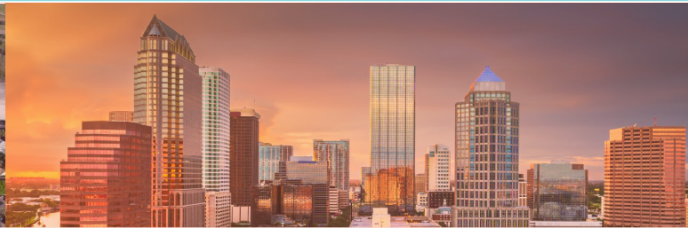


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

PANACEA 660 APT. LAND  
SARASOTA COUNTY, FL  
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The property consists of 37.62± net acres of vacant land in the Woodlands Master Development Plan. The parcel is zoned PCDN for residential, commercial, retail, and professional office uses. Our offering is for 660 apartments.

## LOCATION DESCRIPTION

The property is located in the Woodlands Master Development Plan and just south off of Interstate 75 in North Port, Sarasota County, FL.

## PROPERTY SIZE

37.62± Net Acres

## ZONING

PCDN - Planned Community Development, 660 apartment units;

## FUTURE LAND USE

Activity Center & Medium Density Residential

## UTILITIES

To perimeter of site

## PARCEL ID

1115001300

## COMMUNITY DEVELOPMENT DISTRICT (CDD)

There is minimal CDD debt

## PROPERTY OWNER

Panacea Gulf Coast Investments, LLC  
Buffalo-Northport Associations, LLC

## PRICE

This is a all for offers that are due January 20, 2022

Terms: Seller is offering up to 90 days Inspection Period. Deposits after 90 days & 10% of purchase price, closing with development permits but no later than 12/16/2022.

