

OFFERING
MEMORANDUM

Vacant Land Activity Center I

Entitled For Self Storage

6040 Talon Bay
North Port, FL


66,000sf
SELF STORAGE FACILITY



COMMERCIAL PARTNERS

TALON BAY SELF STORAGE

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EXECUTIVE Summary

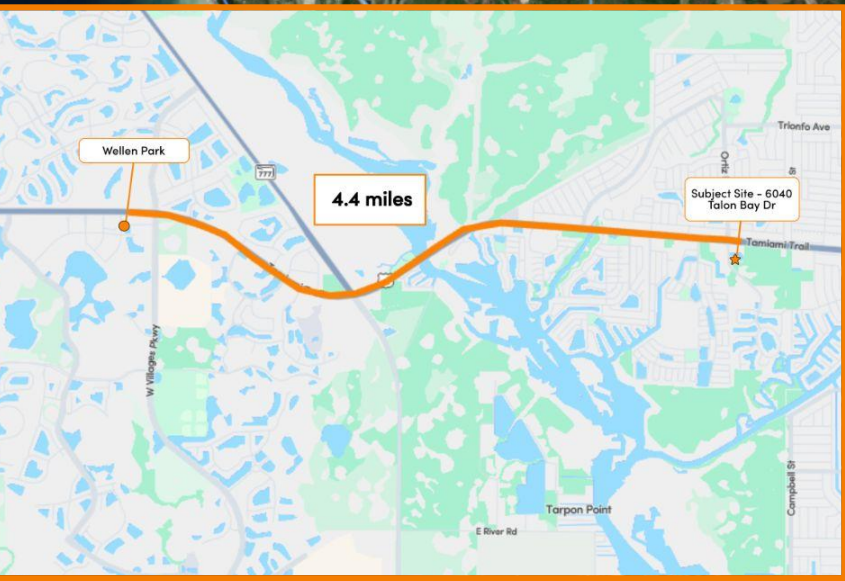
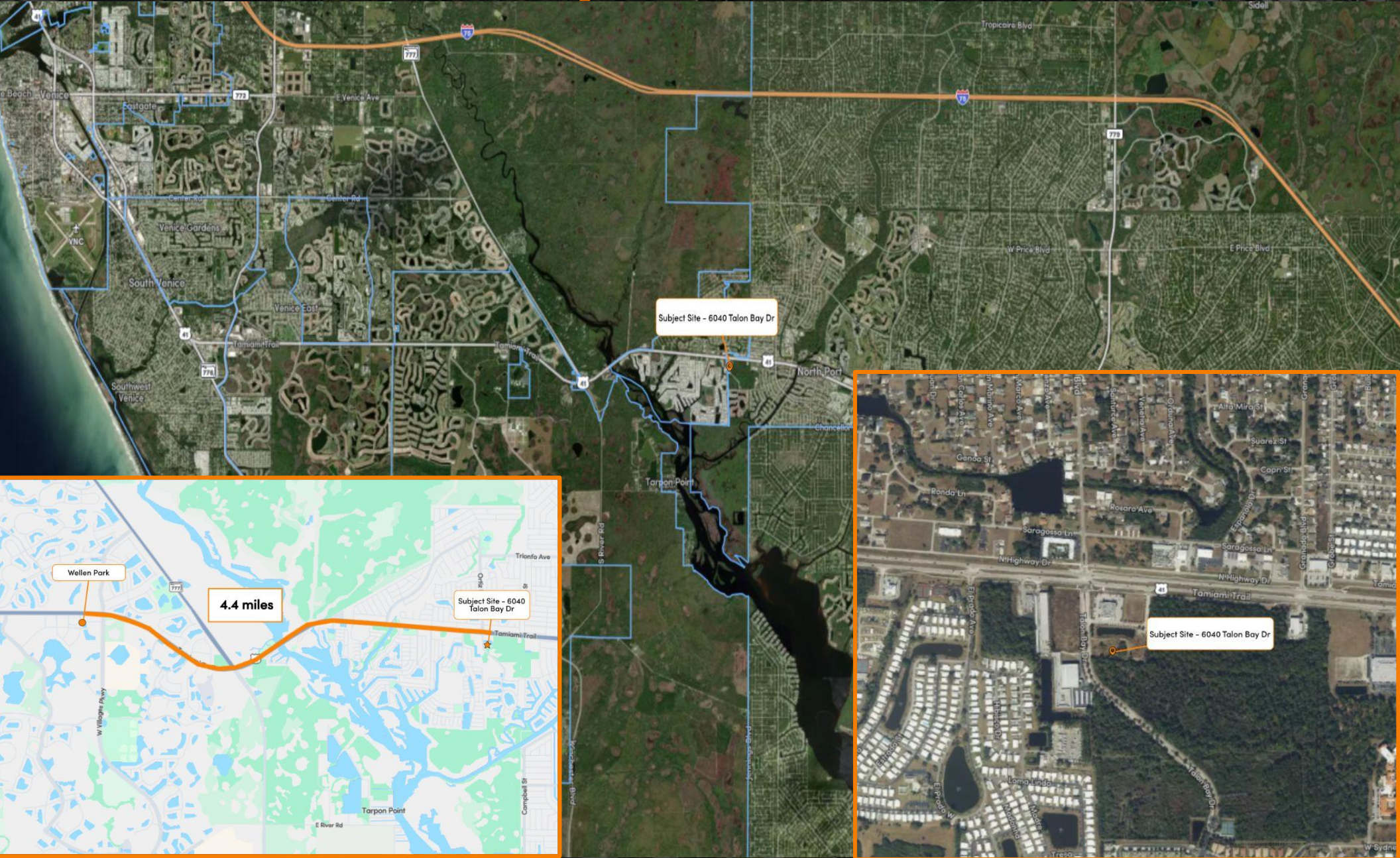
SVN Commercial Partners, as exclusive agent, is pleased to present for sale a fully entitled 1.67-acre parcel in North Port, Florida, approved for a 66,000 SF self-storage facility.

