

A4681053 NOPPENBERG AVE, #LOT 30, NORTH PORT, FL 34288

County: Sarasota
Subdiv: PORT CHARLOTTE SUB 33
Subdiv/Condo:
Style: Residential
On Market Date: 02/03/2026
Total Acreage: 1/4 to less than 1/2
Flood Zone Code:X
Price Per Acre:111,600
LP/SqFt: \$3
For Lease: No
Lease Price Per Acre:
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

List Price: \$27,900
Status: Active

Special Sale: None
Lease Rate:
ADOM: 55
CDOM: 55
Pets: Yes

Build Your Dream Home on This Prime North Port Lot – Noppenberg Ave, Lot #30 Discover an exceptional opportunity to own a buildable lot in one of Southwest Florida’s fastest-growing communities. Lot #30 on Noppenberg Avenue in North Port, FL 34228 offers a great chance to build your custom home in a quiet, greenbelt-lined neighborhood while staying close to everyday conveniences. This approximately 0.23-acre parcel is suitable for a single-family residence and features paved city road access with a greenbelt view, providing added privacy. City water and nearby utilities are available, and the property is residentially zoned (RSF2). Enjoy no HOA, low taxes, and a location outside of flood zones — making this a simple and flexible building opportunity. Conveniently located just minutes from shopping, dining, grocery stores, and retail plazas, with quick access to I-75 for easy commuting. North Port continues to see steady growth and new development, including the future Sarasota Memorial Hospital–North Port campus, a full-service hospital currently under construction near I-75 that will expand medical services, create jobs, and further enhance the area’s appeal. With increasing development and infrastructure investment throughout North Port, many buyers are choosing to secure lots now and hold for future appreciation as the area continues to build out — making this property attractive for both end-users and investors alike. Whether you’re building now or holding for the future, this lot offers an excellent combination of location, value, and long-term potential.

Land, Site, and Tax Information

Legal Desc: LOT 30 BLK 1640 33RD ADD TO PORT CHARLOTTE

SE/TP/RG: 29-39-22

Subdivision #:

Between US 1 & River:

Tax ID: [1137164030](#)

Taxes: \$749

Flood Zone: X

Auction:No

Auction Firm/Website:

Homestead:

CDD: No

AG Exemption YN:No

Alt Key/Folio #:

Add Parcel: No

of Parcels:

Ownership: Fee Simple

Legal Subdivision Name: PORT CHARLOTTE SUB 33

SW Subd Condo#:

Book/Page: 15-17

Census Tract: 27.46

Planned Unit Dev:

Min Lease:

Lot Dimensions: 80x139x125

Water Frontage:No

Water Access: No

Water View: No

Addtl Water Info:

Utilities: Electrical Nearby

Water: Well Required

Sewer: Septic Needed

Front Footage: 80

Fences:

Road Frontage:

Current Adjacent Use: Residential

Other Structures:

Other Equipment:

Lot Features: Buildable

Security Feat:

Farm Type:

Horse Amenities:

of Stalls:

of Wells:

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

View:

Zoning: RSF2

Future Land Use:

Block/Parcel: 1640

Zoning Comp:

Tax Year: 2025

Front Exposure: North

Lot #: 30

Flood Zone Date: 11/04/2016

Flood Zone Panel: 12115C0392F

Auction Type:

Property Access:

Buyers Premium:

Other Exemptions:

Annual CDD Fee:

Fannie Mae Sec:

Additional Tax IDs:

Complex/Comm Name:

Development:

SW Subd Name: Port Charlotte Sub

Census Block:

Land Lease Fee:

Representation:

Times per Year:

Lot Size Acres: 0.25

Lot Size: 11,013 SqFt / 1,023 SqM

Waterfront Ft: 0

Water Name:

Water Extras: No

Front Exposure: North

Easements:

State Land Use:

County Land Use:

State Prop Use:

County Prop Use:

Barn Features:

Road Surface Type: Asphalt

Paddocks/Pastures:

of Septics:

Community Information

Community Features:

Comm/Assoc Water Feat:

HOA / Comm Assn: No

HOA Fee:

Master Assn/Name:No

HOA Pmt Sched:

Master Assn Fee:

Other Fee:

Mo Maint\$(add HOA):

Master Assn Ph:

Other Fee Term:

Condo Fee:

Fee Includes:

Pet Size:

of Pets:

Max Pet Wt:
Elementary School: [Toledo Blade Elementary](#)
Amenities w/Addnl Fees:

Pet Restrictions:
Middle School: [Woodland Middle School](#) **High School:** [North Port High](#)
Association Amenities:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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