



PRICE CREEK LOT 1

LOT 1

1401 PRICE CREEK WAY
NORTH PORT, FL 34288

Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com

Michelle Matson
Senior Advisor
O: 781.929.6401
michelle.matson@svn.com

Margeaux McCarthy
Senior Advisor
O: 401.688.0822
mvmccarthy@svn.com

New Carwash
Development

Price Blvd

AADT 14,300

Toledo Blade Blvd

AADT 19,300

Creighton Creek Dr



PROPERTY INFORMATION

Property Summary
Additional Photos

LOCATION INFORMATION

Regional Map
Location Maps
Site Plan

SITE PLAN

Site Plan
TCL0T8-CP38_07.10.23.pdf

DEMOGRAPHICS

Demographics Report
Demographics Map

ADVISOR BIOS

Advisor Bio & Contact 1
Advisor Bio & Contact 2



Price Blvd

AADT 14,300

1



2



3



4



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Toledo Blade Blvd

AADT 19,300

Creighton Creek Dr



(6) 3 Story
(2) 4 Story
Apartment Buildings

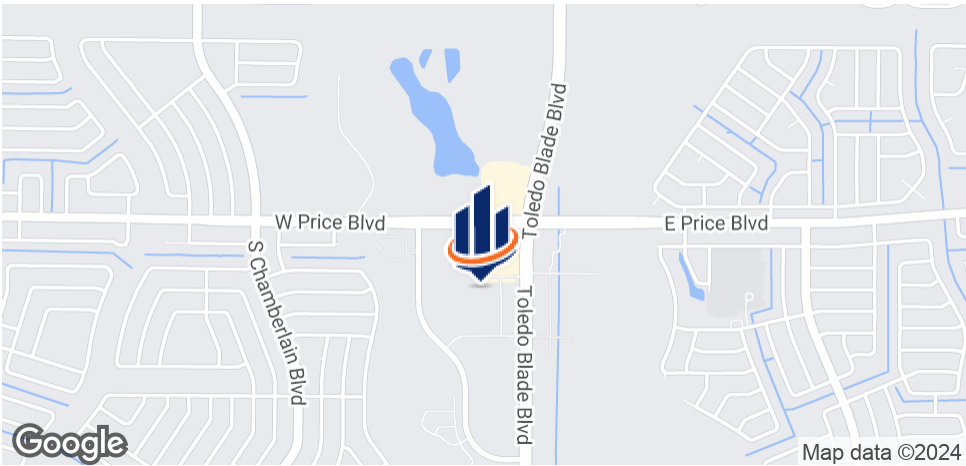
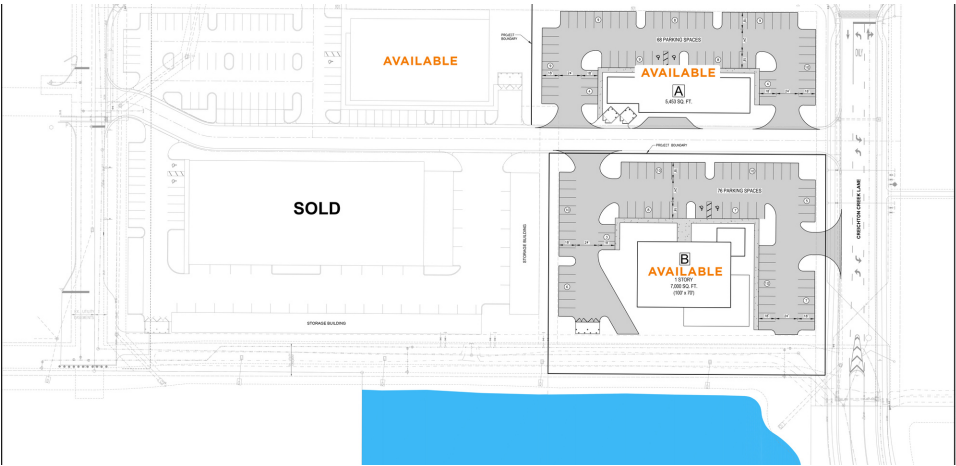


