



# PROPERTY FOR SALE

12.52 ACRES US 27 - DAVENPORT, FL

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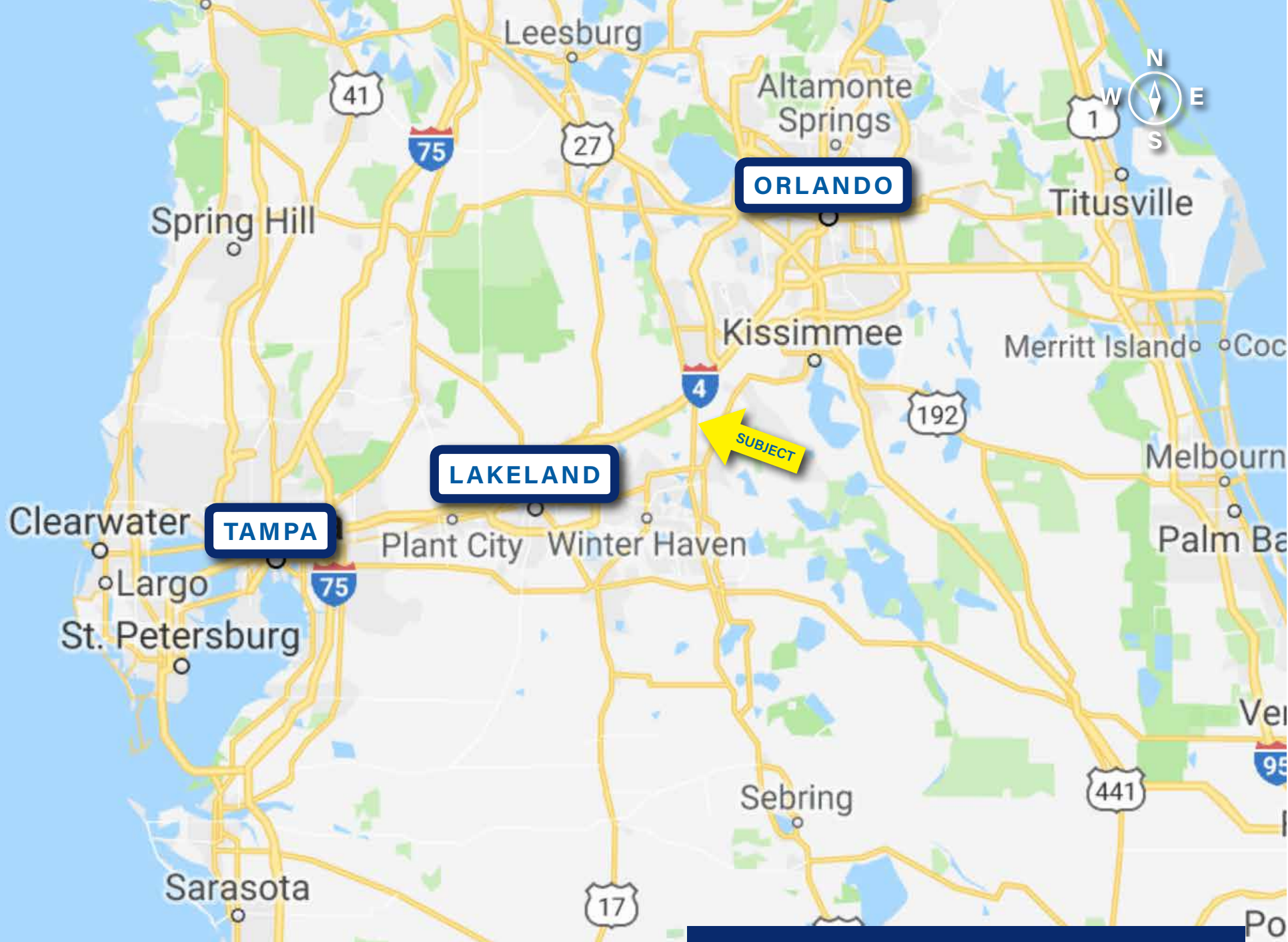


