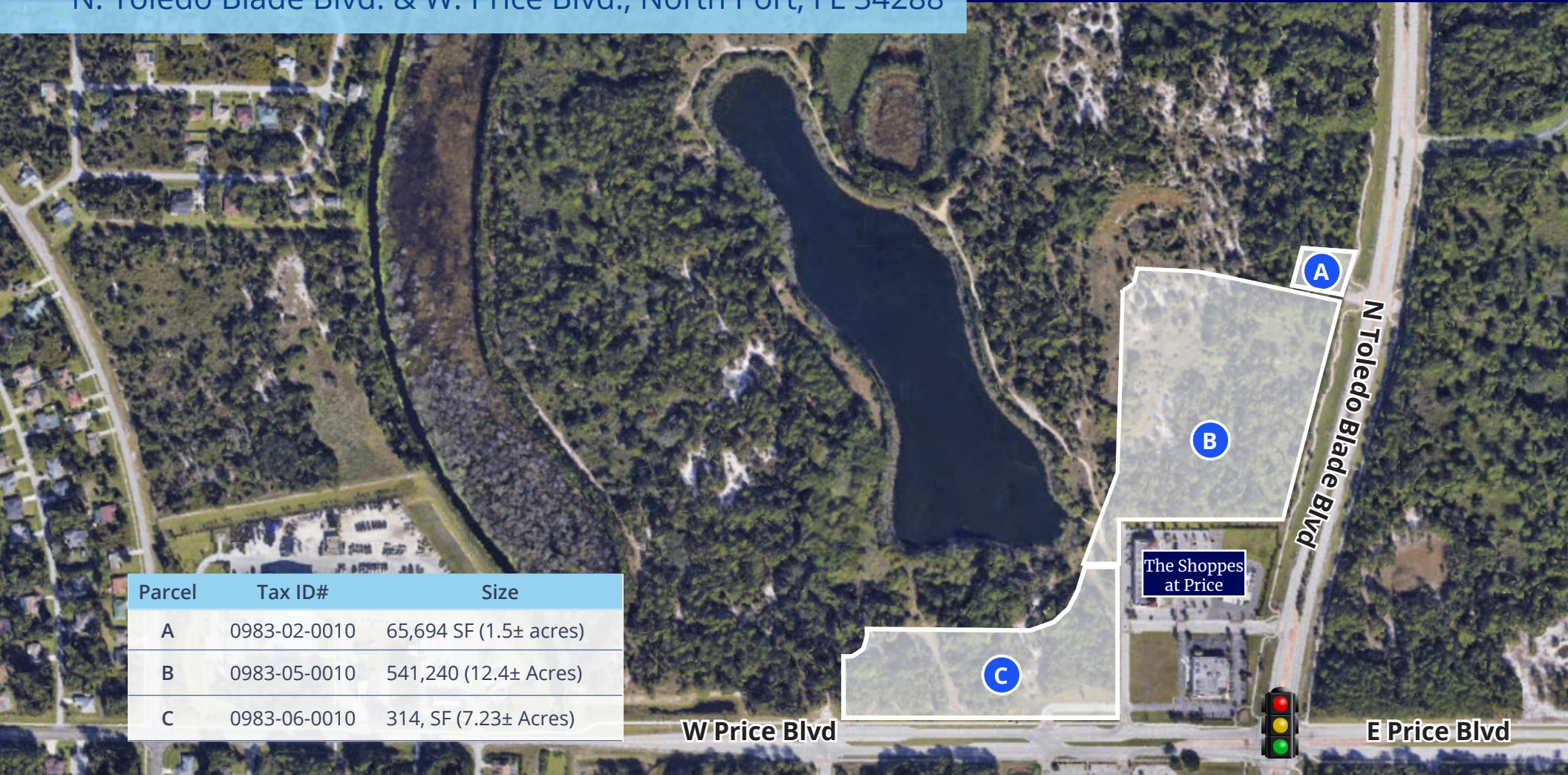


For Sale > Development

# AMERICAN MOMENTUM | LAND PORTFOLIO

N. Toledo Blade Blvd. & W. Price Blvd., North Port, FL 34288

| Parcel | Tax ID#      | Size                   |
|--------|--------------|------------------------|
| A      | 0983-02-0010 | 65,694 SF (1.5± acres) |
| B      | 0983-05-0010 | 541,240 (12.4± Acres)  |
| C      | 0983-06-0010 | 314, SF (7.23± Acres)  |



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# Introduction


North Port is a thriving, fast-growing community strategically positioned between Tampa and Fort Myers in Sarasota County. With a strong mix of amenities and economic assets, it has emerged as an attractive destination for corporate headquarters, manufacturing, technology firms, financial services, healthcare operations, and more.

