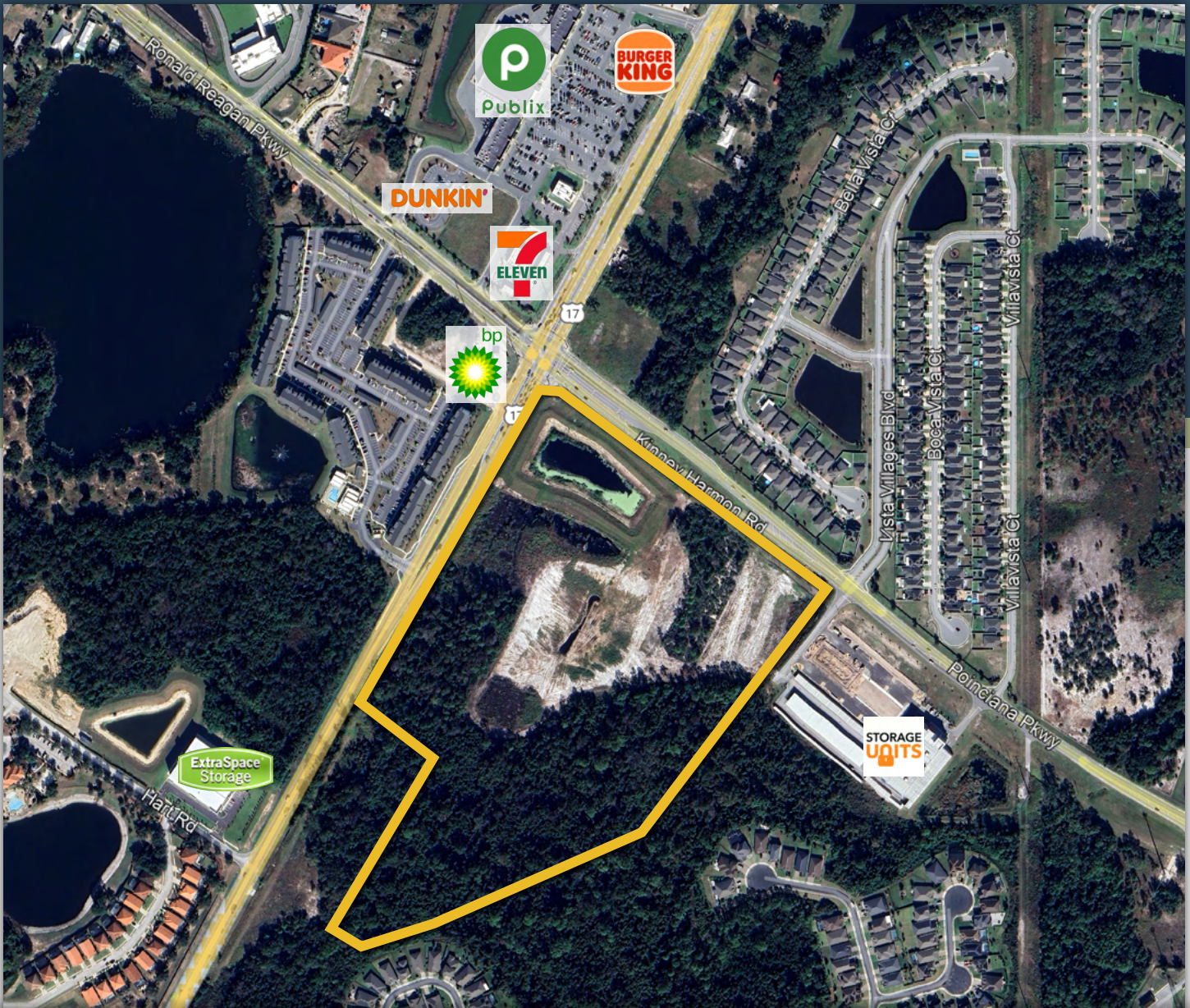




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# DAVENPORT COMMERCIAL DEVELOPMENT LAND - SHOVEL READY

**Southern Corner of Hwy 17 and Poinciana Parkway**



# PROPERTY DETAILS

- Price: \$7,500,000
- Size:  $\pm 42$  gross ac
  - $\pm 21$  net ac
- Zoning: PD
- FLU: Community Activity Center/MU
- Utilities: Available
- Frontage:  $\pm 1,280'$  on Poinciana Parkway and  $\pm 1,260'$  on Highway 17-92

