

OPPORTUNITY

MIXED USE DEVELOPMENT SITE 1.9± AC O.Z. W/ENTITLEMENTS

Total Portfolio of 7 parcels comprising 18± Acres next to Warm Mineral Springs, North Port, FL 34287



Parcel G
Health & Wellness Center, Office,
Professional or Institutional
1.9± acres

SALE PRICE

\$440,000

David Neff

(941) 448-1500

Elliot Rose

(941) 812-5057

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REALTY

SALE

MIXED USE DEVELOPMENT SITE 18± AC W/ MULTIPLE ENTITLEMENTS

In proximity to Warm Mineral Springs, North Port, FL 34287



PROPERTY DESCRIPTION

This offering consists of a total of 1.9± acres and is a part of seven separate parcels. The offering allows these properties to develop a mix of retail/multifamily units (standard or senior) in addition to resort style retail/hospitality/medical or a visionary sports/entertainment complex!

MAJOR RECENT CHANGES

- On September 10, 2024, the City Commission took a major step toward protecting and enhancing the buildings at Warm Mineral Springs Park and the surrounding property while preserving their historic and environmental character, placing a conservation easement on the 60 acres of City-owned land adjacent to Warm Mineral Springs Park as well as voting on connecting utilities (water & sewer). Such recent major changes and commitments allow our development offering to become a reality for a visionary developer.

OFFERING SUMMARY

Sale Price:	\$440,000
Lot Size:	1.9± Acres

DEMAND FOR RETAIL/ENTERTAINMENT/MIXED USE

Key people within the City's management have indicated a willingness to provide incentives for mixed-use retail/multi family projects. The incentives to be determined upon submission of development intent or pre-app meeting.

Various retail development projects are still in great demand and can be supported by surrounding current residential demand as well as incentives mentioned above.

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Atlanta Braves Spring Training Facility



#2 Best State for Small Business in the U.S

Simplify LLC | February 2024

North Port has been a leading small city in multiple growth Economical Aspects



#1 Up and Coming Small City in the U.S.

MoneyGeek | May 2024

North Port has been a leading small city in general

LOCATION DESCRIPTION

North Port, one of Florida's fastest-growing cities, is located in Sarasota County on Florida's Gulf Coast, midway between Tampa and Fort Myers. This vibrant community has the services and features that make it a desirable location for new business, industrial, and office development, as well as high-quality city living. Quality public schools, amazing parks and leisure facilities, gorgeous golf courses, and a state-of-the-art performing arts center are among the local community amenities.

CITY OF NORTH PORT

- Strong and expanding health tourism and wellness travel market.
- Thriving community strategically located between Tampa and Fort Myers and within Sarasota County's boundaries.
- Expedited permitting and potential impact fee deferrals.
- Major projects include Wellen Park (15,500 acre master planned community), Atlanta Braves Spring Training Facility, new major retail locations from new retail phases at Wellen Park to the new North Port Costco Store, multiple medical developments include the new Sarasota Memoria Hospital in North Port.

CITY'S FURTHER LINKS

<https://developnorthportfl.gov/business-support/incentives/>
<https://developnorthportfl.gov/>

<https://www.northportfl.gov/Building-Planning/Projects/Current-Development-Map>

<https://developnorthportfl.gov/wp-content/uploads/2024/06/The-North-Port-Prospectus.pdf>

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WARM MINERAL SPRINGS

Natural spa	Natural Spa Magnet for wellness tourism
The healing waters	
Touristic destination	The Spa is considered a touristic destination locally and globally with current average annual visitors of 150,000 visitors and is expected to grow once further development/improvements
Further information	https://youtu.be/63dc6eGI888

TAX INCENTIVES/QOZ

Opportunity Zones	Development opportunity is positioned in a Qualified Opportunity Zone "QOZ"
QOZ Tool	QOZ is an economically community where new investments, under certain conditions, may be eligible for preferential tax treatment
Eligible Gains	Both capital gains and qualified 1231 gains Stock/real estate and other gains
Further links	https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions#general
Important Disclaimer	These incentives information do NOT constitute legal authority/tax advisory and may not be relied upon as such

Average Annual Visitors: 150,000 visitors

Average Ambient Temperature: 85 degrees Fahrenheit



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LAND LOTS

MIXED USE DEVELOPMENT SITE 18± AC W/ MULTIPLE ENTITLEMENTS
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Aerial view of Parcels



