



# I-75 INTERCHANGE / SUMTER COMMERCIAL DEVELOPMENT OPPORTUNITY

4901 SUMTER BLVD N  
NORTH PORT, FL 34291

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## PROPERTY INFORMATION

Property Summary  
Property Description  
Complete Highlights  
Additional Photos  
3965-SR-Sumter survey.pdf [1]  
Additional Photos  
Site Plan  
Additional Photos

## LOCATION INFORMATION

Regional Map  
Location Maps  
Aerial Map

## DEMOGRAPHICS

Demographics Report  
Demographics Map

## ADVISOR BIOS

Advisor Bio & Contact 1  
Advisor Bio & Contact 2

1

Advisor Bio & Contact 3

2

3



4

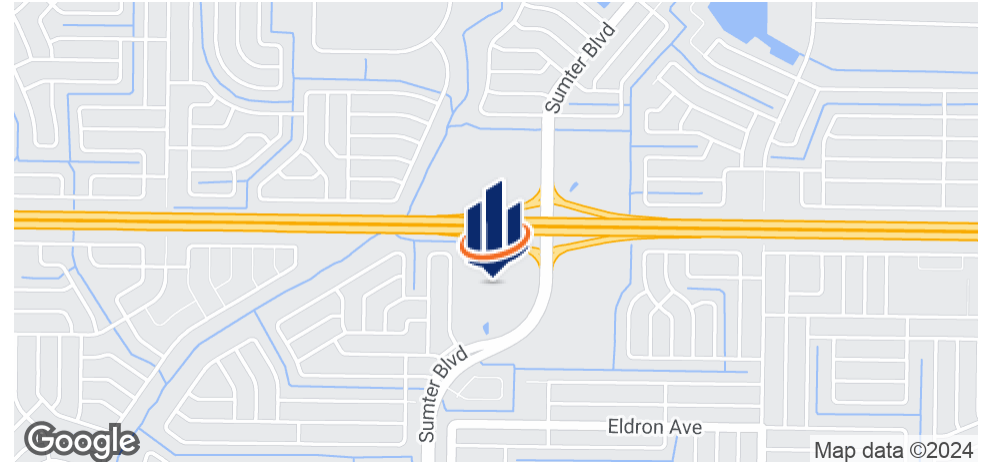


# 1 PROPERTY INFORMATION

4901 SUMTER BLVD N  
North Port, FL 34291



# Property Summary



## OFFERING SUMMARY

Sale Price: Price upon request.

Lot Size: 24.71 Acres

Zoning: PCD

Market: I-75 Sumter

Submarket: South Sarasota

## PROPERTY OVERVIEW

Major Interchange off I-75. Immediate Need for Hotel as per North Port Officials. Only Gas station opportunity.

Opportunities for medical office, hotel, restaurants, gas and more.

## PROPERTY HIGHLIGHTS

- SWC of Mixed-use Interchange
- 69,500 cars daily on Hwy 75
- 22,000 cars daily on Sumter at exit 181
- Sarasota Memorial Hospital has announced development to begin on SEC within 2 yrs.
- Utilities are fully funded and on the way.
- The city has identified this interchange as a top priority.

# Property Description



## PROPERTY OVERVIEW

Major Interchange off I-75. There is an Immediate need for a hotel as per North Port Officials.

Sarasota Memorial recently announced that they will begin development of the SEC within two years.

This is the only gas station opportunity in the area.

## LOCATION OVERVIEW

I-75/Sumter Interchange one of only two access points into North Port

North Port is the 12th fastest growing city in Florida

Current Population in North Port is 72,000

The city has had 3% growth in the last 5 years

North Port grew by 2,263 in population in 2018

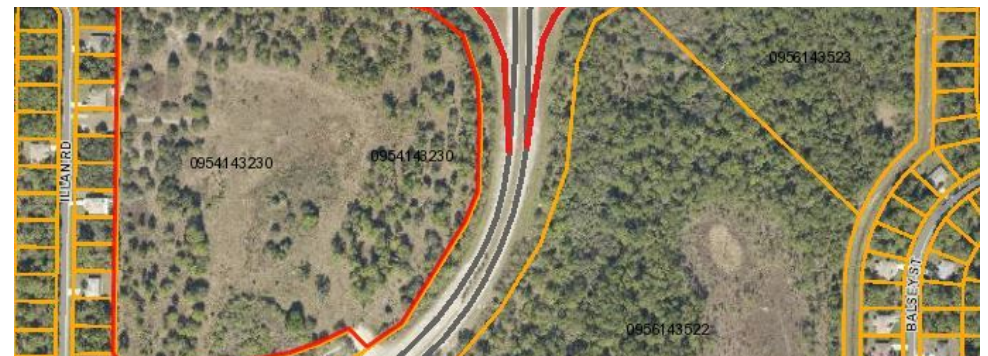
The average household income is \$72,000



# Complete Highlights

## SALE HIGHLIGHTS

- Mixed use Interchange
- 69,500 cars daily on Hwy 75
- 22,000 cars daily at Hwy 75 and exit 181
- Highway Hotel Opportunity
- Gas Station opportunity
- Sarasota Memorial owns the SE corner





# Additional Photos





# SURVEY PLAT

OF A PARCEL OF LAND LYING IN  
SECTIONS 9 AND 10,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

## DESCRIPTION: (PREPARED BY THIS FIRM)

ALL OF TRACT B, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, RECORDED IN PLAT BOOK 15, PAGES 13, 13A THROUGH 13N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF TRACT B LYING WITHIN THE LANDS (INCLUDING LIMITED ACCESS RIGHT-OF-WAY, ENTRANCE AND EXIT RAMPS, ETC.) TAKEN FOR THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SARASOTA COUNTY, FLORIDA, SECTION 17075-2401 (2403), AND SECTION 17075-000