## EXECUTIVE SUMMARY

# 12.52 ACRES US 27 DAVENPORT, FL

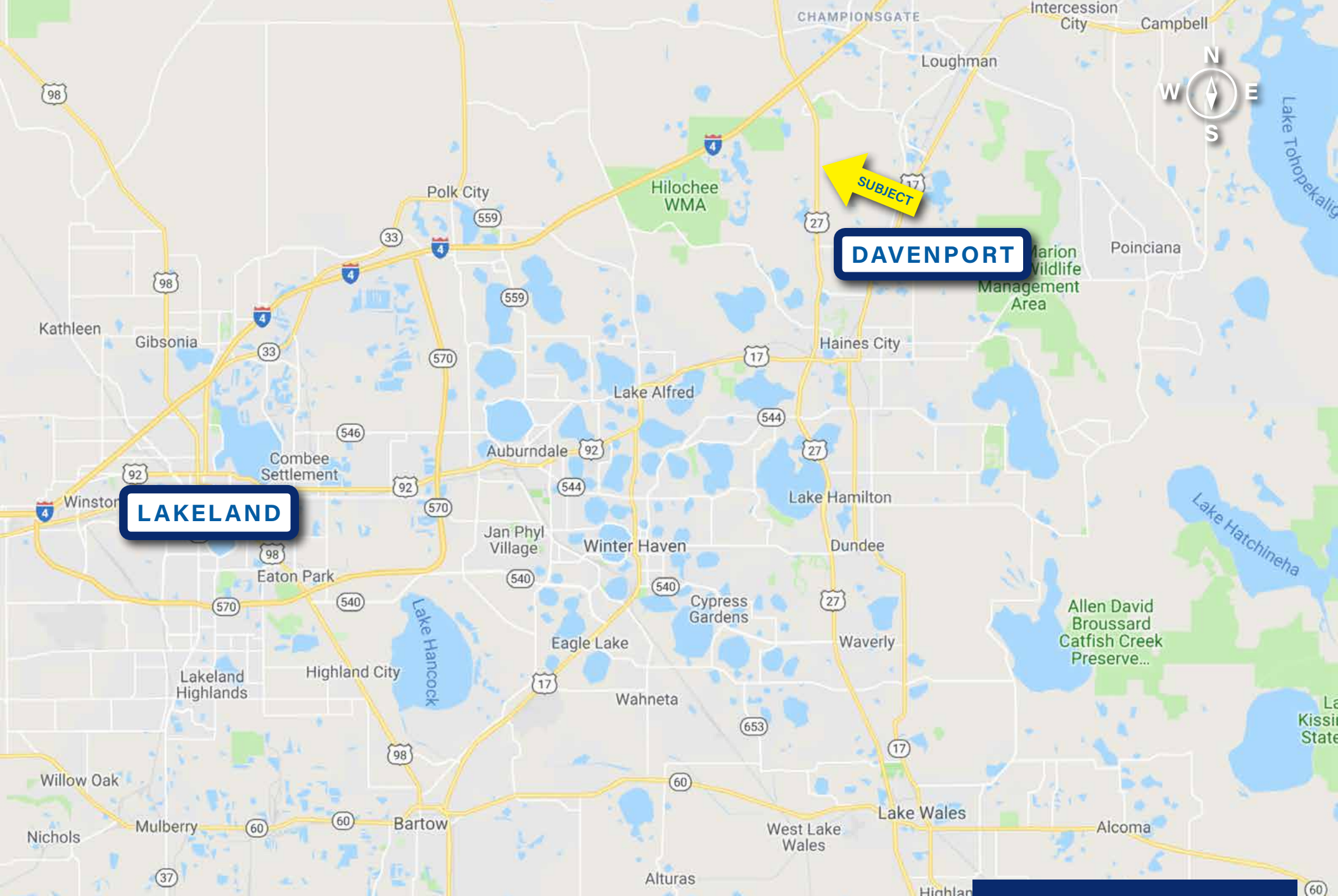
This 12.52 +/- acre vacant land parcel is located between I-4 and the Heart of Florida Hospital, along busy US 27. The property is situated strategically for development as the hospital and surrounding medical expand, and retailers continue expanding southward from I-4. Highest and best uses within the Employment Center zoning include office, retail, and residential.

