

# PRICE CREEK EAST & WEST PARCELS

1401 AND 1120 PRICE CREEK WAY  
NORTH PORT, FL 34288

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TOLEDO BLADE BLVD  
AADT 19,300

W PRICE BLVD  
AADT 14,300



Price Blvd

AADT 14,300

## PROPERTY INFORMATION

- Property Summary
- Additional Photos

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Advisor Bio & Contact 1  
Advisor Bio & Contact 2

## LOCATION INFORMATION

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- Location Maps
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## CONCEPT & SITE PLANS

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- Site Plan
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New Carwash Development

Creighton Creek Dr

Toledo Blade Blvd  
AADT 19,300



# 1 PROPERTY INFORMATION

1401 And 1120 Price Creek Way  
North Port, FL 34288

# Property Summary



## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$2,298,000 |
| Lot Size:   | 8.63 Acres  |
| Zoning:     | PCDN        |
|             | \$6.11      |

## PROPERTY OVERVIEW

Retail land for Sale, BTS, or Ground Lease  
 Parcel 1 can be combined with Parcel 7 (west) and Parcel 8 (east) to total 7.4 acres developable land.

## PROPERTY HIGHLIGHTS

- Adjacent to Publix Anchored Shopping Center
- 2 Parcels | 3.6 AC each of developable area
- Surrounded by retail & new developments
- 224 apartment homes planned directly across the street next to proposed WaWa
- WaWa proposed on SEC of Toledo Blade Blvd. and E. Price Blvd.
- 126 apartment units proposed for the corner of Price and Citizens
- Storm Water Retention Pond (95% Buildable per Permit)
- ERC Fees reserved at no cost to buyer.
- No known wetlands.
- Activity Center E zoning