The property is zoned Activity Center (AC-1), one of the most versatile and valuable commercial zoning classifications in North Port, allowing for a wide range of permitted uses. While currently approved for a self-storage facility, the zoning also allows for light industrial, office, retail, restaurant, bar, hotel, medical, daycare, and various other commercial developments, making it an attractive option for investors seeking flexibility.

Located on Talon Bay Dr, just south of the signalized intersection at the major commercial corridor US-41/S Tamiami Trail, the site enjoys a daily traffic count of approximately 38,000 vehicles. Its strategic position directly across from Extra Space Storage provides excellent visibility and accessibility in a high-traffic commercial hub.

North Port is the 2nd fastest-growing city in the U.S., with strong market fundamentals driving demand across multiple commercial sectors, including self-storage. With full entitlements in place, the site is shovel-ready, offering immediate development potential in one of Florida's most rapidly expanding markets.

LOCATION Maps



Activity Center I - Permitted Uses

Permitted By Right Uses:

- Automobile Repair Shops, Minor
- **Personal Storage Facilities**
- Light Industrial
- Office, Outdoor Storage
- Animal Veterinary Office & Animal Hospitals
- Banks & Financial Institutions
- Craft Brewery, Distillery, Winery
- Daycare Facility
- Essential Services – Major & Minor
- Hotel
- Laundromat/ Dry Cleaners
- Medical/Dental Office
- Retail Sales and Services
- Restaurant
- Bar or Nightclub
- Residential, Multi-family
- Residential, Assisted Living Facilities, 50+ Beds

[*Click Here For The Entire Use Table*](#)



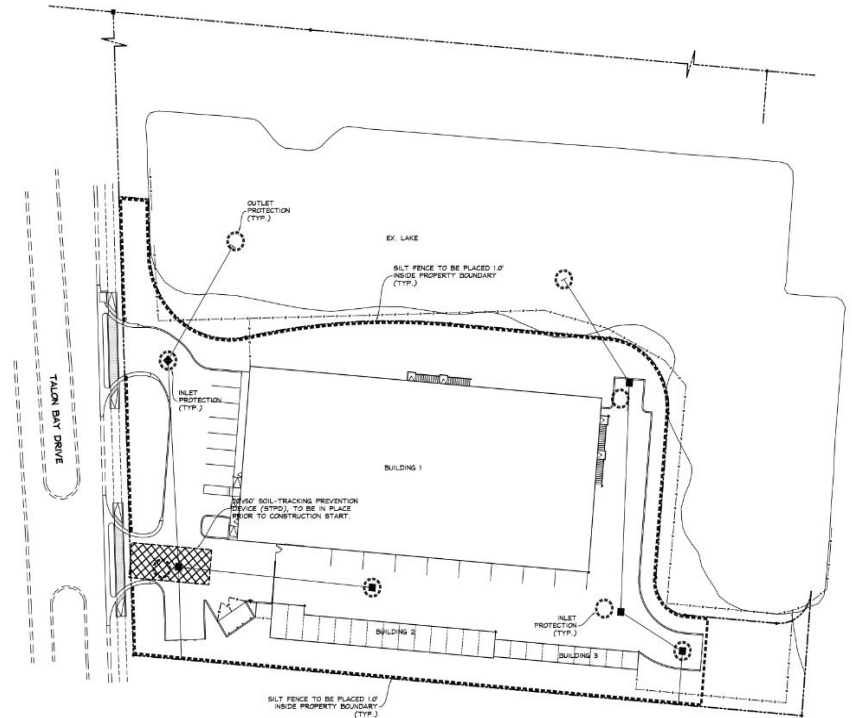
PROPERTY Overview

S TAMiami TrL (38,000 AADT)