<b>Site Address:</b>	Crescent Rd, Davenport, FL 33837
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	27-26-20-705500-040140
<b>Land Size:</b>	12.52 +/- Acres
<b>Building Size:</b>	N/A
<b>Year Built:</b>	N/A
<b>Property Use:</b>	Timberland
<b>Utilities:</b>	Polk County
<b>Future Land Use:</b>	Employment Center - North Ridge SAP (Polk County)
<b>Taxes:</b>	\$67.53 (2018)
<b>Traffic Count:</b>	58,237 cars/day on US 27
<b>Price:</b>	\$2,300,000



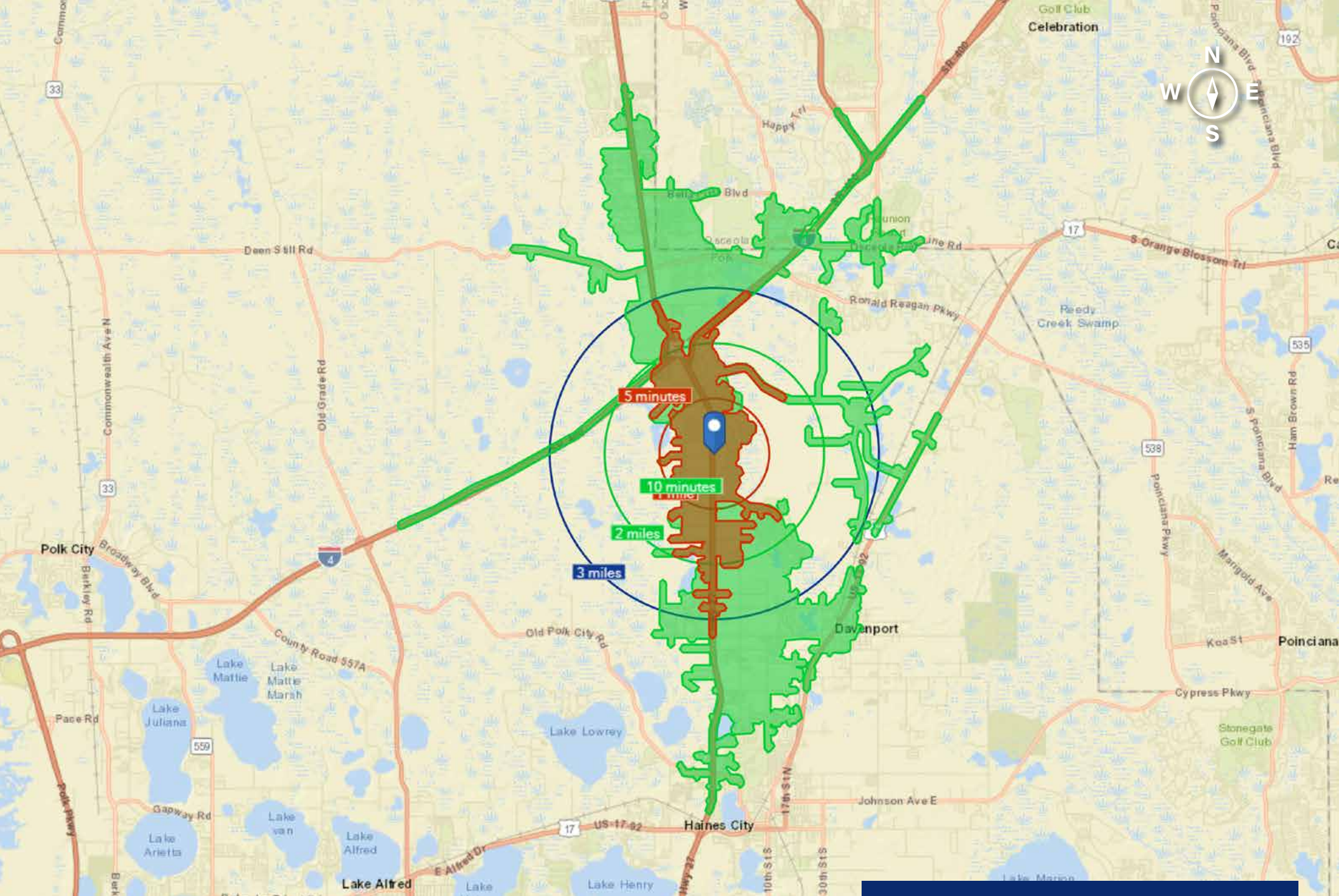
**REGIONAL LOCATION MAP**

Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.