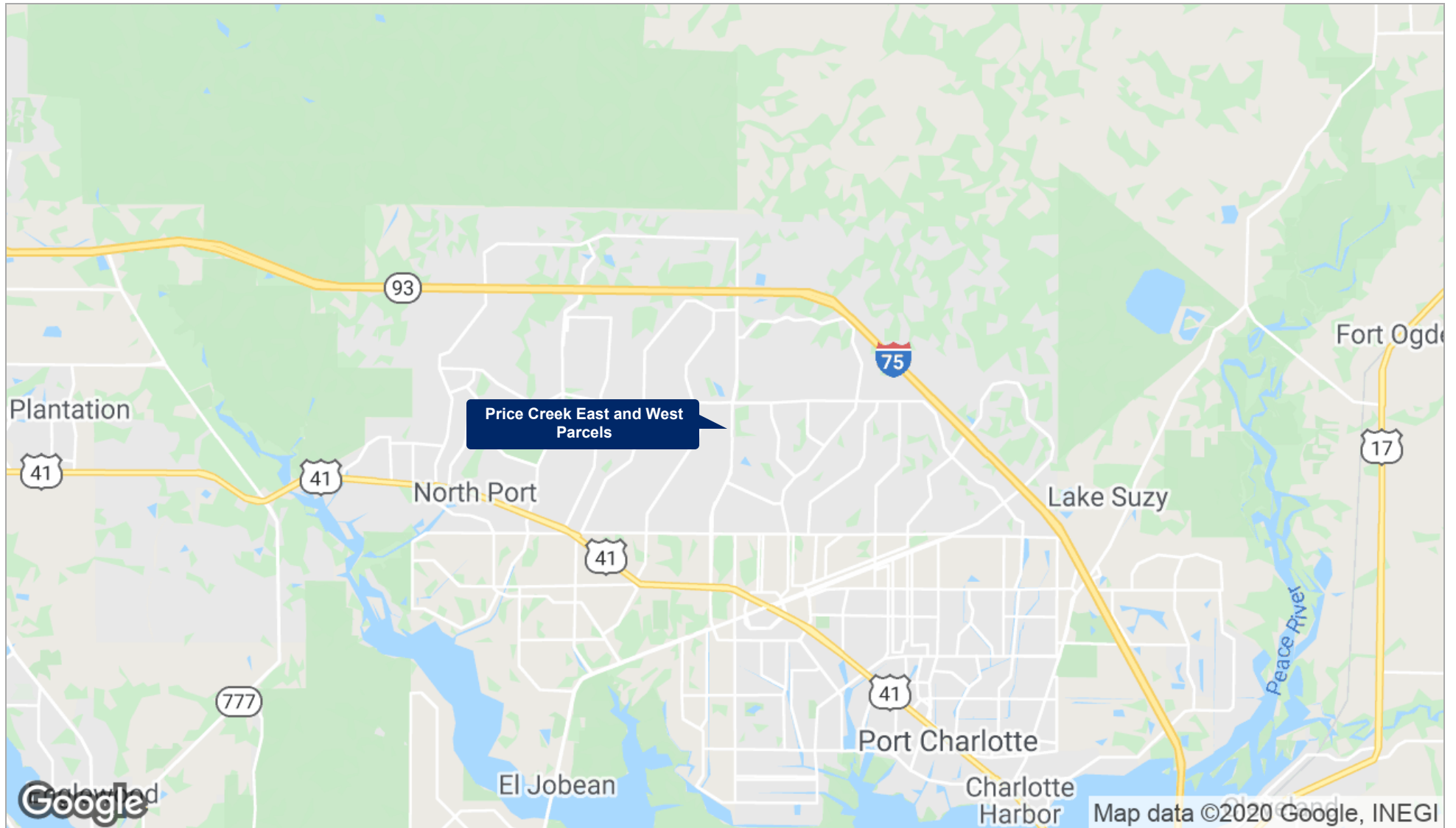
# Additional Photos



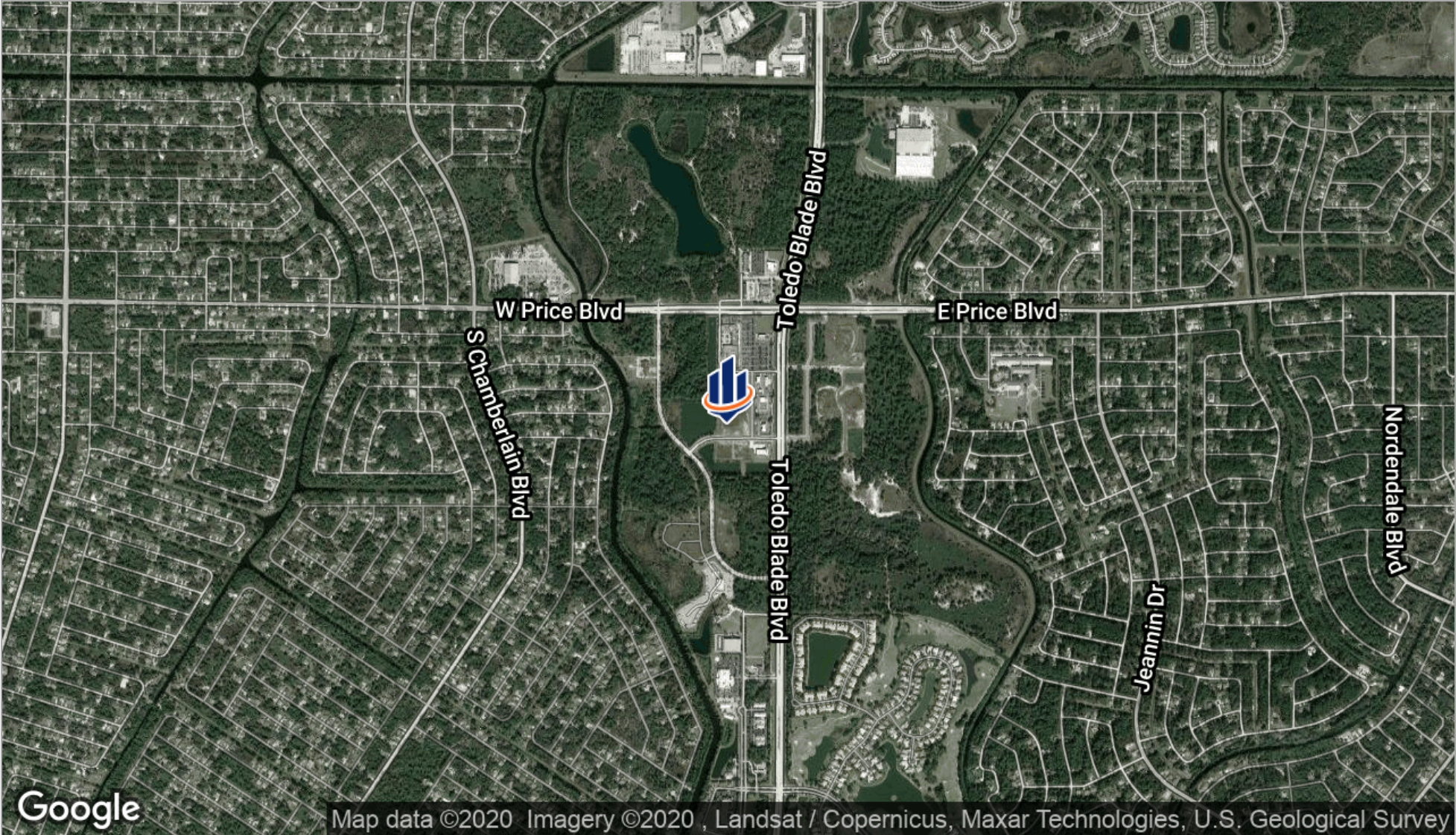
## 2 LOCATION INFORMATION

1401 And 