

Development Opportunity

41219 US Highway 27 | Davenport, FL 32707 & 0 Minute Maid Ramp Road | Davenport, FL 33837

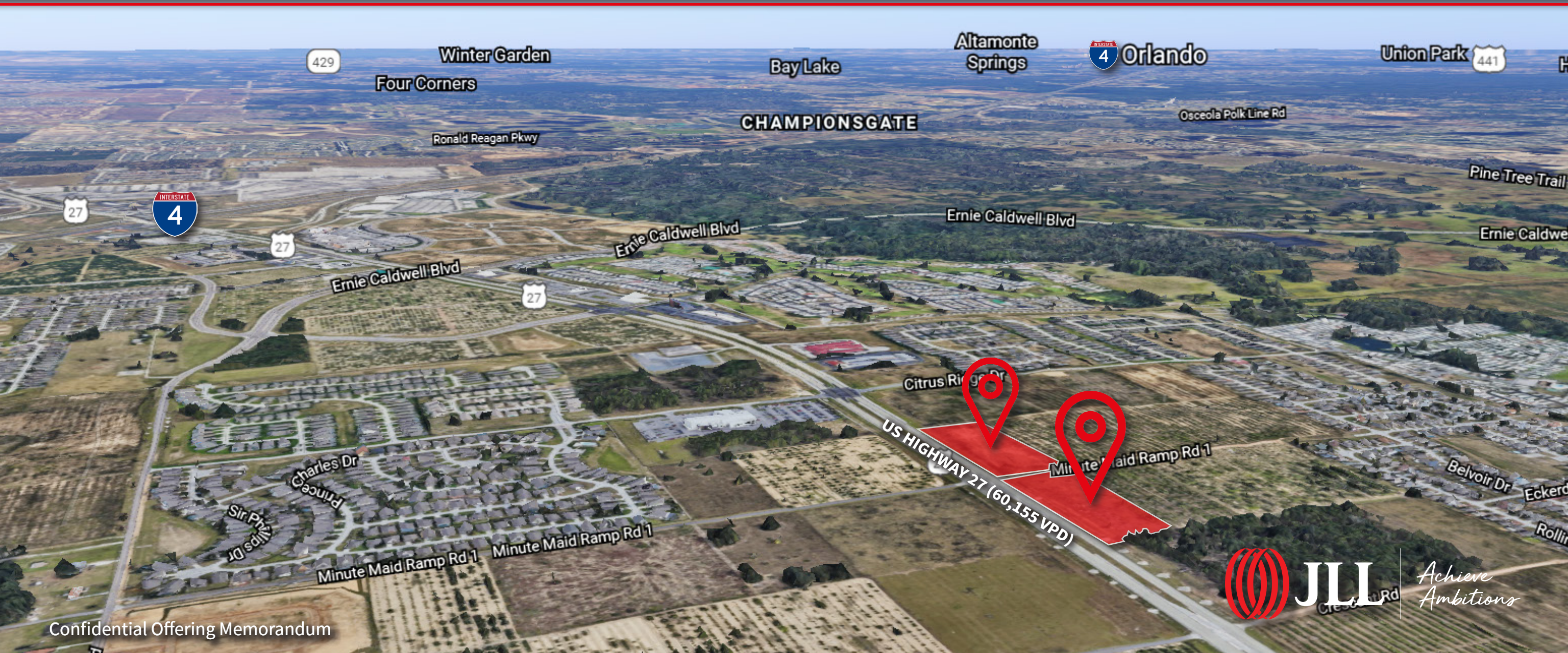


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Owner and JLL each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of JLL and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or JLL or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to JLL.

EXECUTIVE SUMMARY



Jones Lang LaSalle (“JLL”) is pleased to exclusively offer two prime vacant lots located in Davenport, Florida with a combined 5.56 acres and 1,290 feet of direct frontage on U.S. Highway 27.

The two parcels are conveniently situated off one of Central Florida’s main thoroughfares— U.S. Highway 27. Parcel 1 offers a total of 2.6 Acres. Parcel 2 offers 2.96 Acres.

The Locations offer significant value, with high traffic counts, and close proximity to Ritchie Bros. Auction, Posner Commons Shopping Centre, Restaurants, as well as new planned neighborhood development. Ritchie Bros. is a global leader in asset management and disposition, and the world’s largest industrial auctioneer, selling Billions of dollars of heavy machinery each year.

Nestled just between the cities of Tampa and Orlando, Davenport is experiencing tremendous commercial growth.

