

SPRING HAVEN DRIVE 11.5 ACRES ZONED FOR MULTIFAMILY

\$1,300,000

Spring Haven Dr
North Port, FL 34287



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



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SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	11.5 Acres
Zoning:	PCDN
Market:	North Port
Submarket:	Port Charlotte
Price / SF:	\$2.60

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PROPERTY OVERVIEW

11.5 Acres (mol) situated at the heart of North Port's Business & Government center zoned PCDN and ready for development.

Located just minutes from the Sumter and Price intersection in North Port the location is ideal for residential development of both single and multi family residence. The PCDN zoning allows the developer to include neighborhood services within the community. With the ability to connect directly to Price Blvd., proximity to Heron Creek, and easy access to I 75, this area is perfect for a professional and executive community.

PROPERTY HIGHLIGHTS

- PCDN
- 11.5 Acres (MOL)
- easy access to US41 & I 75
- Established Planned communities in the nearby area



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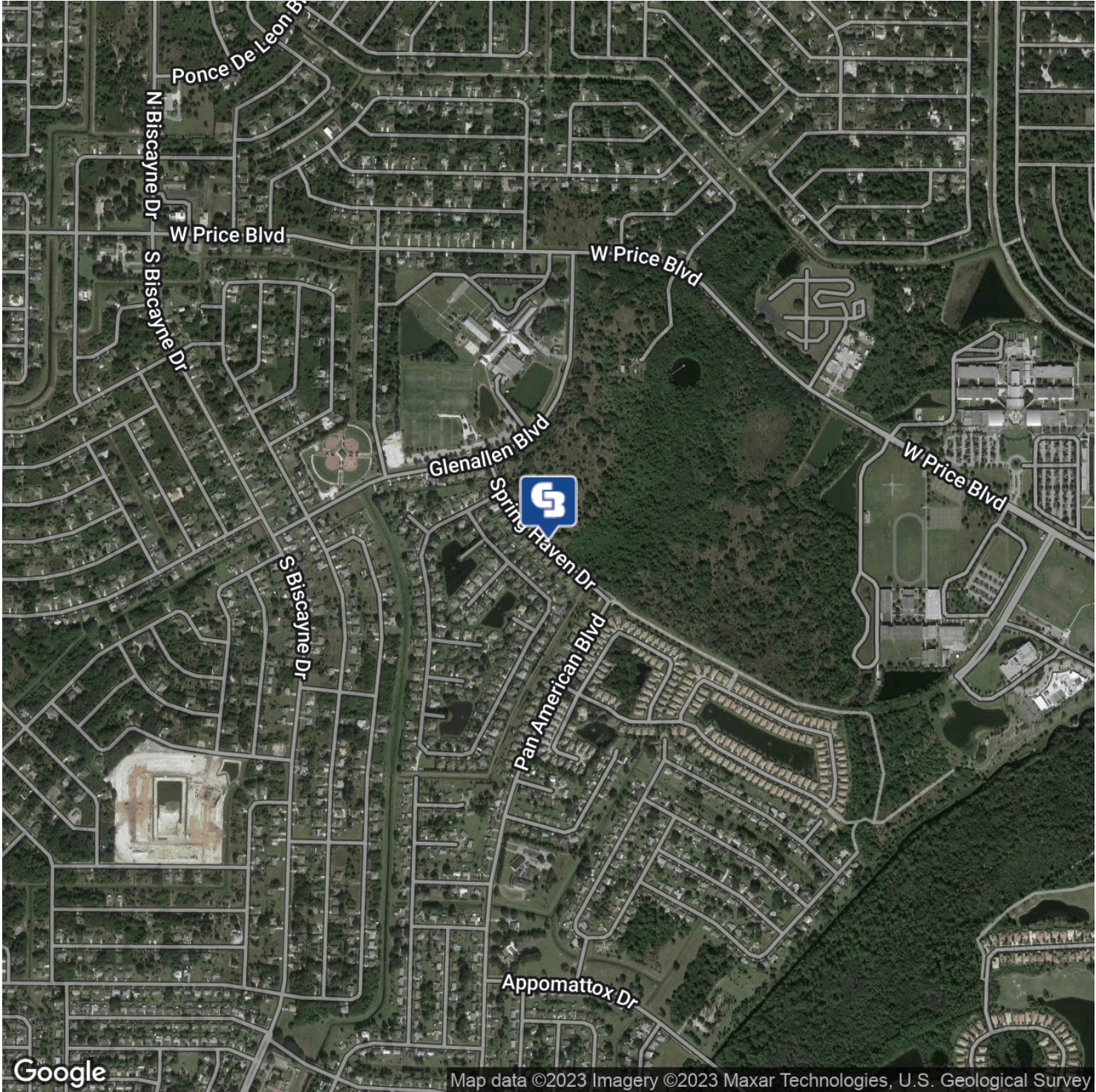