Located in Davenport, FL, northeast of Lakeland and Winter Haven on US 27.

**LOCATION MAP**



1, 2, 3 mile radius

5, 10 minute drive time

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	4,487	7,325	12,936	5,117	25,440	667,696	20,875,686	330,088,686
Households	1,589	2,745	4,997	1,872	9,653	249,123	8,152,541	124,110,001
Families	1,139	1,988	3,671	1,355	7,111	173,193	5,273,287	81,631,156
Average Household Size	2.82	2.67	2.59	2.73	2.63	2.63	2.51	2.59
Owner Occupied Housing Units	1,172	2,117	3,986	1,397	7,455	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	418	628	1,011	475	2,198	79,532	2,959,407	45,847,716
Median Age	39.7	40.8	44.1	40.0	42.8	41.4	42.3	38.3
<b><i>Income</i></b>								
Median Household Income	\$53,931	\$53,493	\$54,289	\$52,947	\$53,718	\$47,429	\$52,098	\$58,100
Average Household Income	\$58,239	\$59,242	\$63,888	\$58,108	\$66,075	\$64,107	\$75,281	\$83,694
Per Capita Income	\$20,749	\$21,377	\$24,010	\$20,691	\$24,555	\$24,475	\$29,913	\$31,950
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	1.63%	2.14%	2.59%	1.94%	3.54%	1.55%	1.41%	0.83%
Households	1.47%	2.02%	2.53%	1.81%	3.46%	1.48%	1.36%	0.79%
Families	1.38%	1.96%	2.49%	1.74%	3.40%	1.42%	1.30%	0.71%
Owner HHs	2.22%	2.75%	3.10%	2.58%	3.93%	2.07%	1.91%	1.16%
Median Household Income	1.55%	1.66%	2.07%	1.52%	2.23%	2.65%	2.52%	2.50%

The Median Household Income within the 10 minute drivetime of \$53,718 is 11% higher than Polk County at \$47,429. The population growth rate of 3.54% in the same drivetime more than double that of Polk County at 1.55%.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

## Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	11.50%	10.70%	10.10%	11.30%	9.30%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	6.70%	7.30%	7.70%	7.10%	8.50%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	8.60%	9.50%	9.80%	9.40%	10.90%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	16.40%	16.30%	15.90%	16.80%	16.30%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	28.00%	28.10%	25.30%	28.50%	23.00%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	22.30%	19.10%	19.20%	19.00%	16.90%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	5.70%	7.50%	8.90%	6.70%	10.80%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	0.70%	1.10%	1.90%	1.10%	2.60%	2.90%	4.50%	6.00%
\$200,000+	0.10%	0.20%	1.10%	0.10%	1.70%	2.90%	5.10%	6.70%