TALON BAY DR

TALON BAY DR

PROPERTY



TALON BAY

SELF STORAGE

OFFERING Highlights

Purchase
Price:

\$1,499,000
(\$13.78/SF)

Proposed
Square Footage:

66,000 SF

Property Address	6040 Talon Bay Dr, North Port FL
Proposed Sq Ft.	66,000 SF
Land Area	1.67 AC (108,852 SF)
Parcel ID	0791070013

PROPERTY Highlights

- **Land Area:** 1.67 acres, fully entitled for a 66,000 SF self-storage facility
- **Zoning:** Activity Center (AC-1), permitting a variety of uses beyond self-storage
- **Location:** Southeast side of Talon Bay Dr, near US-41/S Tamiami Trail (38,000 AADT)
- **Surrounding Businesses:** Across from Extra Space Storage and adjacent to Save-A-Lot in a busy commercial area
- **Market Growth:** North Port is the 2nd fastest-growing city in the U.S.
- **Development Ready:** Full entitlements allow for immediate construction



OFFERING PRICE:
\$1,499,000

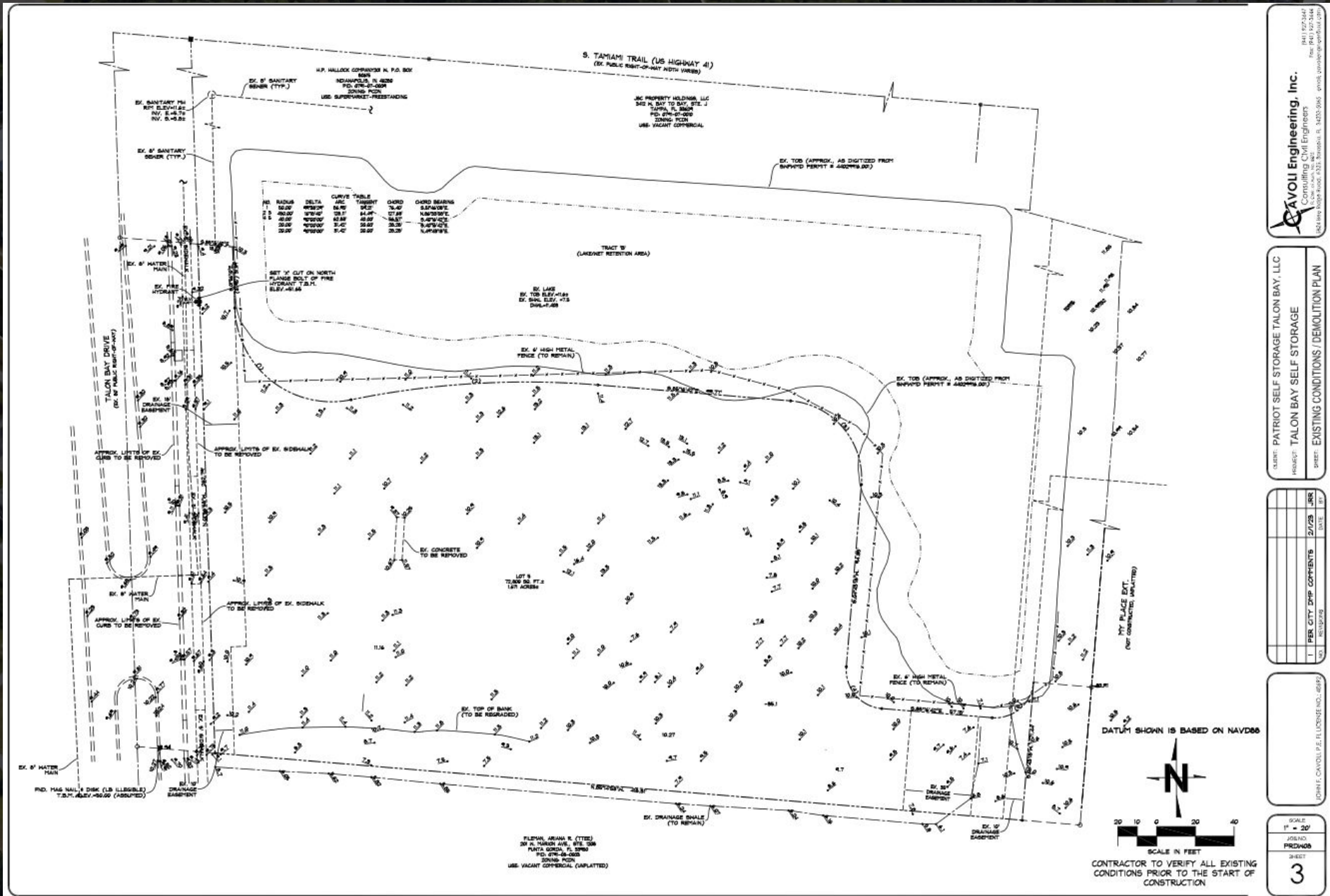


APPROVED SELF
STORAGE FACILITY:
66,000 SF



LAND AREA:
1.67 Acres

PROPERTY Survey



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00	109.00	10.90	10.90	17.42	S 89.00° W
2	20.00	179.00	35.77	35.77	35.77	N 89.00° W
3	40.00	109.00	42.84	42.84	18.41	S 89.00° W
4	20.00	179.00	35.77	35.77	35.77	N 89.00° W
5	50.00	109.00	10.90	10.90	17.42	S 89.00° W

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 Consulting Civil Engineers
 542 West 1000th Street, Suite 2023, Bonaville, IL 60109-0905
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CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: EXISTING CONDITIONS / DEMOLITION PLAN