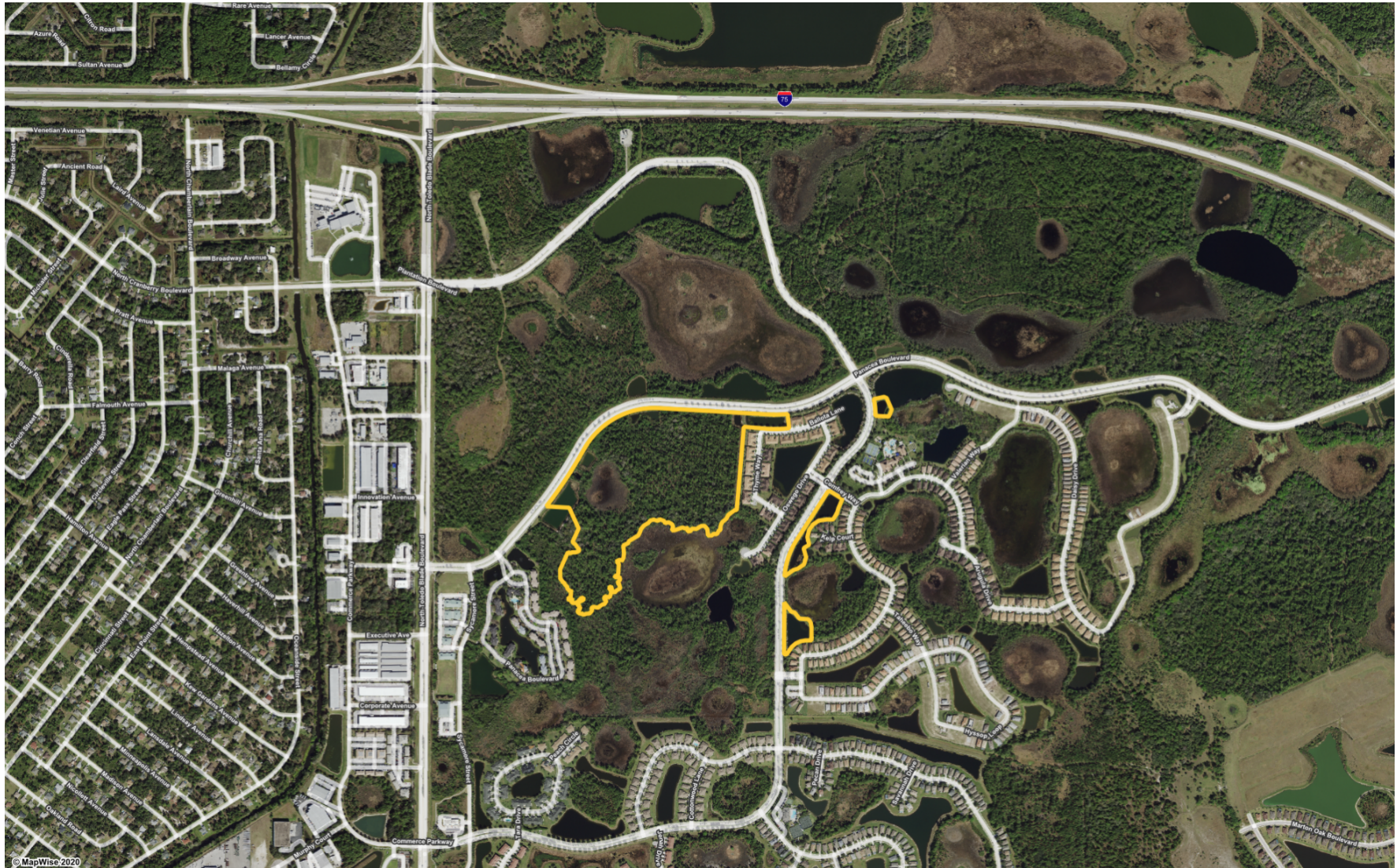
## BROKER CONTACT INFO

**Bill Eshenbaugh, CCIM, ALC**  
President, Lic. Real Estate Broker  
813.287.8787 x1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