1120 Price Creek Way  
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# Regional Map



# Location Maps



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



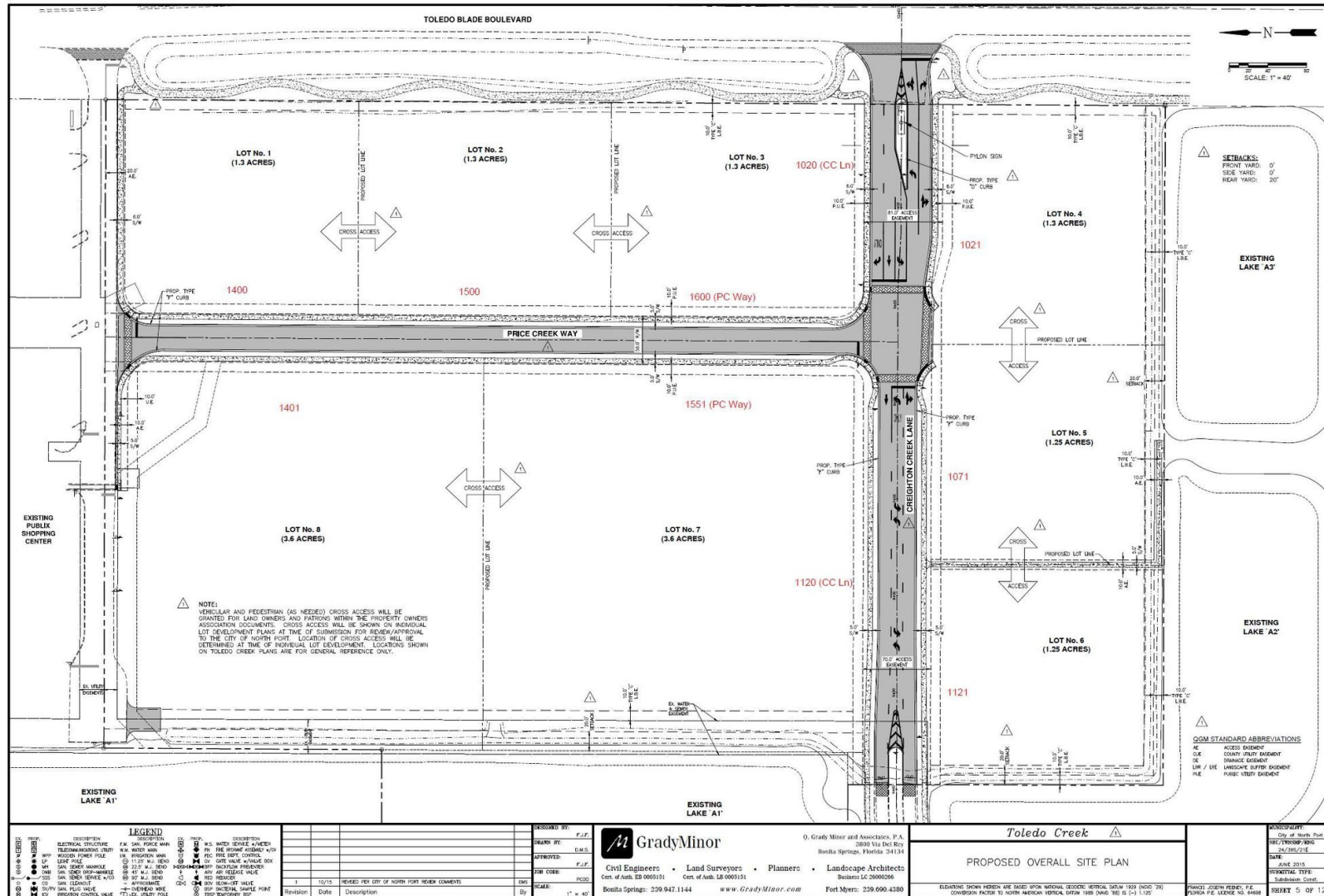
# Site Plan



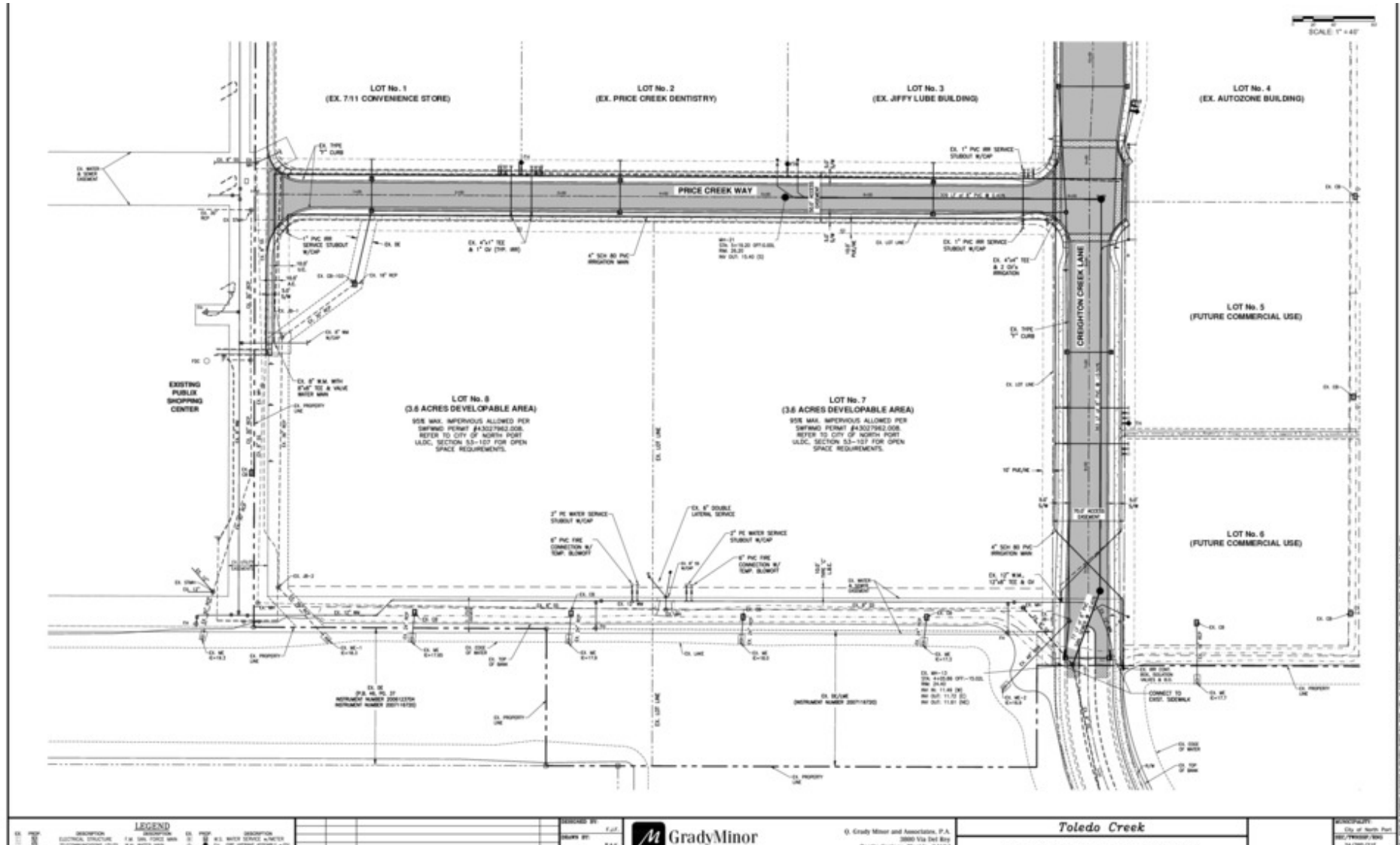