## Property Highlights

Zoned for up to  $\pm 185,000$  sq. ft. of commercial or multifamily in Davenport. This property is a truly shovel ready site that has been mass graded with master retention completed. Caddy corner to a recently completed Publix anchored Shopping Center (Loughman Crossing). Strategically located at the intersection of Poinciana Parkway and US HWY 17-92. Located 10 minutes from Champions Gate, 20 minutes to Disney, 35 minutes to Orlando International Airport, 20 minutes from downtown Kissimmee.





# GEOGRAPHICAL DETAILS

## Local Demographics

- Total Population: 11,660
- Median HH Income: \$65,157
- Median Home Value: \$297,000

Davenport, US Census 2023

## County Demographics

- Total Population: 760,961
- Median HH Income: \$63,644
- Median Home Value: \$240,000

Polk County, US Census 2023

## Daily Traffic Counts

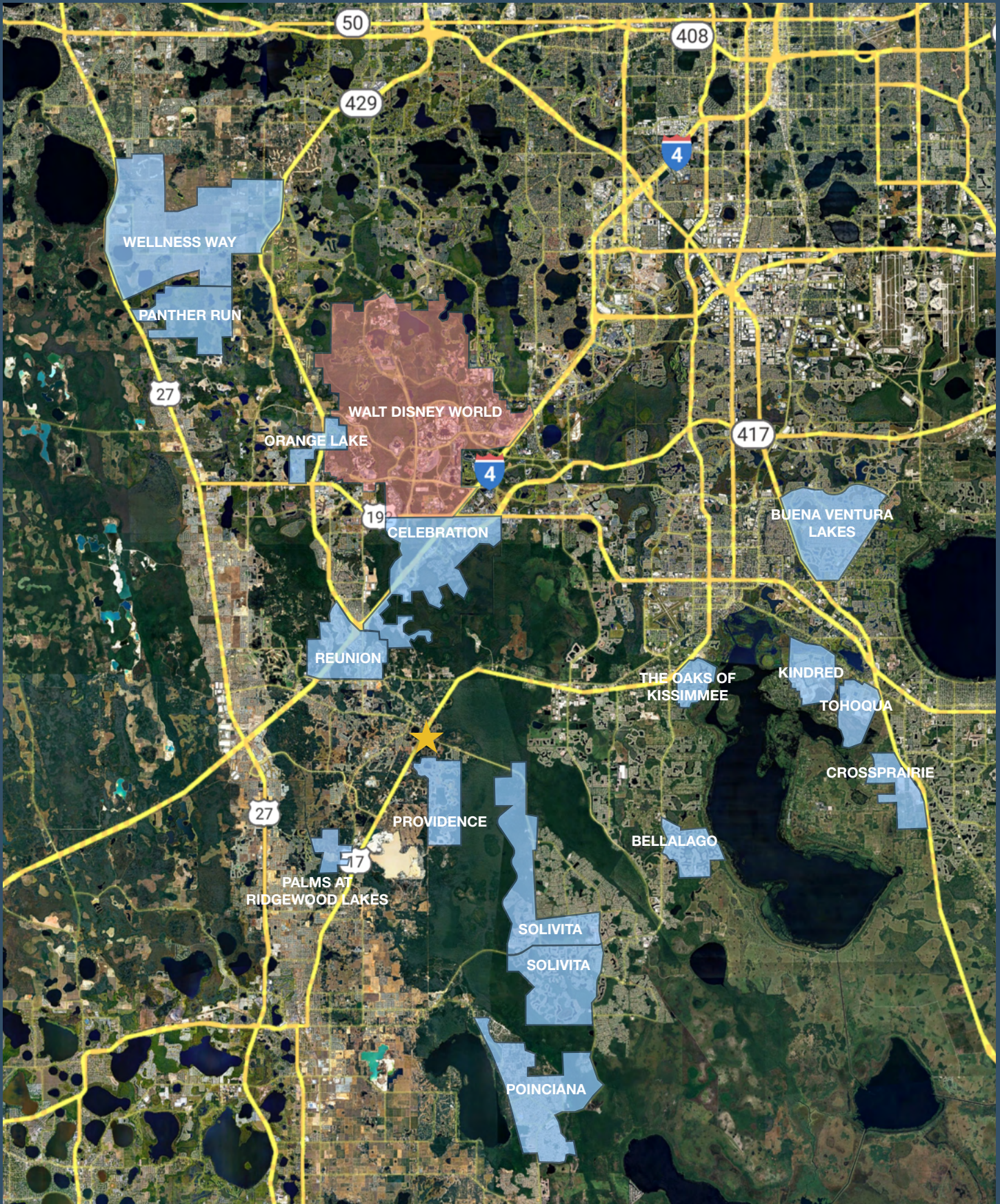
- HWY 17: 22,500
- Kenney Harmon Rd: 29,500