**Mark Kercher**  
Broker-Associate  
941.748.1000  
[mark@thedirtdog.com](mailto:mark@thedirtdog.com)



# Parcel Outline

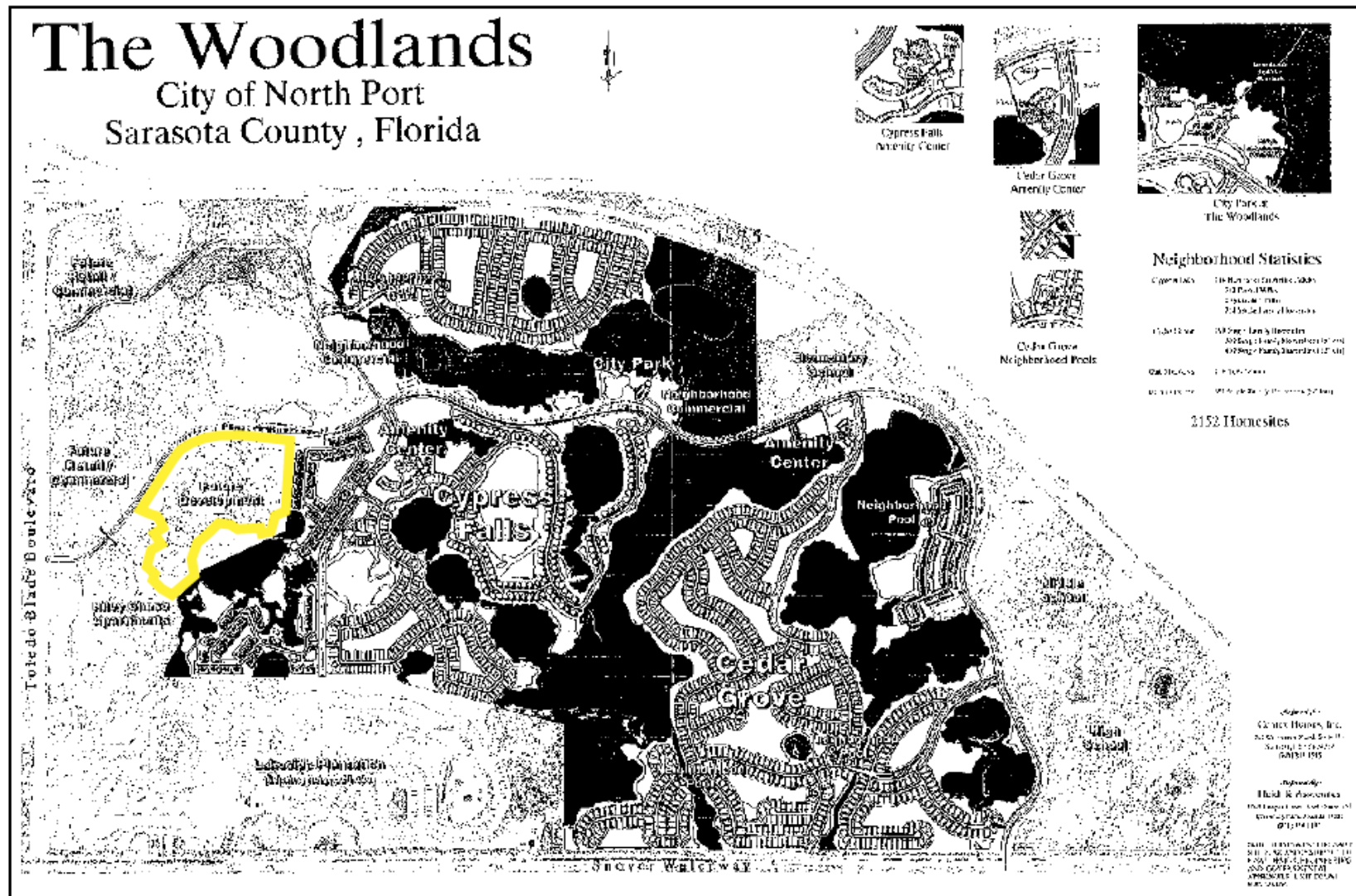


# Retailer Map



Map data ©2021 Google Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

