

PROPERTY FOR SALE

9.62 ACRES US 27 - DAVENPORT, FL

877.518.5263 | SVNsaunders.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

3	EXECUTIVE SUMMARY
4	MAPS
6	DEMOGRAPHICS
9	AERIAL VIEWS
13	FUTURE LAND USE

Christina Kurtz-Clark, CCIM

Senior Advisor

christy.kurtzclark@svn.com

407.986.4853



Chris Settineri

Advisor

csettineri@svn.com

407.258.3009



CONFIDENTIALITY & DISCLAIMER

©2019 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

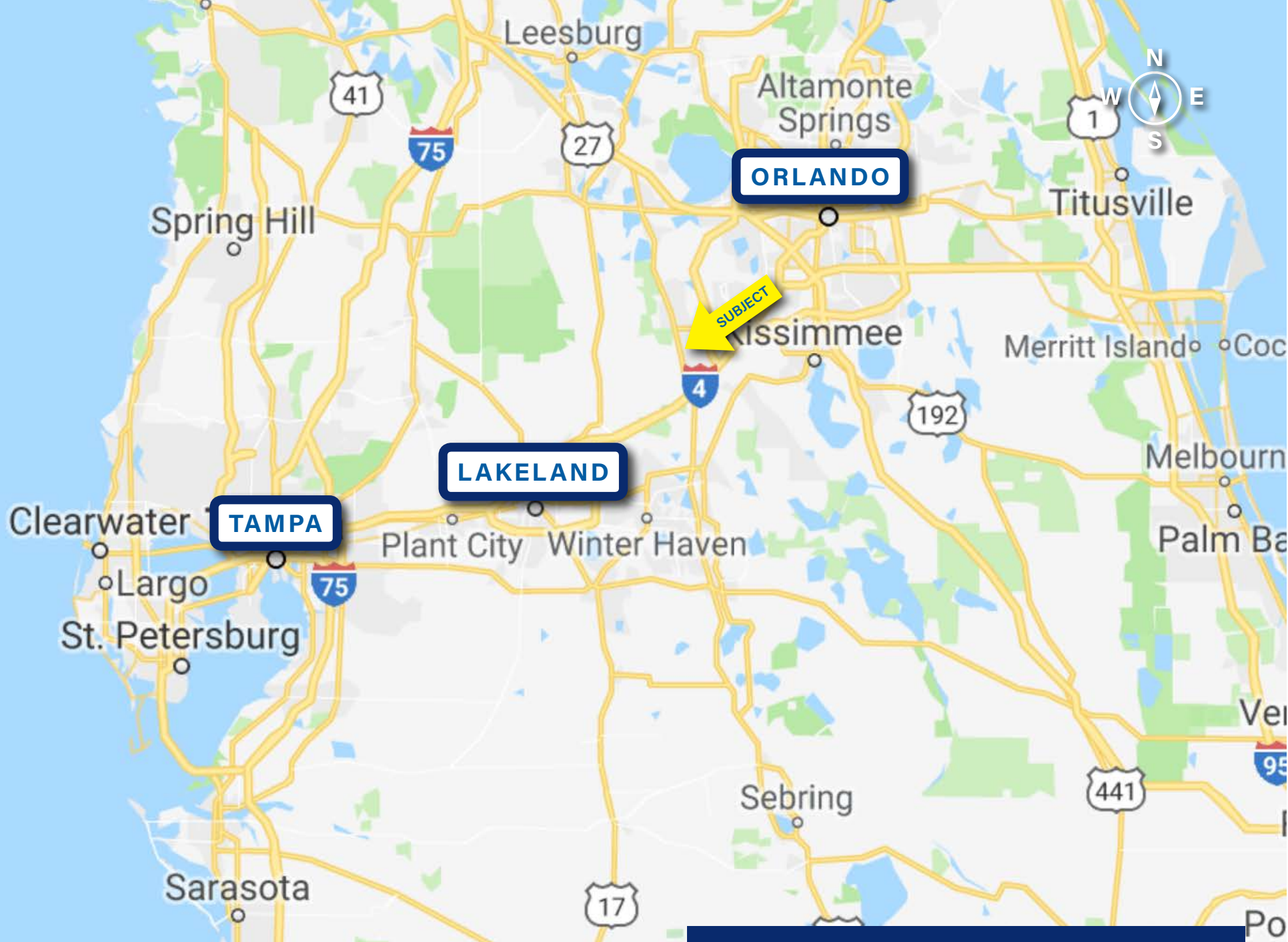