ALSO LESS AND EXCEPT:

A PORTION OF TRACT B, AS RECORDED IN OFFICIAL RECORDS BOOK 2995, PAGE 224 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMTER BLVD. AT THE MOST SOUTHERLY CORNER OF AFORESAID TRACT B; THENCE N03°08'51"W A DISTANCE OF 126.16 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 12°58'36", A CHORD BEARING OF N73°10'32"E, AND A CHORD LENGTH OF 265.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 266.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 44°46'57", A CHORD BEARING OF N57°16'21"E, AND A CHORD LENGTH OF 626.53 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 644.82 FEET TO THE END OF SAID CURVE THENCE S55°08'46"E, ALONG THE EXTENDED SOUTHWESTERLY LINE OF THE LIMITED ACCESS RIGHT-OF-WAY FOR THE SUMTER BLVD./I-75 INTERCHANGE A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID SUMTER BLVD; THENCE S33°25'36"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 168.51 FEET; THENCE S51°16'37"W, A DISTANCE OF 181.70 FEET; THENCE S56°33'11"W, A DISTANCE OF 184.77 FEET; THENCE S59°22'53"W, A DISTANCE OF 91.46 FEET TO THE PLATTED NORTHERLY RIGHT-OF-WAY LINE OF SUMTER BLVD. AND TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 05°22'52", A CHORD BEARING OF S76°58'24"W AND A CHORD LENGTH OF 89.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 89.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 12°05'52", A CHORD BEARING OF S73°36'54"W, AND A CHORD LENGTH OF 221.29 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 221.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACT L, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 13 AND 13A THROUGH 13N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998151580, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT L; THENCE S30°38'50"E, ALONG THE EASTERLY LINE OF SAID TRACT L A DISTANCE OF 53.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMTER BLVD. AND TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1174.97 FEET, A CENTRAL ANGLE OF 08°06'55", A CHORD BEARING OF S63°37'47"W, AND A CHORD LENGTH OF 125.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 125.41 FEET TO THE END OF SAID CURVE; THENCE N30°38'50"W, ALONG THE WESTERLY LINE OF SAID TRACT L AND THE EASTERLY RIGHT-OF-WAY LINE OF ILLAN ROAD A DISTANCE OF 44.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT L; THENCE N59°21'10"E, ALONG THE NORTHERLY LINE OF SAID TRACT L A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY PLAT IS BASED ON THE RECORD PLAT OF TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 15, PAGE 13 THROUGH 13-N OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SARASOTA COUNTY, FLORIDA, SECTION 17075-2401 (2403) AND SECTION 17075-000 AND EXISTING MONUMENTATION.

MEASURED (M) BEARINGS AS SHOWN HEREON ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE ANDE (FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT 01 STATION #51, WHEREIN THE WEST LINE OF TRACT B, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 15, PAGE 13 THROUGH 13-N OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA BEARS N00°47'51"E. SAME PLATTED (P) LINE BEARS N00°37'00"E.

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FROM NATIONAL GEODETIC SURVEY BENCHMARK "W 698", WITH AN ELEVATION OF 24.59' (NAVD88).

THE SUBJECT PARCEL AS SHOWN HEREON IS CURRENTLY LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NUMBER 120270005B EFFECTIVE DATE SEPTEMBER 2, 1981. THE PARCEL LIES IN ZONE AO - 1 FOOT, AREA OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED AND ZONE B, AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED WITHIN THE PROPOSED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NUMBER 1211503377P PRELIMINARY DATE DECEMBER 15, 2014. THE PARCEL LIES IN ZONE X UNSHADED, AREAS DETERMINED TO HAVE A CHANCE FLOODPLAIN, ZONE D, AREAS IN WHICH FLOOD HAZARD RISK IS UNDETERMINED, BUT POSSIBLE, ZONE AE, BASE FLOOD ELEVATION 22 FEET AND ZONE AE, BASE FLOOD ELEVATION 22.5 FEET.

FLOOD ZONE DEMARCATION LINES, BOTH EXISTING AND PROPOSED ARE BASED UPON SCALED INTERPOLATION OF THEIR RESPECTIVE FLOOD INSURANCE RATE MAP.

FLOOD ZONE REPORT IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.

ALL PLAT BOOKS, OFFICIAL RECORD BOOKS AND OFFICIAL RECORD INSTRUMENTS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, INTERIOR IMPROVEMENTS, FENCES AND DITCHES, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 25.572 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 07-13-2015.

DATE OF JURISDICTIONAL LINE SURVEY: 04-16-19

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT THIS SURVEY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

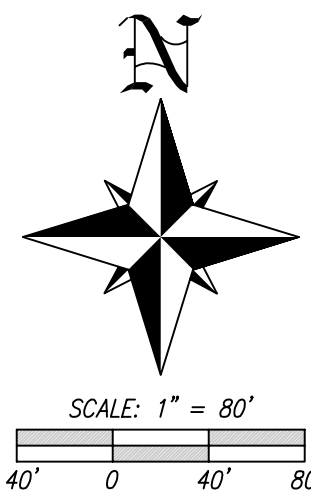
*Richard M. Ritz, R.L.S.*  
RICHARD M. RITZ, R.L.S.  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 04-29-2019

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

## BOUNDARY & TOPOGRAPHIC SURVEY ZORO PROPERTIES, LLC.

CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

| DATE       | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE  | SHEET  |
|------------|---------|---------|--------|-------|---------|--------|--------|
| 08/10/2015 | 3965    | 3965 SR |        | RMB   | BJC     | 1"=80' | 1 of 1 |