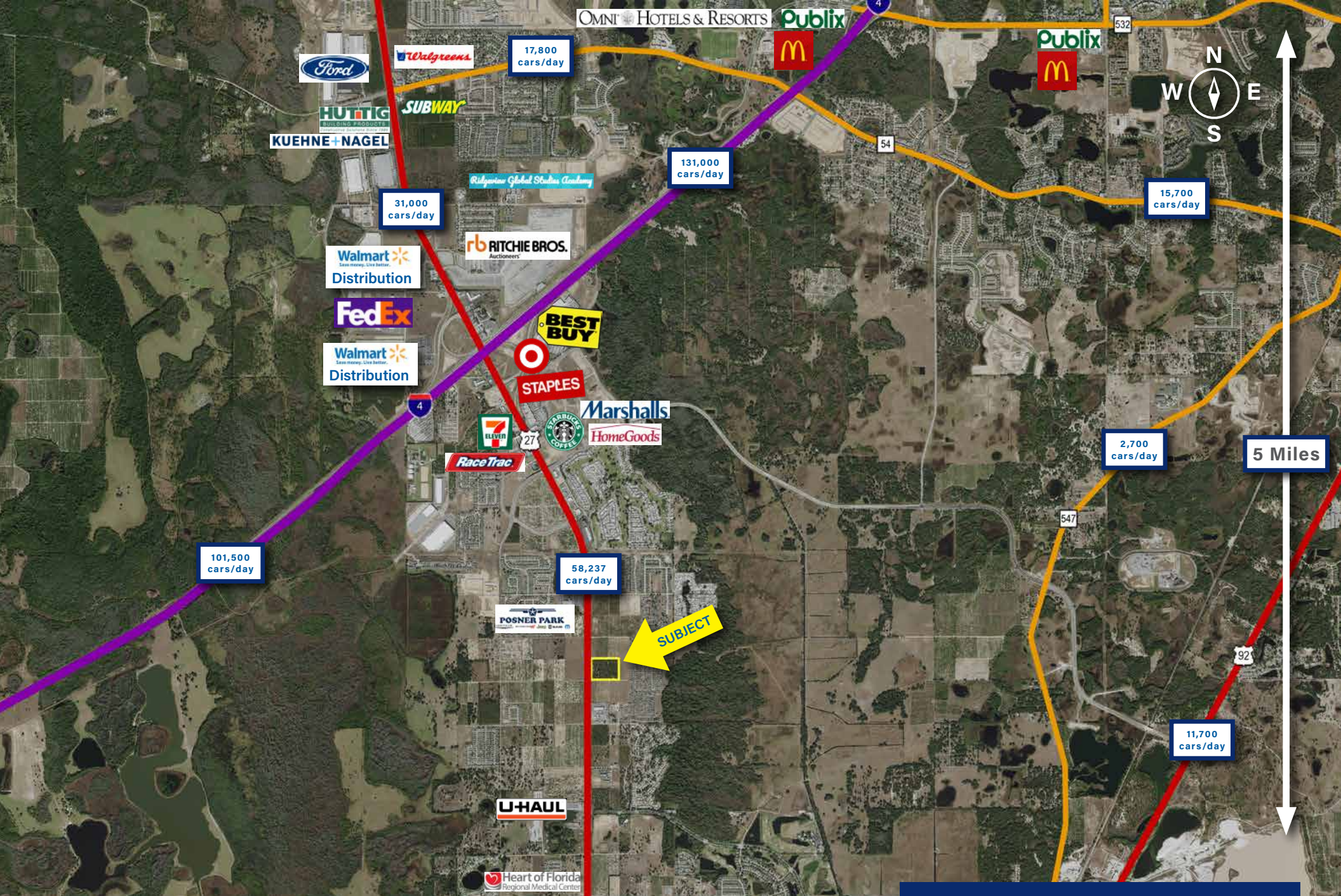
## Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	6.20%	6.00%	5.50%	6.20%	5.70%	6.00%	5.30%	6.00%
5 - 9	6.60%	6.40%	5.80%	6.50%	6.00%	6.00%	5.40%	6.20%
10 - 14	6.40%	6.30%	5.80%	6.40%	5.80%	6.00%	5.60%	6.30%
15 - 19	5.50%	5.40%	4.90%	5.60%	5.10%	5.90%	5.70%	6.40%
20 - 24	5.10%	5.00%	4.50%	5.20%	5.00%	5.90%	6.30%	6.90%
25 - 34	13.10%	12.50%	11.50%	12.90%	12.30%	12.70%	13.20%	13.90%
35 - 44	15.40%	14.50%	13.20%	14.80%	12.90%	11.40%	11.70%	12.50%
45 - 54	13.80%	13.70%	13.00%	13.80%	12.90%	11.80%	12.70%	12.80%
55 - 64	10.90%	11.40%	12.30%	11.10%	12.50%	13.10%	13.60%	13.00%
65 - 74	9.60%	10.50%	13.10%	9.90%	12.50%	12.10%	11.50%	9.40%
75 - 84	5.60%	6.40%	8.20%	6.00%	7.20%	6.60%	6.30%	4.60%
85+	1.70%	1.80%	2.20%	1.70%	2.00%	2.40%	2.70%	2.00%