New Carwash
Development

1 PROPERTY INFORMATION

1401 Price Creek Way
North Port, FL 34288

Property Summary



OFFERING SUMMARY

Sale Price: Call for Details

Lot Size: 1.68 Acres

Zoning: PCDN

PROPERTY OVERVIEW

Retail land for Sale, BTS, or Ground Lease

PROPERTY HIGHLIGHTS

- Adjacent to Publix Anchored Shopping Center
- Lot 1- 1.68 +/- AC of developable area
- Surrounded by retail & new developments
- 224 new apartment units across the street, next to WaWa and Aldi under-construction, newly opened Firestone Auto Care, and Tommy's Car Wash for the SEC of Price and Toledo Blade Blvds.
- 126 apartment units proposed for the corner of Price and Citizens and another 136 age-related units on Citizens.
- 600 units of residential proposed the north east quadrant of Price and Toledo Blade Blvds.
- Storm Water Retention Pond [95% Buildable per Permit]
- No known wetlands.
- Activity Center 5 zoning
- Infrastructure already in place.

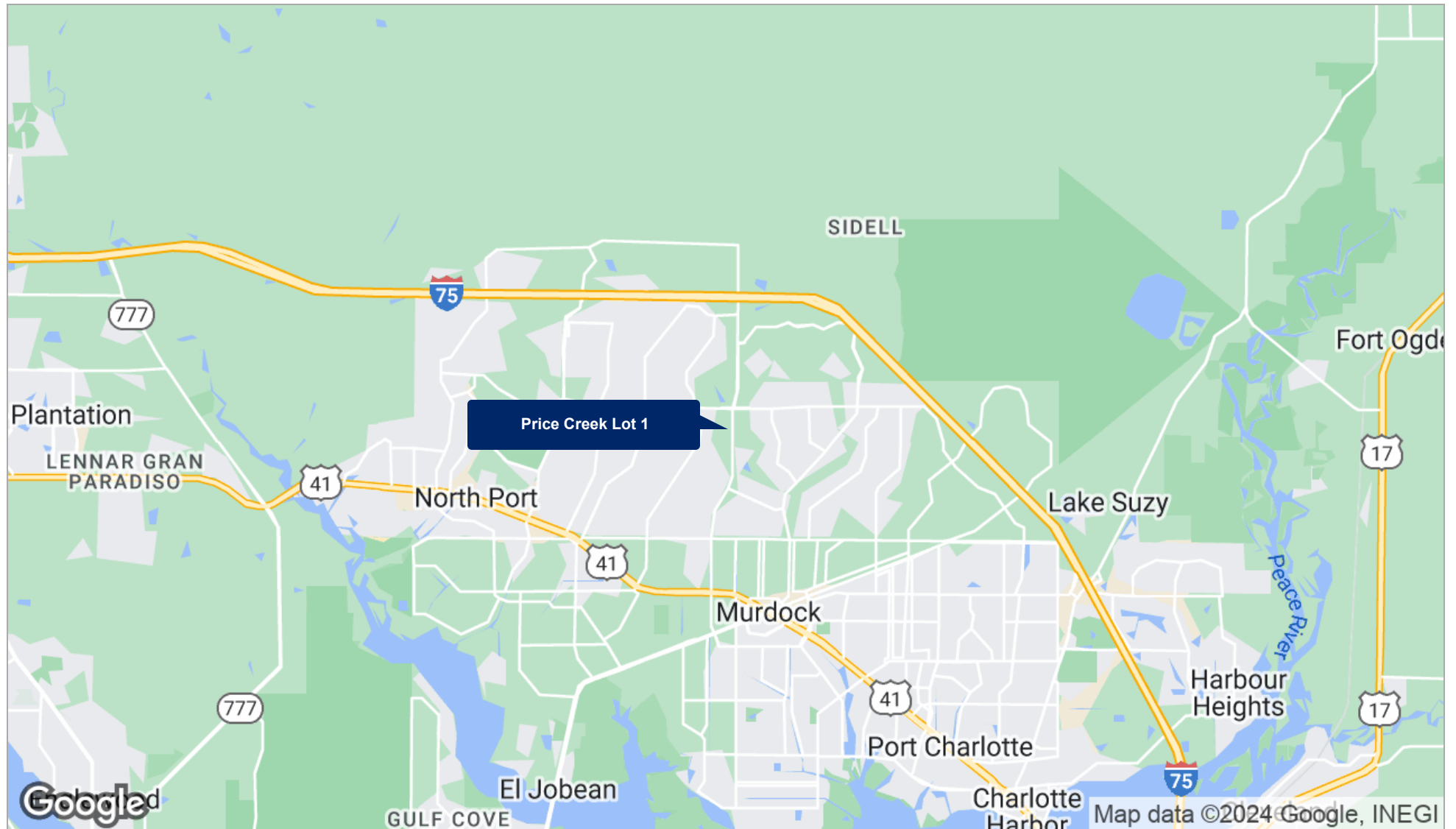
Additional Photos



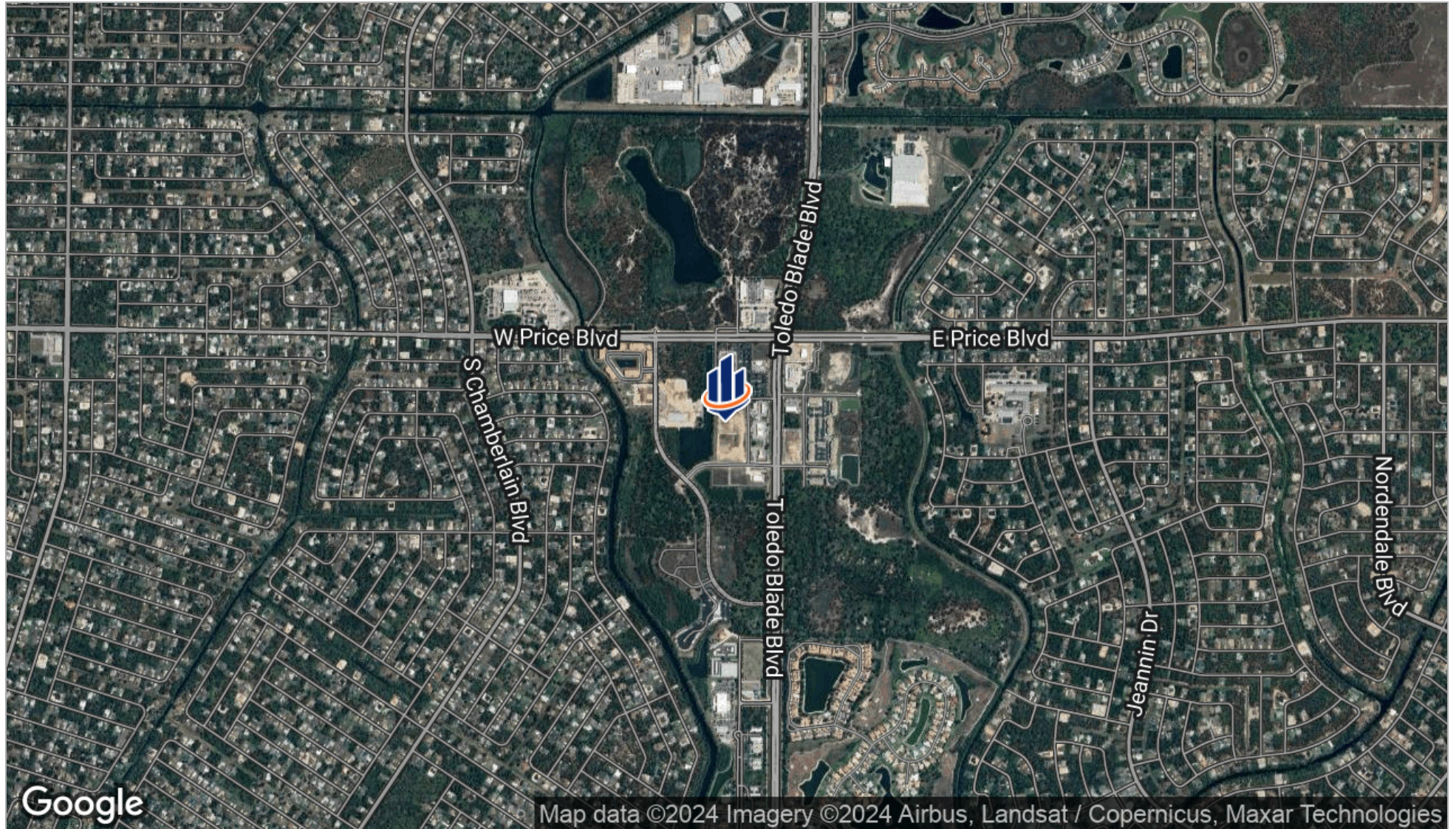
2 LOCATION INFORMATION

1401 Price Creek Way
North Port, FL 34288

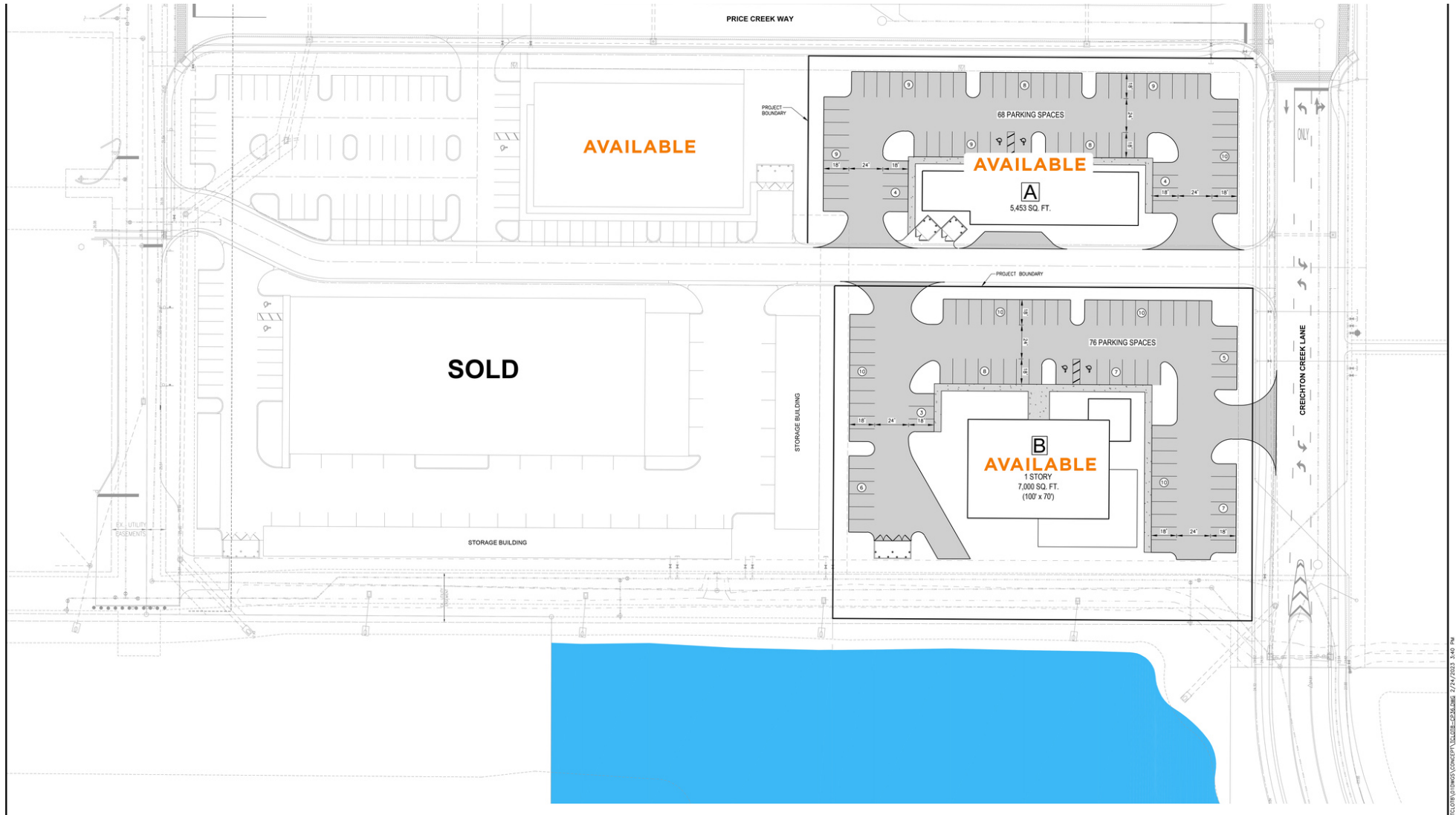
Regional Map

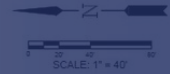


Location Maps



Site Plan





PARKING CALCULATIONS

COMMENTS	DESIGN	PROPOSED	PROPOSED	PROPOSED
1. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
2. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
3. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
4. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
5. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
6. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
7. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
8. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
9. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
10. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
11. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
12. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
13. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
14. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
15. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
16. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
17. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
18. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
19. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
20. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
21. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
22. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
23. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
24. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
25. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
26. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
27. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
28. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
29. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
30. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
31. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
32. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
33. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
34. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
35. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
36. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
37. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
38. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
39. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
40. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
41. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
42. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
43. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
44. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
45. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
46. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
47. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
48. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
49. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
50. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
51. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
52. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
53. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
54. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
55. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
56. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
57. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
58. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
59. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
60. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
61. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
62. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
63. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
64. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
65. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
66. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
67. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
68. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
69. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
70. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
71. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
72. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
73. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
74. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
75. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
76. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
77. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
78. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
79. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
80. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
81. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
82. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
83. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
84. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
85. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
86. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
87. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
88. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
89. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
90. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
91. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
92. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
93. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
94. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
95. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
96. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
97. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
98. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
99. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000
100. SPACE 10' x 20' FT	1,000	1,000	1,000	1,000

3 SITE PLAN

1401 Price Creek Way
North Port, FL 34288

EXISTING PUBLIX
SHOPPING CENTER

MULTI-UNIT COMMERCIAL BUILDING
53,040 S.F.

LEGEND

Revision	Date	Description

DESIGNED BY	F.J.F.
DRAWN BY	D.C.N.
CHECKED BY	F.J.F.
APPROVED BY	F.J.F.
JOB CODE	PC00
SCALE	1" = 40'



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. EB 0005151 Business LG 20000266
Boca Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Boca Springs, Florida 34134

