



For Sale



Toledo Blade & Price Blvd.
North Port, FL

American Momentum | Land Portfolio

Parcel	Tax ID#	Size
A	<i>In Contract</i>	} 100± acres
B	<i>In Contract</i>	
C	<i>In Contract</i>	
D	<i>In Contract</i>	
E	<i>In Contract</i>	
F	<i>In Contract</i>	
G	<i>Sold-April 2023</i>	14.5± acres
H	<i>Sold-December 2021</i>	31.4± acres
I	<i>Sold-December 2021</i>	8.6± acres
J	<i>Sold-August 2020</i>	4.0± acres
K	<i>Sold-December 2021</i>	18.5± acres
L	<i>Sold-March 2022</i>	13.8± acres
M	<i>Sold - August 2019</i>	8.7± acres

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Property Overview

The City of North Port, one of Florida's fastest growing cities, is strategically located in Sarasota County, on Florida's Gulf Coast midway between Tampa and Fort Myers. North Port-Sarasota-Bradenton is the 6th largest metropolitan area in Florida leading in job growth. Over the past twelve years North Port has experienced a steady increase in population and recently became the lead city for the North Port-Bradenton-Sarasota Metropolitan Statistical Area (MSA). Impact fees, utility and land costs in North Port are among the lowest in southwest Florida.

Over the past 10 years North Port has endeavored to improve roadways, expand wastewater treatment capacity, build new fire stations, schools, parks and recreation facilities, and increase sewer and water infrastructure to accommodate new development opportunities.

The existing zoning designation for the portfolio is Planned Community Development (PCD). The City of North Port established 8 Activity Centers with this land located in Activity Center 5 (AC-5). Activity Center 5 is planned as a mixed use development. These properties are members of the North Port Activity Center 5 Association, Inc.

North Port's Economic Development Program has **incentives** to offer.

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Demographics



Total Population

1-Mile: 4,030
3-Mile: 39,554
5-Mile: 73,254



Households

1-Mile: 1,573
3-Mile: 14,937
5-Mile: 29,041



Average HH Income

1 Mile: \$102,286
3-Mile: \$98,759
5-Mile: \$92,273



Daytime Population

1-Mile: 4,101
3-Mile: 27,024
5-Mile: 66,647