## JURISDICTIONAL LINE TABLE

|      |             |        |
|------|-------------|--------|
| L18  | S49°52'17"W | 49.39' |
| L19  | S23°40'51"W | 34.75' |
| L20  | S36°09'26"W | 31.63' |
| L24  | N15°30'18"W | 15.61' |
| L25  | S87°59'12"W | 55.76' |
| L26  | S57°43'06"W | 32.87' |
| L27  | N13°36'55"W | 27.02' |
| L28  | N25°05'41"W | 24.14' |
| L29  | N26°10'11"W | 41.73' |
| L30  | N09°13'14"W | 28.81' |
| L31  | N04°04'52"W | 28.94' |
| L32  | N35°09'43"E | 36.45' |
| L33  | N16°09'48"W | 42.64' |
| L34  | N11°22'52"E | 37.13' |
| L35  | N03°00'13"E | 29.52' |
| L36  | N10°24'27"W | 48.23' |
| L37  | N03°08'49"W | 44.70' |
| L38  | N00°16'51"E | 63.21' |
| L39  | N16°21'46"W | 63.04' |
| L40  | N44°29'40"E | 26.25' |
| L41  | N86°50'18"E | 33.21' |
| L42  | N32°23'57"E | 32.41' |
| L43  | N06°20'46"W | 37.30' |
| L44  | N30°45'25"E | 31.21' |
| L45  | N04°58'17"W | 36.87' |
| L46  | N06°56'08"W | 32.89' |
| L47  | N68°34'16"W | 36.72' |
| L48  | S77°03'43"W | 29.60' |
| L49  | S81°24'04"W | 58.98' |
| L50  | N46°34'37"W | 16.38' |
| L51  | N10°07'41"W | 35.23' |
| L52  | N64°10'18"E | 14.69' |
| L53  | N78°50'29"E | 69.92' |
| L54  | N51°42'53"E | 53.62' |
| L55  | S85°24'27"E | 23.30' |
| L56  | N41°09'28"E | 40.78' |
| L57  | S55°58'22"E | 60.49' |
| L58  | N31°10'24"E | 28.89' |
| L59  | N15°23'22"W | 45.83' |
| L60  | S64°59'00"E | 40.63' |
| L61  | N49°50'07"E | 36.20' |
| L62  | S89°34'31"E | 33.85' |
| L63  | S85°21'36"E | 38.46' |
| L64  | S66°43'55"E | 60.00' |
| L65  | S87°17'06"E | 40.48' |
| L66  | S66°21'52"E | 60.38' |
| L67  | S02°30'03"E | 54.45' |
| L68  | S53°19'35"W | 36.84' |
| L69  | N75°31'40"W | 21.18' |
| L70  | S13°19'58"W | 31.05' |
| L71  | S56°16'05"W | 33.57' |
| L72  | N55°13'13"W | 31.81' |
| L73  | S52°12'27"W | 34.37' |
| L74  | S74°35'11"W | 37.71' |
| L75  | S22°54'35"W | 24.30' |
| L76  | N89°15'16"W | 15.76' |
| L77  | S65°37'44"W | 26.94' |
| L78  | S50°10'53"W | 40.14' |
| L79  | S45°16'00"W | 27.60' |
| L80  | S71°35'26"W | 21.80' |
| L81  | S38°05'10"W | 28.38' |
| L82  | S20°13'52"E | 36.54' |
| L83  | S10°36'54"W | 29.45' |
| L84  | S11°08'52"W | 25.69' |
| L85  | S08°30'15"W | 19.13' |
| L86  | S33°58'05"W | 21.22' |
| L87  | S58°04'10"W | 21.18' |
| L88  | S30°54'35"W | 26.14' |
| L89  | S83°33'47"E | 24.76' |
| L90  | S60°01'39"E | 19.83' |
| L91  | S03°27'25"E | 28.87' |
| L92  | S74°08'08"E | 22.81' |
| L93  | S59°33'53"E | 17.72' |
| L94  | N88°40'06"E | 24.65' |
| L95  | N46°49'29"E | 17.18' |
| L96  | N03°42'26"E | 15.96' |
| L97  | S73°27'47"E | 23.45' |
| L98  | S42°44'16"W | 27.39' |
| L99  | S21°49'55"W | 21.46' |
| L100 | S80°46'38"E | 32.64' |
| L101 | S28°22'02"W | 27.95' |
| L102 | S77°19'55"E | 28.16' |
| L103 | S67°58'57"E | 34.21' |
| L104 | S23°01'18"W | 27.99' |
| L105 | S47°52'22"E | 29.42' |
| L106 | S43°12'18"E | 56.29' |
| L107 | S00°49'18"W | 27.37' |

## LEGEND

- ANCHOR
- LIGHT POLE
- POWER POLE
- OVERHEAD LINES
- FIBER OPTIC POST
- ELEVATION SPOT SHOT
- CENTERLINE
- DEED DATA
- PLAT DATA
- MEASURED DATA
- CALCULATED DATA
- R/W
- RIGHT OF WAY
- T.O.B.
- TOE OF SLOPE
- INV. EL.
- INVERT ELEVATION
- LB
- LICENSED BUSINESS
- P.O.B.
- POINT OF BEGINNING
- E.O.P.
- EDGE OF PAVEMENT
- INTERED END SECTION
- C.I.R.
- CAPPED 5/8" IRON ROD
- R.C.P.
- REINFORCED CONCRETE PIPE
- F.O.D.T.
- FLORIDA DEPARTMENT OF TRANSPORTATION
| O.R.B. | OFFICIAL RECORDS BOOK, SARASOTA COUNTY, FLORIDA |
| O.R.I. | OFFICIAL RECORDS INSTRUMENT, SARASOTA COUNTY, FLORIDA |
| (F2) | DATA PER F.O.D.T. R/W MAP SECTION 17075-000 |
| (F1) | DATA PER F.O.D.T. R/W MAP SECTION 17075-2401 (2403) |
| 1-14 | NET LAND FLAG NUMBER |
| J.D. | JURISDICTIONAL |

| NO. | DATE     | ADD JURISDICTIONAL LINE | REVISION DESCRIPTION | BY |
|-----|----------|-------------------------|----------------------|----|
| 1   | 04-29-19 |                         |                      |    |

