



COMMERCIAL REAL ESTATE SERVICES



NORTH PORT PARK OF COMMERCE

The North Port Park of Commerce is an upscale 170-acre mixed-use commercial, office, professional, and light industrial master-planned development in North Port, Florida. The project features over 4,700 linear feet of road frontage along Toledo Blade Boulevard, affording excellent exposure and visibility.

The North Port Park of Commerce offers a wide range of fully developed parcels to accommodate commercial and industrial users of all sizes. In addition to parcels for sale, the developers of the North Port Park of Commerce offer office-warehouse flex space, as well as professional office space.

The North Port Park of Commerce includes several amenities such as attractively landscaped entryways and medians, lakefront lots, and preserves areas. The developer will provide maintenance of common areas and master water management systems. The North Port Park of Commerce has established uniform building codes and architectural controls to protect property values and ensure consistent aesthetic quality throughout the development.

COST, LOCATION, WORKFORCE FUEL NORTH PORT GROWTH

Somehow the word got out that the sleepy little Southwest Florida town of North Port offers the “good life” at a lower cost than many other areas. New growth is everywhere in the city’s 78 square miles. North Port’s economic growth is now considered among the most impressive in Florida. In fact, North Port was recently ranked among Florida’s 20 fastest growing cities. North Port’s population, rapidly approaching 30,000, shows a 130 percent growth rate over the past ten years. North Port’s population is expected to reach 50,000 by 2010.

North Port’s central location within Southwest Florida (located between Tampa and Naples with two interchanges on I-75), an abundance of housing at all price ranges, and excellent schools (which include a new high school, middle school and elementary school) have positioned the city for a continued population explosion. North Port’s dominant hot spot for growth has been the Toledo Blade Boulevard exchange near I-75. Toledo Blade Boulevard, deemed the “economic engine” of the city has been responsible for the bulk of the newly constructed residential and commercial developments in North Port.

North Port’s growth has been different than the growth experienced by other Southwest Florida communities. North Port is getting younger and has some of the most affordable apartments and homes in the region. The 200 census estimated North Port’s average age at 40.8, down from 48.7 in the 1990 census. That means that North Port residents are more likely to need jobs, have children, and be concerned about the quality of local schools than the retirees moving into neighboring communities.



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LOCATION

- On Toledo Blade Boulevard, just one-half mile south of Interstate 75 (Exit 129) and four miles north of U.S. 41.
- Within the city limits of North Port in Sarasota County, Florida.
- In the heart of one of the main gateways into the City of North Port and surrounding communities.
- Easy, quick, and convenient access to all Southwest Florida locations.

PROPERTY

- An upscale 170 acre mixed-use commercial, professional, office, and light industrial master-planned development.
- Over 4,700 linear feet of road frontage along Toledo Blade Boulevard provides excellent exposure and visibility.
- Individual or multiple lots can accommodate industrial and commercial users of all sizes (subdivided as shown).
- Offered for sale, lease or build to suit.

ZONING AND LAND USE

- Planned Community Development (PCD) zoning allows commercial, professional, office, light industrial, institutional and government uses.
- Designated as an Activity Center by the City of North Port to permit the highest allowable development intensity and density.
- Uniform building codes and architectural controls have been established to protect property values and ensure aesthetic consistency and quality.

INFRASTRUCTURE

- Water and Sewer - North Port Utilities
- Electricity - Florida Power and Light
- Natural Gas - TECO Peoples Gas
- Fire and Safety - North Port Fire Rescue District & Police Dept.