

SALE

High Traffic US-41 Commercial Development Site

12986 TAMIAMI TRAIL SOUTH

North Port, FL 34287

PRESENTED BY:

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SOUTH TAMIAMI TRAIL
AADT: 39,000



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$490,000
ACRES:	2.3 +/- Acres
MARKET:	North Port-Bradenton-Sarasota MSA
SUBMARKET:	US-41 North Port
ZONING:	Activity Center 1 (AC-1) City of North Port
AADT:	39,000

PROPERTY HIGHLIGHTS

- US-41 frontage offering signage opportunities, and convenient site access
- Positioned in one of Florida's fastest-growing markets, benefiting from strong population growth and continued commercial expansion
- Less than 10 minutes from Wellen Park, the award-winning 11,000-acre master-planned community with approximately 22,500 planned residences
- Located on North Port's Primary Retail Corridor, surrounded by a strong mix of national and regional retailers, restaurants, and daily-needs shopping
- Excellent Regional Connectivity with convenient access to I-75 via both River Road & Sumter Blvd. providing easy travel throughout Southwest Florida
- Flexible AC-1 Zoning accommodates a wide range of permitted uses, including retail, office, medical, commercial, light industrial, and educational

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HIGH TRAFFIC US-41 COMMERCIAL DEVELOPMENT SITE | 12986 Tamiami Trail South North Port, FL 34287



PROPERTY DESCRIPTION



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This 2.3± acre commercial development site offers an exceptional opportunity along US Highway 41 (Tamiami Trail) in North Port, Florida. The property features approximately 66 feet of frontage on one of Southwest Florida's primary commercial corridors, providing outstanding visibility, prominent signage opportunities, and convenient access.

Ideally located in North Port—one of Florida's fastest-growing communities—the property is positioned between Venice and Port Charlotte, less than ten minutes from Wellen Park, the award-winning 11,000-acre master-planned community with approximately 22,500 planned residences. Located along North Port's primary retail corridor, it minutes from a strong concentration of national and regional retailers, including Walmart, Publix, ALDI, Lowe's, The Home Depot, TJ Maxx, Ulta Beauty, Dutch Bros Coffee, and many additional shopping, dining, and service destinations.

US-41 serves as a major north-south transportation corridor through Southwest Florida and is supported by numerous connector roadways that provide convenient access to Interstate 75, State Road 776, Port Charlotte, Venice, Englewood, and the surrounding region, offering excellent accessibility for customers, employees, and businesses alike.

The property's AC-1 (Activity Center) zoning allows for a broad range of commercial development opportunities, including retail, office, medical, educational, light industrial, and other compatible commercial uses, making it well suited for developers, investors, and owner-users seeking a highly visible location in one of Florida's most dynamic growth markets.

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LOCATION DESCRIPTION



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This 2.3± acre commercial site is located on US Highway 41 (Tamiami Trail) in North Port, Florida. US-41 is one of Florida's primary north-south transportation corridors, connecting Tampa to Miami and providing excellent regional accessibility.

North Port, centrally located between South Venice and Port Charlotte, has experienced substantial growth over the past five years, driven by a remarkable 33% population increase fueled primarily by the continued development of Wellen Park, an 11,000-acre master-planned community. Upon completion, Wellen Park will include approximately 22,500 residences and was ranked the No. 6 fastest-selling master-planned community in the United States through mid-2025.

This rapid population growth has attracted significant commercial investment, particularly in the healthcare, hospitality, industrial, and residential sectors. Notable developments include the proposed 180-unit Serenity at North Port luxury apartment community, Arbor Oaks by Pulte Homes, a 190-acre master-planned neighborhood with resort-style amenities, The Strand at Cedar Grove, a 244-home residential community, the proposed Winchester Ranch mixed-use development featuring approximately 6,500 homes along with office, medical, retail, and restaurant space, and the \$450 million Sarasota Memorial Hospital currently under construction on North Sumter Boulevard.

The property is positioned just west of North Port's primary retail corridor along US-41, offering convenient access to major national retailers including Walmart, Publix, ALDI, Lowe's, The Home Depot, Dick's Sporting Goods, Old Navy, Ulta Beauty, Hobby Lobby, and numerous other shopping and dining destinations.