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| CURVE | RADIUS   | DELTA     | CHORD BEARING | CHORD   | ARC     |
|-------|----------|-----------|---------------|---------|---------|
| C1(M) | 1175.00' | 12°58'48" | N73°21'28"E   | 265.62' | 266.19' |
| C1(D) | 1175.00' | 12°58'36" | N73°10'32"E   | 265.55' | 266.12' |
| C2(M) | 825.00'  | 44°46'38" | N57°27'34"E   | 628.46' | 644.74' |
| C2(D) | 825.00'  | 44°46'57" | N57°16'21"E   | 628.53' | 644.82' |
| C3(D) | 950.00'  | 05°22'52" | S76°58'24"W   | 89.19'  | 89.22'  |
| C4(D) | 1050.00' | 12°05'52" | S73°36'54"W   | 221.29' | 221.71' |
| C5(D) | 1174.97' | 06°06'55" | S63°37'47"W   | 125.35' | 125.41' |

| LINE   | BEARING        | DISTANCE |
|--------|----------------|----------|
| L1(M)  | N70°12'07"W    | 138.40'  |
| L1(F)  | N70°11'55"W    | 138.40'  |
| L2(M)  | N52°57'30"W    | 127.57'  |
| L2(F)  | N52°57'18"W    | 127.57'  |
| L3(M)  | N18°40'35"W    | 127.57'  |
| L3(F)  | N18°40'23"W    | 127.57'  |
| L4(M)  | S01°30'09"E    | 102.44'  |
| L4(F)  | S01°29'57"E    | 102.44'  |
| L5(M)  | N06°56'12"E    | 256.76'  |
| L5(F)  | N06°56'24.19"E | 256.76'  |
| L6(M)  | N01°28'51"W    | 77.82'   |
| L6(F)  | N01°20'38.46"W | 77.82'   |
| L7(M)  | N31°52'34"E    | 191.45'  |
| L7(F)  | N31°52'37.67"E | 191.20'  |
| L8(M)  | S54°53'53"E    | 62.75'   |
| L8(D)  | S55°08'48"E    | 65.00'   |
| L9(D)  | N30°22'57"W    | 126.23'  |
| L9(D)  | N30°38'50"W    | 126.16'  |
| L10(D) | S33°25'36"W    | 168.51'  |
| L11(D) | S51°16'37"W    | 181.70'  |
| L12(D) | S56°33'11"W    | 184.77'  |
| L13(D) | S59°22'53"W    | 91.46'   |
| L14(M) | S30°27'57"E    | 53.27'   |
| L14(D) | S30°38'50"E    | 53.45'   |
| L15(M) | N30°26'10"W    | 44.01'   |
| L15(D) | N30°38'50"W    | 44.11'   |
| L16(M) | N59°21'10"E    | 125.00'  |
| L16(P) | N59°21'10"E    | 125.00'  |
| L16(D) | N59°21'10"E    | 125.00'  |
| L17(M) | S30°27'57"E    | 126.63'  |
| L17(P) | S30°38'50"E    | 126.52'  |



