

# RIVERLINE RANCH NORTH DEVELOPMENT

SOUTHEAST HIGHWAY 70  
ARCADIA, FL 34266

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HWY 70



# Property Overview



**Sale Price** **\$1,350,000**

## OFFERING SUMMARY

**Acreage:** **30 Acres**

Price / Acre: \$45,000

City: Arcadia

County: DeSoto

Property Type: Land: Land Investment,  
Ranch, Residential  
Development, Sod,  
Transitional

## 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.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Ranch</li><li>• Residential Development</li><li>• Sod</li><li>• Transitional</li></ul>
Uplands / Wetlands:	100% uplands
Soil Types:	<ul style="list-style-type: none"><li>• Mostly Eugallie</li><li>• Malabar</li><li>• and Ona Fine Sand</li></ul>
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 & DRIVING DIRECTIONS

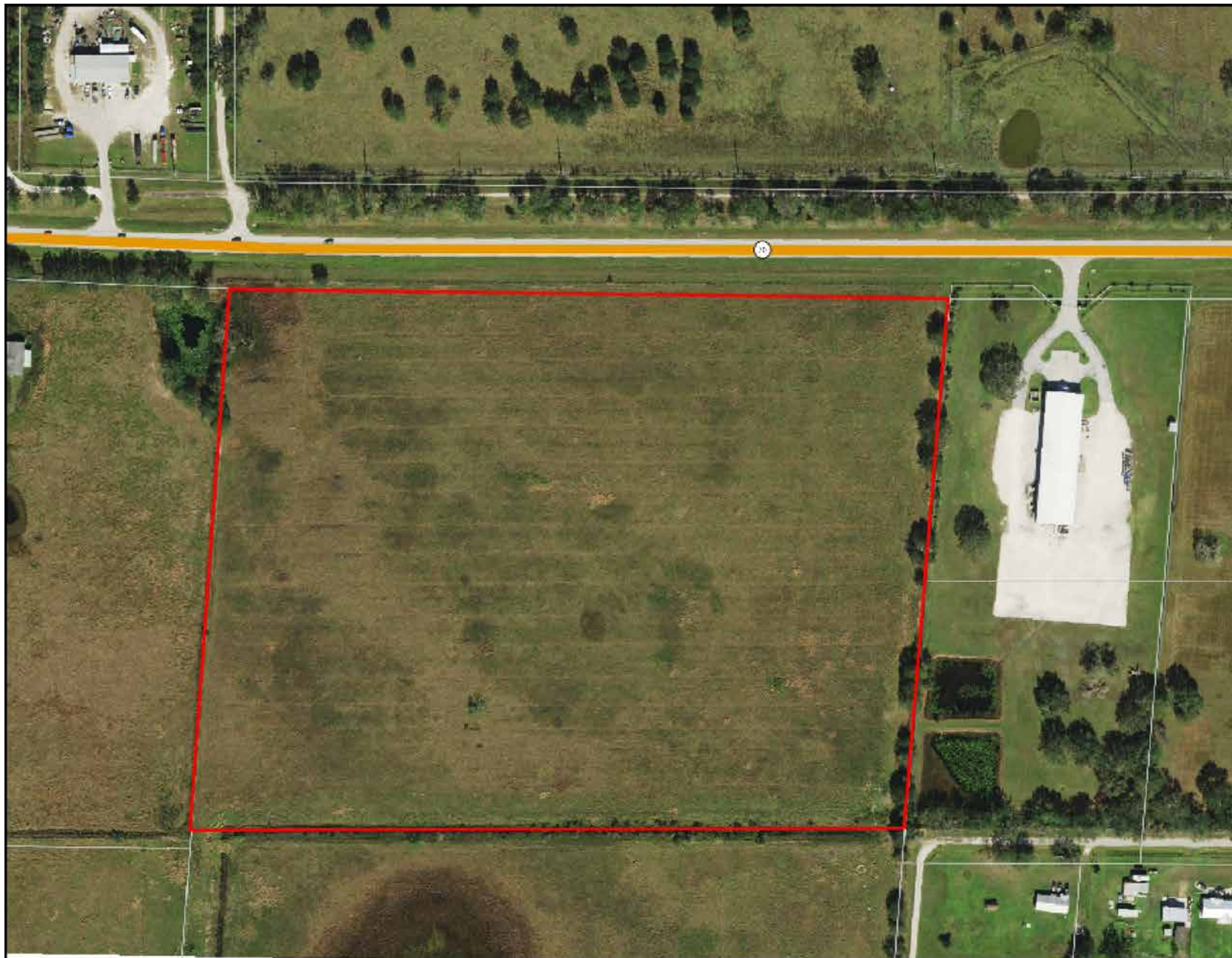
Parcel: A 30 acre portion of 02-38-25-0000-0140-0000

GPS: 27.2083179, -81.7897248

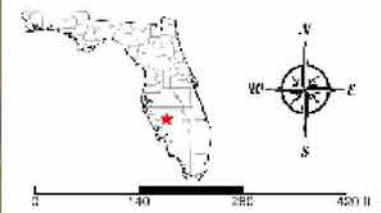
Driving Directions: From the city of Arcadia, travel east on HWY 70, the property will be on your right [south side of the road] in 4 miles.

Showing Instructions: Contact Keat Waldron





- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines



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# Additional Photos











## DESOTO COUNTY FLORIDA

Founded	1887	Density	59.6 [2019]
County Seat	Arcadia	Population	34,504 [2023]
Area	637 sq mi	Website	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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