



#### ADDRESS

**4951 Pocatella Ave  
North Port, FL 34287**

## PROPERTY FEATURES

- Prime Location

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	2,060	10,216	23,032
<b>Total Population:</b>	4,711	24,001	54,101
<b>Average HH Income:</b>	\$52,599	\$55,365	\$55,634

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**TAMMY SHAW**

Senior Commercial Advisor | Broker Associate

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	11.7 Acres
Price / Acre:	\$418,803
Zoning:	OPI

## PROPERTY OVERVIEW

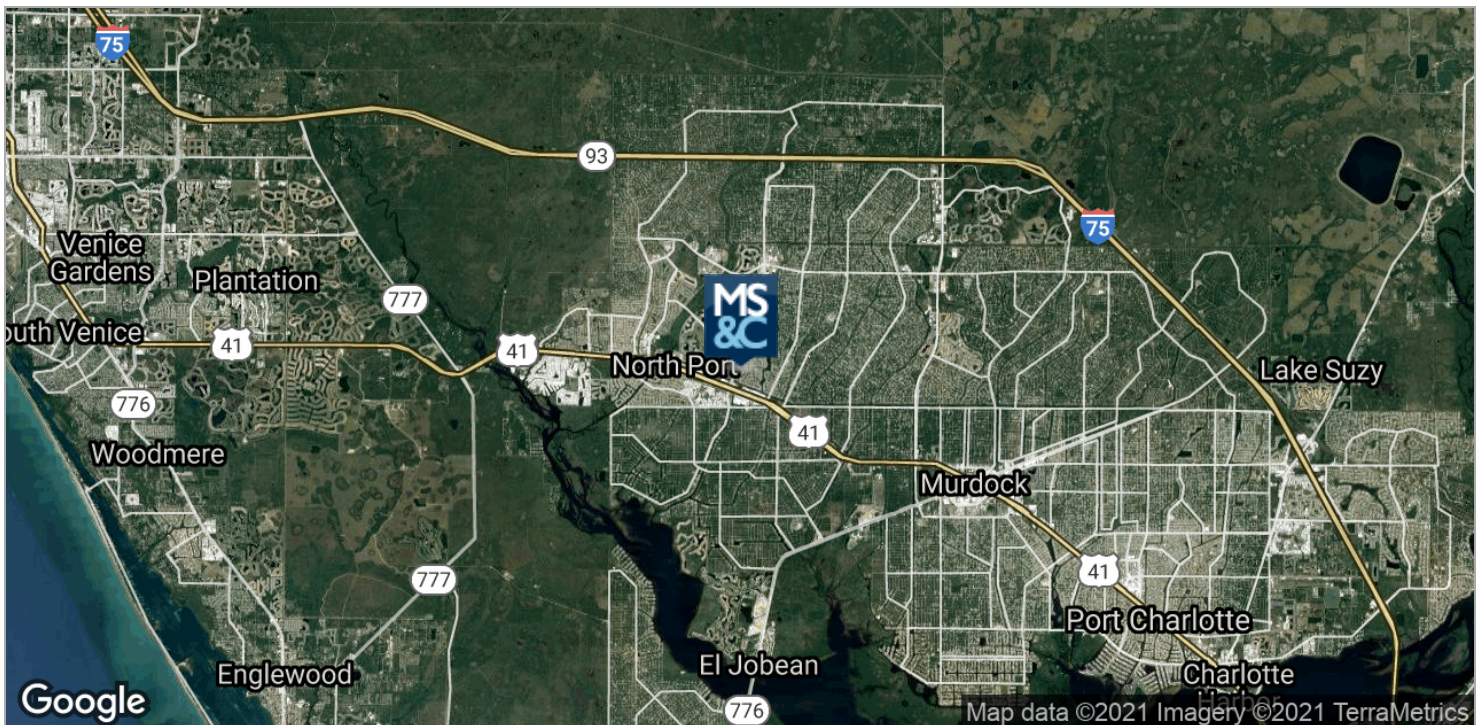
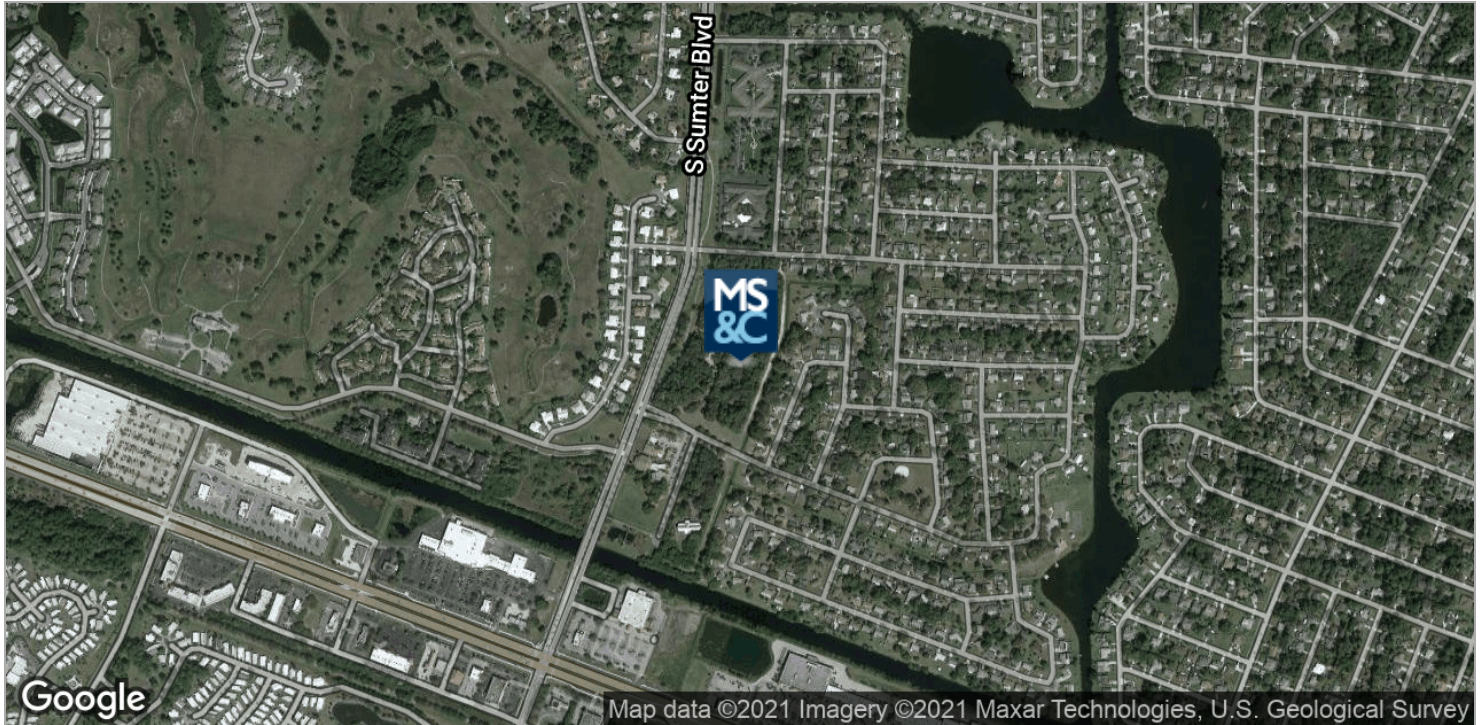
11.7 Acres of Vacant Land Available in a prime location. City Water and City Sewer onsite and fire hydrant within 1000 feet. Sidewalk and City Landscaping on 950 ft of frontage to the property. The zoning is OPI Office, owners will submit for rezone to RMF-15 or CG. This parcel is not in an activity center.