Toledo Creek

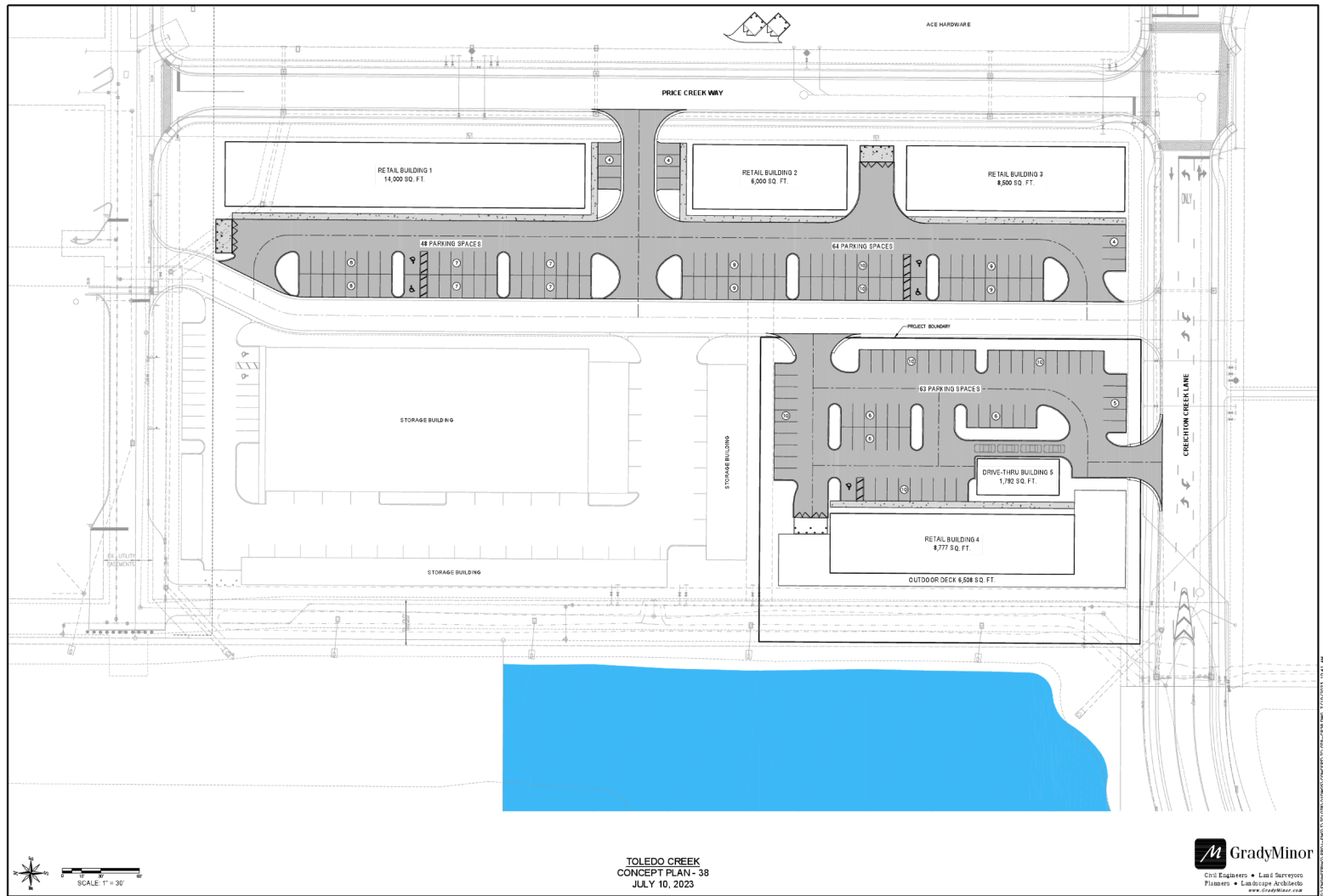
COMMERCIAL CONCEPT PLAN 1
DECEMBER 10, 2015