EXECUTIVE SUMMARY

9.62 ACRES US 27 DAVENPORT, FL

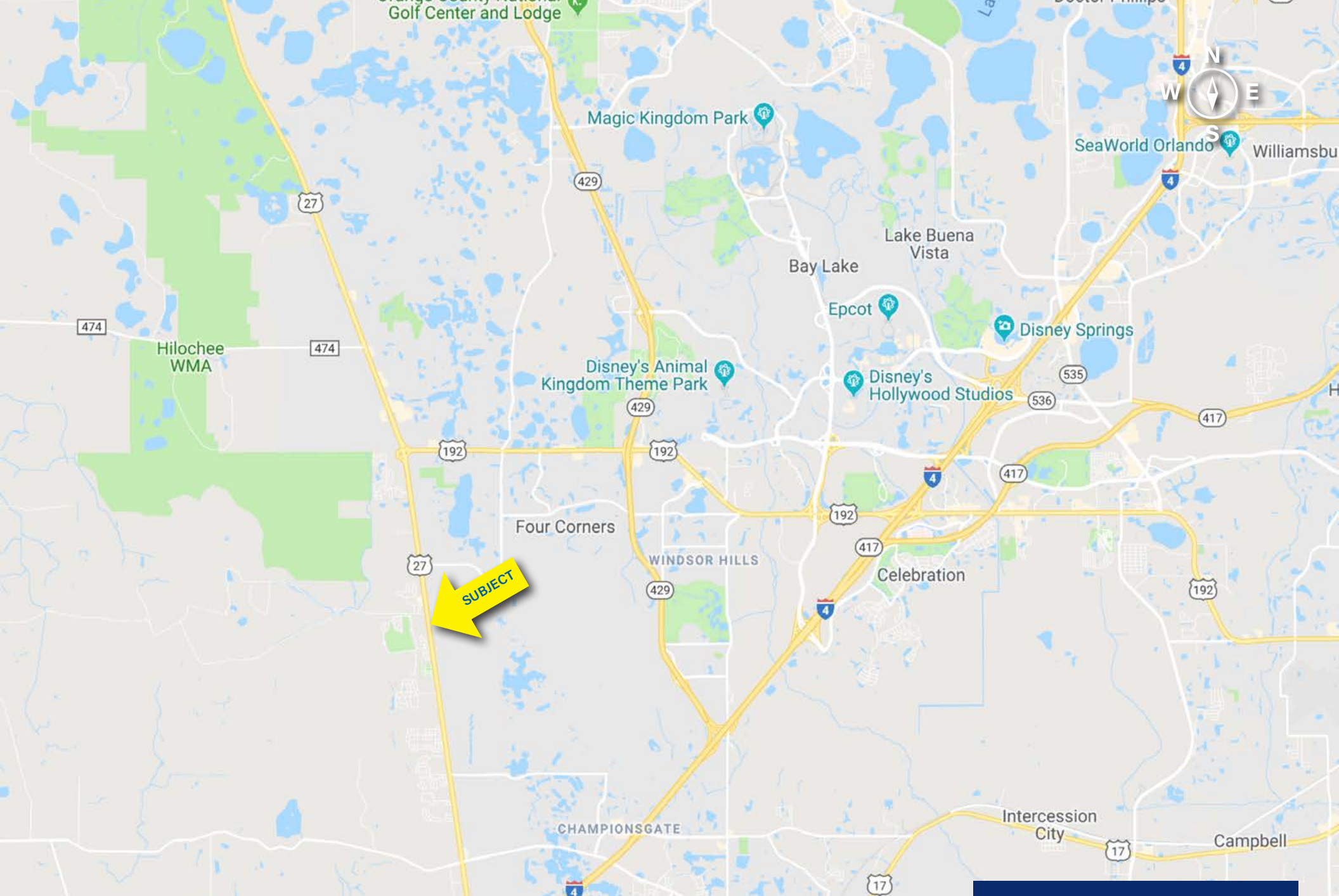
This nearly 10 acre site is located across from the Publix shopping center at US 27 and Sand Mine Rd. The area surrounding the property has seen extensive new development in recent years, including the new Margaritaville Resort to the north near Disney World. The subject site has a future land use of Residential Medium, and benefits from ample frontage along US 27.

