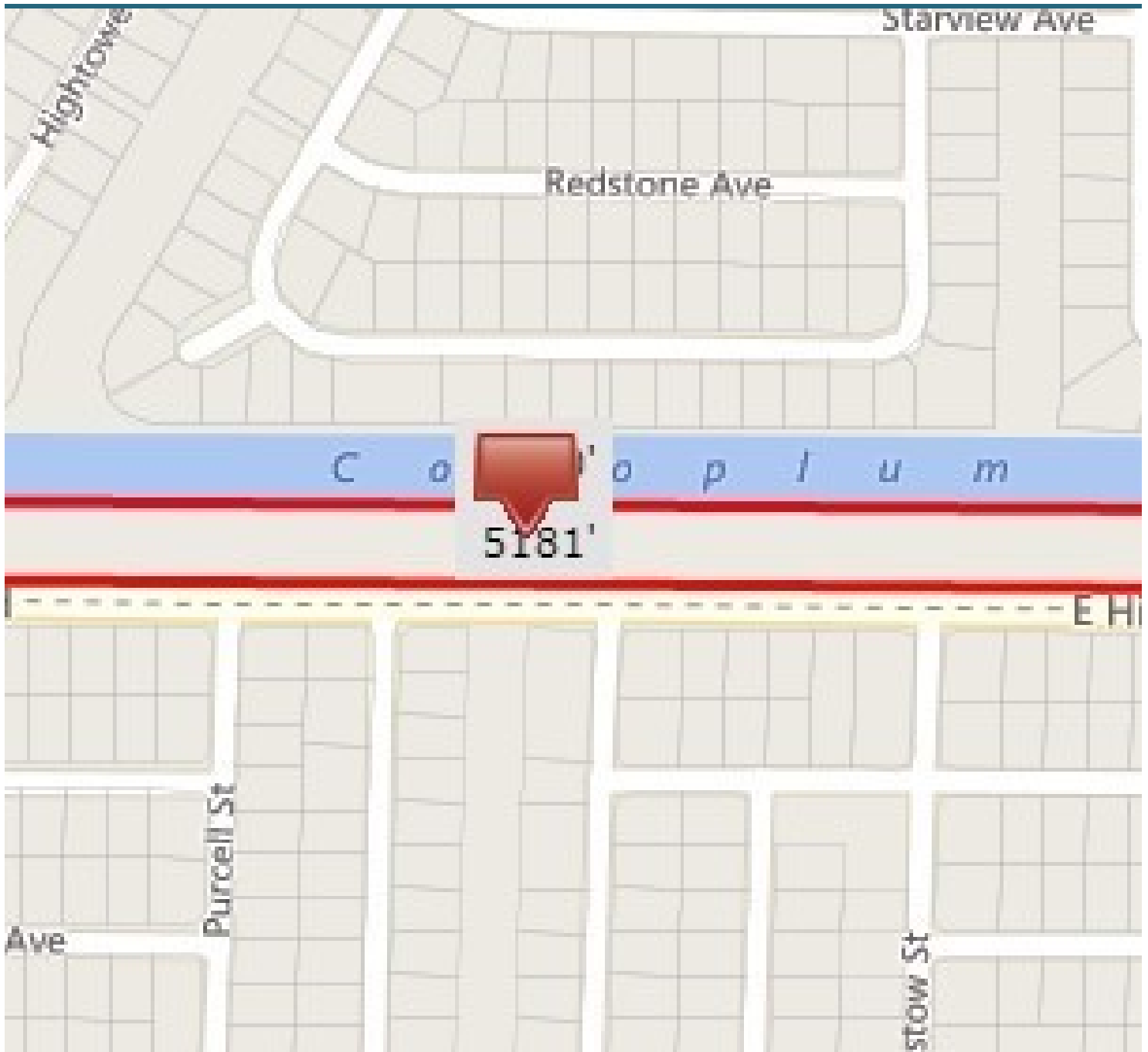
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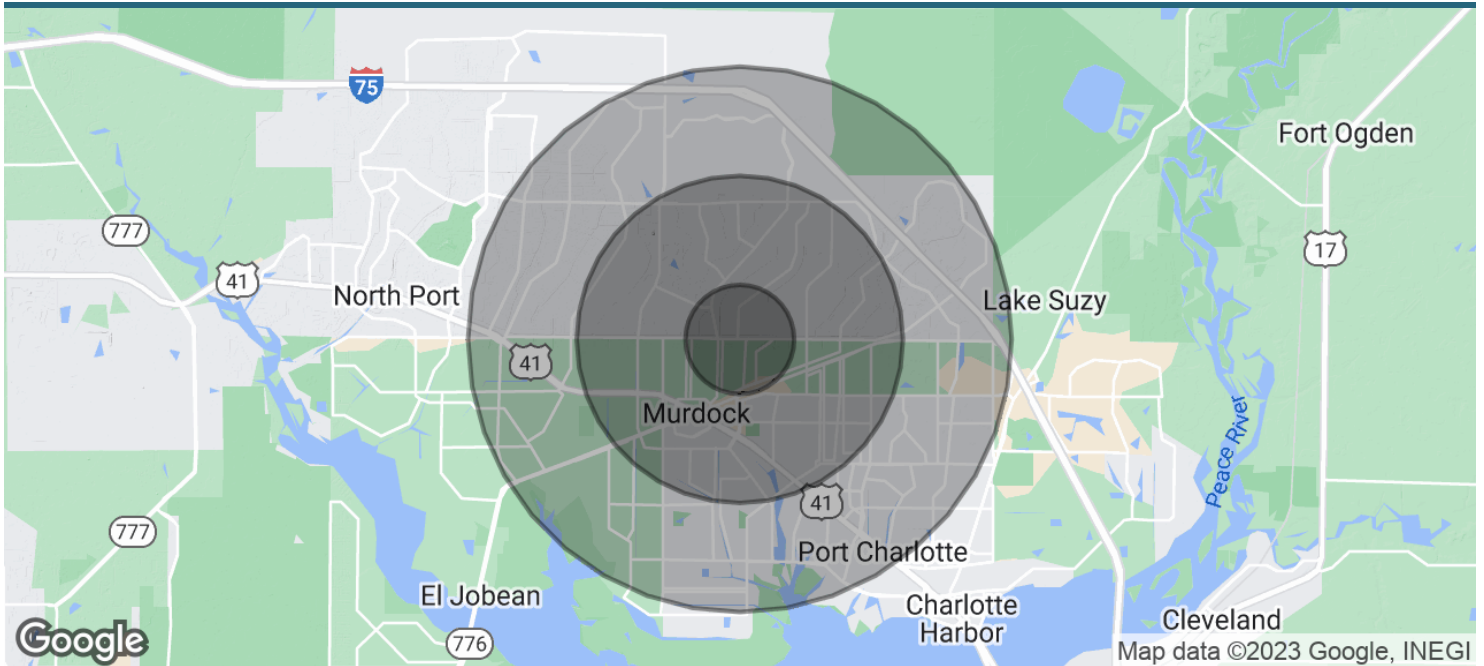
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,609	26,287	74,911
Average Age	50.8	46.5	45.7
Average Age (Male)	50.2	44.9	43.9
Average Age (Female)	51.1	47.9	46.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,206	11,067	31,275
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$50,186	\$54,099	\$53,584
Average House Value	\$212,830	\$198,269	\$198,892

* Demographic data derived from 2020 ACS - US Census



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