



ADDRESS

4951 Pocatella Ave

North Port, FL 34287

PROPERTY FEATURES

- Prime Location - Beautiful Property
- Not in Flood Zone / High and Dry
- City Water and Sewer available
- City Maintains Park in front of property
- 1500 Feet from StRt 41 and National Retailers
- Great for Luxury Multifamily, Office/Medical, ALF/Senior Living

	1 Mile	3 Miles	5 Miles
Total Households:	2,060	10,216	23,032
Total Population:	4,711	24,001	54,101
Average HH Income:	\$52,599	\$55,365	\$55,634

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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Commercial

## LAND

4951 POATELLA AVE, NORTH PORT, FL



### OFFERING SUMMARY

Sale Price:	\$5,800,000
Lot Size:	11.7 Acres
Price / Acre:	\$495,726
Zoning:	OPI

### PROPERTY OVERVIEW

11.7 Acres of Vacant Land Available in a prime location. City Water and City Sewer onsite and fire hydrant within 1000 feet. Sidewalk and City Park with Landscaping on 950 ft of frontage to the property. The zoning is OPI Office, owners will submit for rezone to RMF-15 or CG. This parcel is not in an activity center and its NOT in a flood zone. Benderson Development who owns 800 premier properties nationwide is the owner of Cocoplum Village Shops in North Port with national names such as Publix, TJ Maxx, Ross, Dicks, Ulta, Hobby Lobby, Walmart, Home Depot and many more will be expanding their retail footprint from the end of Publix's to Sumter Blvd. This property sits only 1500 feet from the corner of St Rt 41 and S Sumter Blvd and the retail shops at cocoplum yet laying in a quite and peaceful area of North Port, Florida.

### PROPERTY HIGHLIGHTS

- Prime Location - Beautiful Property
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- Great for Luxury Multifamily, Office/Medical, ALF/Senior Living