## Race and Ethnicity

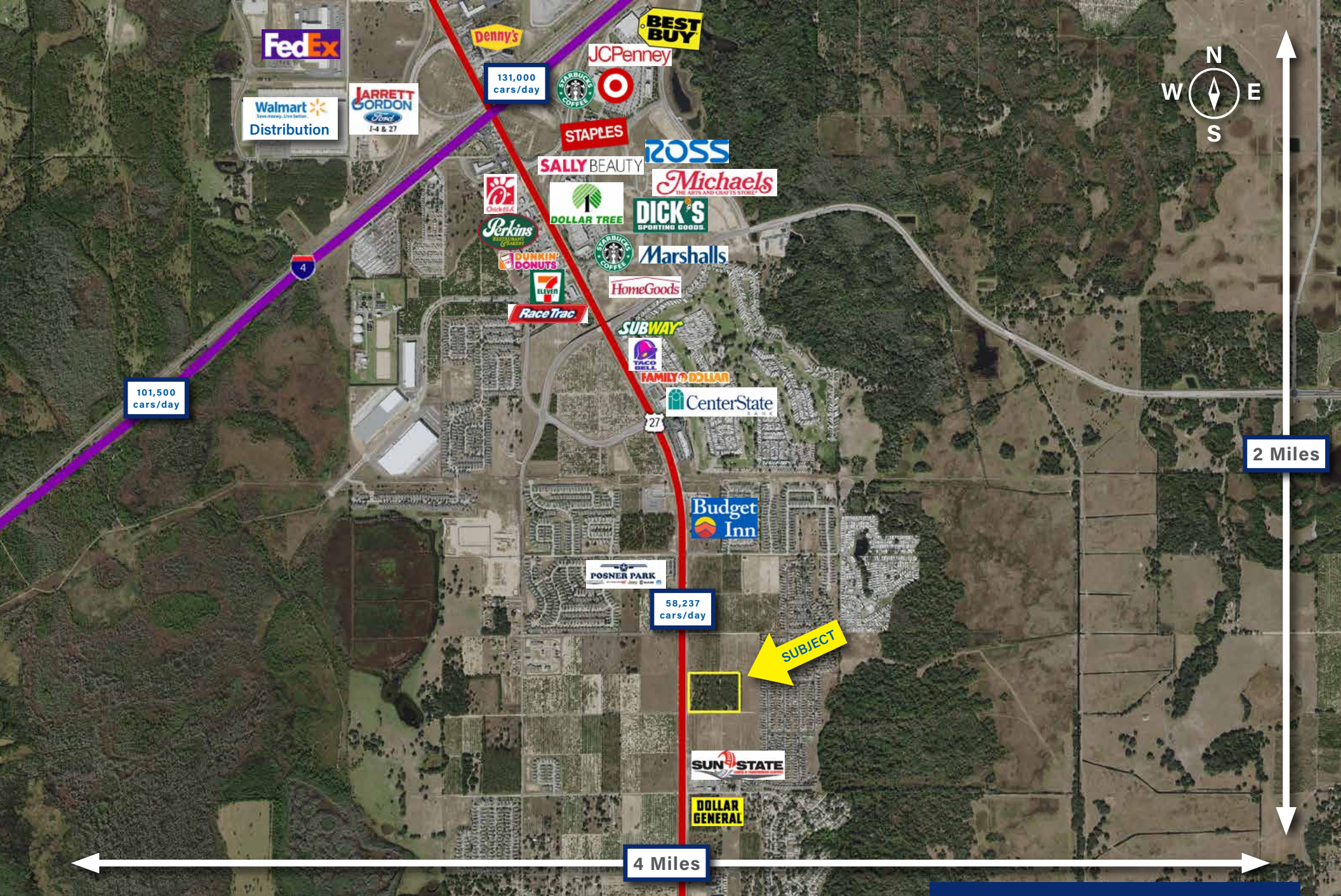
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	74.10%	73.60%	75.50%	73.20%	72.30%	72.30%	73.00%	69.90%
Black Alone	10.00%	10.30%	9.40%	10.70%	11.20%	15.30%	16.40%	12.90%
American Indian Alone	0.70%	0.60%	0.60%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	2.10%	2.10%	2.00%	2.10%	2.30%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.90%	9.40%	8.60%	9.20%	10.10%	7.00%	4.30%	6.90%
Two or More Races	4.10%	3.90%	3.80%	4.10%	3.60%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	40.80%	39.70%	35.60%	40.30%	35.60%	22.60%	25.90%	18.30%