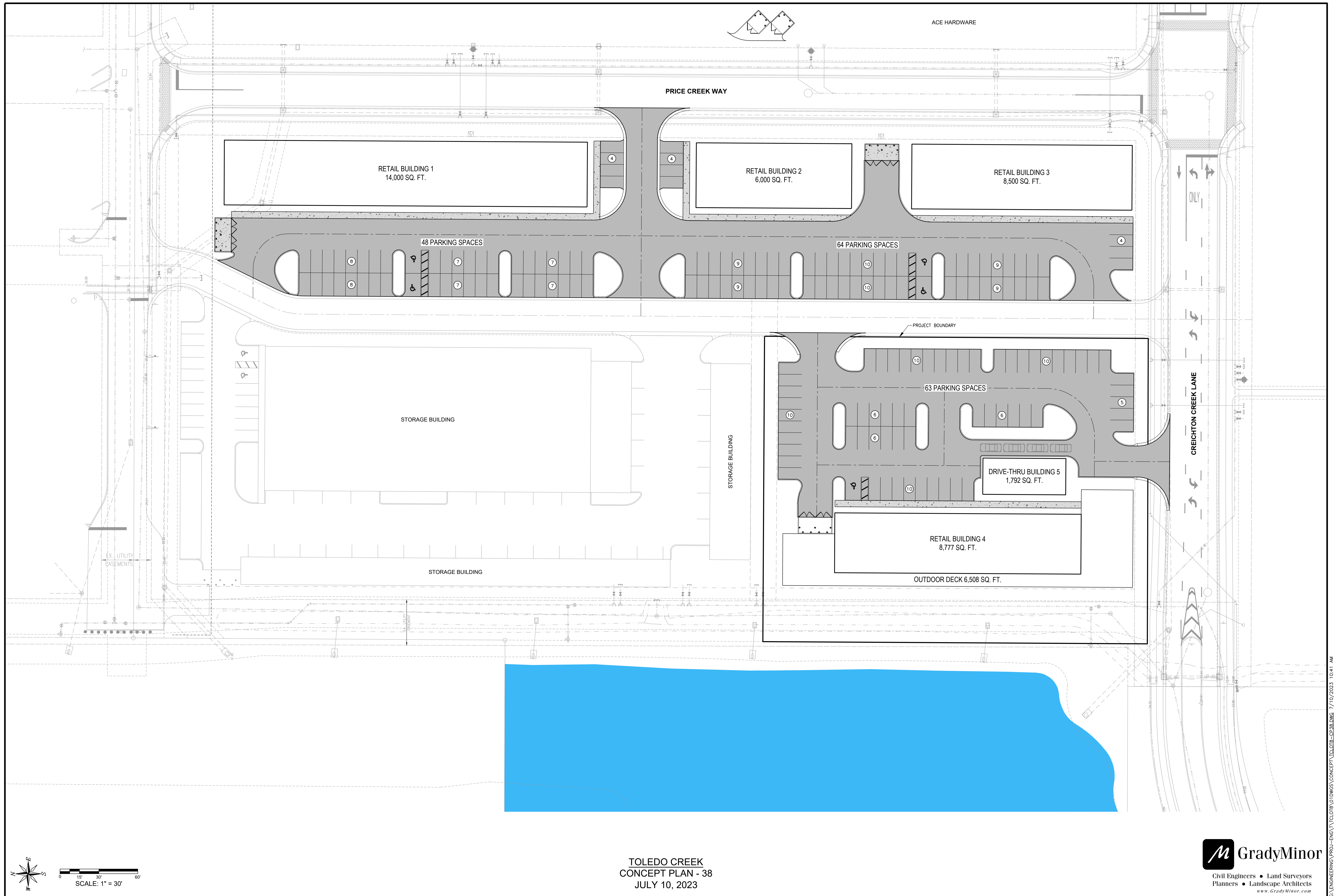
ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL MEAN SEA LEVEL DATUM 1988 (NAVD 88) BY (+) 1.120
CONVERSION FACTOR TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) IS (+) 1.120

PROJECT: 2015-001-001, P.L.
FLORIDA P.E. LICENSE NO. 20000

PROJECT NAME	City of North Port
PROJECT NUMBER	2015-001-001
DATE	12/10/2015
DESIGNED BY	F.J.F.
DRAWN BY	D.C.N.
CHECKED BY	F.J.F.
APPROVED BY	F.J.F.
JOB CODE	PC00
SCALE	1" = 40'