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
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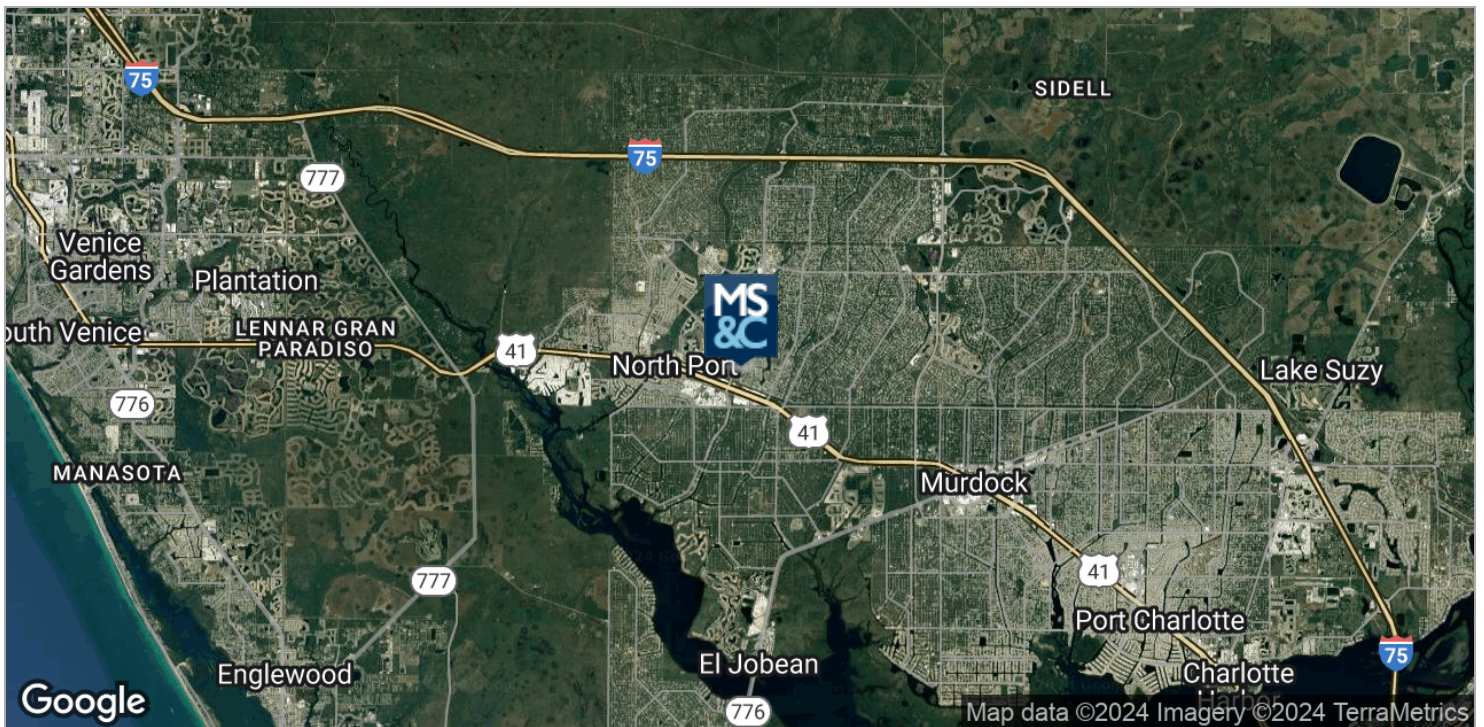
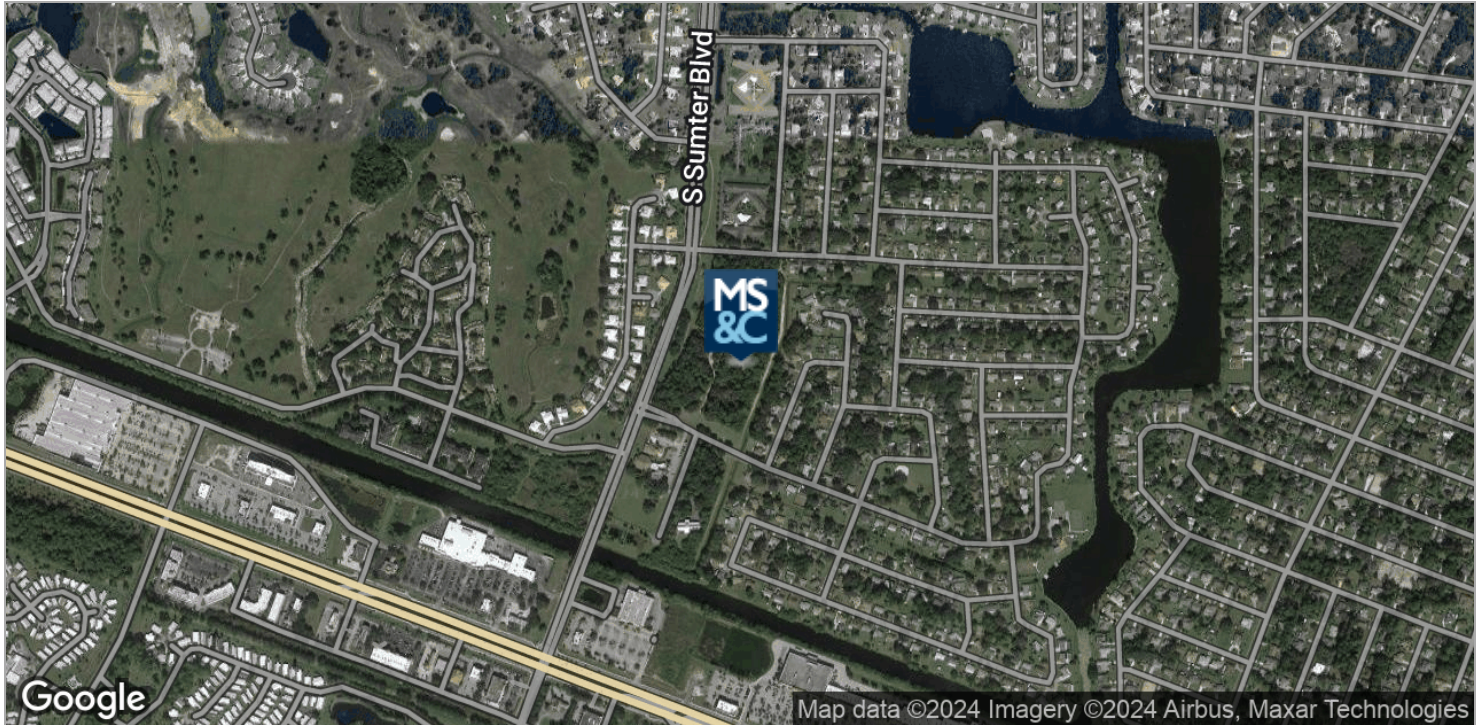