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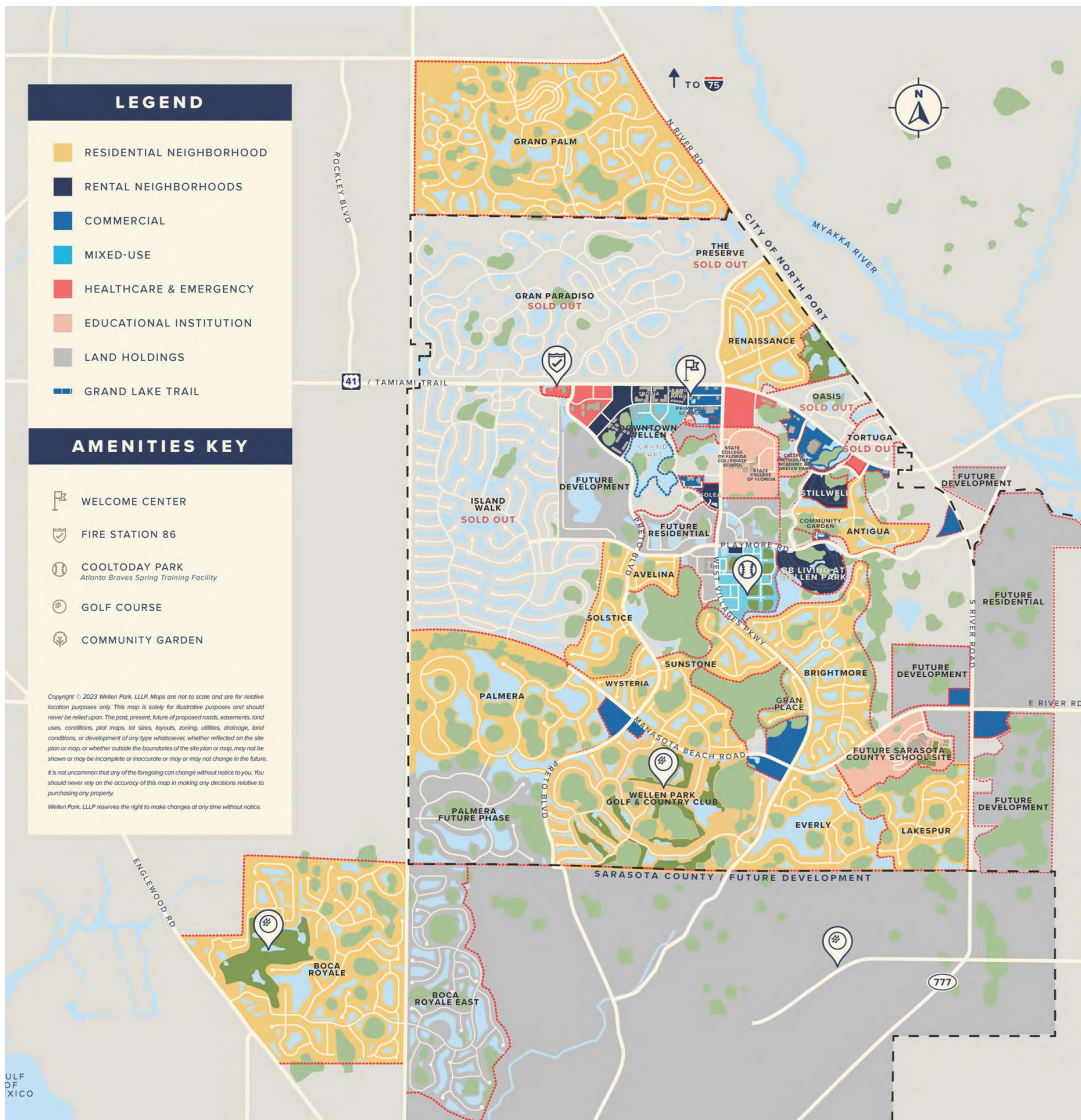
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WELLEN PARK



Wellen Park is a 11,000 master planned community in Venice, Florida that offers a variety of community amenities including shopping, parks, walking trails, dining, The Atlanta Braves Spring Training ballpark, and it's own HCA Emergency Center.



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WARM MINERAL SPRINGS



Warm Mineral Springs Park is home to Florida's only naturally occurring warm mineral spring, maintaining a constant temperature of approximately 85°F year-round. Renowned for its mineral-rich waters and purported therapeutic benefits, the spring is one of the most significant natural and archaeological sites in North America and is listed on the National Register of Historic Places. The destination attracts more than 150,000 visitors annually from around the world, making it one of Southwest Florida's premier tourism and wellness attractions.

To preserve and enhance this iconic destination, the City of North Port has launched a \$16.7 million rehabilitation project that will restore the park's three historic buildings, including the Admission Building, Spa Building, and Cyclorama, while adding upgraded utilities, enhanced parking, new landscaping, improved accessibility, floodproofing, and expanded visitor amenities. Scheduled for completion in late 2027, the revitalized park is expected to strengthening tourism, support local businesses, and reinforcing Warm Mineral Springs Park as one of the region's most distinctive recreational and economic assets.