Site Plan





4

DEMOGRAPHICS

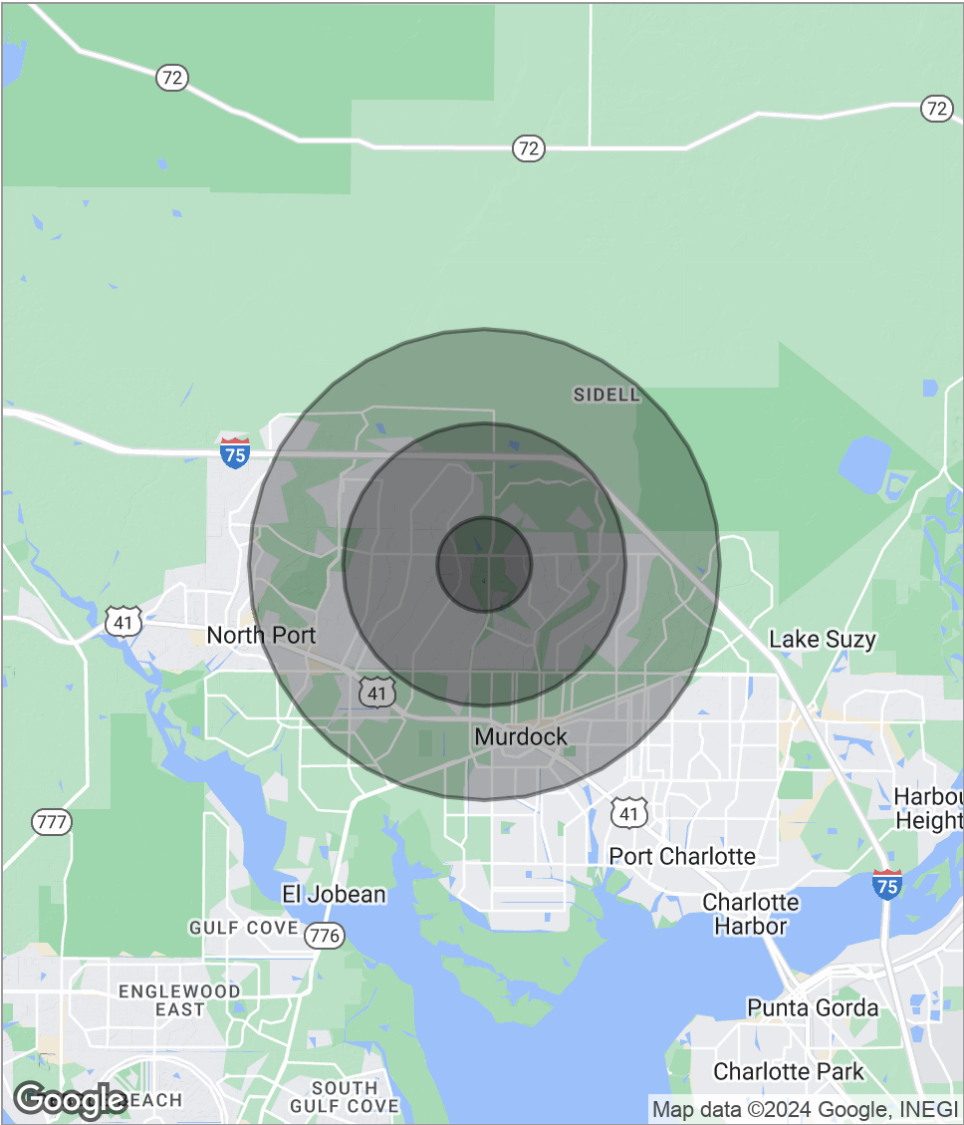
1401 Price Creek Way
North Port, FL 34288

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,660	32,855	64,763
Median age	41.2	45.1	49.6
Median age (male)	38.5	44.1	47.7
Median age (female)	39.7	43.9	49.9
Total households	1,708	13,233	28,717
Total persons per HH	2.7	2.5	2.3
Average HH income	\$78,133	\$80,496	\$69,593
Average house value	\$265,837	\$226,211	\$220,529

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

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,660	32,855	64,763
Median age	41.2	45.1	49.6
Median age [Male]	38.5	44.1	47.7
Median age [Female]	39.7	43.9	49.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,708	13,233	28,717
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Average house value	\$265,837	\$226,211	\$220,529

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5 ADVISOR BIOS

1401 Price Creek Way
North Port, FL 34288

Advisor Bio & Contact 1

ASHLEY BARRETT BLOOM

Managing Director

2044 Constitution Boulevard
Sarasota, FL 34321
T 941.366.1136
C 941.961.7109
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 2

MICHELLE MATSON

Senior Advisor

2044 Constitution Boulevard
Sarasota, FL 34321
T 781.929.6401
C 781.929.6401
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



2044 Constitution Boulevard
Sarasota, FL 34321
941.366.1136
www.svn cp.com