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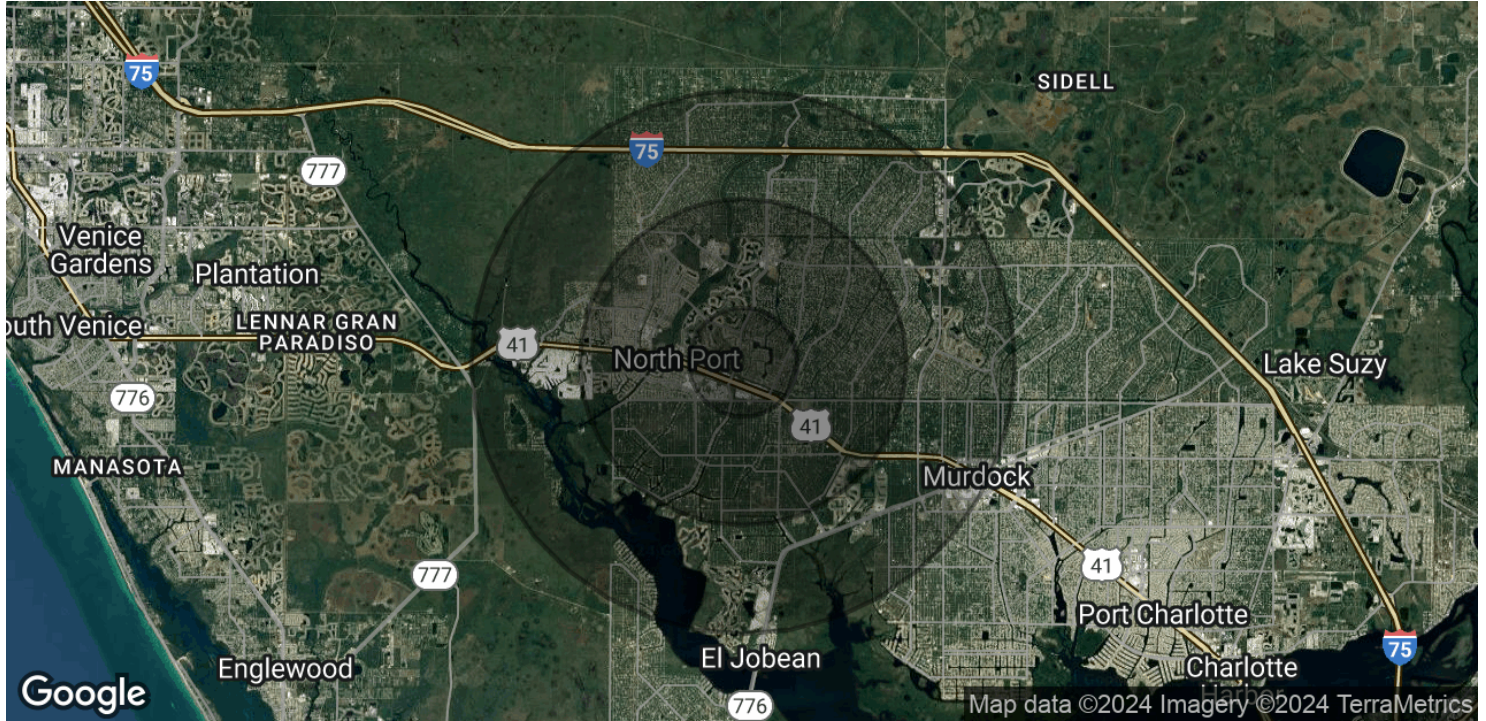




Commercial

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4951 POATELLA AVE, NORTH PORT, FL



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,711	24,001	54,101
Average Age	52.5	49.5	48.6
Average Age (Male)	49.0	46.5	46.2
Average Age (Female)	54.0	51.1	50.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,060	10,216	23,032
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$52,599	\$55,365	\$55,634
Average House Value	\$124,441	\$170,942	\$178,621

\* Demographic data derived from 2020 ACS - US Census

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**PROFESSIONAL BACKGROUND**

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- \* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- \* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- \* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- \* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

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