NO.	DATE	BY
1	PER CITY DTP COMMENTS	D/MS
2		MS
3		MS

JOHN F. CAVOLI, P.E., LICENSE NO. 48972

SCALE: 1" = 20'
 JOB NO: PRD008
 SHEET: 3

DATUM SHOWN IS BASED ON NAVD83

SCALE IN FEET

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

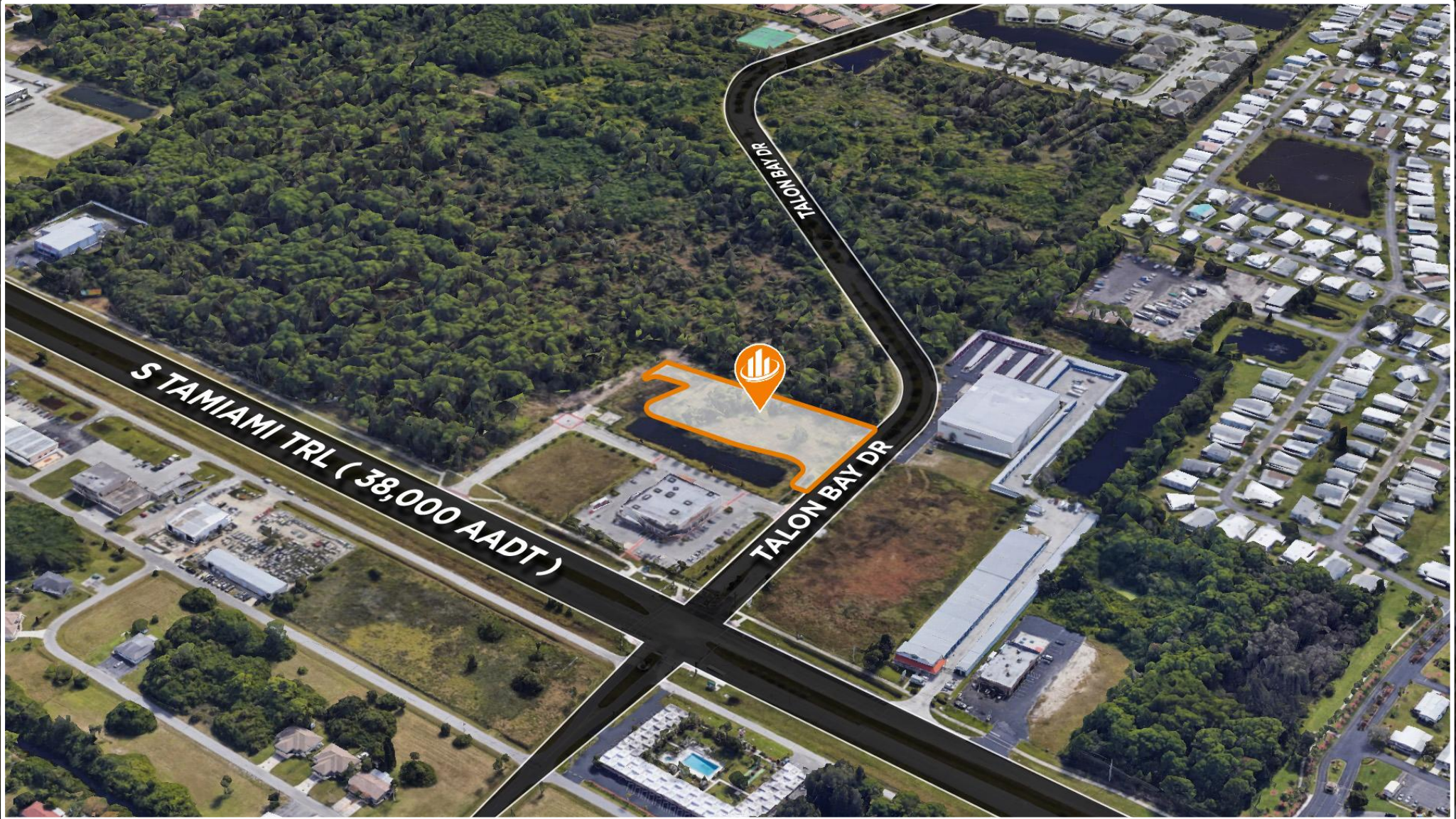
