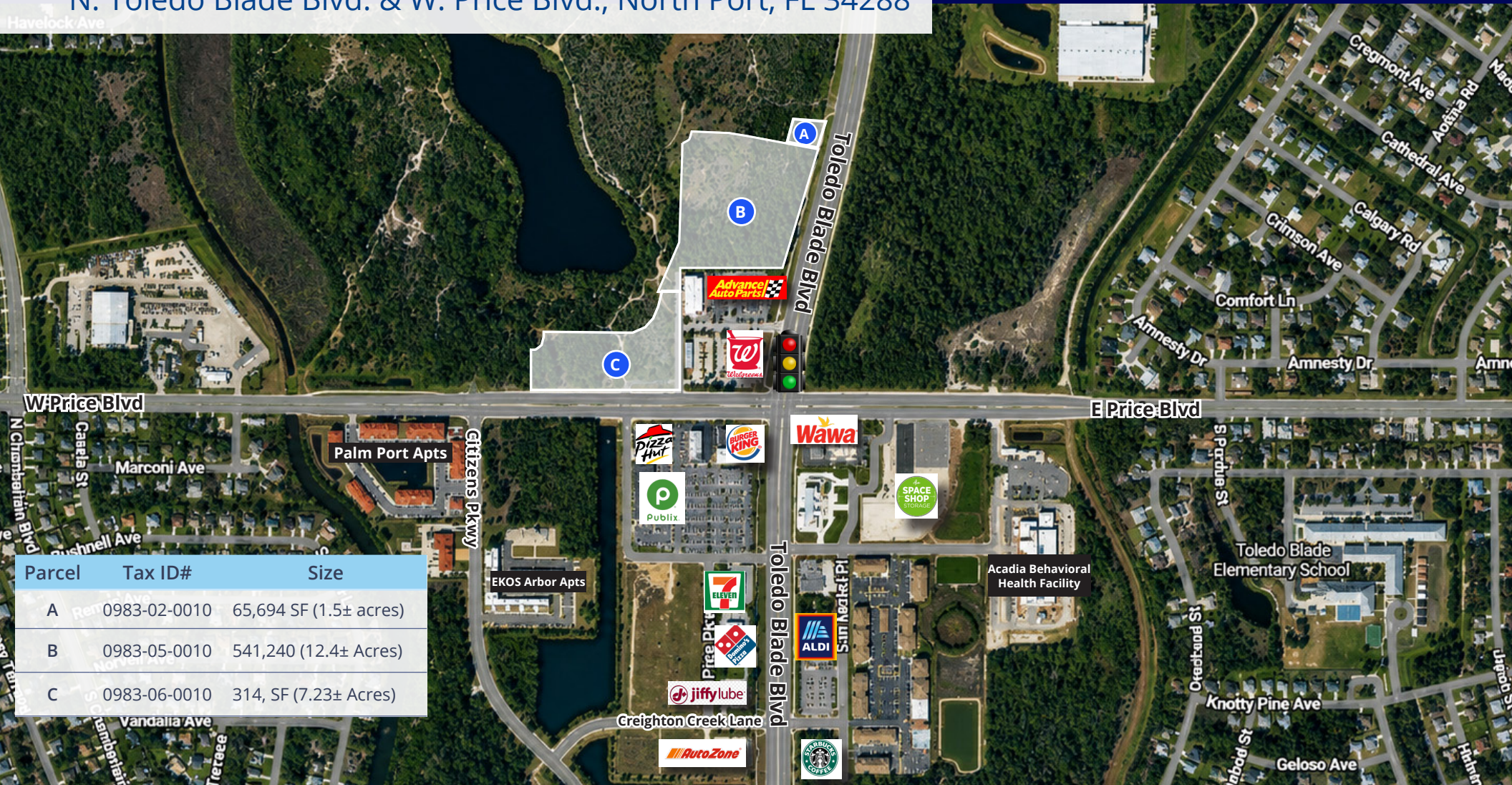


For Sale > Development

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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Location Overview

Strategically located at the signalized intersection of **Toledo Blade Boulevard. and Price Boulevard**, this North Port portfolio sits within one of the area’s fastest-growing corridors. The recently approved **Price Boulevard widening project** will expand approximately 2.8 miles, enhancing connectivity from Sumter Boulevard to west of Toledo Blade Boulevard.

As a key east-west artery, Price Blvd drives residential growth, retail demand, and commuter traffic—positioning the asset to benefit from increased visibility, accessibility, and long-term value.