# Additional Photos



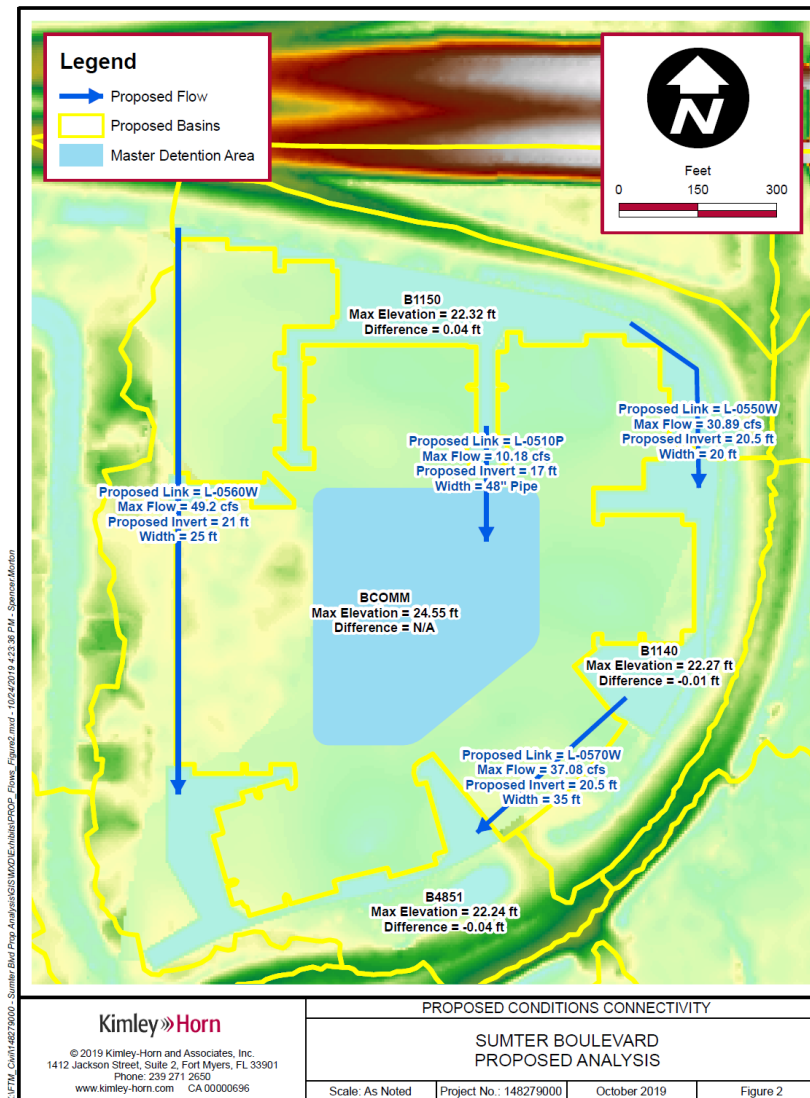


# Site Plan





# Floodplain Compensation



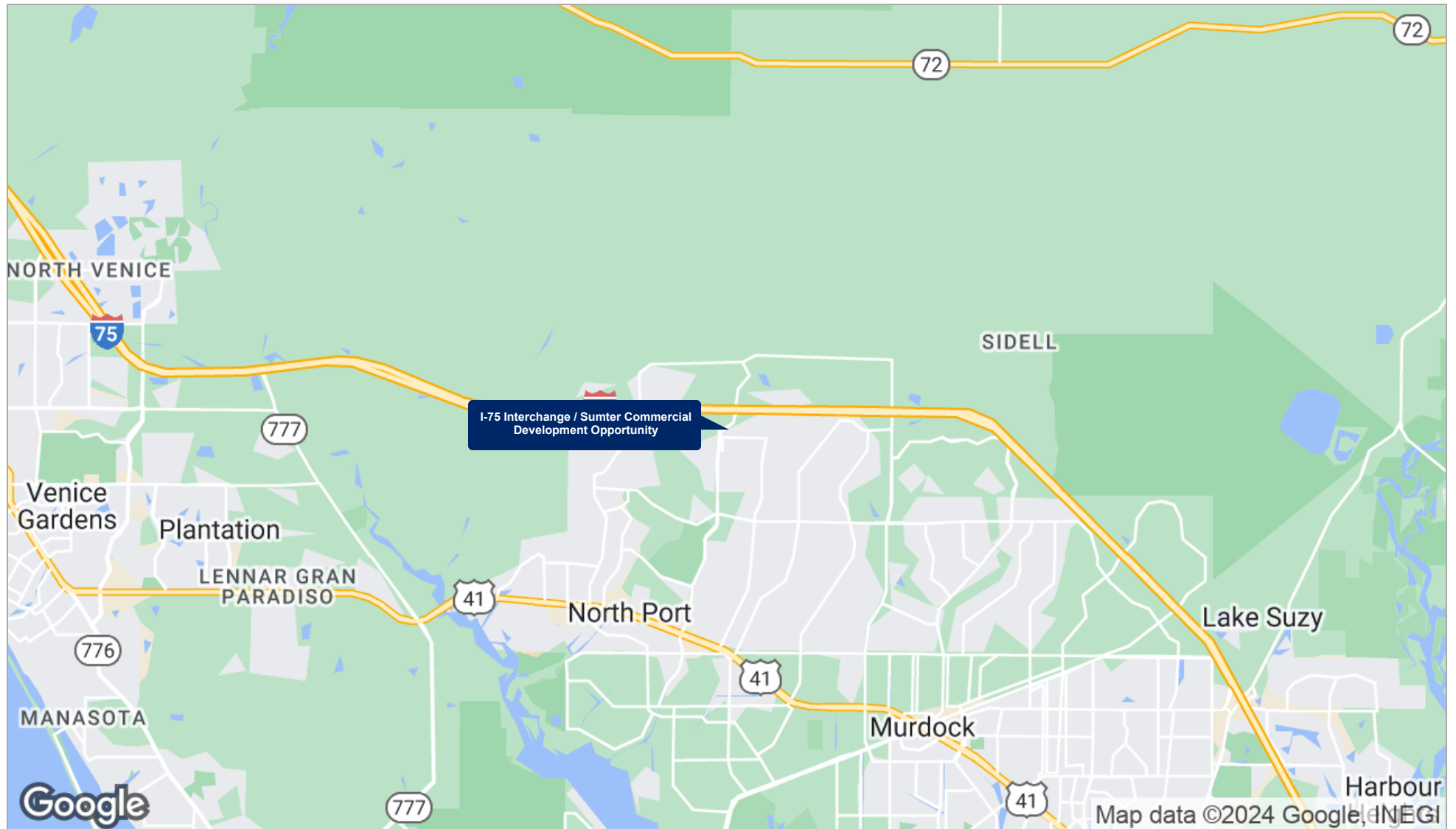