# 3 CONCEPT & SITE PLANS

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# Site Plan

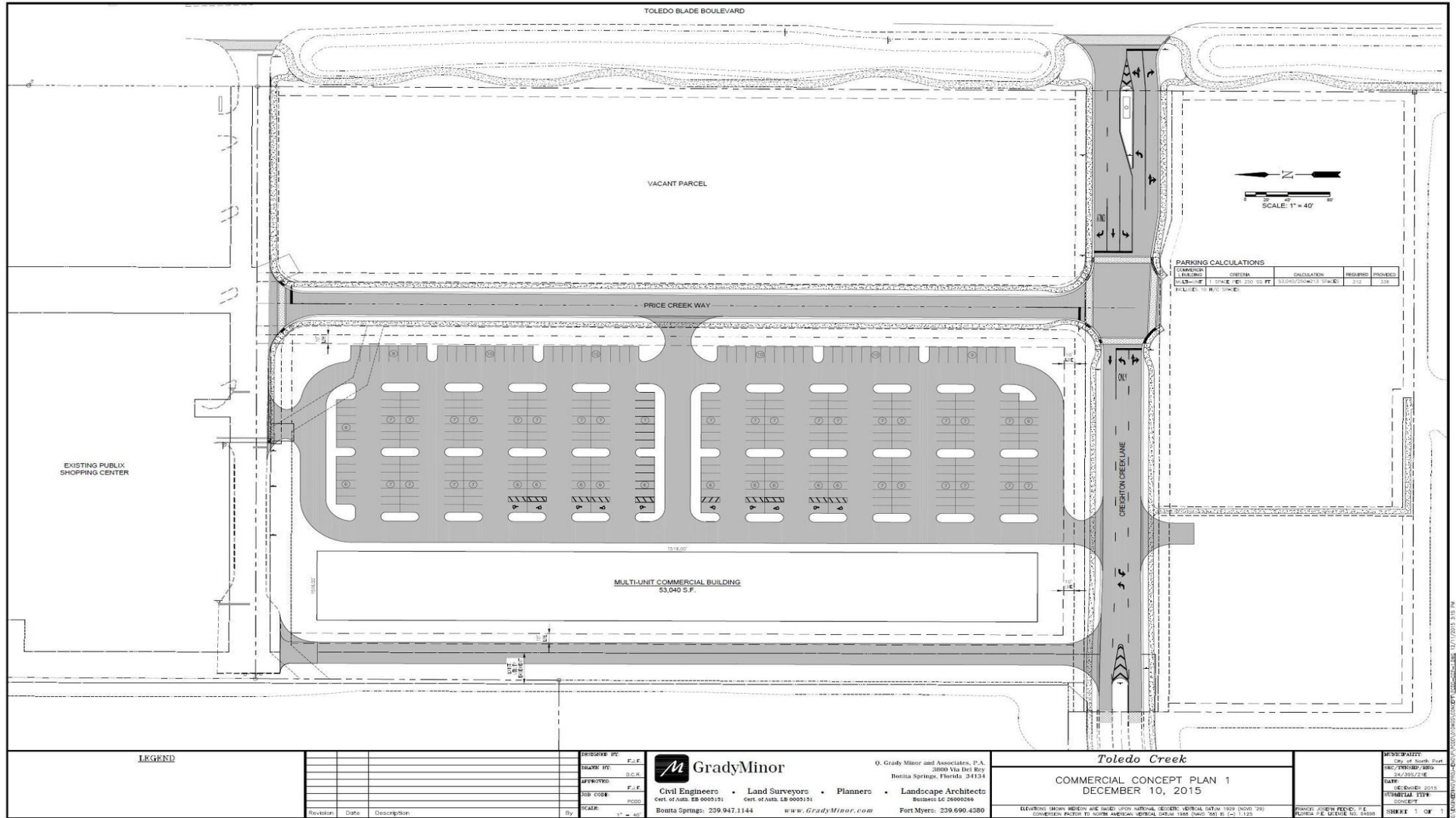


# Site Plan