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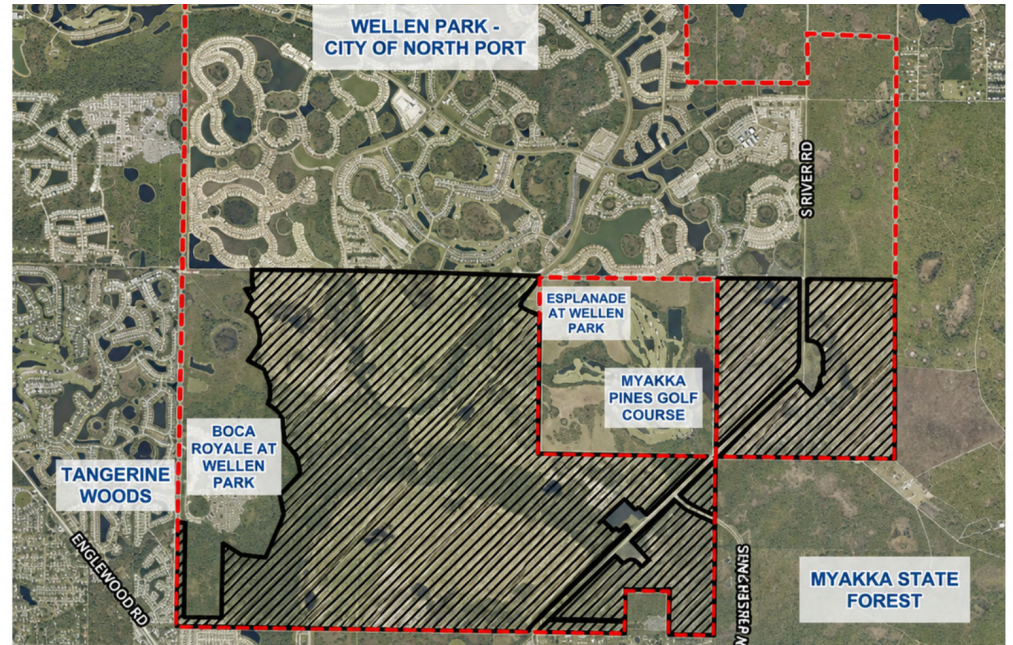
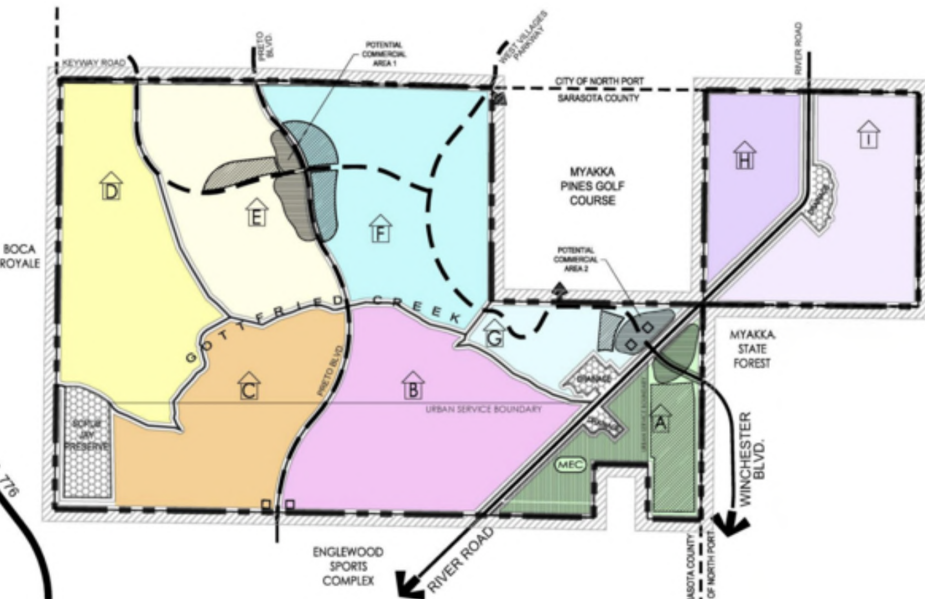
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WINCHESTER RANCH



Winchester Ranch

Discussions are currently underway for the proposed Winchester Ranch with developers seeking to annex the site into the city of North Port. A new plan has been put forth that consists of:

- Mixed-use community with homes, offices, medical facilities, shopping, restaurants, hotels and other commercial uses.
- A wider range of low-density housing — about 6,500 homes — that run from between \$400,000-\$500,000 to luxury homes approaching \$4 million.
- Major employment centers, including two hospital campuses.
- More than 5 million square feet of office and commercial space.
- A possible new regional sports park or recreation facility that would become a travel destination for the area

*Source: West Villages Sun

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AERIAL LOOKING NORTH TOWARD INTERSTATE-75



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AERIAL LOOKING EAST TOWARD COCOPLUM SHOPPING DISTRICT



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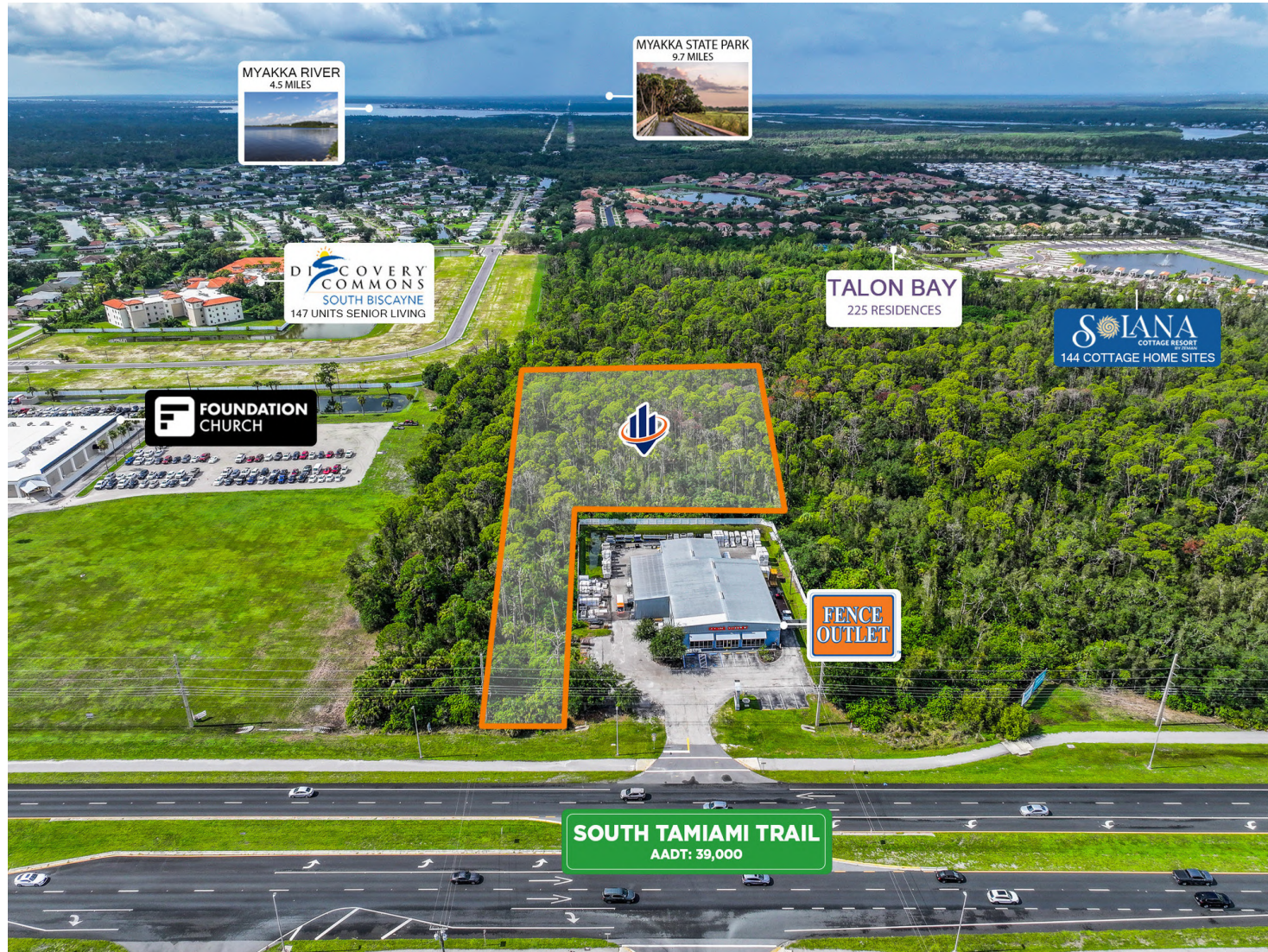
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AERIAL LOOKING SOUTH TOWARD THE MYAKKA RIVER