Site Address:	0 HWY 27, Davenport, FL 33897
County:	Polk
PIN (Property Identification Number):	262513000000031050
Land Size:	9.63 +/- Acres
Building Size:	N/A
Year Built:	N/A
Property Use:	Timberland
Utilities:	Polk County
Future Land Use:	RMX - US North 27 SAP (Polk County)
Taxes:	\$51.90 (2018)
Traffic Count:	39,500 cars/day on US 27
Price:	\$2,000,000



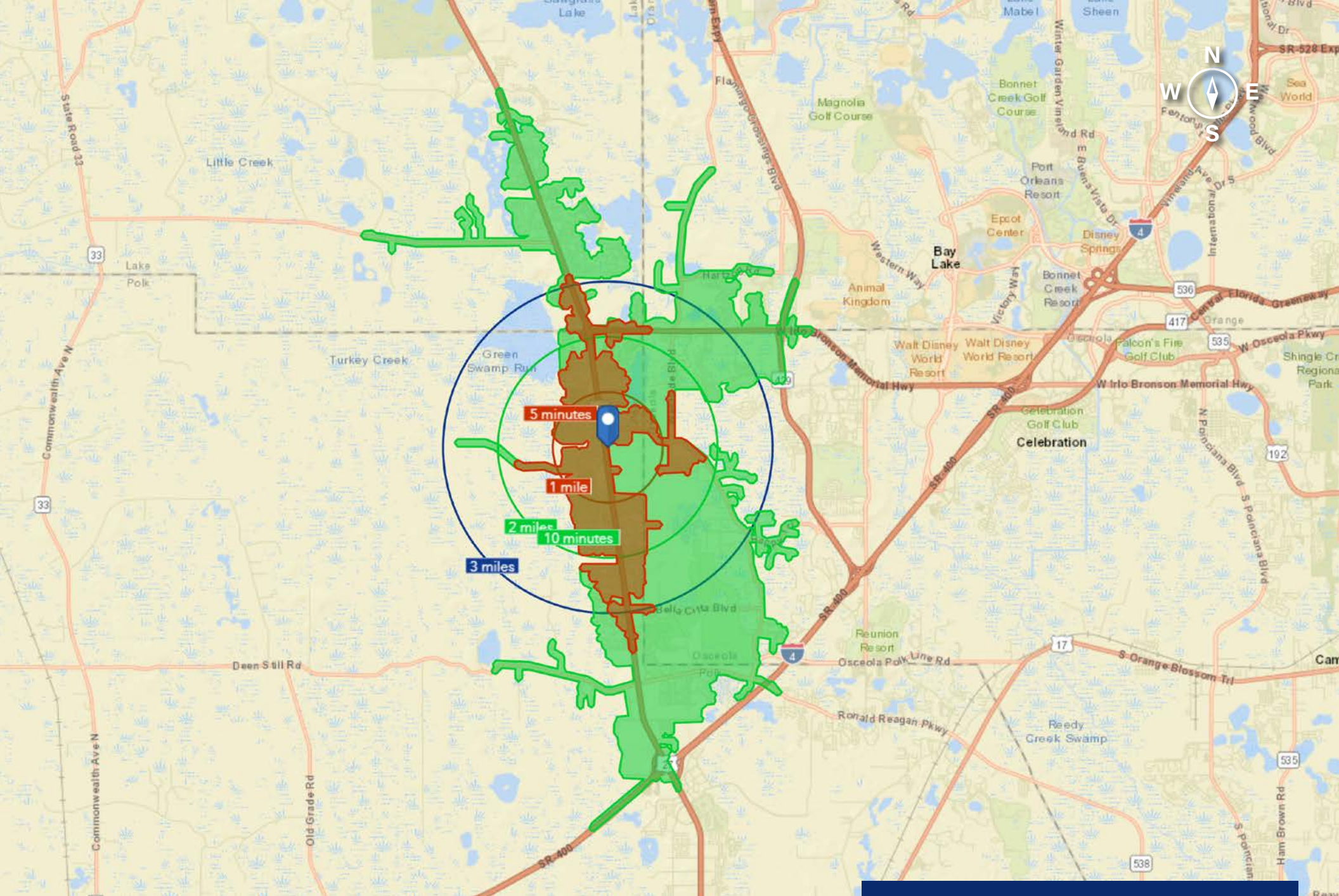
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



Located in Davenport, FL on US 27, near Four Corners and west of Celebration, FL.