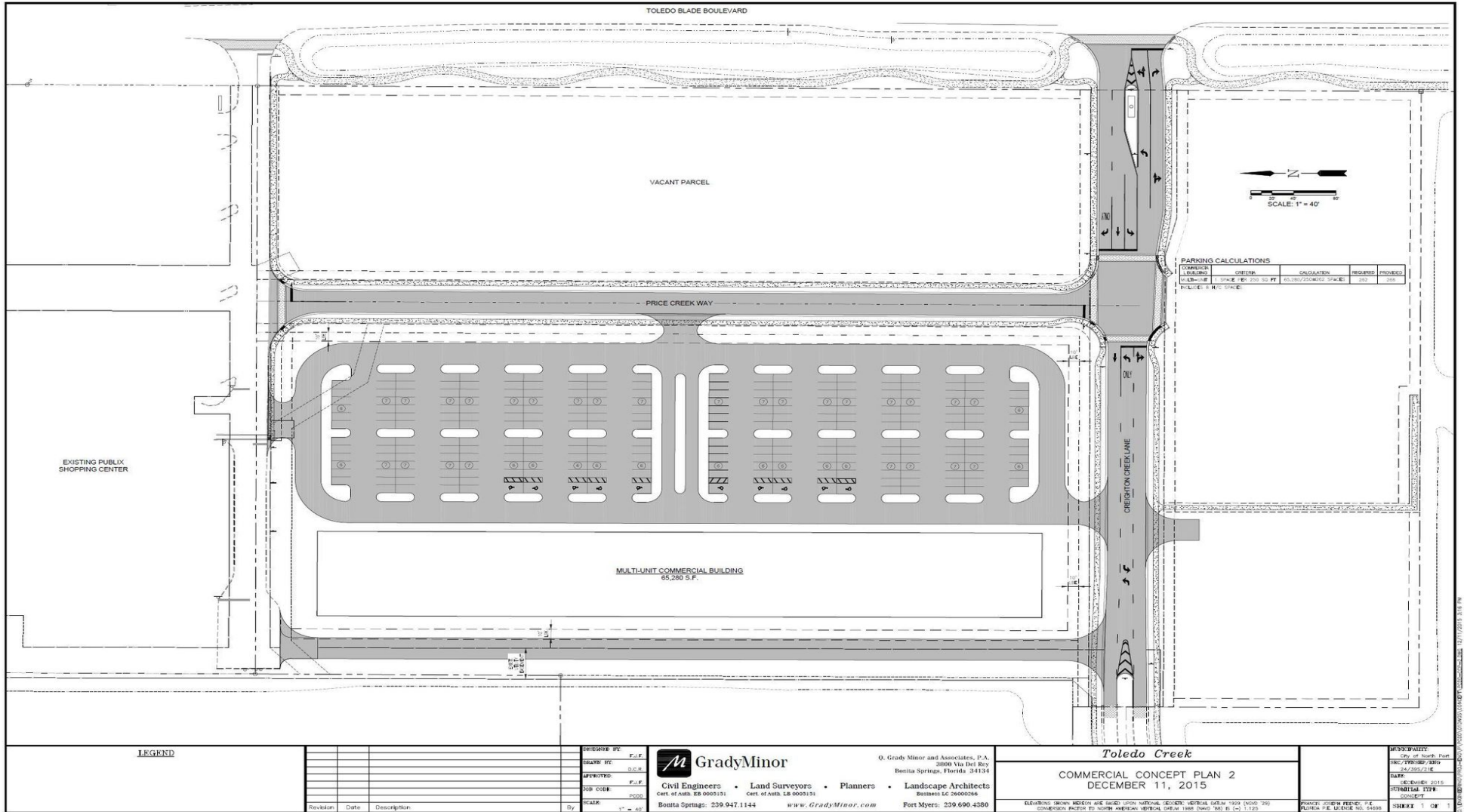


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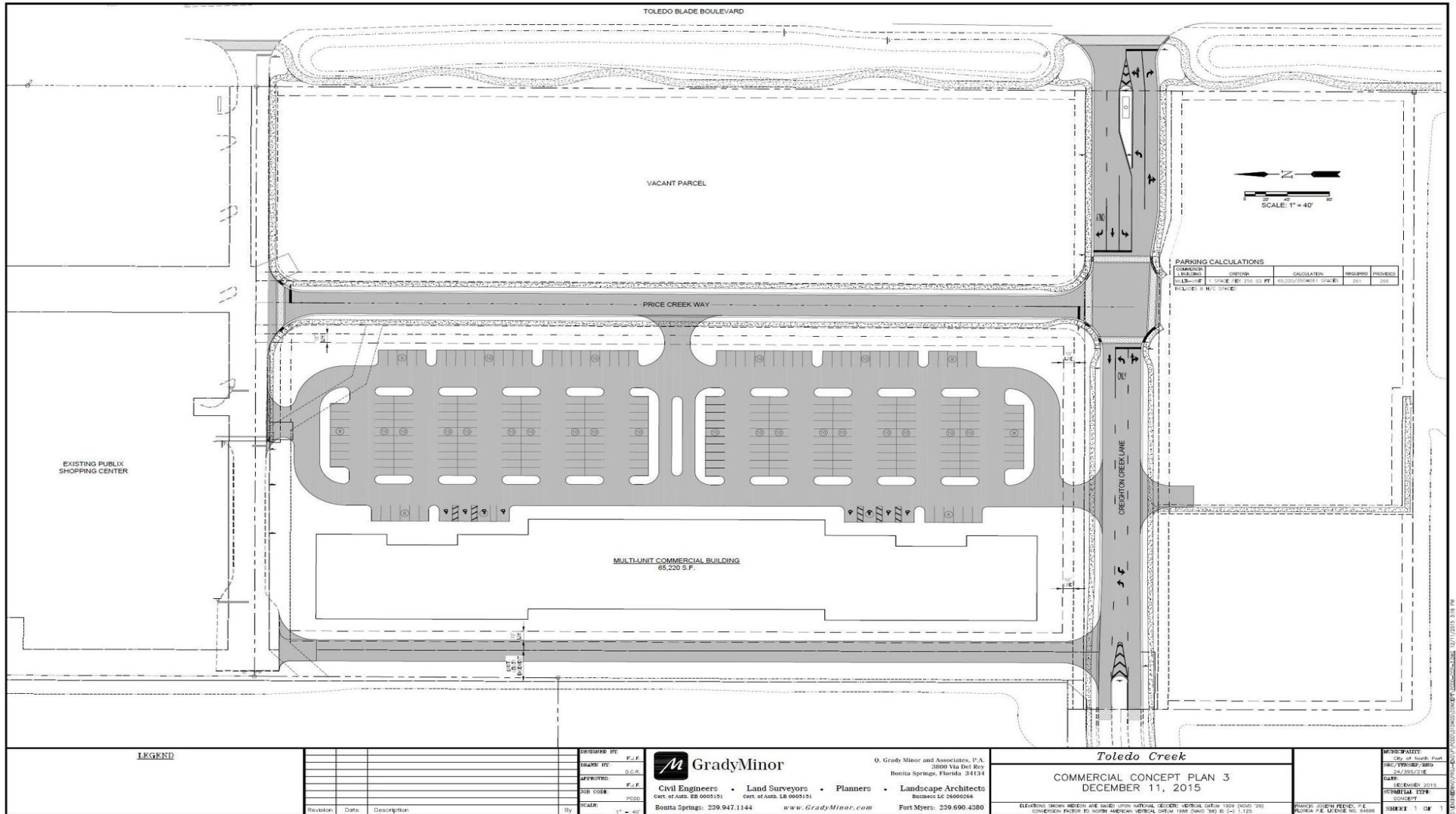
# Concept Plan 1