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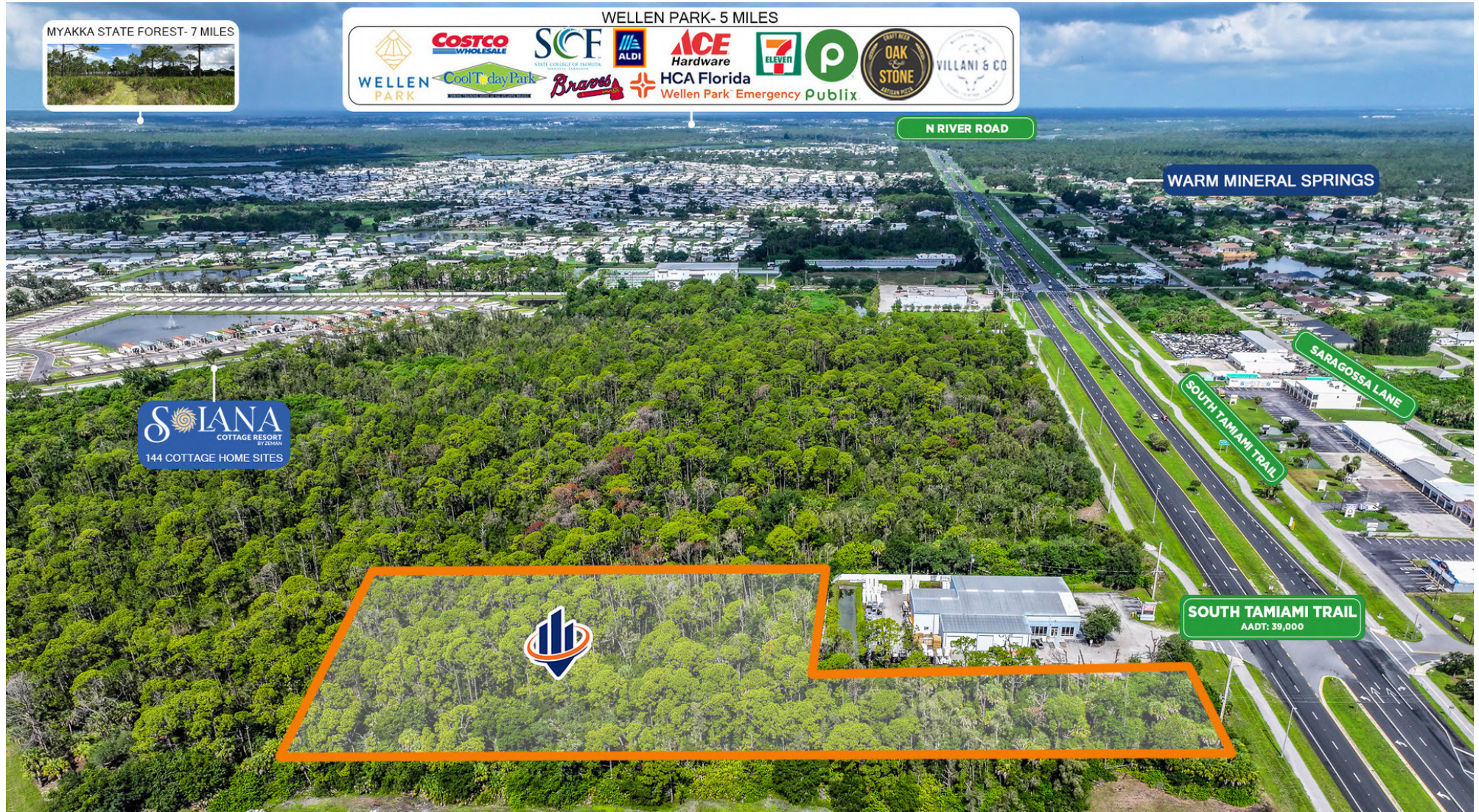
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AERIAL LOOKING WEST TOWARD WARM MINERAL SPRINGS & WELLEN PARK



