

**Land Parcel Quick Tips**

Below is a guide with pointers when submitting offers for vacant land parcels. This is NOT a step-by-step guide on submitting offers. Please review with your attorney and or your agent with regard to any and all specific questions:

1. If the parcel has been on the market for some time, this does not necessarily mean that that it is a bad property. This may be an opportunity to get a value purchase.
2. There are protected species in the area that you need to be aware of, namely scrub jays and gopher tortoises. Here is a good article on scrub jays: <https://www.compasslandusa.com/florida-land-scrub-jay/> Below are some links to interactive maps to show where there are documented scrub jays. Look at these before submitting an offer. Charlotte County map: <https://www.arcgis.com/apps/Viewer/index.html?appid=2796b993863f4477863f7719ffa569a2> North Port map (not interactive): <https://www.cityofnorthport.com/home/showpublisheddocument?id=13944> Online spreadsheet searchable by parcel ID: <https://www.cityofnorthport.com/home/showpublisheddocument?id=14947> (Use Ctrl-F to search parcels). A good general link to review for both scrub jays and gopher tortoises can be found here: <https://www.cityofnorthport.com/government/city-services/planning-zoning/scrub-jay-preservation-and-land-use> There is no interactive map for gopher tortoises.
3. General rule of thumb: if a land parcel shows up on a scrub jay search, steer away from this parcel. If the parcel appears to be free of scrub jays and you are planning on improving the property, it is a good idea to get a feasibility study. This will give you an opportunity to make sure that there are no protected species on the property. If a client is planning on holding the property as an investment or do not plan to build for more than a year, a feasibility study may be a waste of resources for the buyer as things can change in over a year. Ultimately, it is the client’s call on a feasibility study.
4. We always recommend a survey and/or an elevation certificate exists for the property.
5. Unless it is an exceptionally large parcel, most of these deals will be cash deals.
6. If a deal is cash and does not require a feasibility study, most land parcel deals can be closed in two weeks or less, assuming a clean title.
7. To avoid any headaches, confirm that the parcel is zoned residential and whether it is or is not in an HOA community.
8. Almost all the available land parcels for sale will require well and septic.
9. One big thing to look for, especially for buyers that are looking to improve the property within a year, is to check for proximity to tie into electric. Many land parcels will have sparse or no improved properties nearby and may not have electric service near enough to make the parcel worth the purchase. This is one good reason to scope the property personally.

You are welcome to use anyone you’d like for a feasibility study, one example of a local company is:

<http://www.suncoasteco.com/>

Thank you!!