# Concept Plan 2



# Concept Plan 3

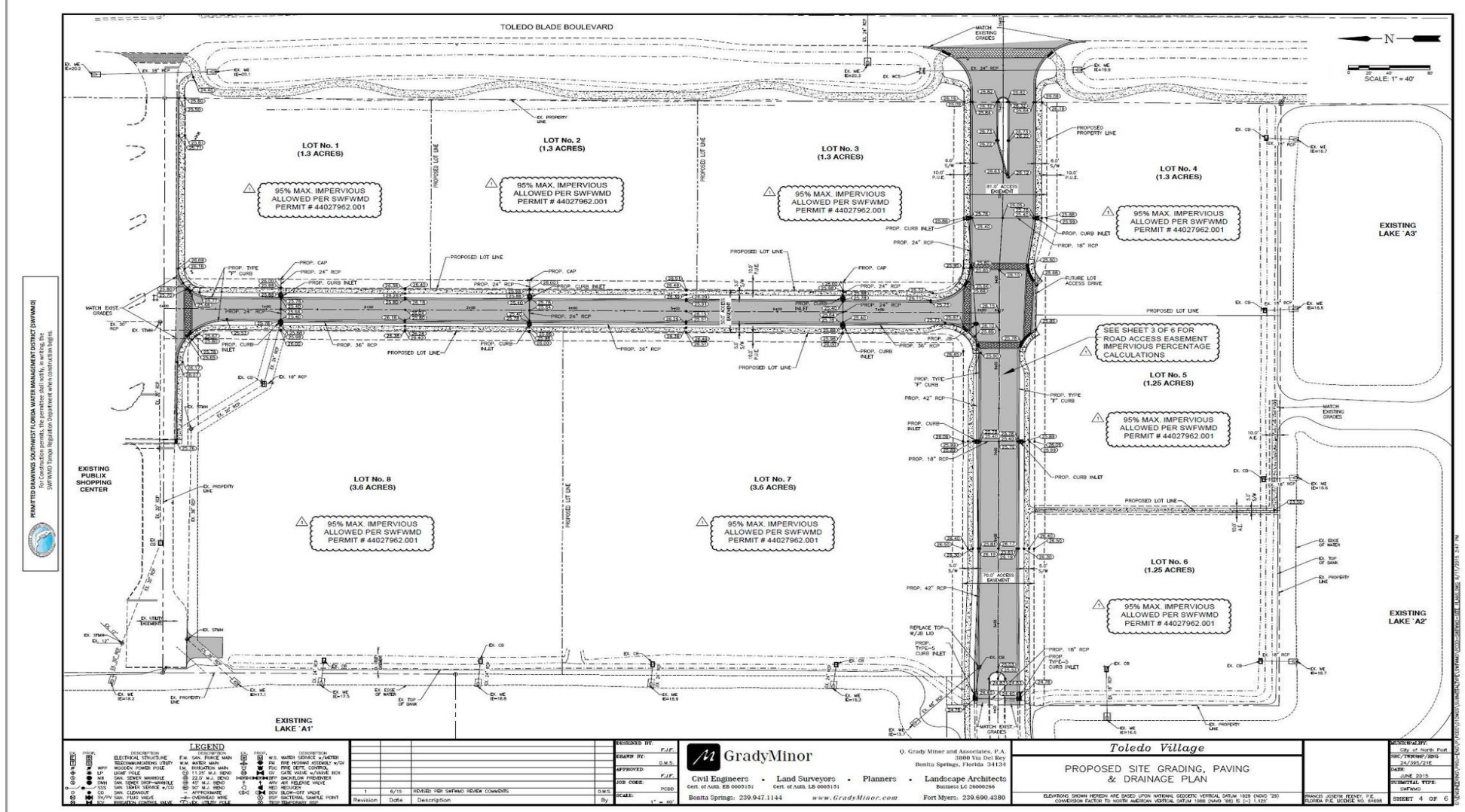


# 4 ADDITIONAL PLANS & PLAT

1401 And 1120 Price Creek Way  
North Port, FL 34288



# Grading, Paving & Drainage Plan



# Plat Map

## TOLEDO CREEK

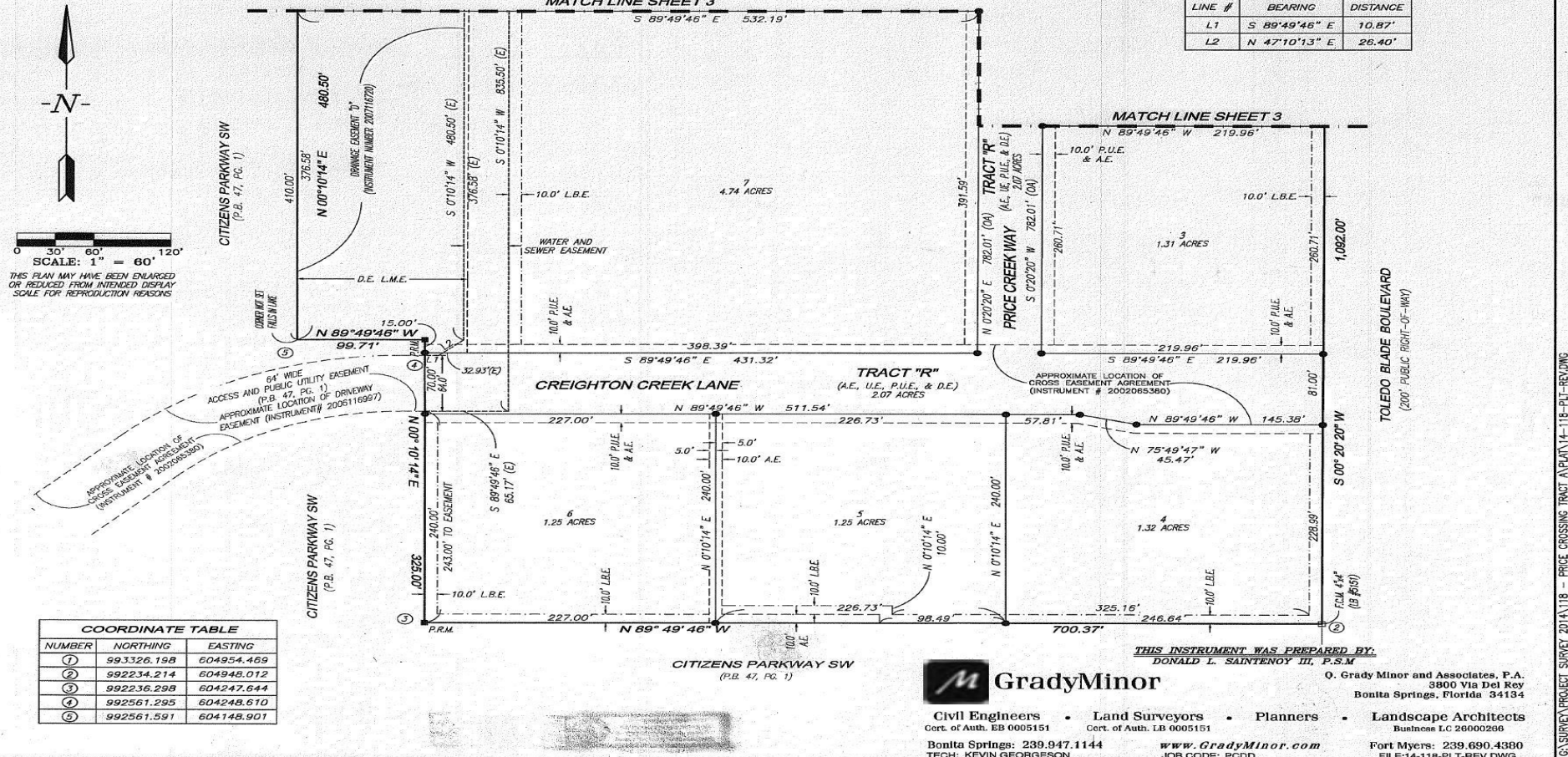
PLAT BOOK 50

PAGE 19C

A REPLAT OF TRACT A, PRICE CROSSINGS, RECORDED IN PLAT BOOK 46, PAGES 37 THROUGH 37B, PUBLIC RECORDS OF SARASOTA COUNTY, LOCATED IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

SHEET 4 OF 4

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE #     | BEARING       | DISTANCE |
| L1         | S 89°49'46" E | 10.87'   |
| L2         | N 47°10'13" E | 26.40'   |



| COORDINATE TABLE |             |            |
|------------------|-------------|------------|
| NUMBER           | NORTHING    | EASTING    |
| ①                | 99.3326.198 | 604954.469 |
| ②                | 992234.214  | 604948.012 |
| ③                | 992236.298  | 604247.644 |
| ④                | 992561.295  | 604248.610 |
| ⑤                | 992561.591  | 604148.901 |

**THIS INSTRUMENT WAS PREPARED BY:**  
DONALD L. SAINTENY III, P.S.M.

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Bonita Springs, Florida 34134  
FILE: 14-118-PLT-REV.DWG