LOTS DETAILS

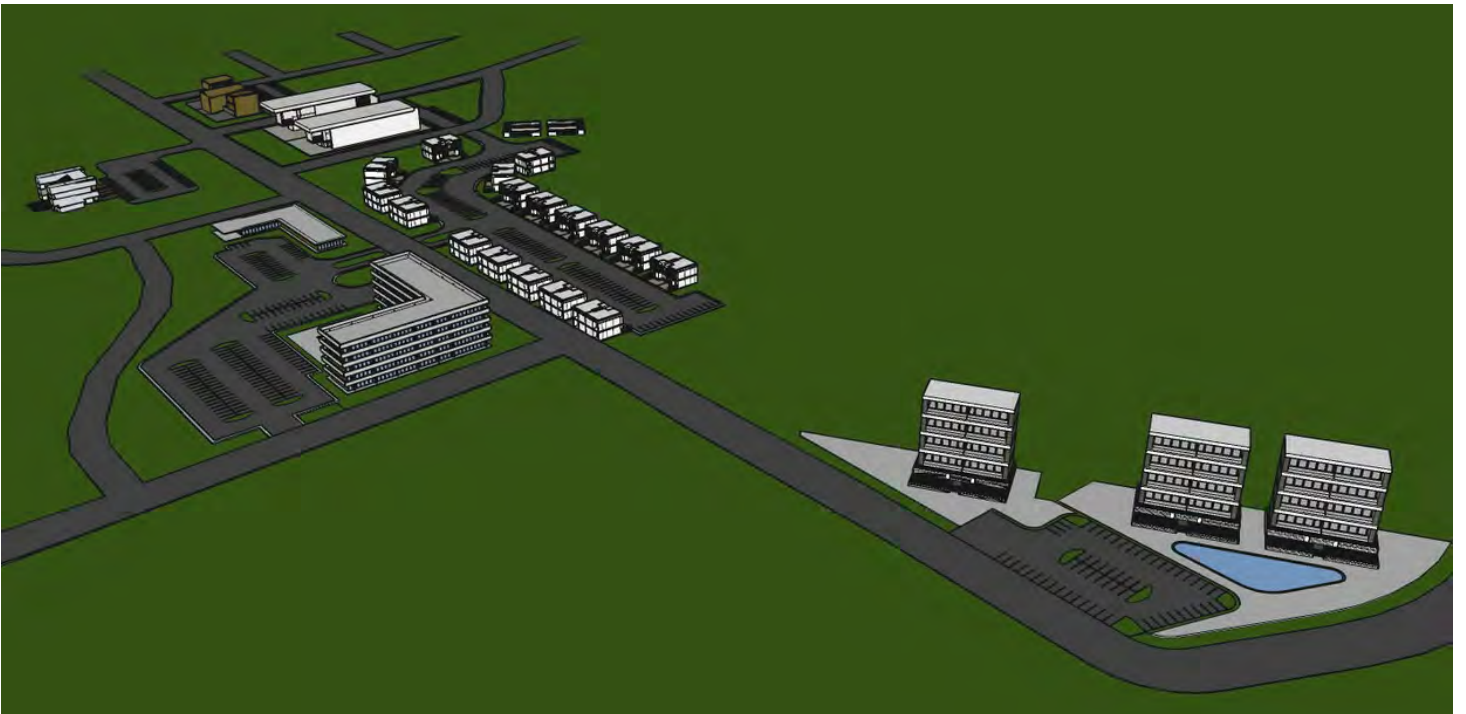
LOT #	SIZE	PRICE
A	4.5 AC	\$1,535,000
B, E, C & F	9.0 AC	\$3,030,000
D	2.7 AC	\$795,000
G	1.9 AC	\$440,000

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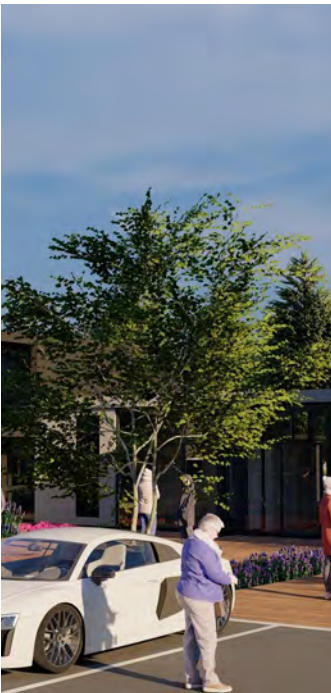
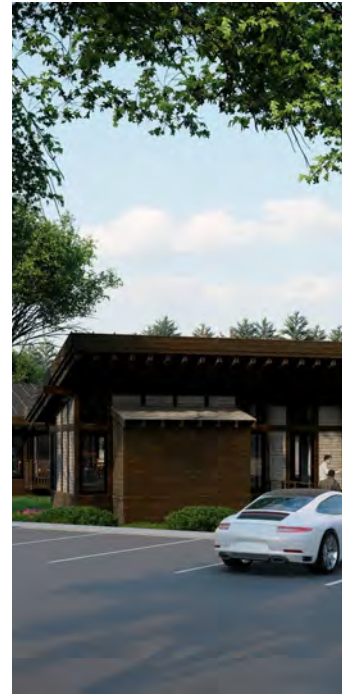