# The Woodlands Site Plan



# Demographics Map & Report

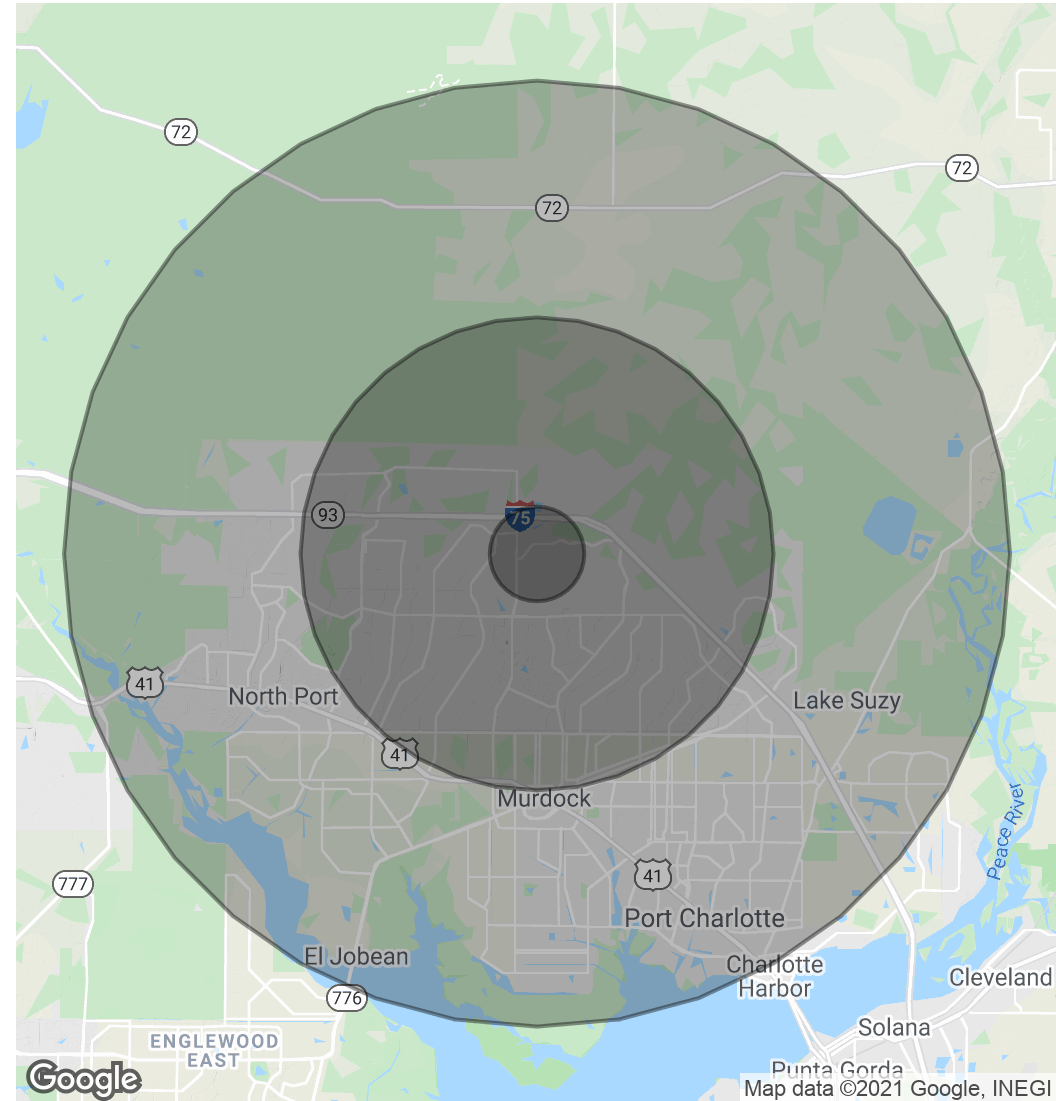
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,955	36,798	142,462
Average age	36.9	41.2	47.5
Average age (Male)	36.1	40.1	45.7
Average age (Female)	37.2	41.7	48.8

