



MAPP
Realty & Inv.Co



E PRICE BLVD & N YORKSHIRE ST., NORTH PORT, FL 34288
SPRINGER HERSHEY, LLC & LWR120623, LLC

N YORKSHIRE ST NORTH PORT FL, 34288



- **ASKING PRICE:
\$850,000**
- **254,390 SQFT /
5.839 ACRE**
- **ZONING: AC-6**
- **PID: 1131209861**
- **0.3 MILES FROM I-75**
- **610 FT OF FRONTAGE
FACING N
YORKSHIRE ST**
- **382 FT FRONTAGE
FACING E PRICE**

E PRICE BLVD NORTH PORT FL, 34288



- **ASKING PRICE:
\$750,000**
- **213,444 SQFT / 4.9
ACRE**
- **ZONING: AC-10**
- **PID: 1132209636**
- **0.3 MILES FROM I-75**
- **505 FT OF
FRONTAGE FACING S
YORKSHIRE ST**
- **387 FT OF
FRONTAGE FACING E
PRICE**

PROPERTY DESCRIPTION



RARE VACANT LAND
OPPORTUNITY TO PURCHASE
TWO PARCELS RECENTLY
REZONED AC-6 & AC-10 BOTH
OFFERING HIGHLY FLEXIBLE
MIXED-USE POTENTIAL
INCLUDING
COMMERCIAL, RETAIL, OFFICE
AND INDUSTRIAL USES. LOCATED
IN A RAPIDLY GROWING AREA
JUST MINUTES FROM THE HEART
OF NORTH PORT AND CLOSE TO
THE PROPOSED FUTURE I-75 EXIT.
THIS IS A HARD CORNER WITH
DIFFICULT-TO-FIND ZONING WITH
PUBLIC WATER & AVAILABLE
ELECTRIC AND A VERY STRONG
INVESTMENT UPSIDE. BOTH ARE
BEING OFFERED AS A PACKAGE
DEAL WITH A PURCHASE PRICE OF
\$1.6 MILLION.

INVESTMENT HIGHLIGHTS

PRIME MIXED-USE ZONING: TWO ADJACENT VACANT PARCELS ZONED MIXED USE, OFFERING FLEXIBILITY FOR RETAIL, COMMERCIAL, OFFICE, OR INDUSTRIAL DEVELOPMENT.

- 1. COMBINED ACREAGE OPPORTUNITY: PARCELS TOTAL 10.83± ACRES (5.84 ACRES + 4.99 ACRES) AND MAY BE SOLD TOGETHER TO ACCOMMODATE LARGER-SCALE PROJECTS.**
- 2. PUBLIC UTILITIES AVAILABLE: PUBLIC WATER-ACCESSIBLE & ELECTRIC IS AVAILABLE TO THE AREA, REDUCING INFRASTRUCTURE COSTS AND ACCELERATING DEVELOPMENT TIMELINES.**
- 3. HARD CORNER: ANTICIPATED ROADWAY IMPROVEMENTS CREATE THE OPPORTUNITY FOR A HARD CORNER, ENHANCING ACCESS AND VISIBILITY.**
- 4. GROWTH-DRIVEN LOCATION: SITUATED IN A PLANNED DEVELOPMENT CORRIDOR WITH A FUTURE INTERCHANGE SLATED TO DRIVE INCREASED TRAFFIC COUNTS AND DEMAND.**
- 5. EXCEPTIONAL VISIBILITY: HIGHLY VISIBLE SITE WITH STRONG FRONTAGE, IDEAL FOR DESTINATION RETAIL AND HIGH-TRAFFIC USES.**
- 6. FRANCHISE-READY SITE: WELL-SUITED FOR NATIONAL OR REGIONAL FRANCHISES SEEKING SCALE, EXPOSURE, AND LONG-TERM GROWTH**

NORTH PORT FL DEMOGRAPHICS

POPULATION

- **POPULATION: 77,561 RESIDENTS (UNIVERSITY OF FLORIDA BUREAU OF BUSINESS AND ECONOMIC RESEARCH, 2020 POPULATION ESTIMATES)**
- **AVERAGE RESIDENT AGE: 45 YEARS**
- **MEDIAN HOUSEHOLD INCOME: \$59,550**
- **WORKFORCE: 90% HIGH SCHOOL, 54% WITH SOME COLLEGE OR MORE**
- **ELEVATION: 11 FEET**
- **LAND AREA: 104 SQUARE MILES. THE CITY IS ONE OF THE 10 LARGEST IN THE STATE OF FLORIDA.**

TRANSPORTATION

THE CITY HAS EXCELLENT ACCESS TO INTERSTATE 75 AND IS LOCATED WITHIN 45 TO 90 MINUTES OF 3 INTERNATIONAL, 1 REGIONAL, AND 2 MUNICIPAL AIRPORT FACILITIES.

- **TAMPA INTERNATIONAL AIRPORT**
- **SARASOTA BRADENTON INTERNATIONAL AIRPORT**
- **SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**
- **CHARLOTTE COUNTY AIRPORT**
- **VENICE MUNICIPAL AIRPORT**
- **ARCADIA MUNICIPAL AIRPORT**

FUTURE IMPROVEMENTS & WHY TO BUY NOW

THIS PRIME VACANT LAND LOCATED WITHIN AC-6 AND AC-10 ACTIVITY CENTER ZONING, ALLOWS FOR A WIDE RANGE OF COMMERCIAL, BUSINESS, SERVICE, AND MIXED-USE USES. THIS FLEXIBLE ZONING MAKES THE PROPERTY IDEAL FOR INVESTORS, DEVELOPERS, OR OWNER-USERS LOOKING TO CAPITALIZE ON NORTH PORT'S CONTINUED GROWTH. THE PROPERTY HAS PUBLIC WATER CURRENTLY AVAILABLE, AND THE CITY OF NORTH PORT HAS FURTHER FUTURE PLANS TO EXTEND PUBLIC SEWER SERVICE TO THE AREA, ENHANCING DEVELOPMENT POTENTIAL AND REDUCING FUTURE INFRASTRUCTURE COSTS. IN ADDITION, PRICE BOULEVARD IS PLANNED TO BE WIDENED TO FOUR LANES, IMPROVING ACCESS, TRAFFIC FLOW, AND LONG-TERM VISIBILITY AS WELL AS THE ADDED BENEFITS OF THESE PROPERTIES BEING IN PATH OF THE PREVIOUSLY MENTIONED I75 INTERCHANGE WHICH BRINGS SIGNIFICANT ADVANTAGES. A FUTURE INTERSTATE INTERCHANGE SIGNIFICANTLY INCREASES THE VALUE OF VACANT LAND BY IMPROVING ACCESSIBILITY, VISIBILITY, AND TRAFFIC EXPOSURE. DIRECT INTERSTATE ACCESS ATTRACTS COMMERCIAL DEVELOPMENT, BUSINESSES, AND SERVICES THAT RELY ON CONVENIENCE AND HIGH TRAFFIC COUNTS, DRIVING STRONGER DEMAND FOR NEARBY LAND. AS INFRASTRUCTURE PLANS MOVE FORWARD, PROPERTIES POSITIONED NEAR AN INTERCHANGE OFTEN SEE ACCELERATED APPRECIATION, EXPANDED DEVELOPMENT POSSIBILITIES, AND INCREASED LONG-TERM INVESTMENT VALUE.

WITH LIMITED ACTIVITY CENTER LAND AVAILABLE AND MAJOR INFRASTRUCTURE IMPROVEMENTS PLANNED, THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY TO INVEST AHEAD OF FUTURE GROWTH AND APPRECIATION.



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