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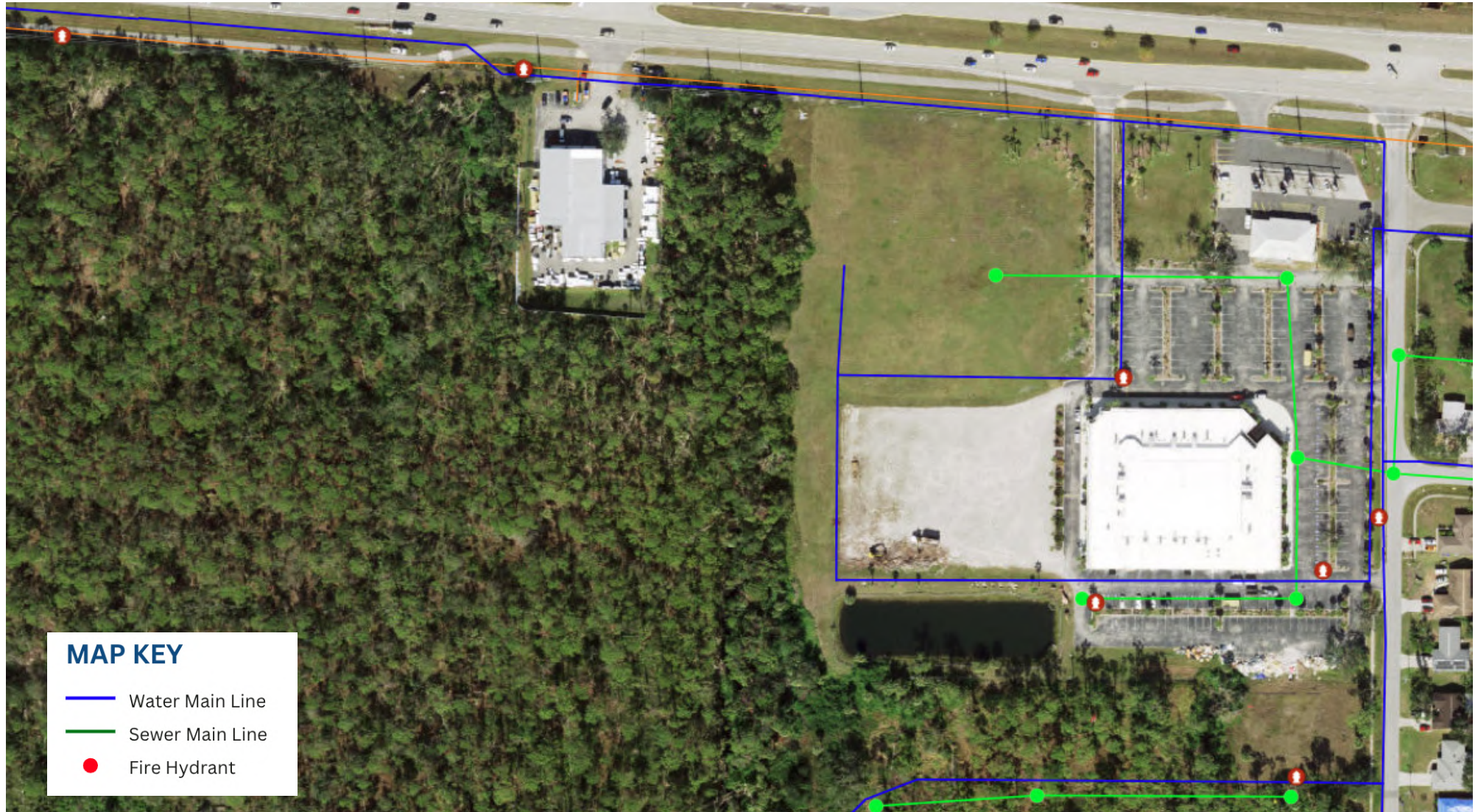
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UTILITIES MAP