PARCEL Map



AERIAL Photos



ADDITIONAL Photos



ADDITIONAL Photos



ADDITIONAL Photos



S TAMAMI TRL
(38,000 AADT)

S TAMAMI TRL
(38,000 AADT)

TALON BAY DR

TALON BAY DR

ADDITIONAL Photos



ADDITIONAL Photos



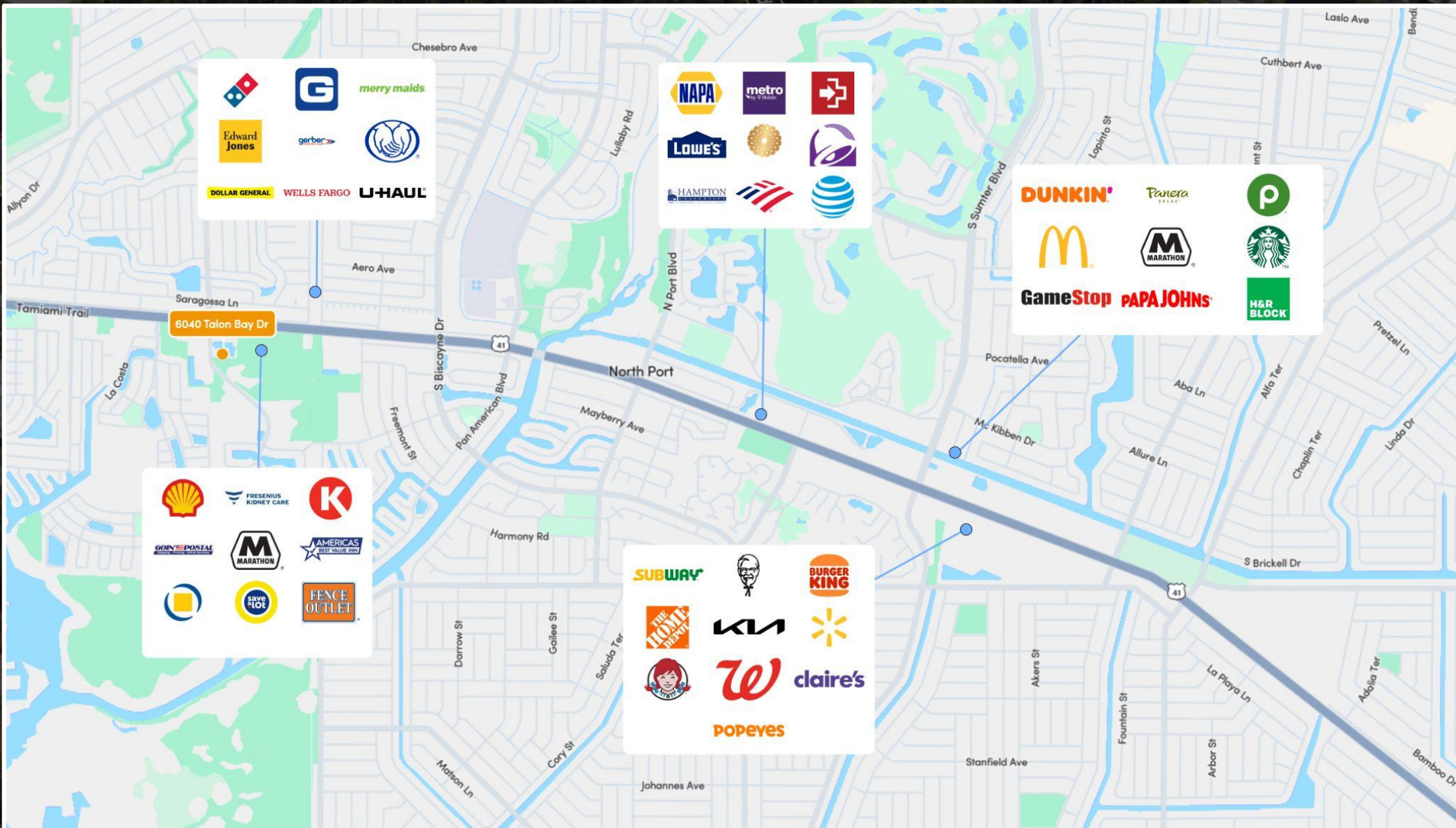
S TAMAMI TRL
(38,000 AADT)