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	3,537	12,794	20,267	10,177	30,166	667,696	20,875,686	330,088,686
Households	1,185	4,967	7,873	3,996	11,510	249,123	8,152,541	124,110,001
Families	861	3,504	5,413	2,706	8,066	173,193	5,273,287	81,631,156
Average Household Size	2.98	2.58	2.57	2.55	2.62	2.63	2.51	2.59
Owner Occupied Housing Units	820	3,379	4,780	2,384	7,003	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	365	1,589	3,093	1,612	4,508	79,532	2,959,407	45,847,716
Median Age	43.2	45.5	42.0	41.2	38.5	41.4	42.3	38.3
Income								
Median Household Income	\$53,092	\$50,852	\$50,675	\$52,152	\$52,155	\$47,429	\$52,098	\$58,100
Average Household Income	\$64,221	\$62,285	\$62,002	\$63,031	\$65,398	\$64,107	\$75,281	\$83,694
Per Capita Income	\$23,305	\$24,124	\$23,880	\$24,312	\$24,341	\$24,475	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate								
Population	2.05%	2.35%	2.96%	2.92%	3.63%	1.55%	1.41%	0.83%
Households	1.92%	2.12%	2.74%	2.83%	3.48%	1.48%	1.36%	0.79%
Families	1.84%	2.05%	2.64%	2.69%	3.41%	1.42%	1.30%	0.71%
Owner HHs	2.46%	2.67%	3.24%	3.18%	3.88%	2.07%	1.91%	1.16%
Median Household Income	1.50%	1.73%	1.92%	1.73%	2.24%	2.65%	2.52%	2.50%

The property is situated in a high growth area. The Median Household Income within 10 minutes is higher than both Polk County and the State of Florida.

