

# Scott Polisar, Broker - 941-882-5494 Ext 701

**C7505505    Lot 6 HAMERTON RD, NORTH PORT, FL 34288**



**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 45

**Status:** Active  
**List Price:** \$11,000

**Style:** Residential  
**On Market Date:** 02/20/2025

**Price Per Acre:** \$45,833.00  
**For Lease:** No

Call:  
 "Scott" Polisar, Broker  
 SunQuest Real Estate LLC  
[www.SunQuestNow.com](http://www.SunQuestNow.com)  
 941-882-5494 Ext 701

Prime Lot for Investors – a high-return opportunity at an affordable price. If you’re seeking a homesite with privacy, this property sits in a low-density area with no current neighbors. While North Port is growing rapidly, development here is expected to move at a slower pace, giving you a window of opportunity to live privately. The lot is 1,200 feet from electricity off of Price Blvd. Everything including beaches, boating, fishing, golf, schools, and medical facilities are within a 15-30 minute drive. Major retailers are nearby. The city has aggressively taken actions to open the entire southeast part of North Port to development like rezoning for different uses, and moving plans forward for a future I-75 off-ramp that will boost accessibility and drive further growth. This lot is perfectly positioned for long-term value. Not on the Scrub Jay List. Reach out for more details.

### Land, Site, and Tax Information

**Legal Desc:** LOT 6 BLK 2122 45TH ADD TO PORT CHARLOTTE  
**SE/TP/RG:** 26-39S-22E

**Zoning:** RSF2

**Block/Parcel:** 2122

**Taxes:** \$587

**Tax Year:** 2024

**Lot #:** 6

**Flood Zone:** X

**Book/Page:** 19-38  
**Lot Dimensions:** 92x6x124x64x124

**Lot Size Acres:** 0.24

**Lot Size:** 10,404 SqFt / 967 SqM

**Utilities:** Electrical Nearby  
**Sewer:** Septic Needed  
**Road Surface Type:** Asphalt

### Community Information

**HOA / Comm Assn:** No                      **HOA Fee:**  
**Master Assn/Name:**No  
**Elementary School:** [Atwater Bay Elementary](#)

**HOA Pmt Sched:**  
**Master Assn Fee:**  
**Middle School:** [Woodland Middle School](#) **High School:** [North Port High](#)

**Mo Maint\$(add HOA):**  
**Master Assn Ph:**