



# Riverline Ranch North Development

Southeast Highway 70, Arcadia, Florida 34266

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## PROPERTY OVERVIEW



### Sale Price

**\$1,350,000**

### Offering Summary

<b>Acreage:</b>	<b>30 Acres</b>
<b>Price / Acre:</b>	<b>\$45,000</b>
<b>City:</b>	<b>Arcadia</b>
<b>County:</b>	<b>DeSoto</b>
<b>Property Type:</b>	<b>Land: Ranch</b>

### Property Overview

Riverline Ranch North Development consists of 30 acres and 1,320 feet of frontage on HWY 70 in Arcadia, FL. The property is located just 2.5 miles outside of town and is currently zoned A-5 (1 dwelling per 5 acres), with a "Rural" future land use designation. With the standards described in the DeSoto County Comp plan, this property has a favorable opportunity to be rezoned as industrial land.

Close proximity to the west coast (only 40 minutes away) along with major roadways gives a future landowner quick and convenient access to Punta Gorda, Port Charlotte, Fort Myers, and Naples. Publix, Walmart, Culvers, and the Ford dealership are all located just a few minutes down the road from the site.

Given the great location, this property will serve as a great 5 to 8 year investment hold with sewer already available at the site and water is located just 2 miles to the west on HWY 70. DeSoto County is currently expanding their water infrastructure in three phases, creating great value for future development to occur.

Please Note: There is an additional 109 acres available that can be purchased at a discounted rate.



## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	Ranch
Uplands / Wetlands:	100% uplands <ul style="list-style-type: none"><li>• Mostly Eaugallie</li><li>• Malabar</li><li>• and Ona Fine Sand</li></ul>
Soil Types:	
Taxes & Tax Year:	A portion of Parcel ID: 02-38-25-0000-0140-0000 Tax Bill: ESTIMATE \$302.00
Zoning / FLU:	Zoning is A-5 and FLU is Rural
Water Source & Utilities:	Sewer on HWY 70 and Water is 2.2 miles to the west.
Road Frontage:	1,320 +/- feet on HWY 70
Nearest Point of Interest:	Arcadia - 3 minutes (2.8 miles from city limits) Punta Gorda - 35 minutes Port Charlotte - 45 minutes Fort Myers - 1 hour Tampa & Naples - 1 hour 40 minutes
Fencing:	Perimeter fenced
Current Use:	Agriculture - cattle ranch