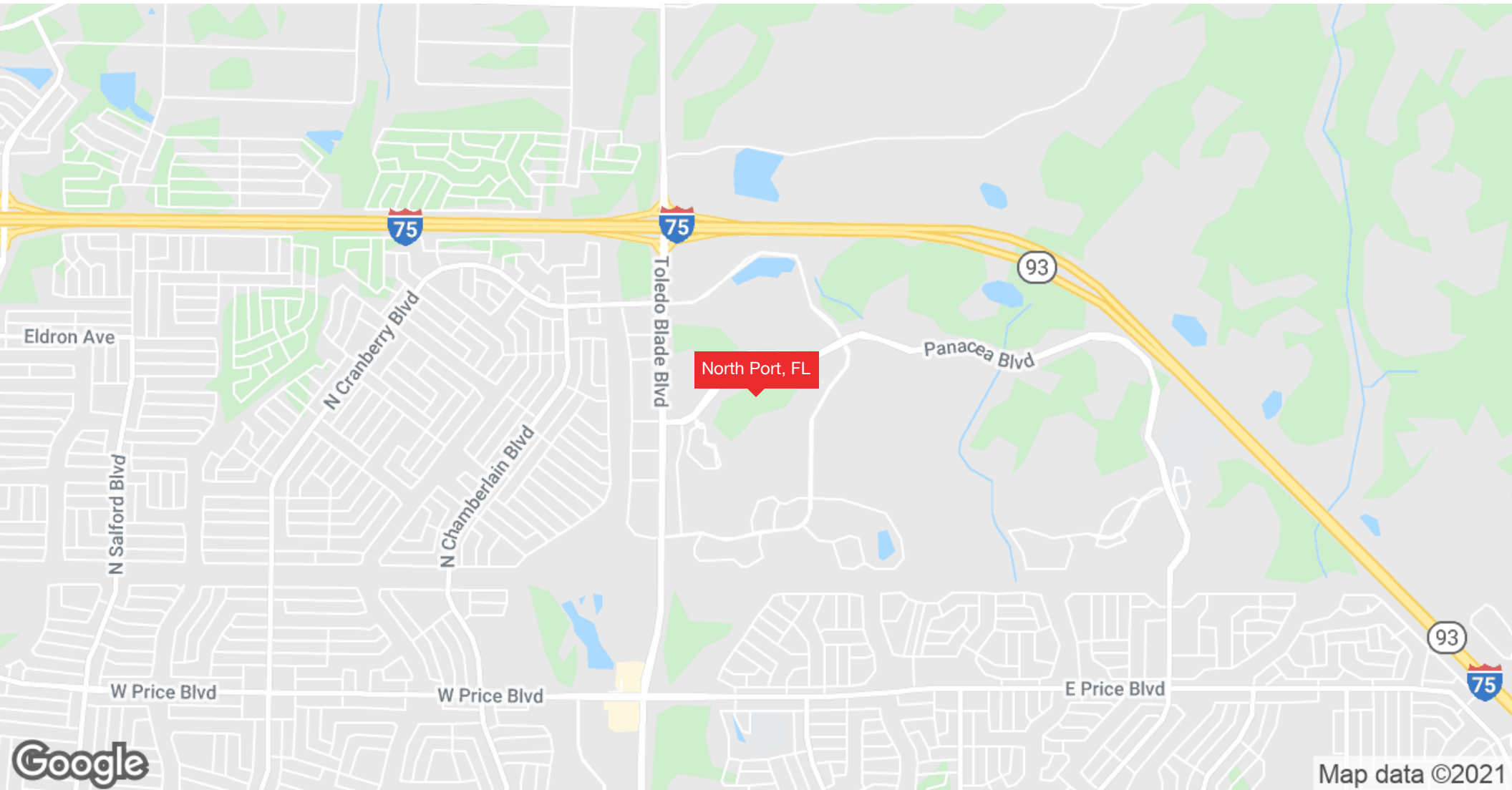
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	701	14,079	60,152
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,392	\$60,291	\$55,080
Average house value	\$214,189	\$222,242	\$208,015