S TAMAMI TRL
(38,000 AADT)

TALON BAY DR



RETAIL Map



North Port Overview

North Port, Florida, is a rapidly growing city located in Sarasota County along the state's Gulf Coast. With a population of over 85,000, it has seen significant growth due to its affordable housing, strong job market, and high quality of life. North Port is currently the 2nd fastest-growing city in the United States, making it a hot spot for residential and commercial development.

The city's population has increased by more than 30% over the past decade, fueled by its strategic location near major highways, access to beautiful natural attractions, and expanding economic opportunities. North Port's growth trajectory is expected to continue, creating strong demand for real estate investments, including retail, residential, and self-storage developments.

This booming market presents a unique opportunity for investors looking to capitalize on one of the fastest-growing regions in the country.

Population: 88,000+

Population Growth: 30% increase over the past decade

Median Age: 45 years

Household Income: Median household income is approximately \$87,000

Homeownership Rate: Over 75%

Key Industries: Healthcare, retail, construction, and manufacturing

Education: Approximately 25% of residents hold a bachelor's degree or higher

North Port In The Press

North Port ranks as second fastest growing city in the U.S.



ABC7 WWSB
<https://www.mysuncoast.com>

NEWS

Food, beauty and growth: 2 Florida cities make Southern Living list of best cities on the rise



Cheryl McCloud

USA TODAY NETWORK - Florida

Published 9:50 a.m. ET March 20, 2024

VENICE

North Port adapts to second-fastest growing city in US status

City is now home to 80,000 people as Wellen Park is poised to open its new downtown

Many people moving to Florida set their sights on North Port **FOX 13**

North Port-Sarasota tops list of U.S. cities with the greatest resident growth

FLORIDA NEWS

The City of North Port is the second fastest growing City in the United States and also ranked within the top 10 for population growth and job growth. Much of the city's growth is centered in Wellen Park, a nationally renowned master planned community. With a hospital, a downtown center and lots of new shopping and dining destinations in its future, there's plenty for everyone to look forward to. But with such a vast city spanning more than 100 square miles, it's important we ensure all corners of our community feel welcome and engaged.