FDOT, 2024





# LOCAL DEVELOPMENTS





# LOCAL DEVELOPMENTS

1. Vistamar Villages
2. Pointe Grand Davenport Apartments (288 units)
3. Drayton-Preston Woods at Providence
4. Aviana (220+ units)
5. Tivoli
6. Sereno
7. Greenfield Village
8. Wildflower Ridge
9. First Place
10. Grantham Springs at Providence
11. Providence
12. Chelsea Woods at Providence
13. Cortland Woods at Providence
14. Crofton Springs at Providence
15. Greens at Providence
16. Rosemont Woods
17. Aldea Reserve
18. Williams Preserve
19. Preservation Point
20. Watersong
21. Camden Park
22. Victoria Woods
23. Sherbrook Springs
24. Sandy Ridge
25. Thousand Oaks (603 units)
26. Pinewood Country
27. Tanglewood Reserve (89 units)
28. Grand Reserve
29. Solterra
30. Astonia North
31. Davenport City Annex. (Including Pulte 1,054 home PUD)
32. Hampton Landing (520+ units)
33. Fairway Villas
34. Providence N-25
35. Blackstone Landing
36. Crescent Lakes
37. Lake Wilson Preserve (347 units)
38. Sunridge Woods
39. Bridgewater Crossing
40. Oakmont (740+ units)
41. Briargrove
42. Windwood Bay
43. Reunion Resort
44. Astonia South
45. Garden Hill at Providence
46. Pionciana
47. Cypress Hammock (400+ units)
48. Legacy Union (370+ units)
49. Blackwater Crossing
50. Waterview Estates
51. Knightsbridge
52. Manor Collection at Storey Creek