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RENDERINGS

MIXED USE DEVELOPMENT SITE 18± AC W/ MULTIPLE ENTITLEMENTS

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SALE

UNIQUE MIXED USE DEVELOPMENT SITE 18± AC W/MULTIPLE ENTITLEMENTS

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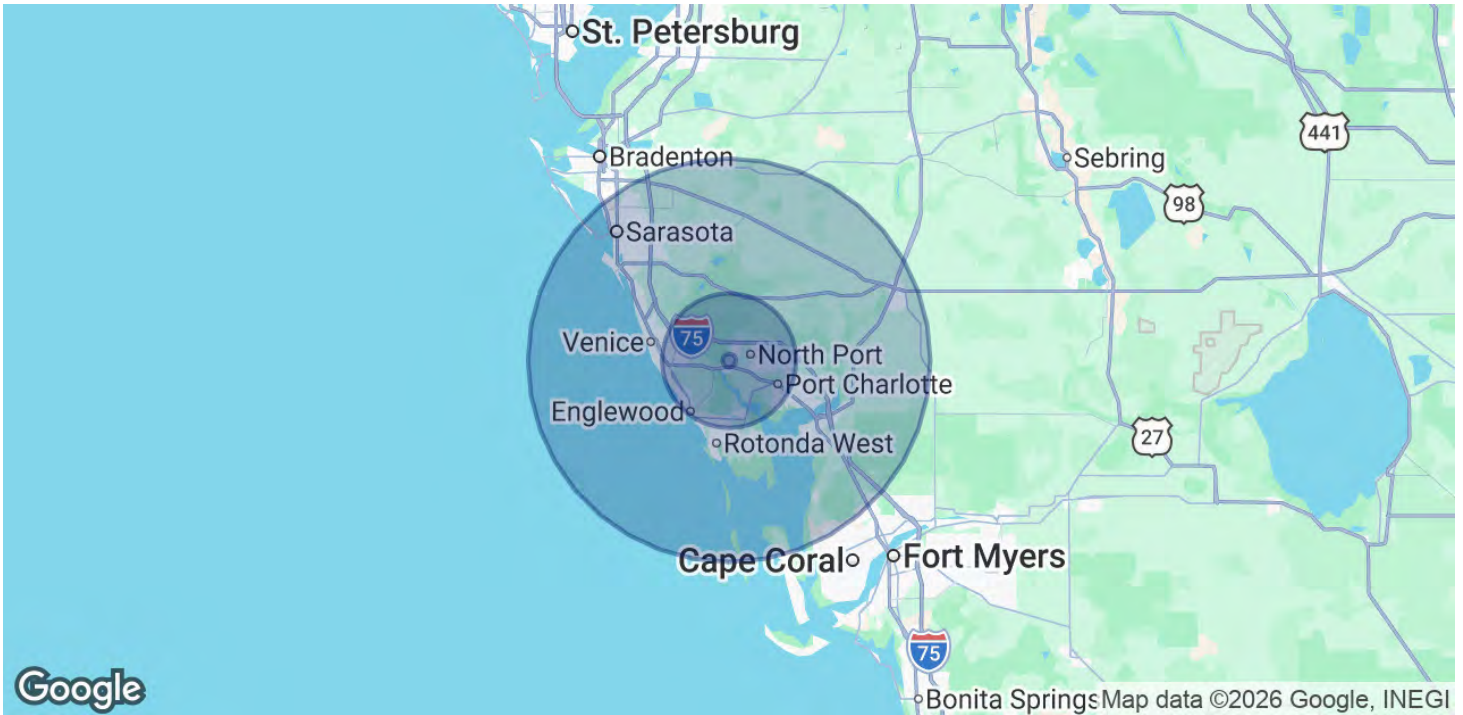


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DEMOGRAPHICS

MIXED USE DEVELOPMENT SITE 18± AC W/ MULTIPLE ENTITLEMENTS

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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	4,132	209,442	771,387
Average Age	42.1	55.9	55
Average Age (Male)	43	55.1	53.7
Average Age (Female)	41.6	56.7	55.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	1,657	92,286	344,829
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$68,381	\$97,545	\$111,429
Average House Value	\$222,080	\$349,646	\$440,133

2023 American Community Survey (ACS)

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DAVID NEFF

Broker Associate

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FL #BK3224740

PROFESSIONAL BACKGROUND

David has practiced Real Estate in the Sarasota and Manatee area for 15 years. He is very fluent in the Market regarding many aspects of Commercial Real Estate to include Multi-Family, Medical, Office Buildings, Industrial, Land/Development and Retail. Prior to Real Estate, David was a small business owner in Florida performing in the construction industry. Honorably Discharged from the US ARMY after serving 8 years. Proud Father of two children who also live in Sarasota.

Specializing in:

Specializations:

Land (Commercial- Residential-Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

MEMBERSHIPS

Realtor Association of Sarasota/Manatee (RASM)

Coldwell Banker Commercial Realty

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SALE PRICE FOR ALL \$5,800,000

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