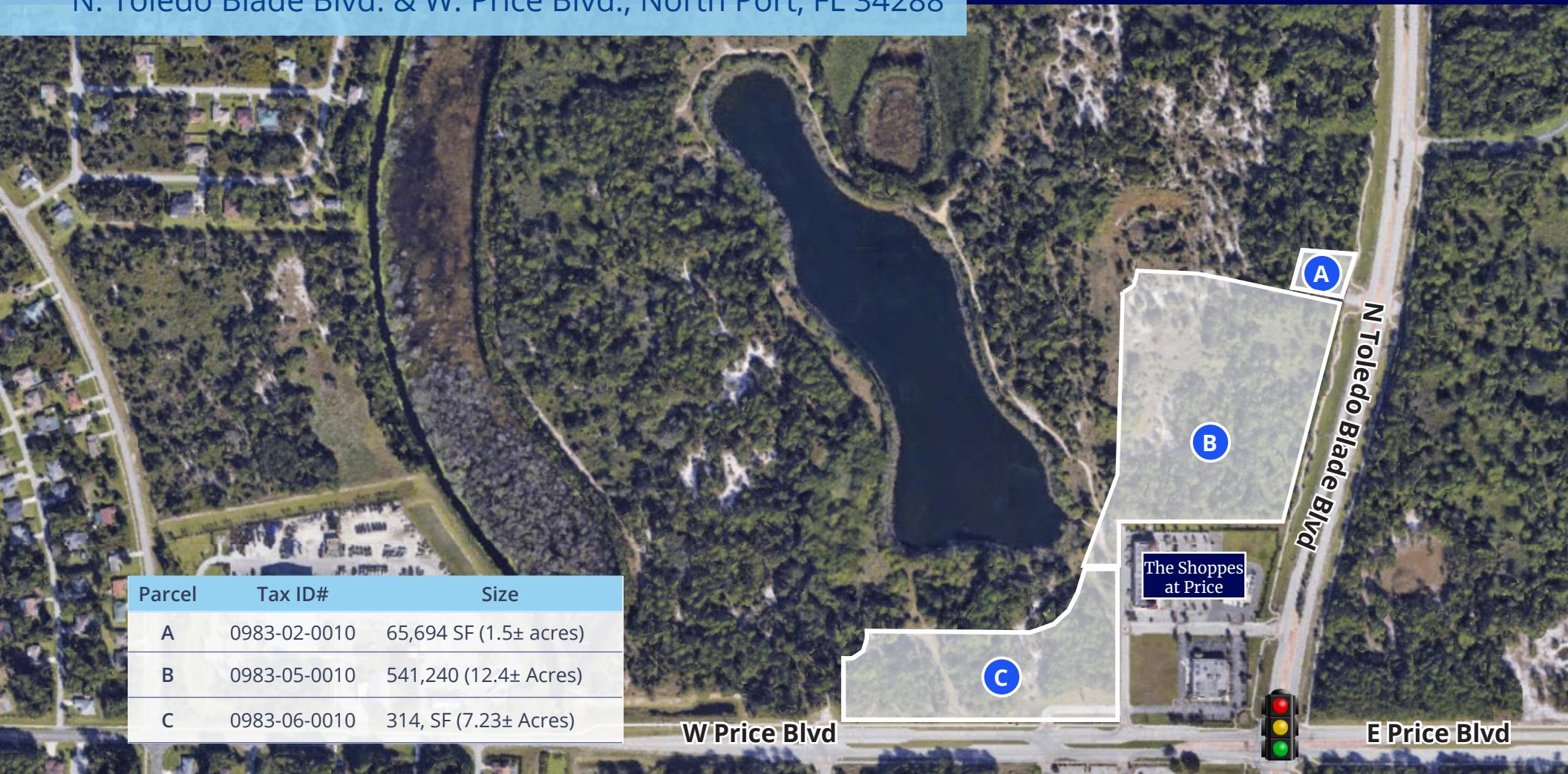


For Sale > Development

AMERICAN MOMENTUM | LAND PORTFOLIO

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



STEVE LANNON
Senior Asset Manager
+1 727 442 7094
steve.lannon@colliers.com

FRED KOLB, MBA, CCIM
Vice President
+1 681 417 5600
fred.kolb@colliers.com

Colliers

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](#)
[northporfl.gov](#)

Demographics



Total Population

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



Daytime Population

1-Mile	2,006
3-Mile	5,630
5-Mile	24,447



Average HH Income

1-Mile	\$106,421
3-Mile	\$105,718
5-Mile	\$101,778



Households

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



Median Age

1-Mile	44.3
3-Mile	44.8
5-Mile	48.1



Total Business

1-Mile	204
3-Mile	752
5-Mile	2,714

Source: Esri, Esri and Infogroup
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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:
:CITY OF
NORTH PORT



CABLE:
COMCAST



ELECTRIC:
FLORIDA POWER
& LIGHT



TELEPHONE:
VERIZON



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4830 W. Kennedy Blvd.

Suite 300

Tampa, FL 33609

www.colliers.com

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