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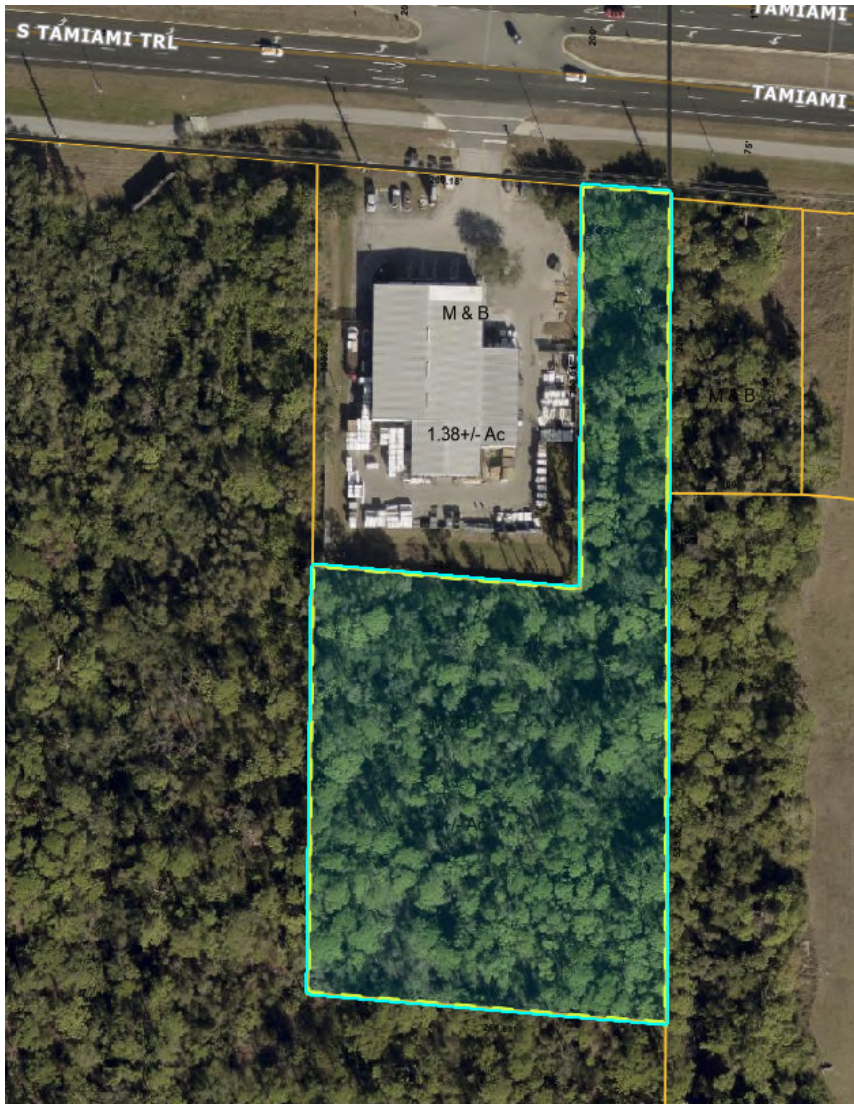
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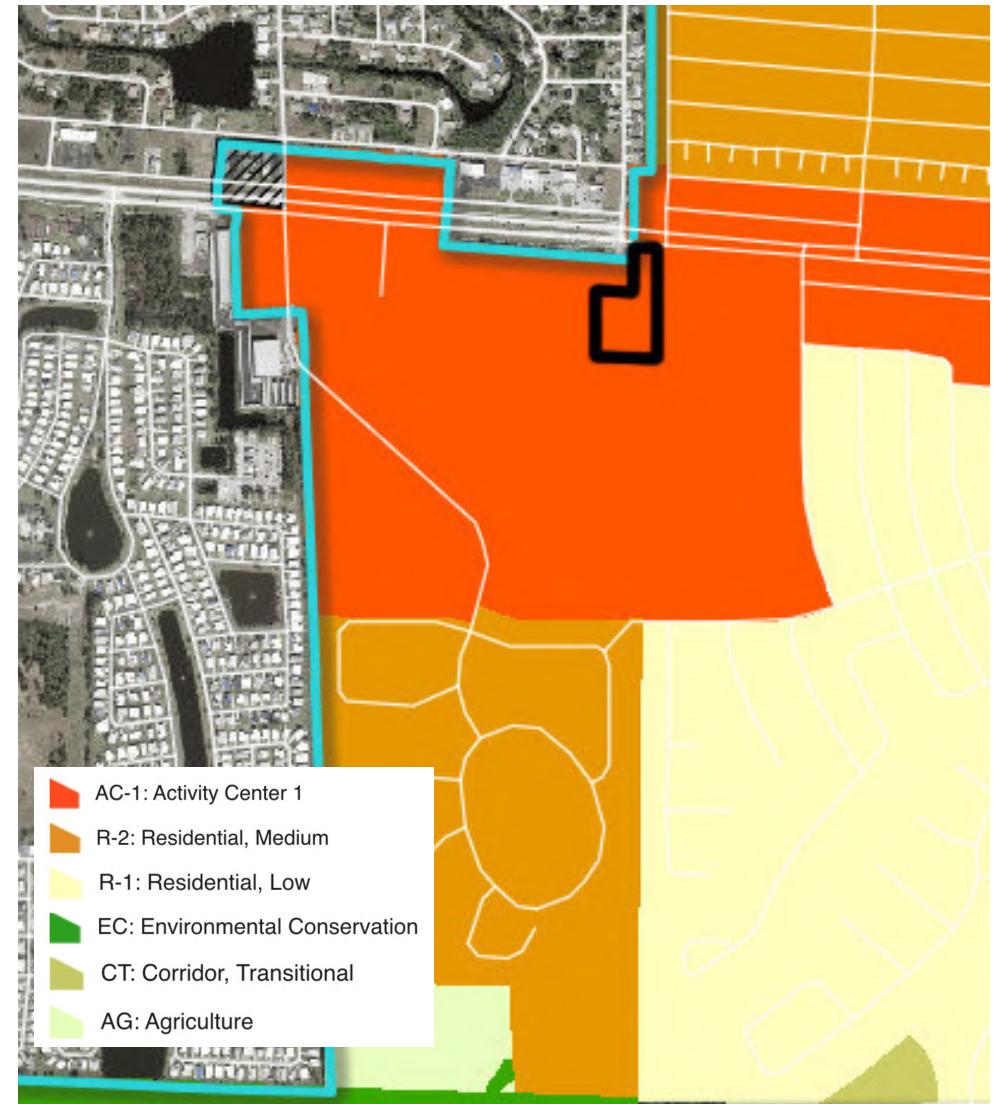
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PROPERTY APPRAISER ZONING MAP

