

Lots 1-4 TAMIAMI TRAIL, NORTH PORT, Florida 34287

Listing

Call Listing Broker: Scott Polisar, Broker 941-882-5494 Ext 701

T3538191 Lots 1-4 TAMIAMI TRL, NORTH PORT, FL 34287



County: Sarasota
Subdiv: WARM MINERAL SPGS
Subdiv/Condo:
Style: Residential
On Market Date: 07/01/2024
Total Acreage: 1/2 to less than 1
Price Per Acre: \$376,712.00
For Lease: No
Flood Zone Code: X500

Status: Active
List Price: \$275,000

Google Maps Link: <https://maps.app.goo.gl/HrcGgjn242Ka27kr7>
 Coordinates: 27°02'51.0"N 82°16'41.3"W
 Lat/Long: 27.047486 -82.278135

Rare Triplex/Duplex development opportunity in North Port. The County Planner's office confirmed by email that this property can be rezoned to RMF-1 or RMF-2 allowing for 2 Duplexes or 2 Triplexes. Centrally located in the Warm Mineral Springs area on Tamiami Trail. A prime Lot for investors, builders, or your own future multifamily homesite. Flood Zone X (no flood insurance required). This is a great Buy-and-Hold opportunity for a potentially high return. North Port is targeting an after-buildout growth of 375,000 residents! Strong demand for housing rentals and owning. Everything from beaches, boating, fishing, golf, schools, and doctors are nearby. Put this Lot on your list to see and review! Reach out for more information.

Land, Site, and Tax Information

Legal Desc: LOTS 1 2 3 & 4 BLK A WARM MINERAL SPRINGS UNIT 69		
SE/TP/RG: 35-39-20	Zoning: OUR	Block/Parcel: A
Subdivision #:	Future Land Use:	Front Footage: 160
Between US 1 & River:	Zoning Comp:	Front Exposure:
Tax ID: 0789020028	Tax Year: 2023	Lot #: 1
Taxes: \$1,345	Annual CDD Fee:	Other Exemptions:
Homestead:	CDD:	
AG Exemption YN:	# of Parcels:	
Alt Key/Folio #: 0789020028	Additional Tax IDs:	Development:
Add Parcel: No	Complex/Comm Name:	Subdiv/Condo:
Ownership: Fee Simple	Land Lease Fee:	Lot Size: 32,000 SqFt / 2,973 SqM
Book/Page: 1003-1538	Lot Size Acres: 0.73	
Lot Dimensions: 160x201	Waterfront Ft: 0	
Water Frontage: No		
Utilities: Electrical Nearby, Water Available, Water Nearby		
Water: Public		
Sewer: Public Sewer		
Horse Amenities:	Road Surface Type: Asphalt	

Community Information

HOA / Comm Assn: No	HOA Fee:	HOA Pmt Sched:	Mo Maint\$(add HOA):
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:
Elementary School: Glenallen Elementary		Middle School: Heron Creek Middle	High School: North Port High

Driving Directions: On Tamiami Trail across from Goodyear Buckmaster Car Care, approximately 200 feet from Riverwalk Drive. Coordinates: uses either: 1) 27°02'51.0"N 82°16'41.3"W 2) Lat/Long 27.047486, -82.278135



Can rezone to build 2 Triplex or Duplexes



Warm Mineral Springs Area



Tamiami Trl Triplex/Duplex Lot



Parcel Map