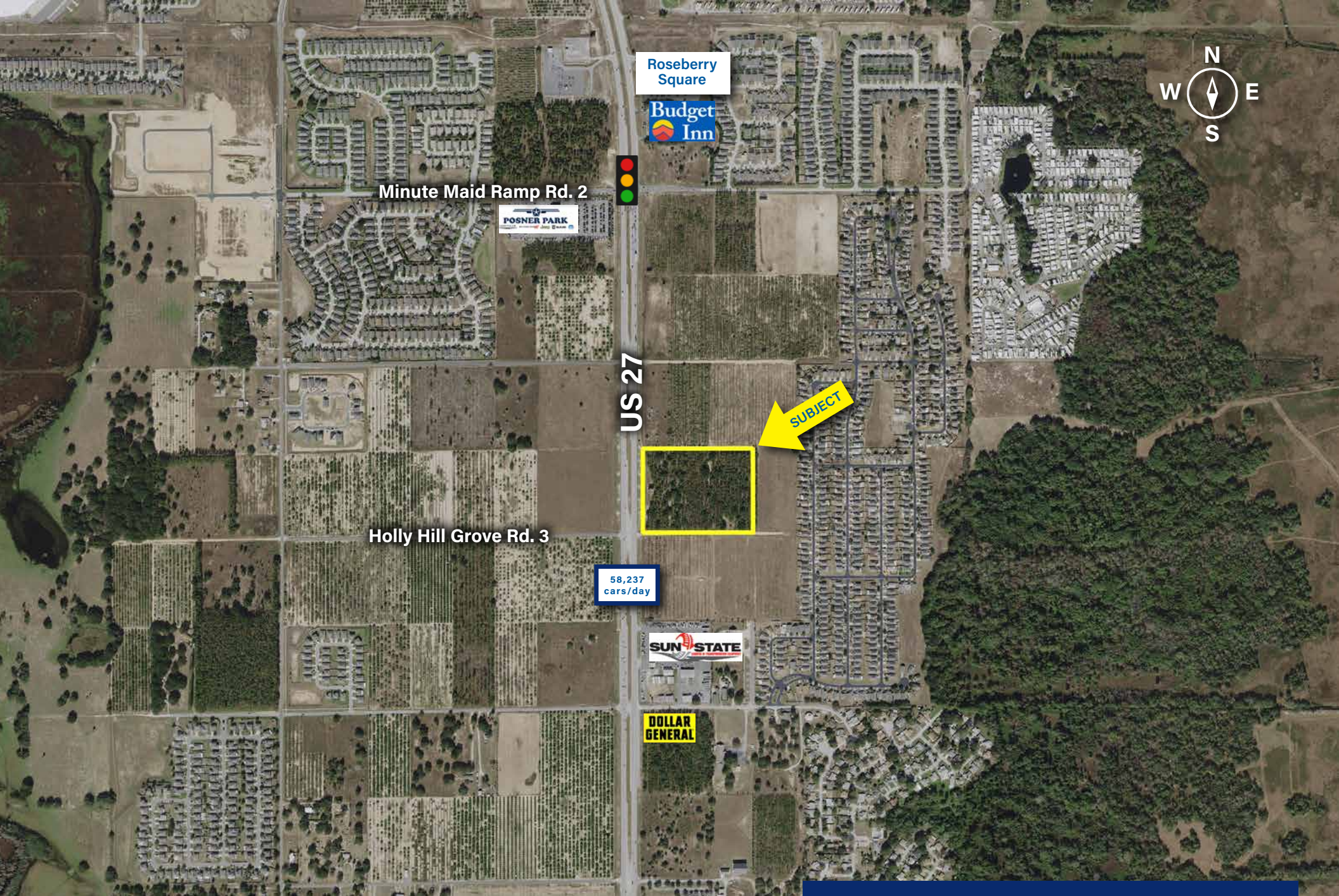
The subject property is located along US 27 between I-4 and the Heart of Florida Hospital.

**MARKET AREA MAP**



**TRADE AREA MAP**

US 27 is experiencing high growth through this corridor, and traffic counts are approaching 60,000 cars/day.



As growth moves south from I-4, and the Heart of Florida Hospital expands, this property is positioned well for future development.