Property Overview

ADDRESS Parcel 1: 41219 US Highway 27
Davenport, FL 32707
Parcel 2: 0 Minute Maid Ramp Road
Davenport, FL 33837

COUNTY Polk

**PROPERTY (DOR)
USE CODE** Vacant Commercial

ACREAGE 5.56 acres

FRONTAGE Parcel 1: 639' on US Highway 27
Parcel 2: 651' on US Highway 27

DAILY TRAFFIC COUNT 60,155 VPD: US Highway 27

PARCEL ID Parcel 1: 27-26-20-705500-040010
Parcel 2: 27-26-20-705500-030320

\$2,250,000
List Price

\$436,363.64
Price Per Acre



Demographics



POPULATION

- ≥ 20,000
- < 20,000
- < 13,000
- < 10,000
- < 7,000
- < 4,000

	1 Mile	3 Miles	5 Miles
👤	4,657	14,568	43,021
🏠	1,652	5,727	16,005
💰	\$54,826	\$57,451	\$58,834

WITHIN 5 MILES

 **1,221**
Businesses

 **12,178**
Employees

 **43,021**
Population

 **266**
Retail businesses

Area Retail



Walmart

RITCHIE BROS. AUCTIONEERS

BEST BUY
jcpenney
TARGET
STARBUCKS COFFEE
CVS pharmacy

400



Chick-fil-A
DUNKIN' DONUTS
LOUISIANA RESTAURANT
POPEYES



27

MATTRESS FIRM
ROSS DRESS FOR LESS
PET SMART
DICK'S SPORTING GOODS
DOLLAR TREE

MATTRESS FIRM
TACO BELL
FAMILY DOLLAR
T-Mobile
SUBWAY

HomeGoods
five BELOW
CHIPOTLE MEXICAN GRILL

POSNER PARK
CHRYSLER **DODGE** **Jeep** **RAM** **FORD**

27

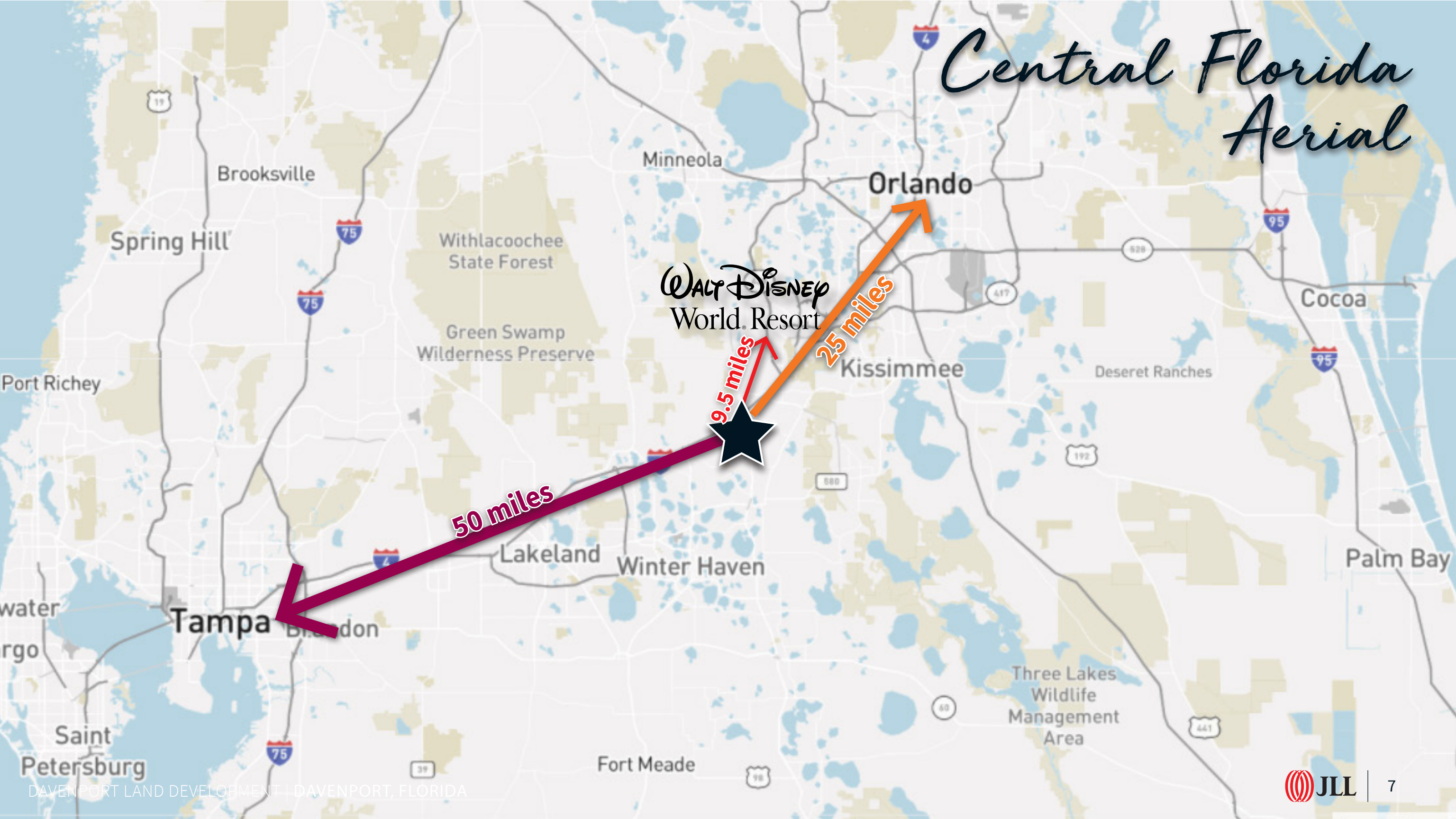


MATTRESS 1 ONE **State Farm**

AdventHealth Heart of Florida
Publix
DAVENPORT PEDIATRICS
DOLLAR GENERAL

27

Central Florida Aerial



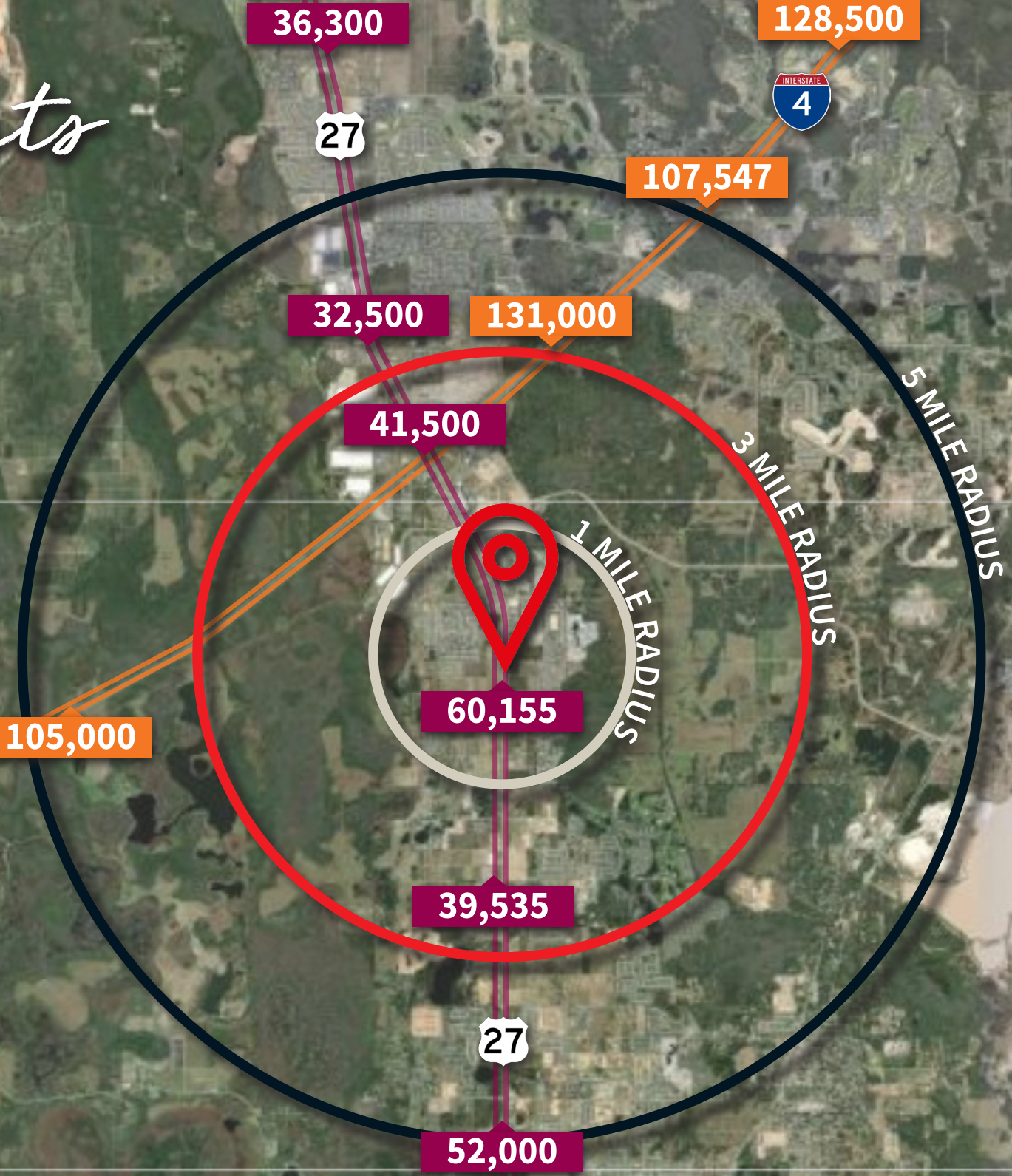
WALT DISNEY
World Resort

50 miles

25 miles

9.5 miles

Traffic Counts



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