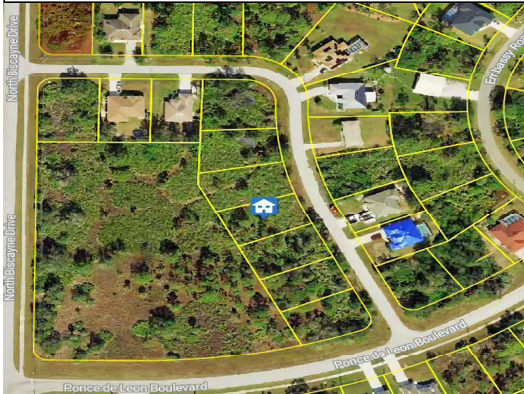


Lot 7 EVINRUDE AVENUE, NORTH PORT, Florida 34291

Listing

C7503876 Lot 7 EVINRUDE AVE, NORTH PORT, FL 34291



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 26

Status: Active
List Price: \$11,000

On Market Date: 01/24/2025
Total Acreage: 0 to less than 1/4
Price Per Acre: \$47,826.00

Flood Zone Code: X

Call:
 "Scott" Polisar, Broker
 SunQuest Real Estate LLC
www.SunQuestNow.com
 941-882-5494 Ext 701

PRIME LOT FOR INVESTORS! North Port's rapid growth makes this Lot a standout buy-and-hold opportunity at a minimal Lot price. The city planning to expand its population from 94,000+ to 375,000. The potential for value appreciation is significant. Key Location Features: • 3 miles to Publix Supermarket, • 5 miles to Cocoplum Shopping Center • 9 miles to Braves Spring Training Stadium and Downtown Wellen Park (restaurants, shops, and entertainment) • 17 miles to Sunseeker Resort (indoor/outdoor dining and drinks) • 19 miles to Punta Gorda waterfront dining. As North Port grows, it's expected that Scrub Jays may no longer inhabit this region. 3 ways the Lot can be removed from the list, 1) when the County forms a habitat plan and the owner participates, 2) when it is determined that the birds are no longer in the area, or, 3) you take the steps necessary to officially determine if scrub jays are present and if they are not, follow steps for removing from the list. The value of this Lot will jump. Information is available on how to proceed. Beaches, boating, fishing, golf, schools, and healthcare are all nearby. This is an opportunity worth exploring. Put this lot on your must-see list! Reach out for more details. From Ponce De Leon Blvd, turn onto Evinrude.

Land, Site, and Tax Information

Legal Desc: LOT 7 BLK 1290 26TH ADD TO PORT CHARLOTTE

Block/Parcel: 1290
Front Footage: 72

Taxes: \$604

Tax Year: 2024

Front Exposure: Northeast
Lot #: 7

Ownership: Fee Simple
Book/Page: 15-3
Lot Dimensions: 72x125x86x125
Water Frontage: No
Utilities: Electrical Nearby
Sewer: Septic Needed
Horse Amenities:

Lot Size Acres: 0.23

Lot Size: 10,029 SqFt / 932 SqM

Road Surface Type: Asphalt

Community Information

HOA / Comm Assn: No
Master Assn/Name: No
Elementary School: [Glenallen Elementary](#)

HOA Fee:
HOA Pmt Sched:
Master Assn Fee:
Middle School: [Heron Creek Middle](#)

Mo Maint\$(add HOA):
Master Assn Ph:
High School: [North Port High](#)

Realtor Information

List Agent: [Scott Polisar](#)
E-mail: scottpolisar@gmail.com
Office: [SUNQUEST REAL ESTATE LLC](#)

Seller Representation: Transaction Broker
Possession: Close of Escrow

Listing Service Type: Full Service
Realtor Info: As-Is
Confidential Info: Go To Site
Showing Instructions: Go Direct, Other
Driving Directions: Head west on W Price Blvd, Turn right onto N Biscayne Dr., Turn right onto Evinrude Ave., Destination will be on the right
Realtor Remarks: On the Scrub Jay list.