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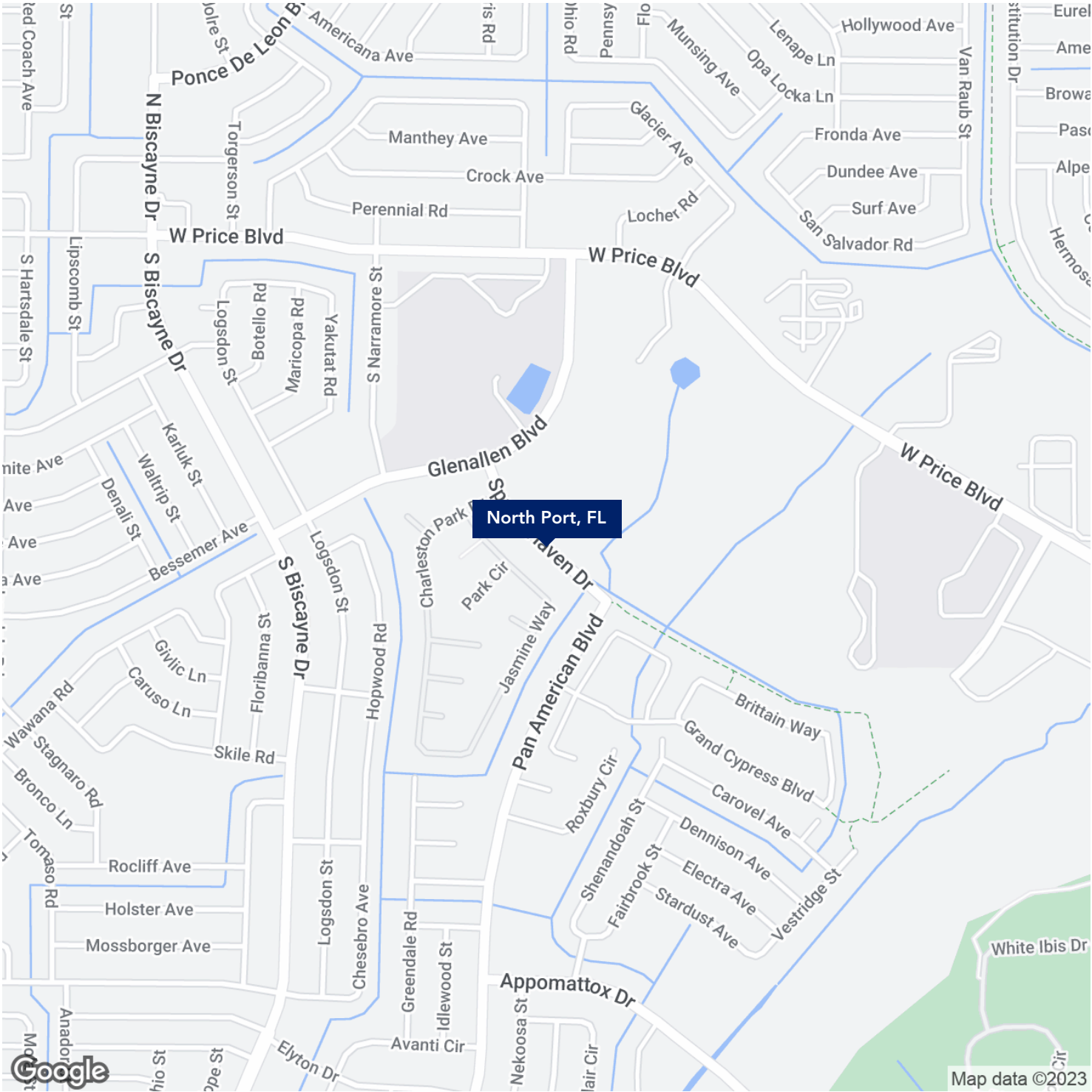
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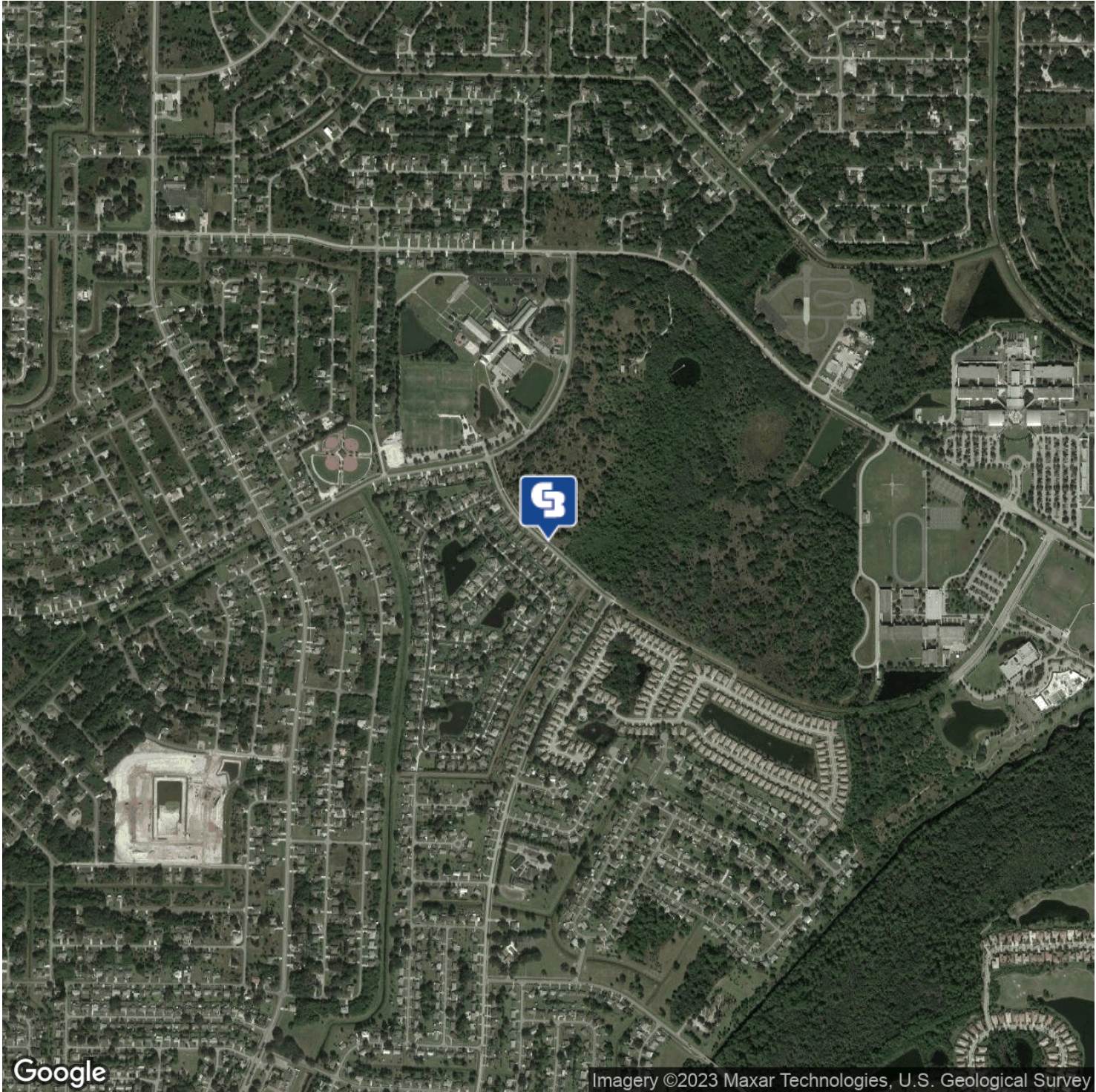
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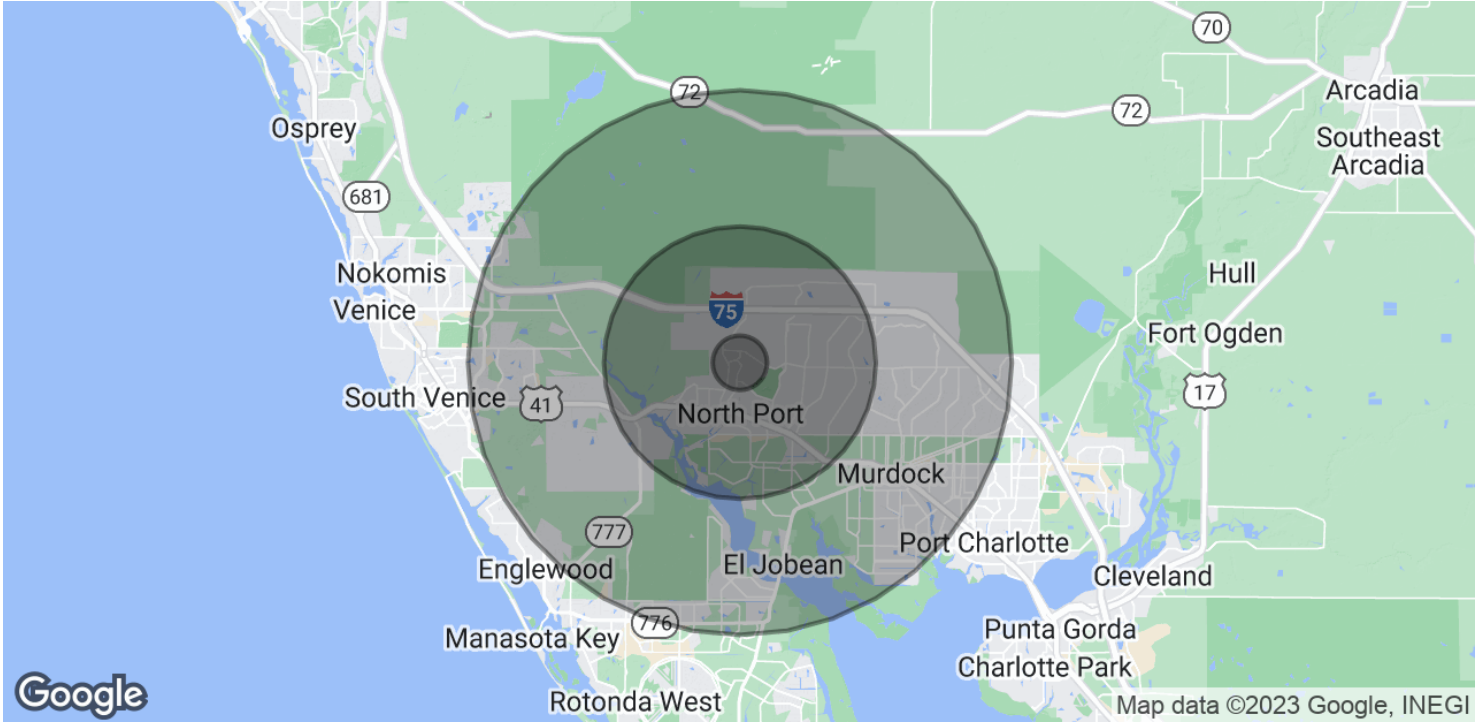
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,762	48,225	117,560
Average age	40.9	48.3	50.3
Average age (Male)	38.9	45.9	48.7
Average age (Female)	43.9	49.8	51.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,090	20,437	50,508
# of persons per HH	2.5	2.4	2.3
Average HH income	\$54,609	\$55,114	\$58,969
Average house value	\$184,437	\$180,196	\$223,143

* Demographic data derived from 2020 ACS - US Census

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Coldwell Banker Commercial Broker from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. here...

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RAY BRUNNER

Commercial Broker

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Direct: 415.608.1942

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

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