BENCHMARK DEMOGRAPHICS

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

Households by Income

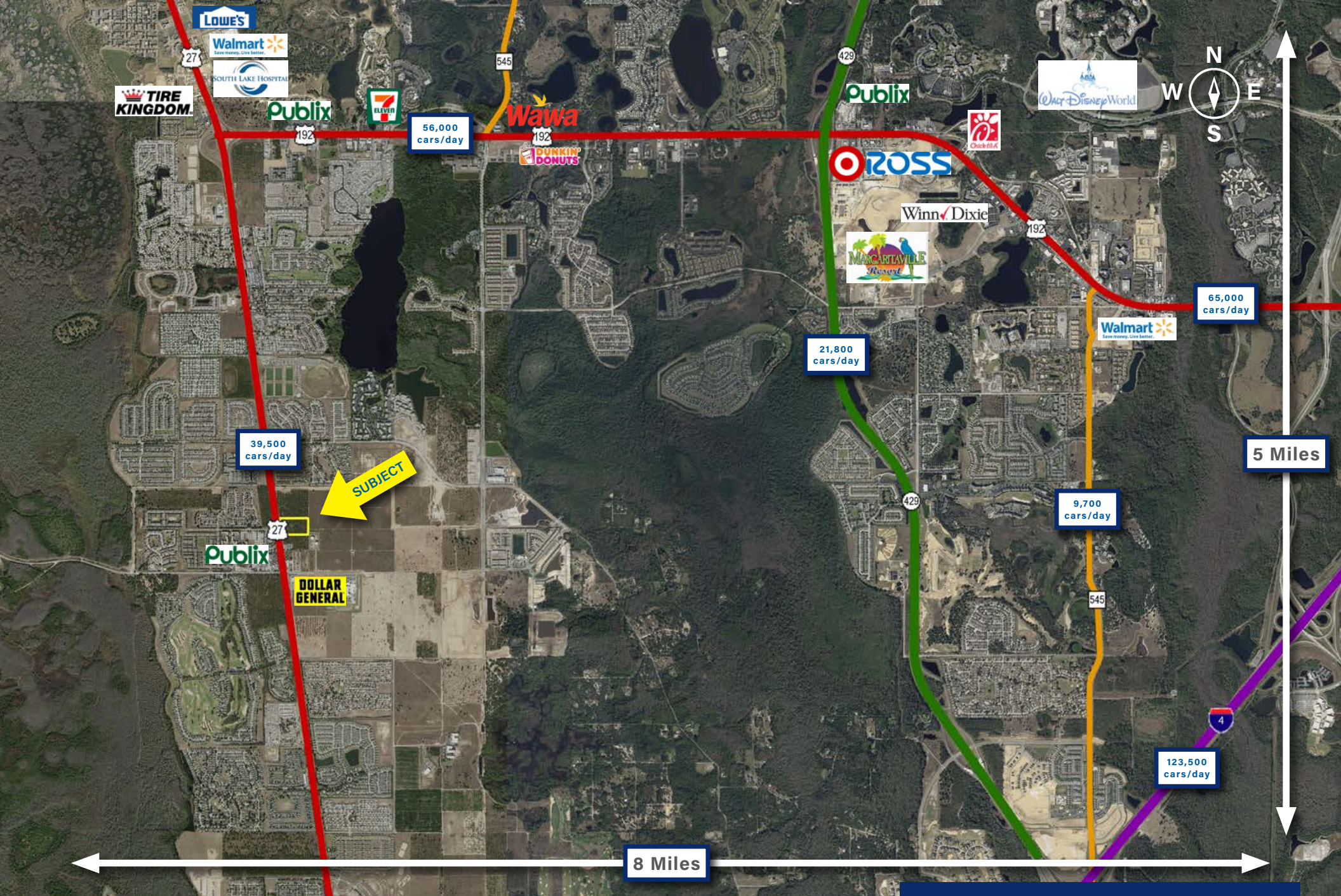
<\$15,000	5.90%	5.70%	6.40%	6.10%	7.40%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	7.70%	11.60%	11.80%	10.90%	11.20%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	9.50%	9.90%	10.90%	11.00%	10.90%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	21.40%	21.40%	19.90%	18.70%	17.70%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	28.20%	25.10%	23.00%	24.60%	21.40%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	15.00%	13.70%	14.30%	14.60%	14.40%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	9.70%	9.70%	11.00%	11.50%	12.90%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.00%	1.40%	1.50%	1.40%	2.40%	2.90%	4.50%	6.00%
\$200,000+	1.60%	1.50%	1.20%	1.20%	1.70%	2.90%	5.10%	6.70%

Population by Age

0 - 4	5.60%	5.30%	5.60%	5.70%	6.20%	6.00%	5.30%	6.00%
5 - 9	5.90%	5.50%	5.70%	5.90%	6.20%	6.00%	5.40%	6.20%
10 - 14	5.90%	5.40%	5.50%	5.80%	6.00%	6.00%	5.60%	6.30%
15 - 19	5.10%	4.60%	4.90%	5.00%	5.40%	5.90%	5.70%	6.40%
20 - 24	4.60%	4.20%	5.10%	4.90%	5.80%	5.90%	6.30%	6.90%
25 - 34	12.00%	11.70%	13.60%	13.80%	15.30%	12.70%	13.20%	13.90%
35 - 44	13.30%	12.60%	13.40%	14.20%	14.10%	11.40%	11.70%	12.50%
45 - 54	12.70%	11.80%	12.60%	13.20%	12.80%	11.80%	12.70%	12.80%
55 - 64	12.40%	11.90%	11.70%	11.90%	11.40%	13.10%	13.60%	13.00%
65 - 74	12.60%	14.10%	12.00%	11.30%	9.90%	12.10%	11.50%	9.40%
75 - 84	8.10%	10.30%	7.90%	6.70%	5.60%	6.60%	6.30%	4.60%
85+	1.80%	2.60%	2.00%	1.50%	1.40%	2.40%	2.70%	2.00%