## 2 LOCATION INFORMATION

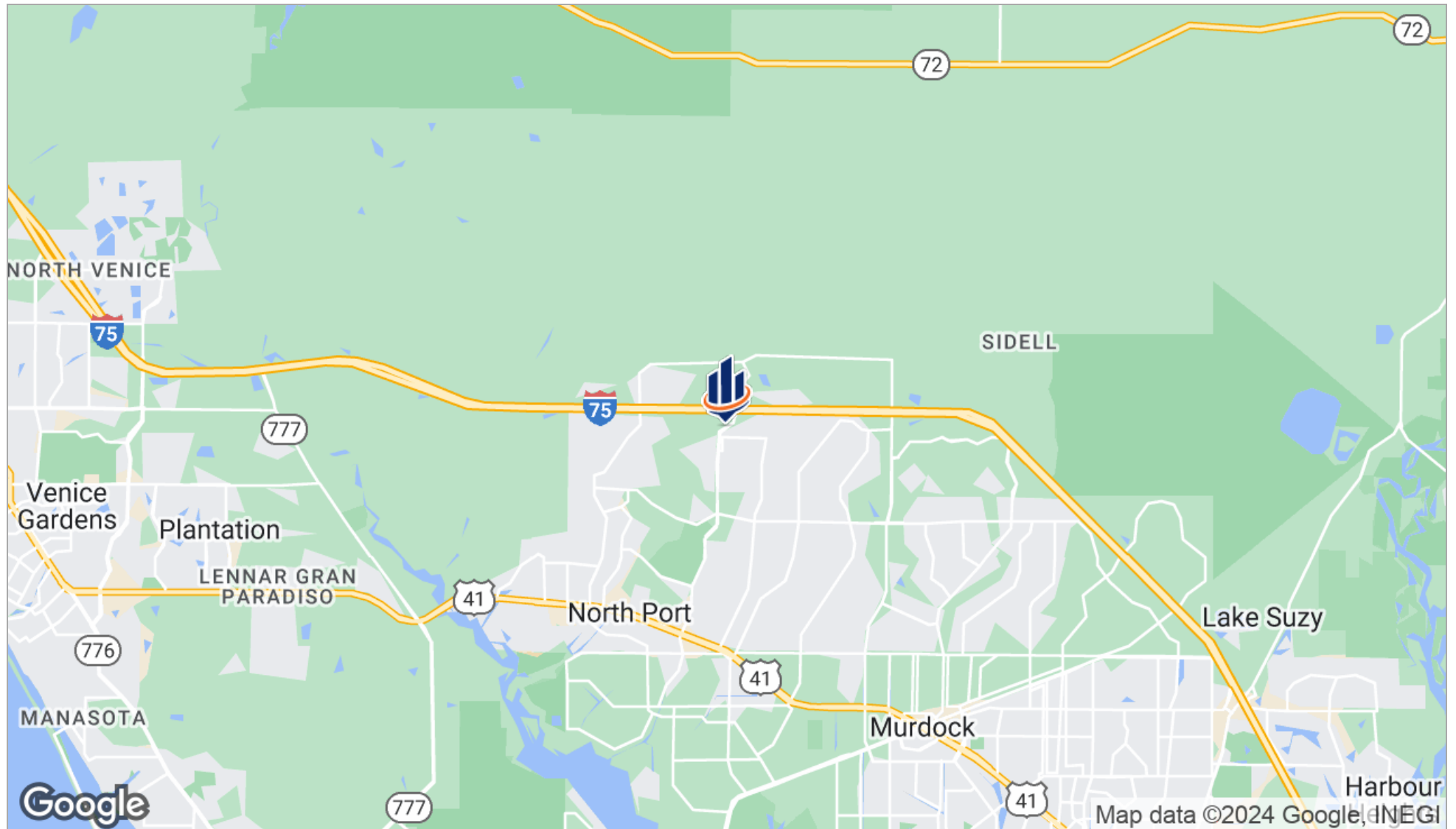
4901 SUMTER BLVD N  
North Port, FL 34291