DEMOGRAPHIC

North Port 2023

\$

\$283,400



Median Home Value



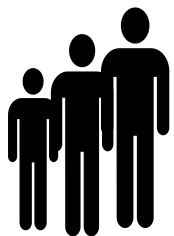
Average Household Income

\$87,237



5.04

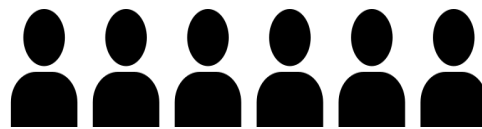
%
Five Year Projected Growth



45

Average Age

88,934



Total Population

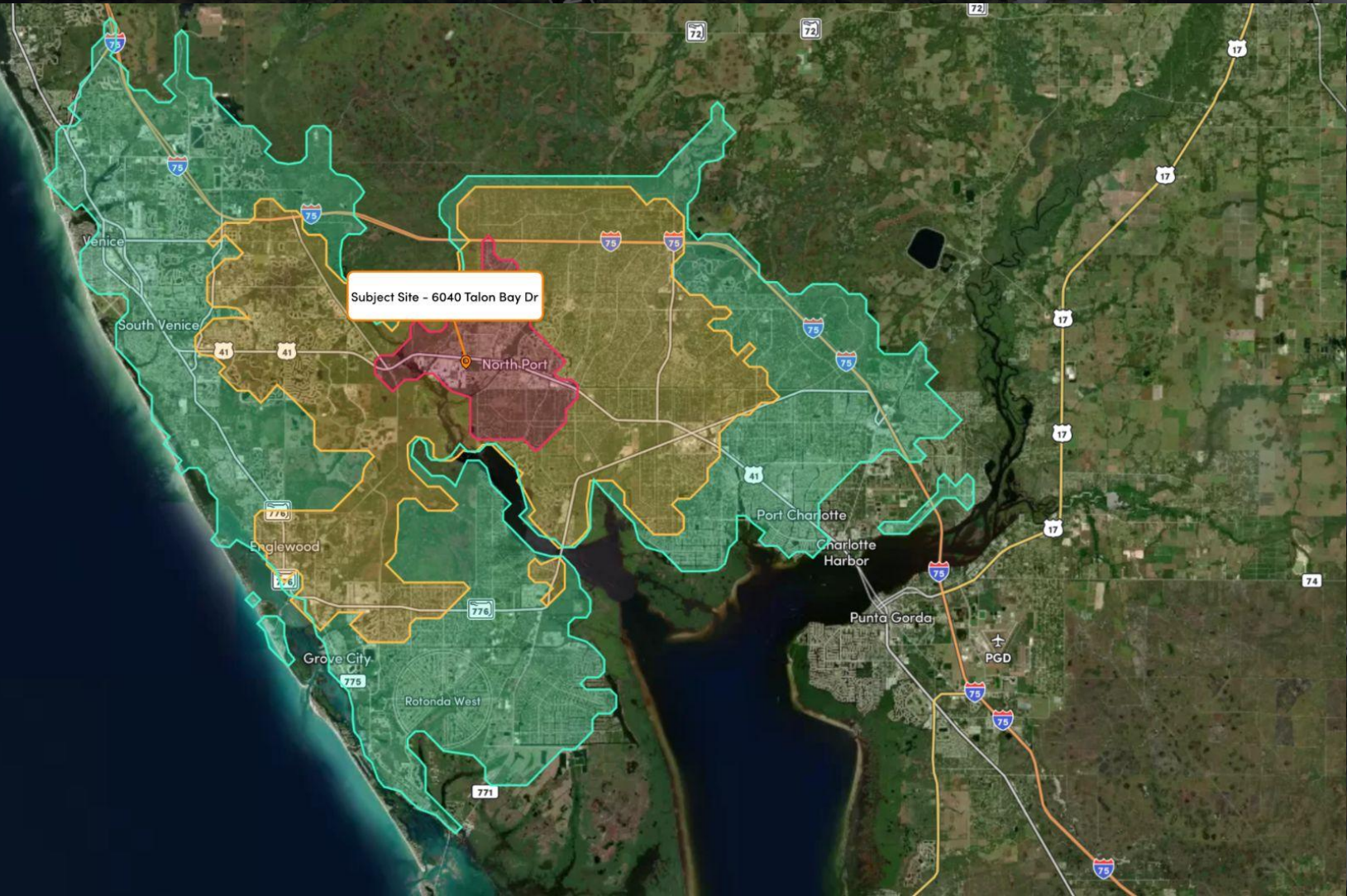
Total **30,129** Households



DEMOGRAPHICS

10, 20, 30 minute

Drive Time



DEMOGRAPHICS

10, 20, 30 minute

Drive Time

Drive Time Trade Overview

 Driving

10 Minute Drive

20 Minute Drive

30 Minute Drive

Trade Area Size

Square Miles

19.5

137.6

315.3

Demographic & Consumer Spend Overview

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Total Population

25,204

27,149

139,268

153,613

276,401

302,799

Workday Population

20,069

--

121,250

--

293,599

--

Total Households

11,650

12,537

61,480

67,874

126,177

138,252

Avg. Household Income

\$82.7k

\$90.7k

\$97k

\$107k

\$94.7k

\$104.8k

Total Consumer Spend

\$350.4m