Over the past twelve years, the city has experienced steady population growth and recently became the lead city for the North Port–Bradenton–Sarasota Metropolitan Statistical Area (MSA). Businesses are drawn to North Port’s low impact fees, competitive utility rates, affordable land costs, and overall tax-friendly environment. The city also maintains a strong reputation for efficient planning and permitting processes. North Port’s Economic Development Division is dedicated to supporting businesses at every stage of growth.


North Port has recorded an 11.8% increase in GDP and an 18.9% rise in new residents relocating from outside the region, growth that helped propel it to No. 2 on the list of America’s fastest-growing boomtowns. As the second-fastest-growing city in the United States, North Port offers a compelling combination of rapid population expansion, affordable real estate, and strong rental demand. These factors together make it an increasingly attractive choice for investors from across the country and around the world. Only three Florida metro areas made the top 10 here, and North Port jumped up to No. 2

Source:  
[Herald-Tribune](#)  
[bmagazine](#)  
[northportfl.gov](#)


# Demographics




| Total Population |        |
|------------------|--------|
| 1-Mile           | 4,069  |
| 3-Mile           | 40,792 |
| 5-Mile           | 77,931 |




| Average HH Income |           |
|-------------------|-----------|
| 1-Mile            | \$106,421 |
| 3-Mile            | \$105,718 |
| 5-Mile            | \$101,778 |




| Median Age |      |
|------------|------|
| 1-Mile     | 44.3 |
| 3-Mile     | 44.8 |
| 5-Mile     | 48.1 |



| Daytime Population |        |
|--------------------|--------|
| 1-Mile             | 2,006  |
| 3-Mile             | 5,630  |
| 5-Mile             | 24,447 |



| Households |        |
|------------|--------|
| 1-Mile     | 1,646  |
| 3-Mile     | 15,628 |
| 5-Mile     | 31,326 |



| Total Business |       |
|----------------|-------|
| 1-Mile         | 204   |
| 3-Mile         | 752   |
| 5-Mile         | 2,714 |

Source: Esri, Esri and Infogroup  
 © 2025 Esri

## Parcel Information

| PARCEL A      |                           |
|---------------|---------------------------|
| Parcel ID:    | 0983-02-0010              |
| Site Size:    | 65,694 SF (1.5± Acres)    |
| Site Address: | 901 N. Toledo Blade Blvd. |
| Zoning:       | AC5 - ACTIVITY CENTER 5   |
| Traffic:      | 20,123 AADT               |
| Uses:         | Vacant Commercial Land    |

| PARCEL B      |                           |
|---------------|---------------------------|
| Parcel ID:    | 0983050010                |
| Site Size:    | 541,240 (12.4± Acres)     |
| Site Address: | 451 N. Toledo Blade Blvd. |
| Zoning:       | AC5 - ACTIVITY CENTER 5   |
| Traffic:      | 20,123 AADT               |
| Uses:         | Vacant Commercial Land    |

| PARCEL C      |                         |
|---------------|-------------------------|
| Parcel ID:    | 0983060010              |
| Site Size:    | 314, SF (7.23± Acres)   |
| Site Address: | 1670 W. Price Blvd.     |
| Zoning:       | AC5 - ACTIVITY CENTER 5 |
| Traffic:      | 15,900 AADT             |
| Uses:         | Vacant Commercial Land  |

## Utilities



WATER & SEWER  
:CITYOF  
NORTHPORT



CABLE:  
COMCAST



ELECTRIC:  
FLORIDAPOW  
&LIGHT



TELEPHONE:  
VERIZON



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