North Port, now the lead city of the **North Port–Bradenton–Sarasota MSA**, continues to attract businesses with low impact fees, competitive utilities, affordable land, and a pro-business environment. The city has achieved 11.8% GDP growth and an 18.9% rise in in-migration, ranking as the **second-fastest-growing city** in the U.S.

With strong population growth, affordable real estate, and rising rental demand, North Port offers a compelling investment opportunity.

Investment Highlights

- High-growth market
- Major infrastructure Investment
- Strong traffic drivers
- Excellent long-term potential

Source:
Herald-Tribune
bmagazine
northportfl.gov
Zencity

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
:CITYOF
NORTHPORT



CABLE:
COMCAST



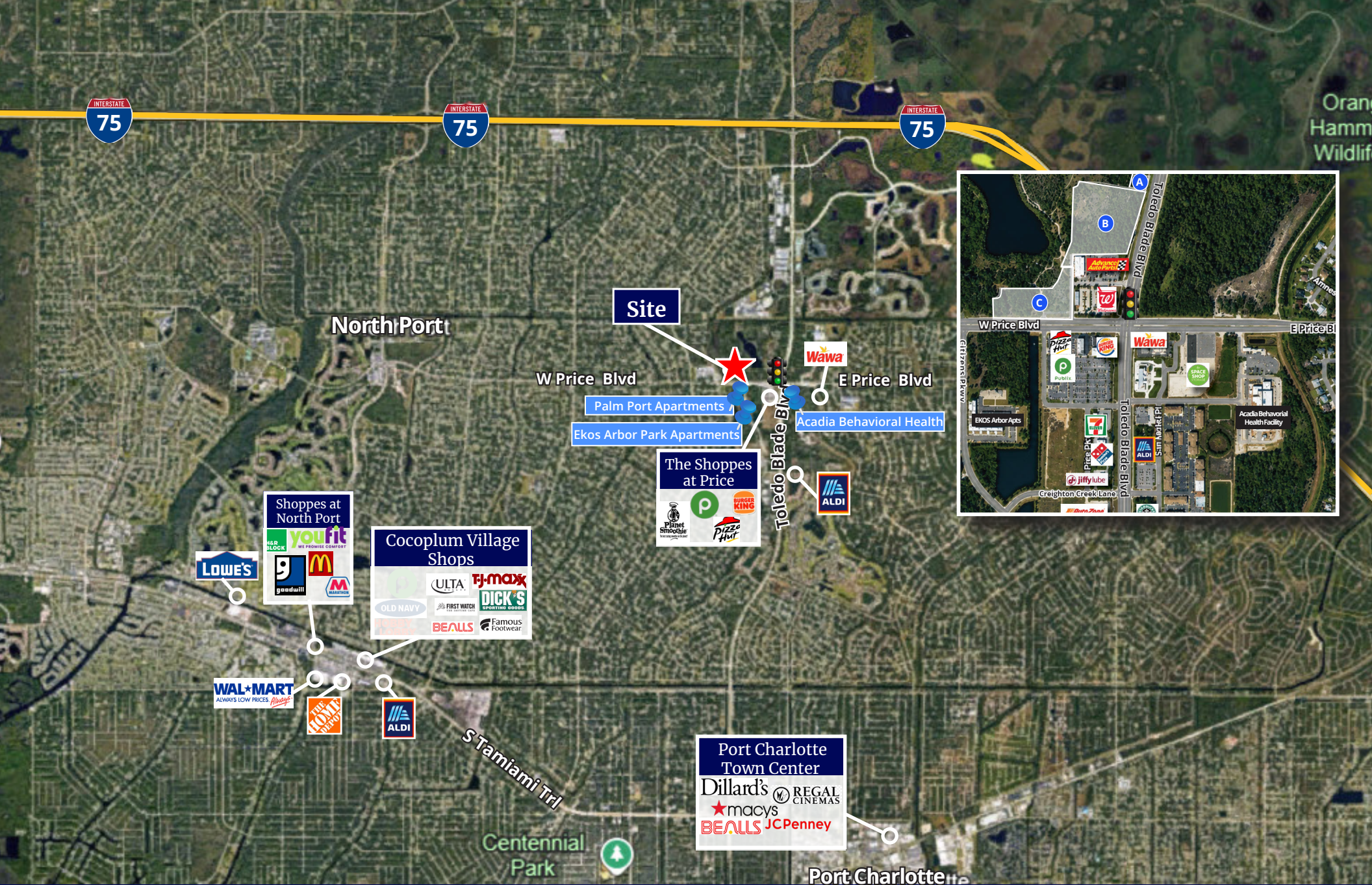
ELECTRIC:
FLORIDAPOWER
&LIGHT



TELEPHONE:
VERIZON



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