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# DEMOGRAPHICS

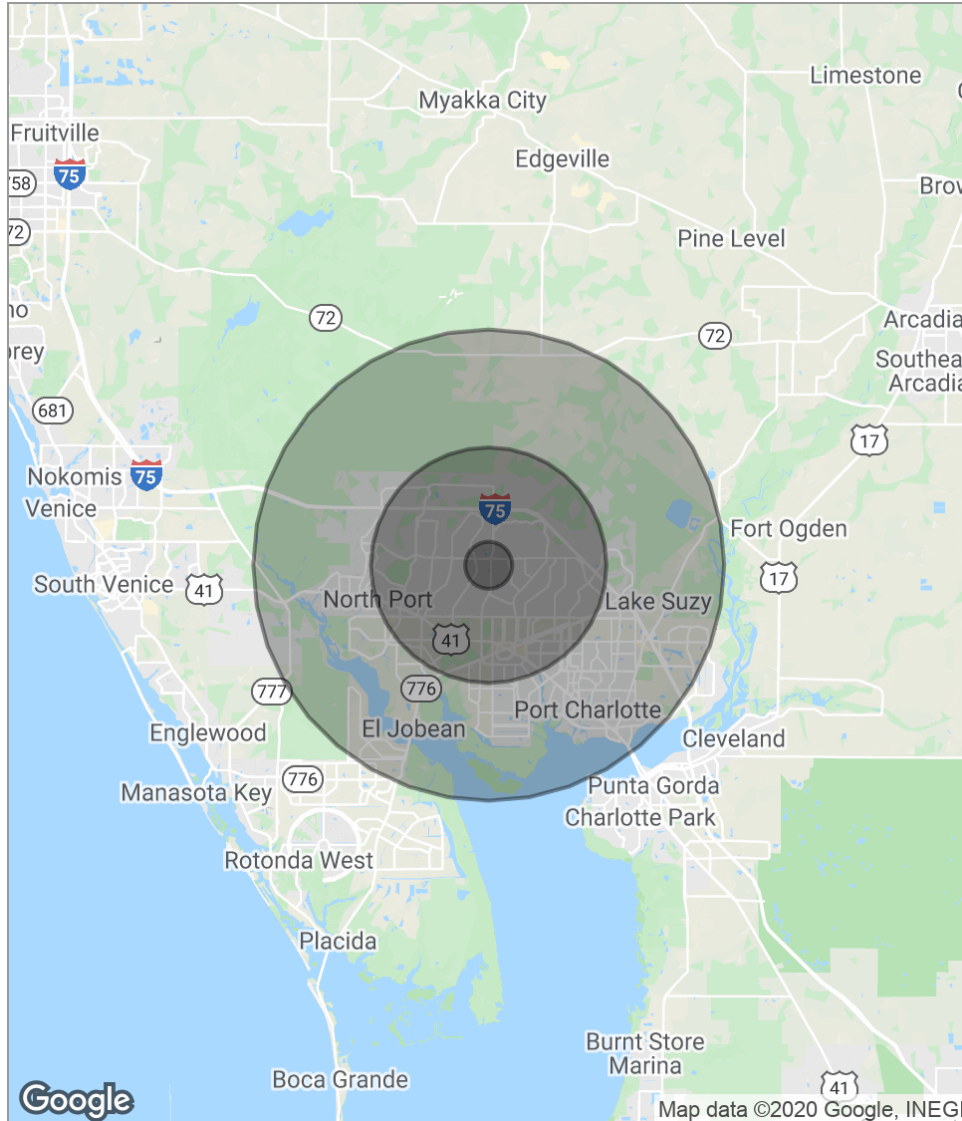
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# Demographics Report

|                      | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total population     | 2,074         | 50,780         | 150,066         |
| Median age           | 36.9          | 44.0           | 48.1            |
| Median age (male)    | 36.1          | 42.5           | 46.3            |
| Median age (female)  | 37.2          | 44.9           | 49.3            |
| Total households     | 744           | 20,281         | 63,833          |
| Total persons per HH | 2.8           | 2.5            | 2.4             |
| Average HH income    | \$62,271      | \$57,893       | \$54,865        |
| Average house value  | \$212,880     | \$210,184      | \$206,553       |

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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# 6 ADVISOR BIOS

1401 And 1120 Price Creek Way  
North Port, FL 34288

# Advisor Bio & Contact 1

## ASHLEY BARRETT BLOOM

### Managing Director

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## PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a regional & national platform. 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 2018, Bloom and long time business partner, J. Chris Malkin, founded SVN Lotus Commercial Real Estate Advisors. SVN Lotus was founded with two offices in Charlotte & Sarasota Counties and is well positioned to service Southwest Florida.

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 program, a SVN land website, and land specific sales calls. Bloom also created and leads the Florida Land Alliance which is a network of land advisors within the State of Florida. 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, and single investors. Bloom has a strong network of buyers that include local, regional, and national investors & developers.

Prior to joining SVN, Bloom specialized 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 sold thousands of acres of land. Bloom still invests in land with a focus on entitlement and a long term hold strategy.

Bloom has been developing real estate for more than 20 years in Florida, North Carolina, and Arkansas. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant's (CPA) License. Relevant experience included Litigation Support Services, Acquisition Due Diligence, and Financial Modeling. Mr. Bloom has also served on an Advisory Board of a small community bank in South Florida.

## EDUCATION

Lehigh University 1996 - School of Business And Economics

## MEMBERSHIPS & AFFILIATIONS

1997 State of Illinois - Certified Public Accountant (Inactive)

2012 LEED Green Associate



# Advisor Bio & Contact 2

## **MICHELLE MATSON**

Tenant Rep. Advisor

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## **PROFESSIONAL BACKGROUND**

Michelle Matson is a Commercial Tract Specialist with SVN Lotus.

Michelle brings with her to SVN over 18 years of Sales and Marketing experience. She is responsible for bringing several out of state developers into Florida to invest in many projects throughout the Suncoast. She has worked with national and local tenants to help them find their retail, office and industrial properties throughout Sarasota and Manatee Counties.

A graduate of Johnson & Wales University with a BS in Hospitality Business Management.

Michelle is a member of the International Council of Shopping Centers (ICSC).

Michelle and her husband Jamie like to spend their free time kayaking, hiking, biking and having fun with their two rescue pups, BoBo and Iggy.

## **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**

ICSC



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