Parcel Map



Zoning Map- Activity Center 1 (AC-1) City of North Port



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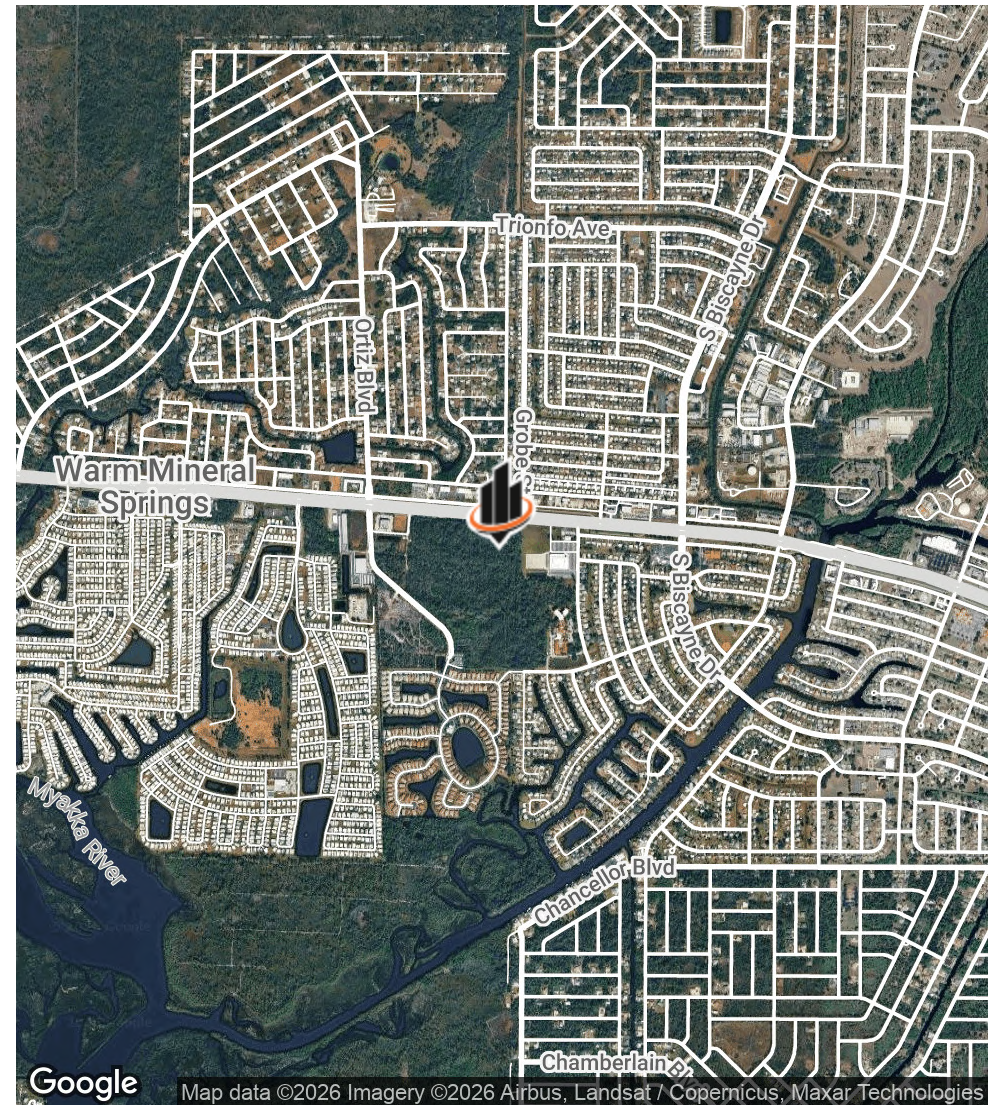
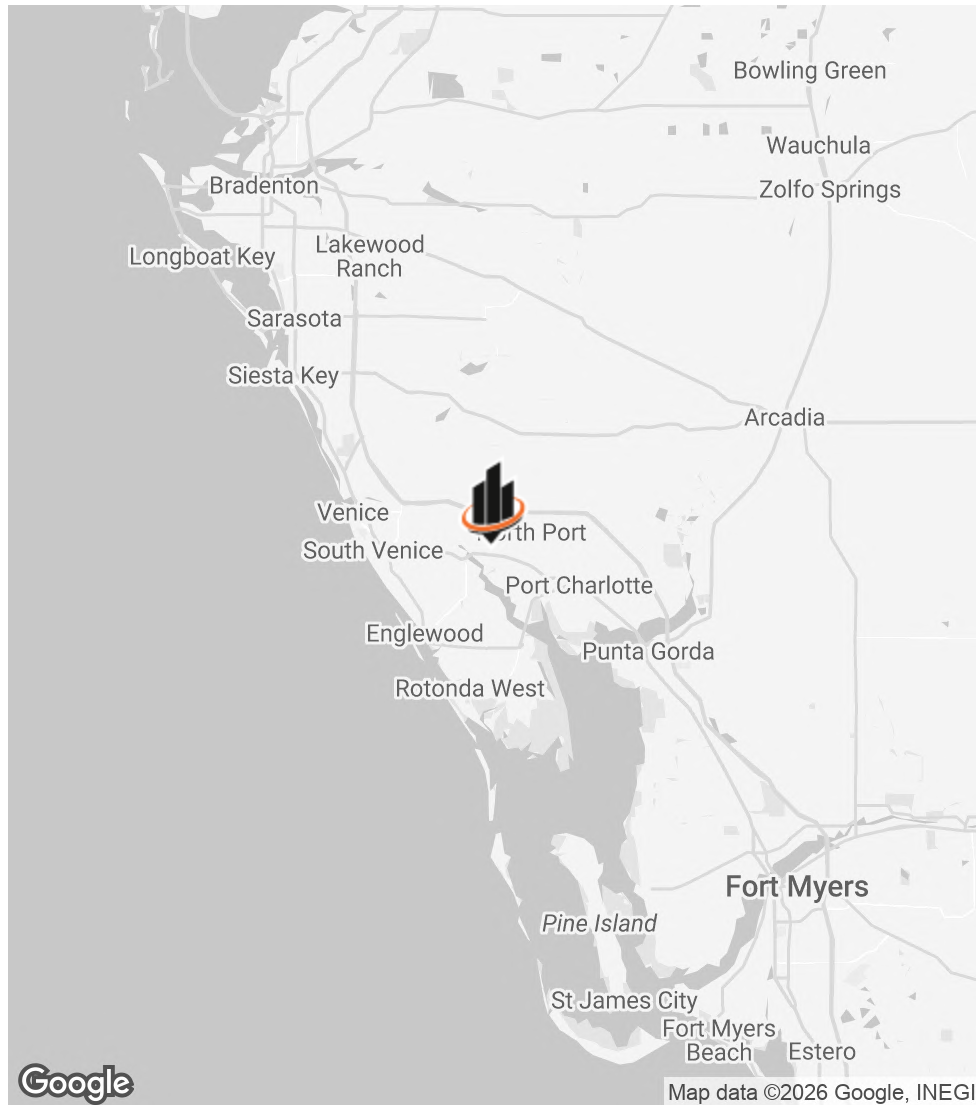
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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