# Regional Map

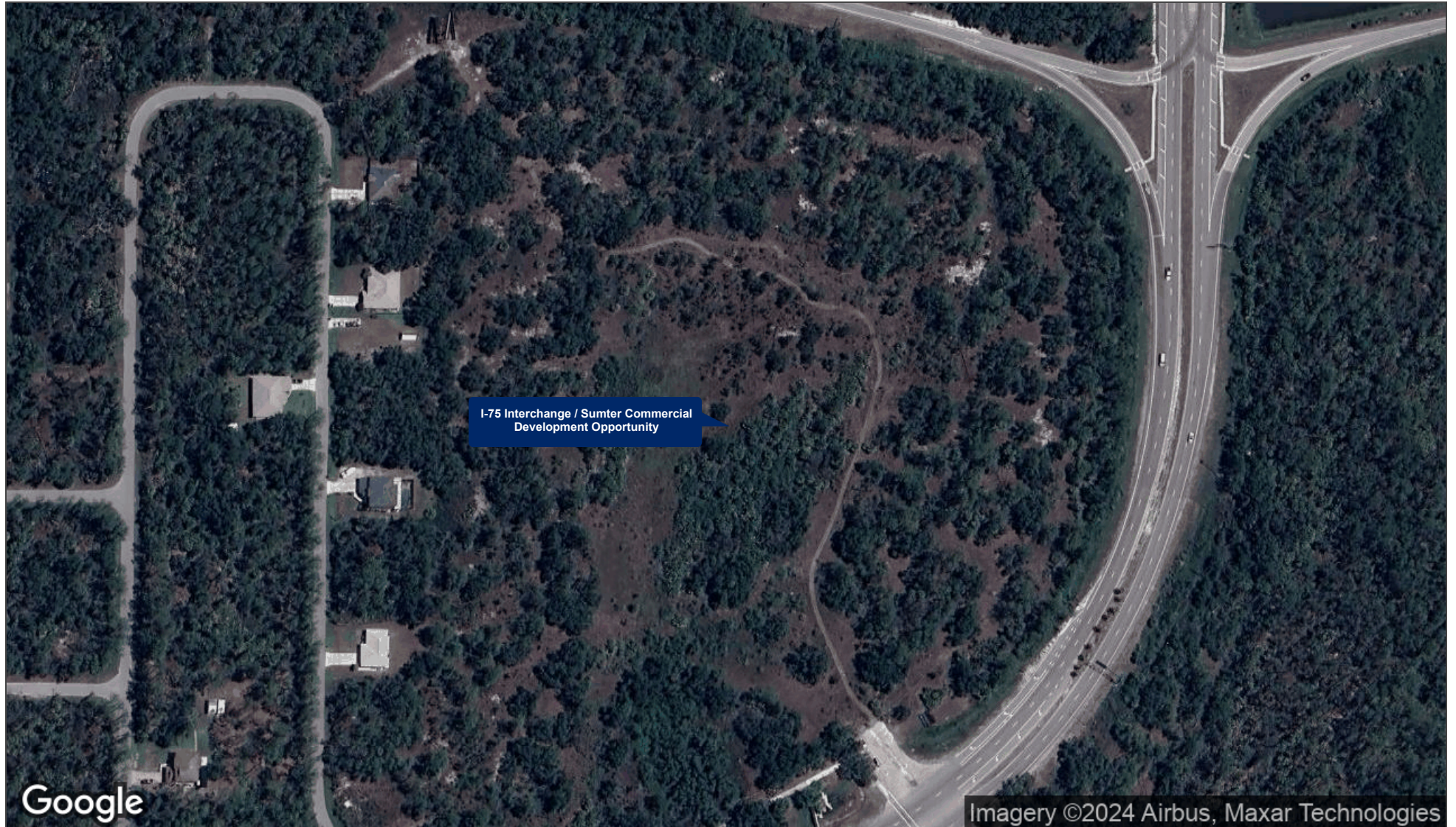


# Location Maps





# Aerial Map





3

# DEMOGRAPHICS

4901 SUMTER BLVD N  
North Port, FL 34291

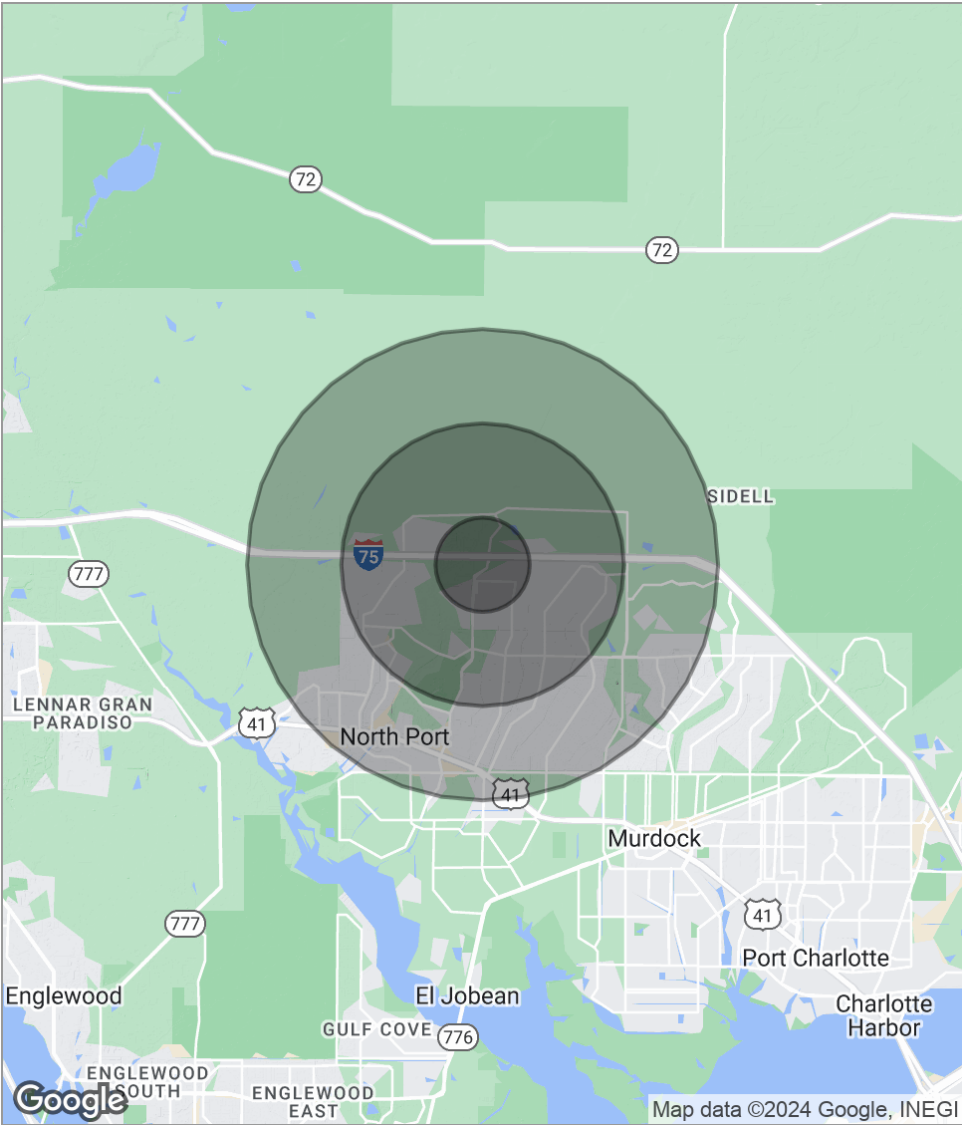


# Demographics Report

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total population     | 2,735     | 23,795    | 57,560    |
| Median age           | 45.5      | 47.9      | 47.3      |
| Median age (male)    | 41.2      | 45.1      | 44.9      |
| Median age (female)  | 48.3      | 48.7      | 47.2      |
| Total households     | 1,166     | 9,791     | 25,116    |
| Total persons per HH | 2.3       | 2.4       | 2.3       |
| Average HH income    | \$59,473  | \$73,435  | \$65,922  |
| Average house value  | \$200,195 | \$223,251 | \$211,741 |