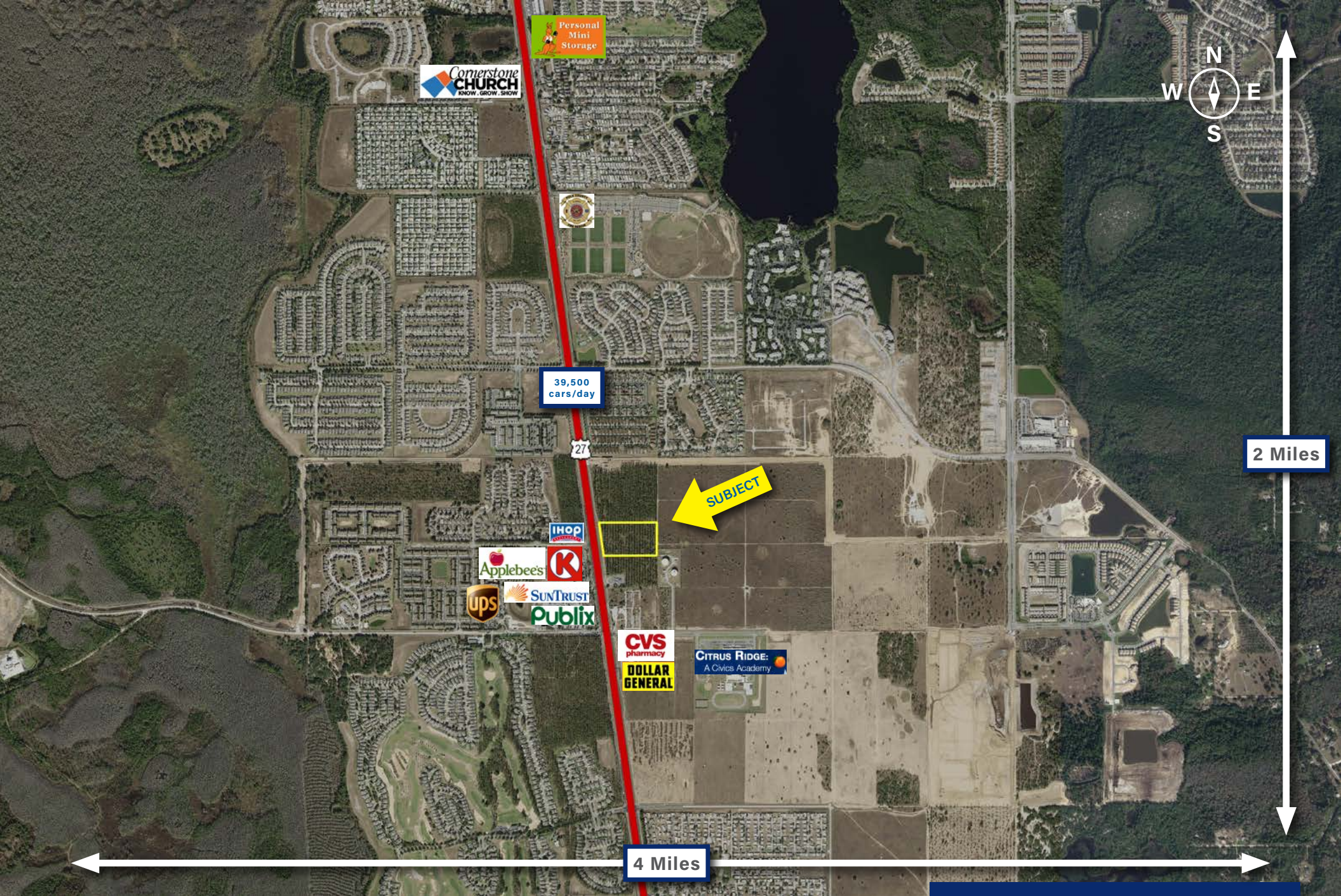
Race and Ethnicity

White Alone	75.10%	76.60%	75.30%	75.60%	73.30%	72.30%	73.00%	69.90%
Black Alone	8.70%	7.90%	8.30%	8.40%	8.60%	15.30%	16.40%	12.90%
American Indian Alone	1.10%	0.80%	0.60%	0.70%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.80%	2.30%	2.40%	2.90%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.20%	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.40%	9.30%	9.90%	9.30%	10.70%	7.00%	4.30%	6.90%
Two or More Races	3.60%	3.40%	3.40%	3.40%	3.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	36.20%	33.90%	35.30%	34.90%	36.90%	22.60%	25.90%	18.30%