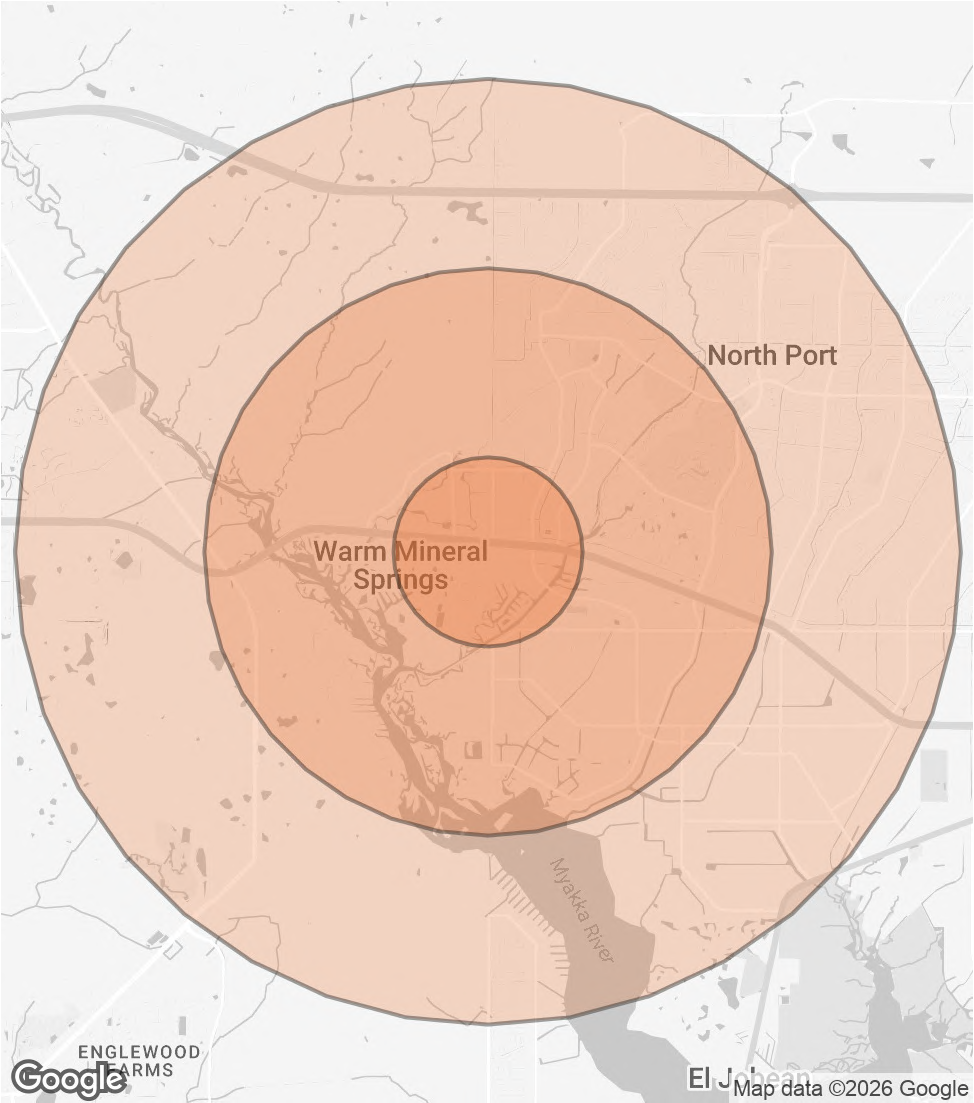
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,467	27,183	59,155
AVERAGE AGE	52.2	54.4	51.7
AVERAGE AGE (MALE)	51.3	52.3	49.9
AVERAGE AGE (FEMALE)	52.5	55.7	53.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,011	12,213	24,990
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$70,308	\$82,783	\$96,068
AVERAGE HOUSE VALUE	\$218,192	\$262,521	\$326,589

2023 American Community Survey (ACS)



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ALL ADVISOR BIOS



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of \$400 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and served as the 2025 Chair of their Commercial Alliance and is the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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