\* Demographic data derived from 2010 US Census

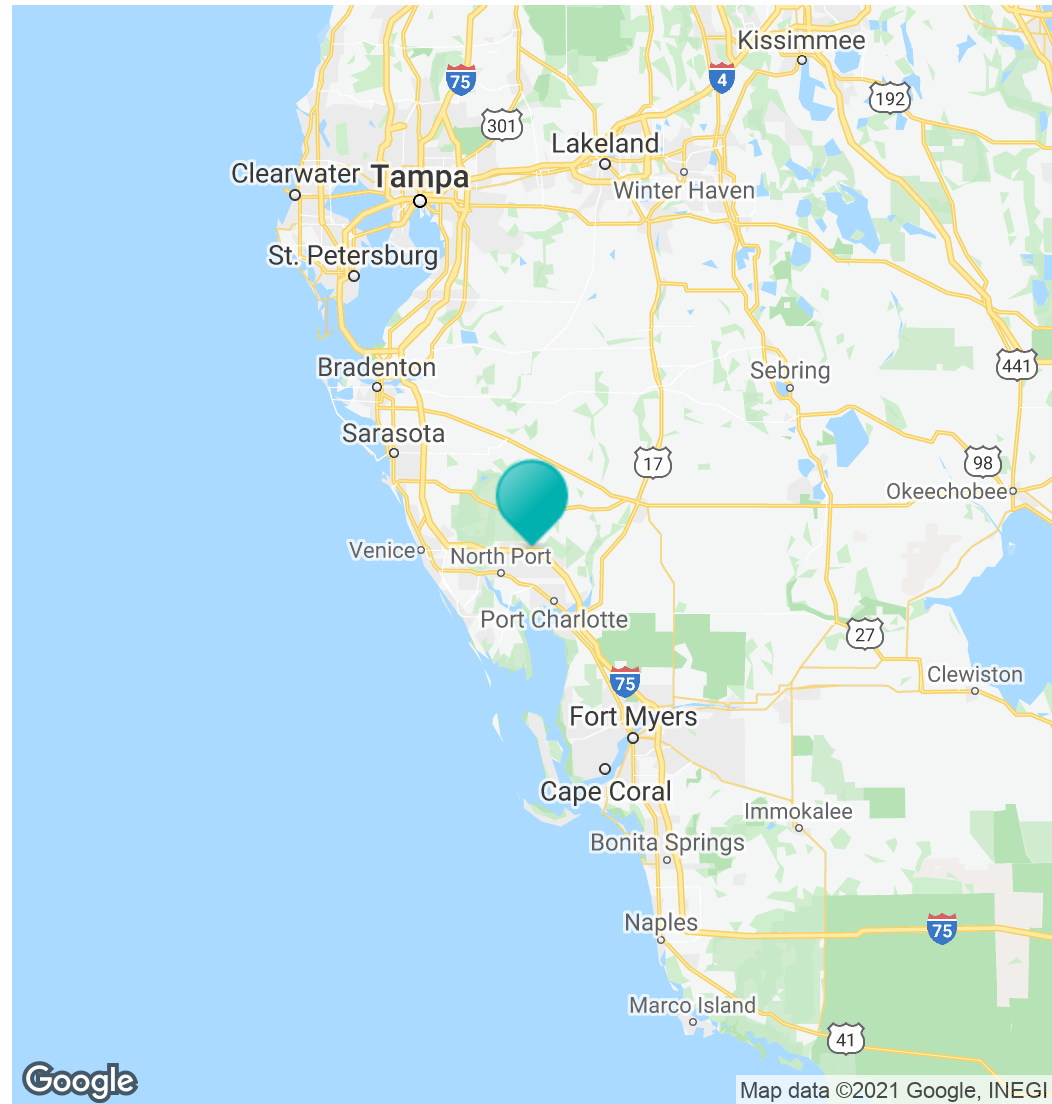
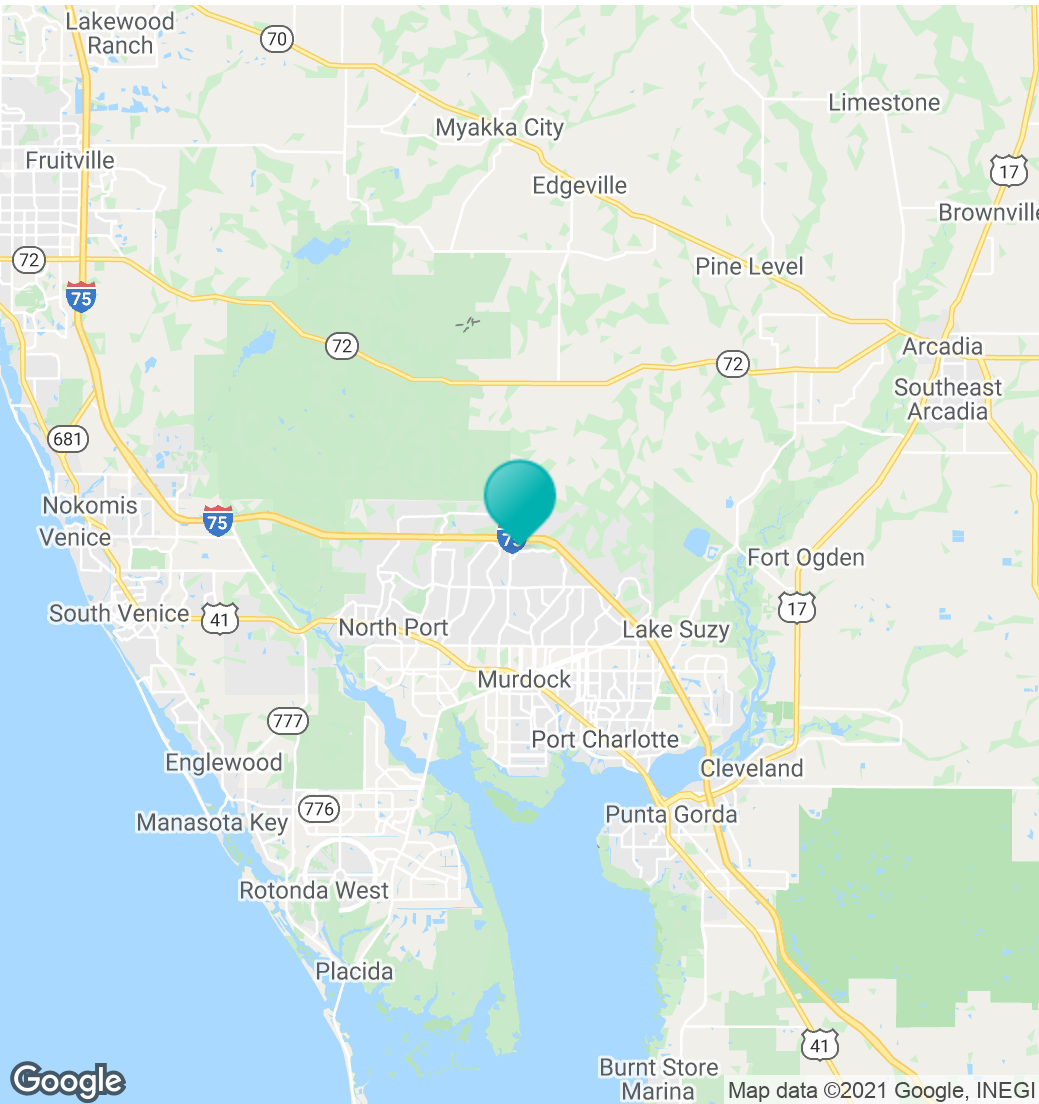


# Regional Map



7 PANACEA BLVD. // 2010 PLANTATION BLVD. NORTH PORT, FL 34289

# Location Map





# Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.