

BUYER COMPARISON

Vacant Land vs Existing Home Comparison Sheet

A side-by-side workbook for comparing how much is already solved, how much remains unknown, and where site work, utilities, access, permitting, condition, drainage, timing, or budget uncertainty still sits.



Scan for the live comparison guide

This is not a cost estimate, engineering review, survey, inspection, zoning determination, or buildability opinion.

OPTIONS BEING COMPARED

VACANT LAND / OPTION A

EXISTING HOME / OPTION B

VACANT LAND

More control, more unknowns

- ☐ Building envelope / intended use needs verification
- ☐ Driveway / culvert / clearing / fill may need planning
- ☐ Water / sewer or well / septic path still needs confirmation
- ☐ Timing depends on approvals, design, contractors and site work

EXISTING HOME

More visible, not automatically solved

- ☐ House and major systems need condition review
- ☐ Well / septic / utilities may exist but still need records/evaluation
- ☐ Drainage and access need real-world observation
- ☐ Future plans still need zoning / permit / site-fit verification

Live handoff: tropicaireblvd.com/buying-land-vs-buying-a-house/

Use the live guide to keep current official handoffs and property-specific verification in the comparison.



VACANT LAND PATH

What must be solved before land becomes usable?

Use this page to expose the work that can hide behind a simple land price.

Site and access

- ☐ Survey / boundaries / access reviewed
- ☐ Driveway / culvert path considered
- ☐ Clearing / trees / fill / grading questions identified
- ☐ Drainage / low areas / wetlands questions routed to current sources and qualified review

Use and improvements

- ☐ Current zoning / intended use verified
- ☐ Home / outbuilding / pool / fencing ideas tested against current rules
- ☐ Setbacks / usable area left for official / professional verification
- ☐ Permit path and sequence identified

Utilities and systems

- ☐ City water availability checked
- ☐ City sewer availability checked
- ☐ Well / septic feasibility treated as a professional/ site question
- ☐ Power / communications installation path considered

Timing and budget uncertainty

- ☐ Site-work items separated from home/build cost
- ☐ Approval / design / contractor lead times remain provisional
- ☐ Contingency exists for unknown conditions
- ☐ No buildability conclusion assumed from listing language

LAND-ONLY UNKNOWNNS / FOLLOW-UP

Current owner pages: [North Port Planning & Zoning](#) | [North Port Utilities](#)

EXISTING-HOME PATH

What is visible - and what still needs verification?

Existing improvements reduce some unknowns, but they also create condition, records, maintenance, insurance, and future-plan questions.

House and major systems

- ☐ Inspection / condition review planned
- ☐ Roof / HVAC / electrical / plumbing concerns recorded
- ☐ Well / septic records and evaluation questions recorded
- ☐ Existing improvements / permits reviewed where relevant

Lot reality

- ☐ Drainage / ponding / low areas observed
- ☐ Trees / clearing / maintenance load considered
- ☐ Driveway / road approach works for household
- ☐ Survey / boundaries / encroachments routed for verification

Future flexibility

- ☐ Planned shed / fence / pool / outbuilding / animal use identified
- ☐ Space conflicts with septic / well / drainage considered
- ☐ Current zoning / permitting still checked for future plans
- ☐ Existing house layout does not hide future site constraints

Ownership transition

- ☐ Insurance questions raised early
- ☐ Utility / internet availability verified at exact address
- ☐ Maintenance history / records requested
- ☐ Immediate repairs separated from optional improvements

EXISTING-HOME UNKNOWN / FOLLOW-UP

An existing house can make access, utilities and site layout more visible, but it does not prove condition, code compliance, flood status, insurability, or suitability for a future project.

DECISION MATRIX

Compare uncertainty, not just purchase price

Write what is known today and what still needs a real answer. Avoid filling unknowns with optimistic assumptions.

DECISION FACTOR	VACANT LAND	EXISTING HOME
Access / driveway		
Water / wastewater path		
Power / internet		
Drainage / flood questions		
Zoning / future use		
Site work / repairs		
Professional reviews needed		
Timing uncertainty		
Biggest unresolved risk		

DECISION CHECKPOINT

☐ Land path fits us better

☐ Existing home fits us better

☐ Need more verification

WHAT ANSWER COULD STILL CHANGE THE DECISION?

Boundary: this comparison is a decision organizer. Use current official maps and qualified professionals for zoning, utilities, flood, survey, system condition, permits, engineering, inspection and buildability conclusions.

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Return to the live guide before turning any unchecked assumption into a property conclusion.