\$382.4m

\$1.3b

\$1.4b

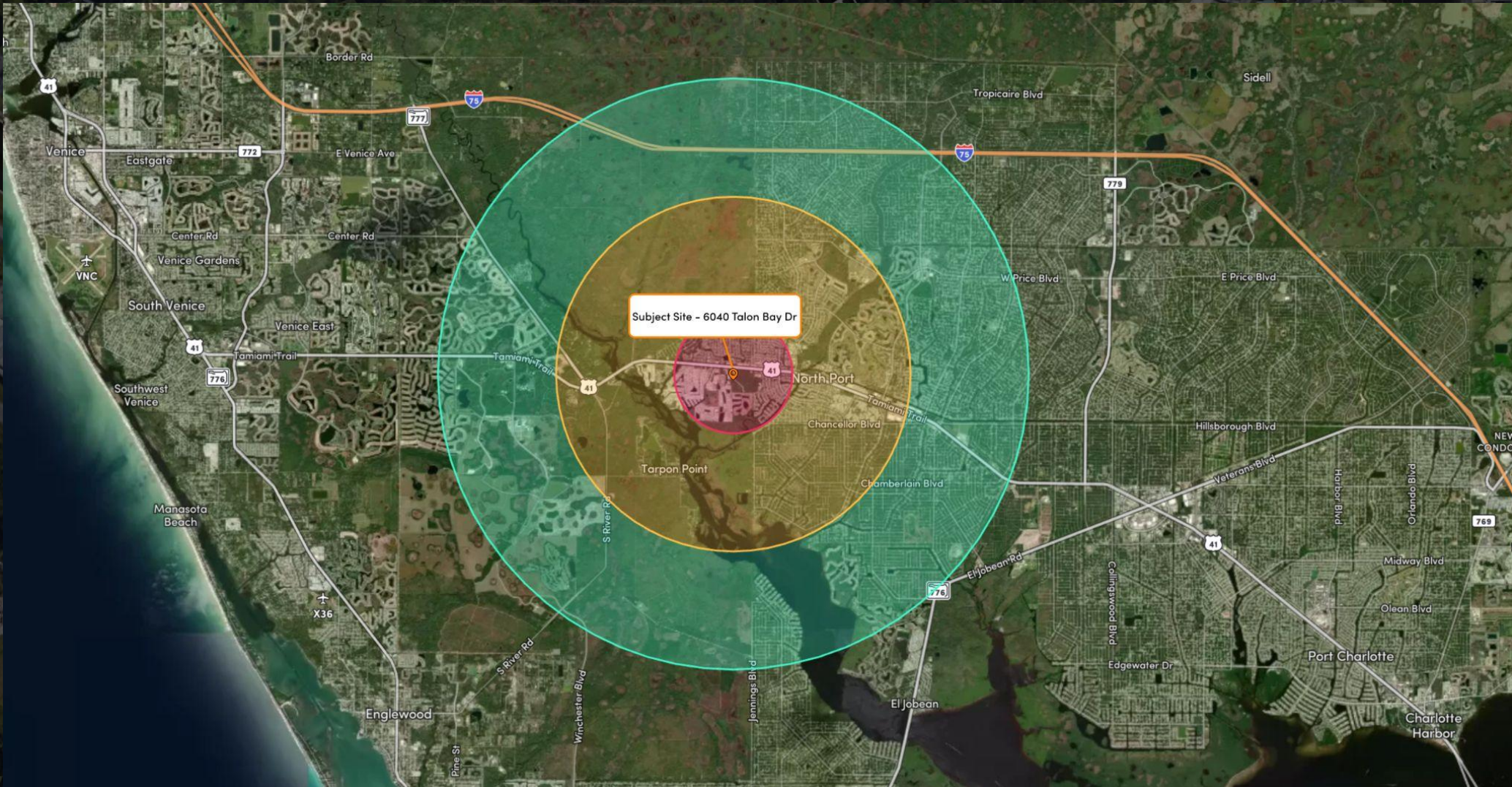
\$4.3b

\$4.8b

DEMOGRAPHICS

1, 3, 5 miles

Radius



DEMOGRAPHICS

1, 3, 5 mll

Radius

Radius Rings Trade Overview

1 Mile

3 Miles

5 Miles

Trade Area Size

Square Miles

3.1

28.3

78.5

Demographic & Consumer Spend Overview

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Total Population

7,516

8,068

26,273

28,213

57,648

63,114

Workday Population

6,127

--

23,276

--

51,327

--

Total Households

3,817

4,112

12,252

13,138

24,752

27,158

Avg. Household Income

\$64k

\$70.4k

\$82.1k

\$89.9k

\$92.3k

\$101.2k

Total Consumer Spend

\$189.5m

\$205.1m

\$371m

\$405.3m

\$379.6m

\$414.9m

Advisory Team

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Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



COMMERCIAL PARTNERS



S TAMAMI TRL (38,000 AADT)

TALON BAY DR

SVN Commercial Partners Office Locations

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