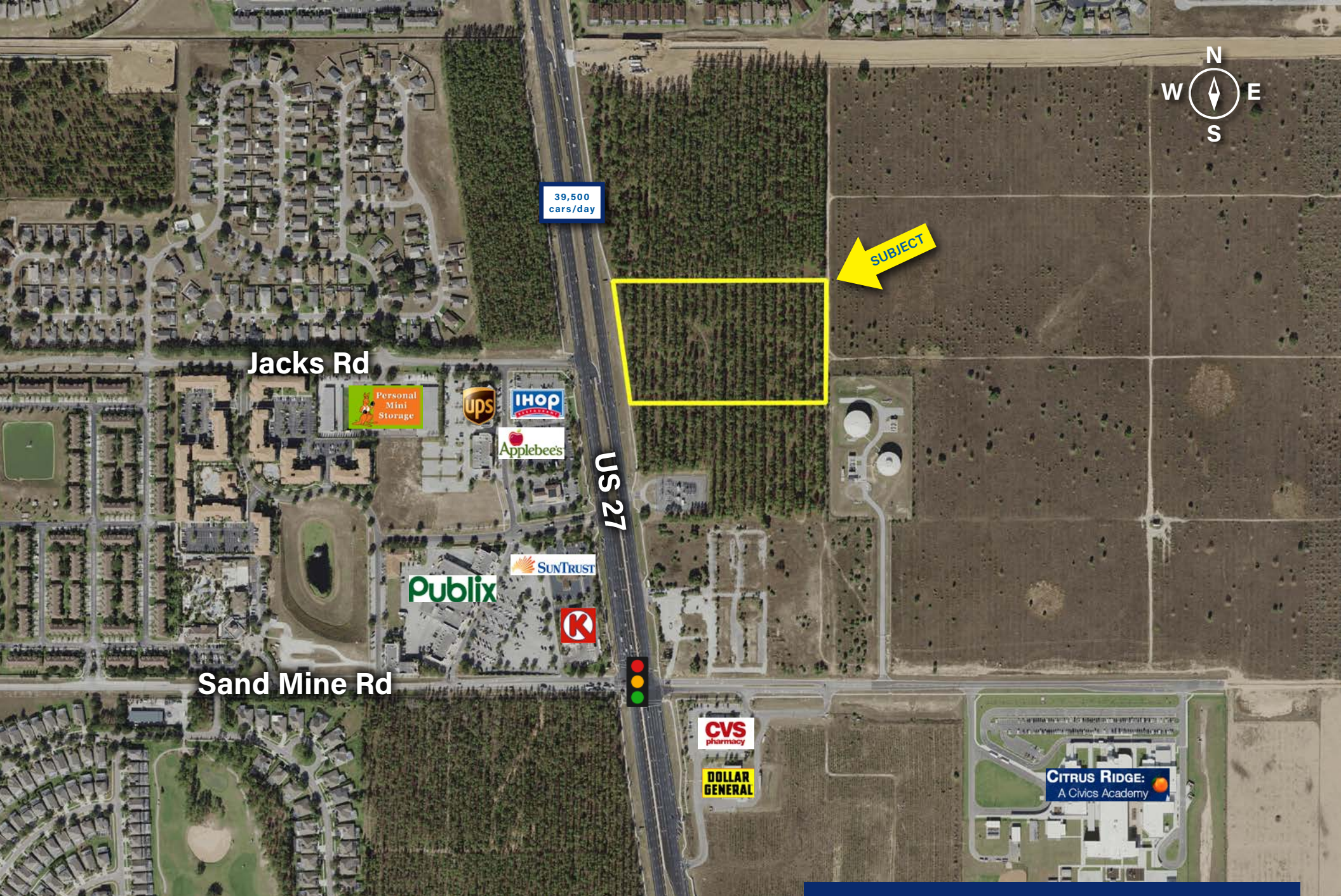
MARKET AREA MAP

The property is located along US 27 between I-4 and US 192. The property is near Disney World, and the new Margaritaville Resort.



The surrounding area has seen extensive residential growth in recent years.

TRADE AREA MAP



The property is just across from the Publix center at Sand Mine Rd.