## PROPERTY HIGHLIGHTS

- Prime Location



# LOCATION MAPS



**Michael Saunders  
& Company**  
LICENSED REAL ESTATE BROKER

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

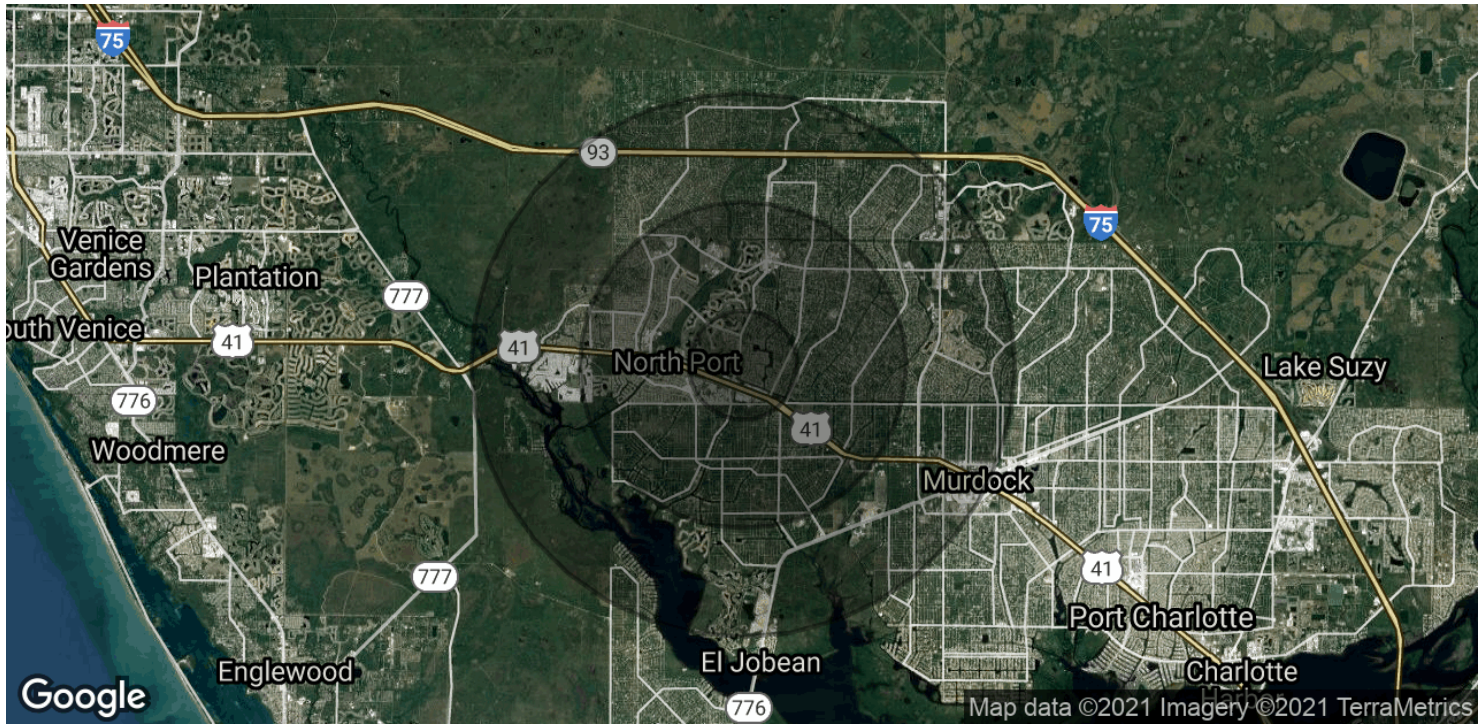
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

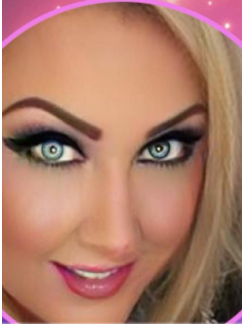
	1 MILE	3 MILES	5 MILES
Total Population	4,711	24,001	54,101
Average age	52.5	49.5	48.6
Average age (Male)	49.0	46.5	46.2
Average age (Female)	54.0	51.1	50.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,060	10,216	23,032
# of persons per HH	2.3	2.3	2.3
Average HH income	\$52,599	\$55,365	\$55,634
Average house value	\$124,441	\$170,942	\$178,621

\* Demographic data derived from 2010 US Census

# TAMMY SHAW



## TAMMY SHAW

Senior Commercial Advisor | Broker Associate

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FL #BK3336061

## PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks in both residential and commercial. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started.

### MSC Commercial

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Punta Gorda, FL 33950  
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