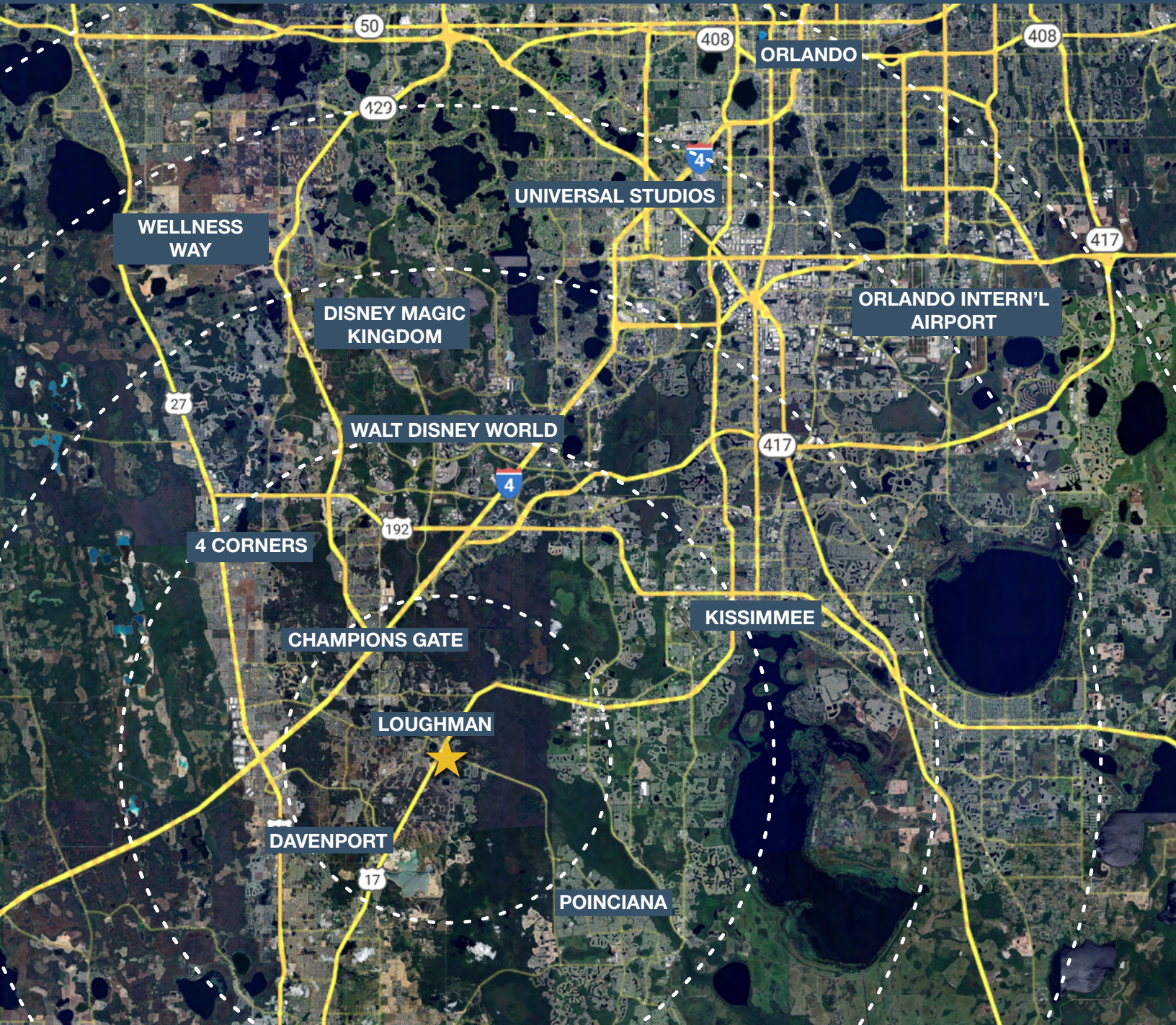




# REGIONAL MAP

## Drive Times

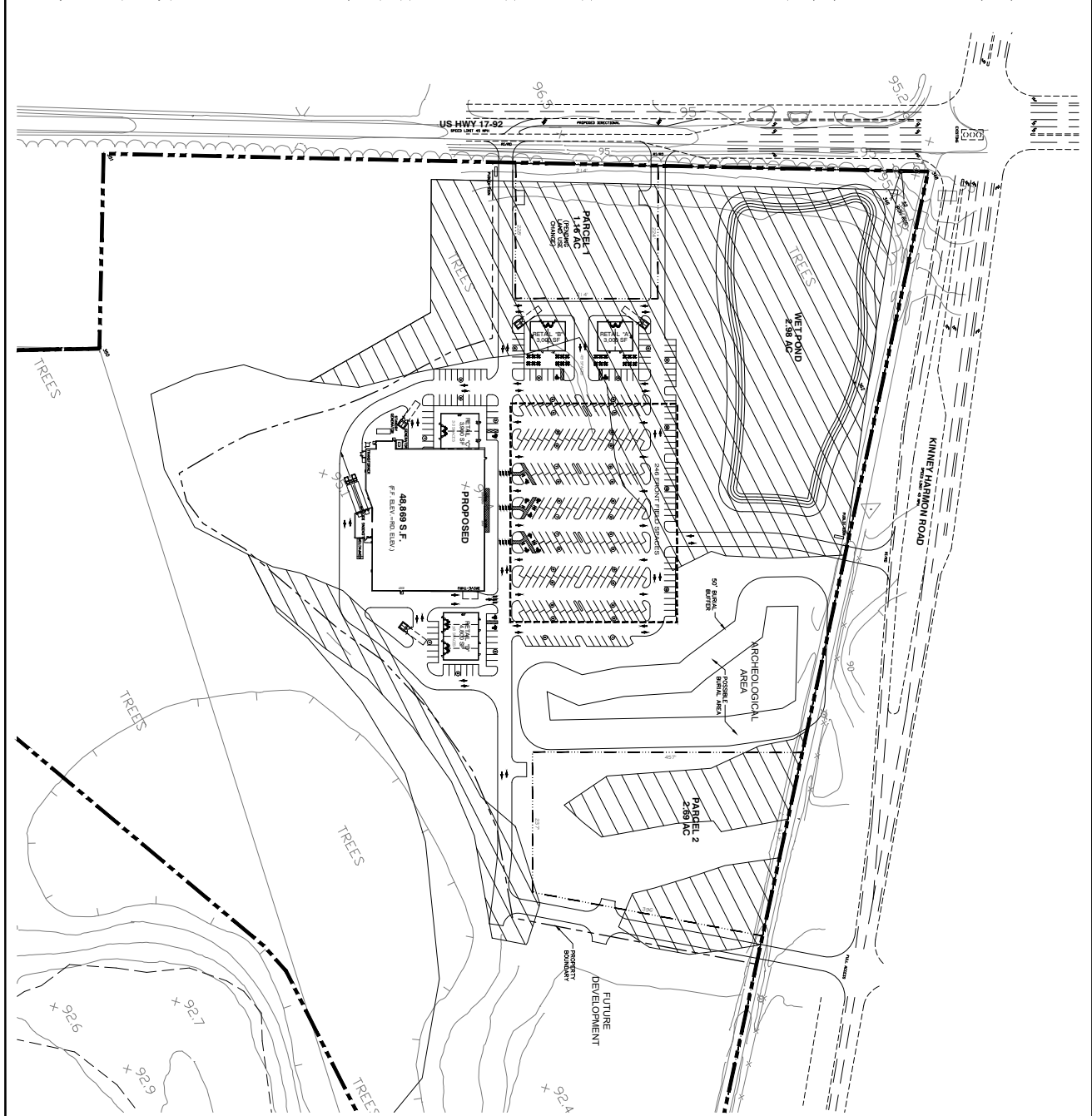
- Davenport: 9 min
- Champions Gate: 10 min
- Poinciana: 12 min
- Kissimmee: 25 min
- Walt Disney World: 25 min
- Magic Kindgom: 25 min
- Universal Studios: 35 min
- Orlando International Airport: 40 min
- Downtown Orlando: 42 min











**SITE DATA:**

PARCEL AREA	22.8 AC
OUT PARCEL 1	1.18 AC
OUT PARCEL 2	18.75 AC
TOTAL AREA	22.8 AC

**CONCRETE AND LAND USE:**

CONCRETE AND LAND USE: 18.75 AC

**WETLANDS:**

WETLANDS: 2.38 AC

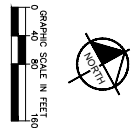
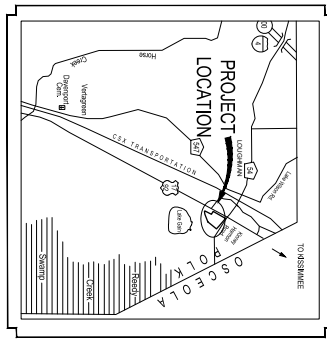
**WETLANDS:**