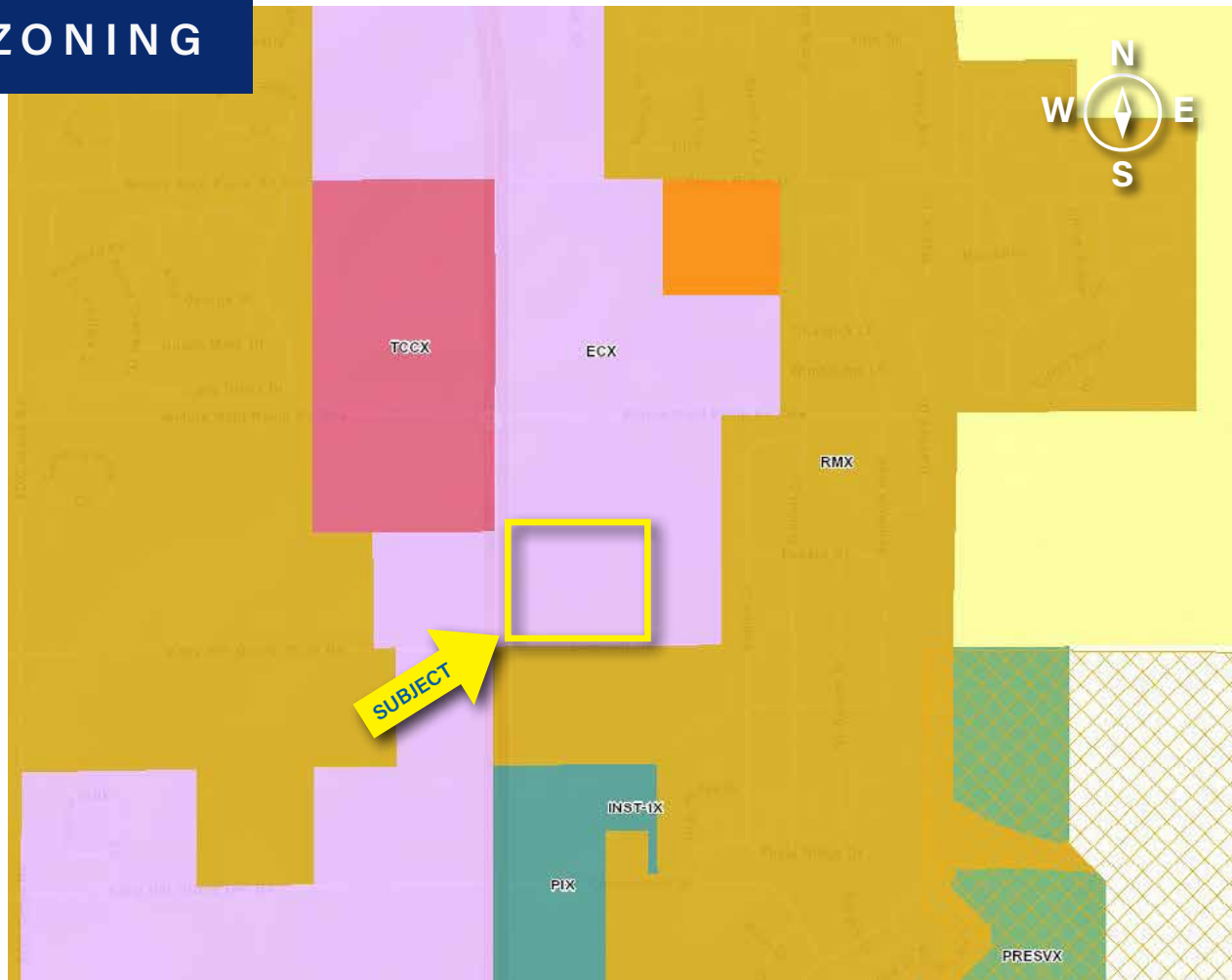
## NEIGHBORHOOD AERIAL



The property has excellent site characteristics including 645 +/- FT of road frontage on US 27.

**SITE AERIAL**

# ZONING



## *Employment Center (North Ridge SAP)*

The primary purpose of the ECX district is to encourage job employment with a focus on office uses. Retail and residential uses are also permitted within the framework of the SAP. Please refer to the Polk County land development code, Chapter 4.



ECX



TCX



RMX



RL-1X



RL-4X



PIX



PRESVX



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