## LOCATION



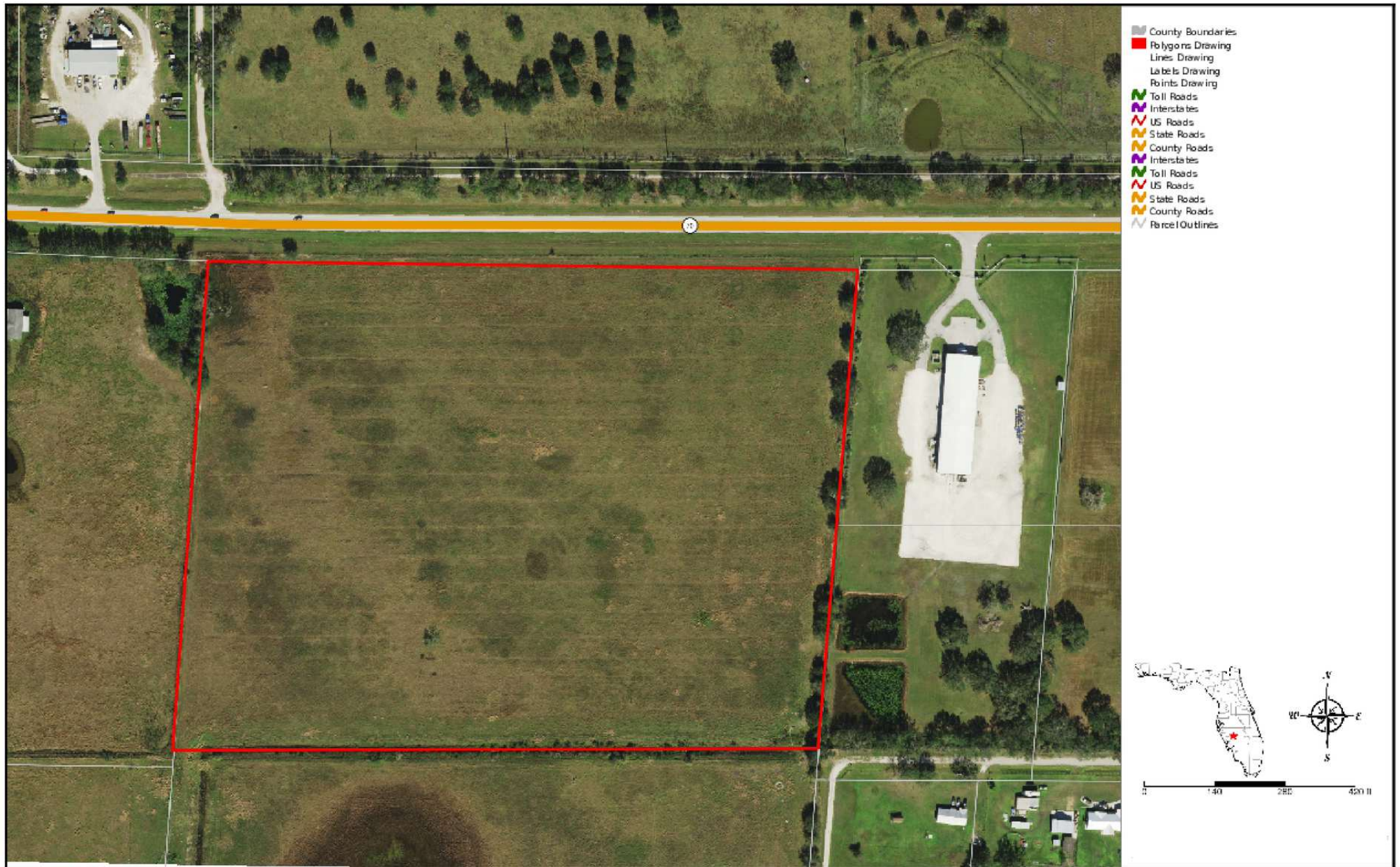
## Location & Driving Directions

Parcel:	A 30 acre portion of 02-38-25-0000-0140-0000
GPS:	27.2083179, -81.7897248
Driving Directions:	From the city of Arcadia, travel east on HWY 70, the property will be on your right (south side of the road) in 4 miles.
Showing Instructions:	Contact Keat Waldron





# AERIAL MAP





ADDITIONAL PHOTOS



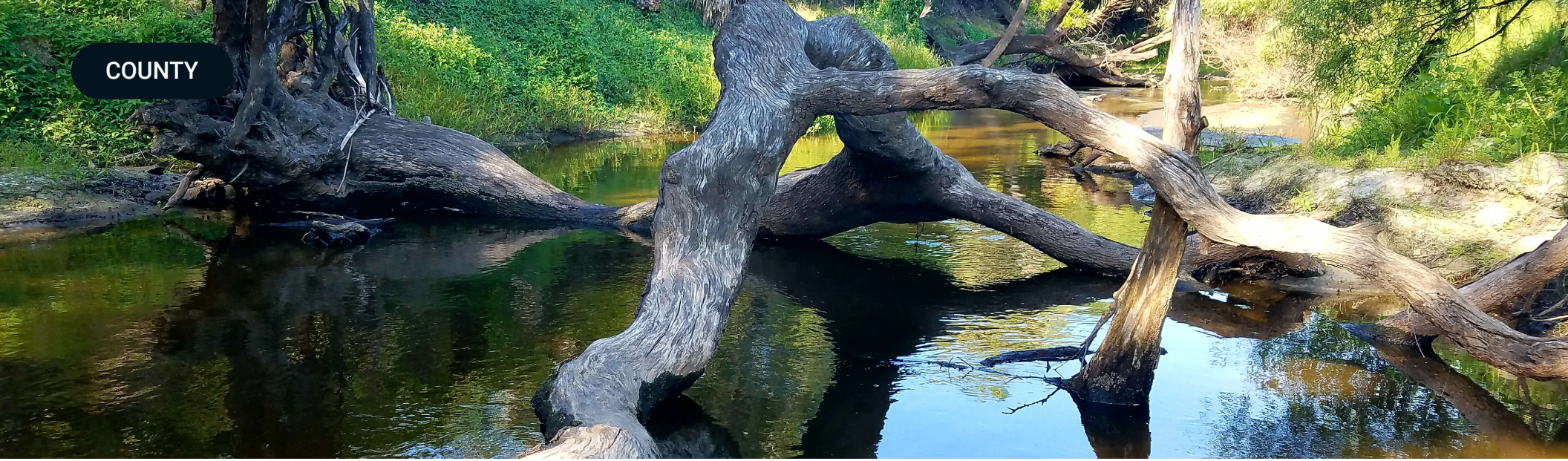












## DeSoto County

### FLORIDA



<b>Founded</b>	1887	<b>Density</b>	59.6 (2019)
<b>County Seat</b>	Arcadia	<b>Population</b>	34,504 (2023)
<b>Area</b>	637 sq mi	<b>Website</b>	desotobocc.com

DeSoto County comprises the Arcadia Metropolitan Statistical Area, which is included in the North Port-Sarasota, FL Combined Statistical Area. Created in 1887 from part of Manatee County, DeSoto County, and was named for Spanish explorer Hernando de Soto. In 1921, the Florida legislature created four new counties out of DeSoto County: Charlotte, Glades, Hardee, and Highlands.

According to DataUSA, the population of DeSoto County grew from 36,903 to 37,371 between 2019 and 2020. This 1.27% increase in population speaks to the county's growing economy and appeal to new residents. Desoto's economy employs over 13,000 people with some of the largest industries including Construction, Agriculture, and Retail Trade. Some of the highest paying industries include Finance, Insurance, and Real Estate. DeSoto County is also part of the Florida Heartland Economic Region of Opportunity.





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