WETLANDS: 2.38 AC

**WETLANDS:**

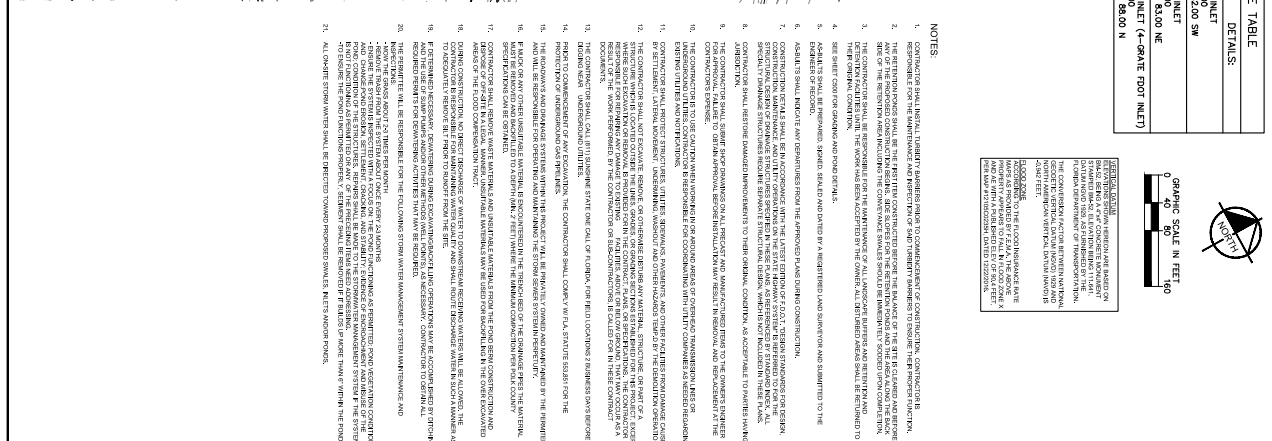
WETLANDS: 2.38 AC


VICINITY MAP  
N.T.S.



SHEET NUMBER CSP-03	RETAIL SPACE AT PROVIDENCE N27  PREPARED FOR APPLIED BUILDING DEVELOPMENT COMPANY-OAKHILLS, INC.  POLK COUNTY      FLORIDA	CONCEPTUAL SITE PLAN	KHA PROJECT 049853	Kimley»Horn  © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 109 S. KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106						
			DATE APR 2022							
			SCALE AS SHOWN							
			DESIGNED BY _____							
			DRAIN BY _____							
			CHECKED BY _____							
					No.	REVISIONS	DATE	BY		





C400	SHEET NUMBER	PROVIDENCE N27 MASS GRADING PREPARED FOR APPLIED BUSINESS DEVELOPMENT COMPANY-OAKHILLS, INC.	MASS GRADING PLAN	KHA PROJECT 049853  DATE NOV. 2022  SCALE AS SHOWN  DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____		<b>Kimley»Horn</b>  © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 883-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106				
		POLK COUNTY FLORIDA								
							No.	REVISIONS	DATE	BY



# LOCAL NEWS

## Plans for new Poinciana High School advance after major approvals

**By: Donovan Conaway | Newsroom@GrowthSpotter | November 11, 2025**

The Polk County Commission has taken initial steps toward establishing a new \$182.2 million high school in Poinciana, Polk County, slated to open in 2028, by approving a property change with a district change to come in December. This project represents a significant investment in the future of Poinciana, helping address the area's rapid population growth and school capacity needs.

Read Full Article Here: <https://www.growthspotter.com/2025/11/11/plans-for-new-poinciana-high-school-advance-after-major-approvals/>

## Reunion gets zoning update for resort expansion

**By: Laura Kinsler | LKinsler@GrowthSpotter | December 26, 2024**

Osceola Commissioners approved a zoning update this month for Reunion Resort that clears the way for the owner to move forward on its proposed \$1 billion expansion. The plans include an expansion of the Reunion Grande as well as a series of six separate condo-hotel buildings that would vary in height from five to 10 stories, a spa, fitness center, amphitheater, and more.

Read Full Article Here: <https://www.growthspotter.com/2024/12/26/reunion-gets-zoning-update-for-resort-expansion/>