*\* Demographic data derived from 2020 ACS - US Census*

# Demographics Map



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# 4 ADVISOR BIOS

4901 SUMTER BLVD N  
North Port, FL 34291



# Advisor Bio & Contact 1

## J. CHRIS MALKIN

### Managing Director

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Sarasota, FL 34321  
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chris.malkin@svn.com

## PROFESSIONAL BACKGROUND

A 30+ -year SW Florida Resident, J. Chris Malkin, joined SVN in Sarasota, Florida in May of 2009, and is now a Principal Partner and Director of SVN Commercial Partners [formally LOTUS Commercial Real Estate Advisors]

With more than 30 years involvement in the commercial real estate sector nationally, as an investor and a vendor to JMB Realty, Urban Retail Properties, Simon Properties & General Growth to name a few and as a developer along the Gulf Coastal region, Chris brings knowledge and experience that strengthens and elevates SVN within the company and along Florida's Gulf and beyond. With positive results, Malkins' focus has been on Healthcare, Industrial/Flex-warehouse, Hospitality, Self Storage, Land, and multi-family assets, including traditional purchase and sale, note purchase, and acquisition of foreclosure judgments throughout the State of Florida as well as the Southern US. Additionally, Chris has managed and facilitated Bank Owned transactions related to Medical Office, Industrial, Hospitality, Self-Storage, flex-warehouse and residential subdivisions assets to highlight just a few.

Malkin and partners launched the SVN office whose primary market area covered the local 3 counties and now spans the west coast down to Lee and Collier counties. Along with the efforts of his partners, SVN has penetrated the market by providing a wide range of commercial real estate services including sales/leasing, Broker Opinion of Values, property management & stabilization and commercial association management. This effort has been successful by combining national exposure with local expertise.

Malkin has been recognized and awarded for his practices as a Top Producer for SVN Florida going back to 2014 and received the Presidents Circle award for 2018.

Chris studied business administration at the University of Florida, is a Florida Licensed Real Estate Professional, FL Licensed Community Association Manager, and Certified Property Management Specialist.

Chris likes to cook, fly-fish, spend time boating and play pickleball with wife Jill, when they are not traveling to watch daughter Amelia play Division I soccer for the University of Florida

## EDUCATION

University of Florida

## MEMBERSHIPS & AFFILIATIONS



# Advisor Bio & Contact 2

## ASHLEY BARRETT BLOOM

### Managing Director

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ashley.bloom@svn.com

## PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity.

In 2018, Bloom and his long time business partner, J. Chris Malkin, began expansion of the brokerage operation in Southwest Florida. In 2020, Bloom teamed up with Scott Maesel (principal in SVN Chicago & Denver) for form SVN Commercial Partners based in South Florida. Shortly thereafter, the Southwest Florida operation was rebranded to the same name. In his role as Partner & Managing Director of both operations, Bloom has created a full service Commercial Real Estate operation combining a strong network of 5 Offices, 50 experienced Advisors & Administrators, and a spirit of collaboration. Bloom provides his clients with a listing team that provides local expertise, asset specialization, and a regional & national platform. The combined production of SVN Commercial Partners places the entities near the top of the more than 200 offices in the country.

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

In addition to SVN, Bloom specializes in land planning, horizontal development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and developed different asset classes of property. Bloom primarily invests in land with a focus on entitlement and/or long-term development strategy.

Bloom has been developing real estate for almost 25 years in Florida, North Carolina, and Arkansas. He has developed and/or entitled thousands of acres of land and currently owns a portfolio of land positions. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his

# Advisor Bio & Contact 3

## MICHELLE MATSON

### Senior Advisor

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michelle.matson@svn.com

## PROFESSIONAL BACKGROUND

Michelle Matson joined SVN Commercial Partners as a Retail Site and Tract Specialist, where she specializes in retail sites from the seller/landlord side and buyer/tenant side. She also specializes in tenant representation and site selection for national and regional retailers. Relevant expertise includes land tracts ranging from single parcels to large-scale mixed-use, grocery-anchored developments, working with one of the largest national QSR's and several other retail tenants. As a Senior Advisor, Ms. Matson has contributed to entitlement, highest and best use analysis, and feasibility in strategically positioning assets for sale or lease. As a result of working in the retail space, Ms. Matson has extensive experience in both the sale and lease of land, build-to-suit, and traditional lease opportunities.

Michelle works with investors, site developers, and retailers on a local, regional, and national level in site selection, providing them with a full-service analysis of each potential site, negotiations, due diligence, and the closing process. In the marketing component, Matson transacts with a myriad of end-users that include retail, restaurant, and grocery tenants for her clients. These clients include local business owners, as well as regional and national retailers. Additionally, Michelle works with landlords to understand the highest and best use and potential tenant for each space within a property. She targets these tenants with a multi-pronged marketing approach. She has been involved with several retail and mixed-use sites throughout Florida as well as office and industrial spaces throughout SWFL.

She brings 18+ years of sales and marketing knowledge with her to bring these properties to market in the most effective and efficient formats. Utilizing her resources and vast network of contacts, Michelle assembles a team to get the job done, having recently brought in a Commercial Development Advisory firm to one of the Master Planned Development Projects, for a deep analysis of the market area and in turn has added a large grocer to the project.

Michelle grew up in Braintree, Massachusetts, where she graduated with an English degree from UMass Boston and a Business Management degree from Johnson and Wales University.

Michelle is a member of the ICSC.

Michelle is a Board Member for the Humane Society of Sarasota County.

Michelle and her husband enjoy playing with two of their own rescue pups, as well as kayaking, hiking, and biking in their free time.

## EDUCATION

Bachelor of Arts in English from the University of Massachusetts - Boston

Bachelor of Science degree from Johnson and Wales University, Providence, RI

## MEMBERSHIPS & AFFILIATIONS





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