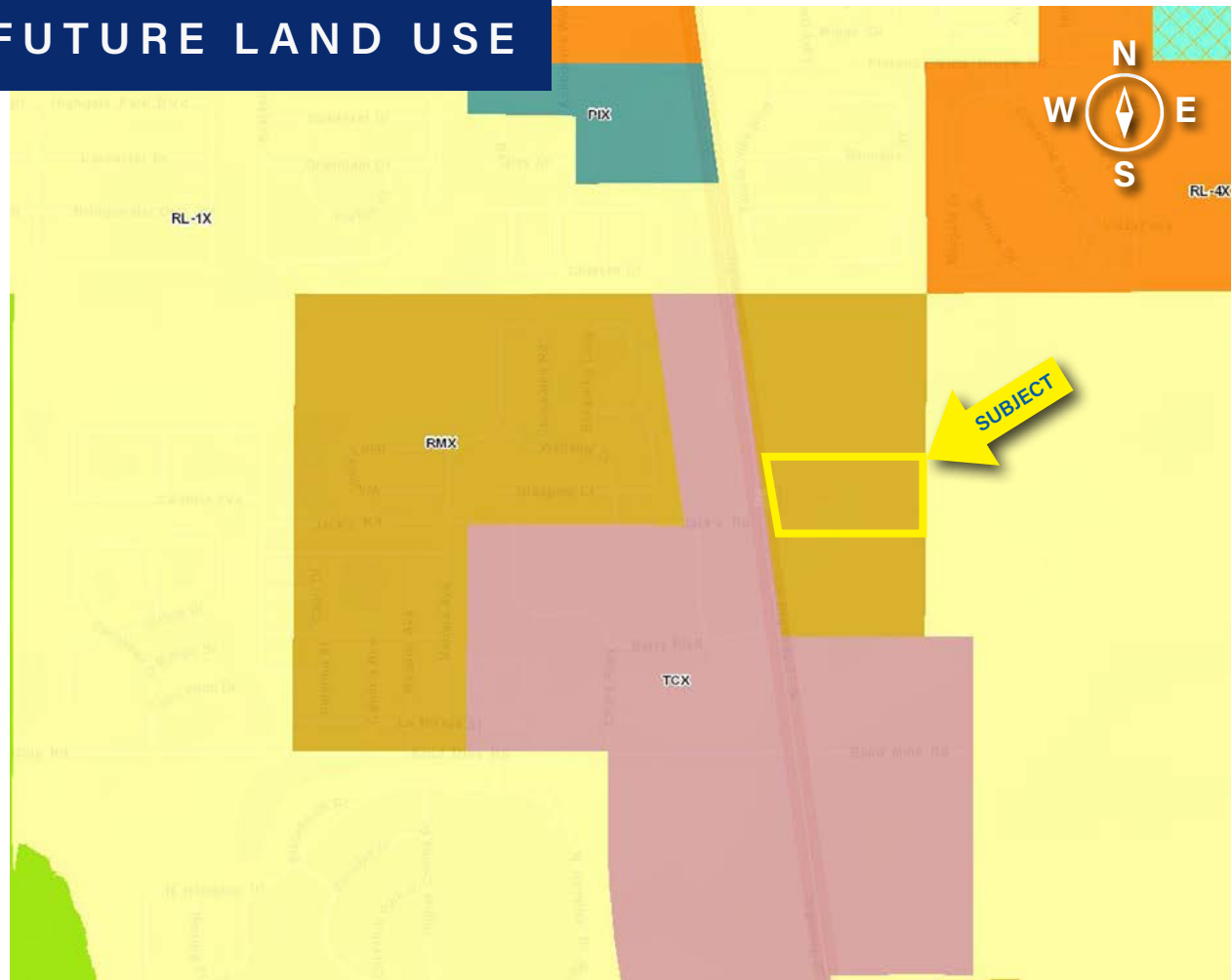
NEIGHBORHOOD AERIAL



Excellent visibility from US 27, with more than 500 FT of road frontage.

SITE AERIAL

FUTURE LAND USE



Residential Medium-X (US North 27 SAP)

Single family, multi family, and other residential uses are allowed up to a maximum of 15 units per acre under the Residential Medium land use designation.

-  RMX
-  RL-1X
-  TCX
-  PIX



SVN | Saunders Ralston Dantzler
Real Estate

877.518.5263

114 N. Tennessee Ave.
Lakeland, FL 33801