

COMMERCIAL

Mangrove AVE

Mangrove Avenue, North Port, Florida, 34288, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026019209**
View	**Trees Woods**
Lot size	**0.31 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**NORTH PORT**

Description

Build your Florida dream on this spacious lot in North Port, offering flexibility for residential and commercial use with room to spread out. Located in Flood Zone X, this property provides added peace of mind and lower insurance considerations. Electric utility is available, and the seller has a recent survey on hand, making the path to development even smoother. Enjoy the best of Southwest Florida living with nearby parks, nature preserves, and outdoor recreation right in North Port. Sports fans will love being just minutes from the Atlanta Braves Spring Training Stadium (CoolToday Park), while some of Florida’s most beautiful Gulf beaches are only about 30 minutes away. Zoned AC-10 (Activity Center 10) which is a versatile designation supporting a broad mix of commercial, industrial, and select residential uses. Ideal for businesses, retail, professional services, medical offices, light industrial operations, or custom development projects. Buyers should verify allowable uses and any site development requirements with the City of North Port for their specific plans. Whether you’re planning to build now or hold for future use, this lot offers a prime location with convenience, recreation, and coastal living all within reach.