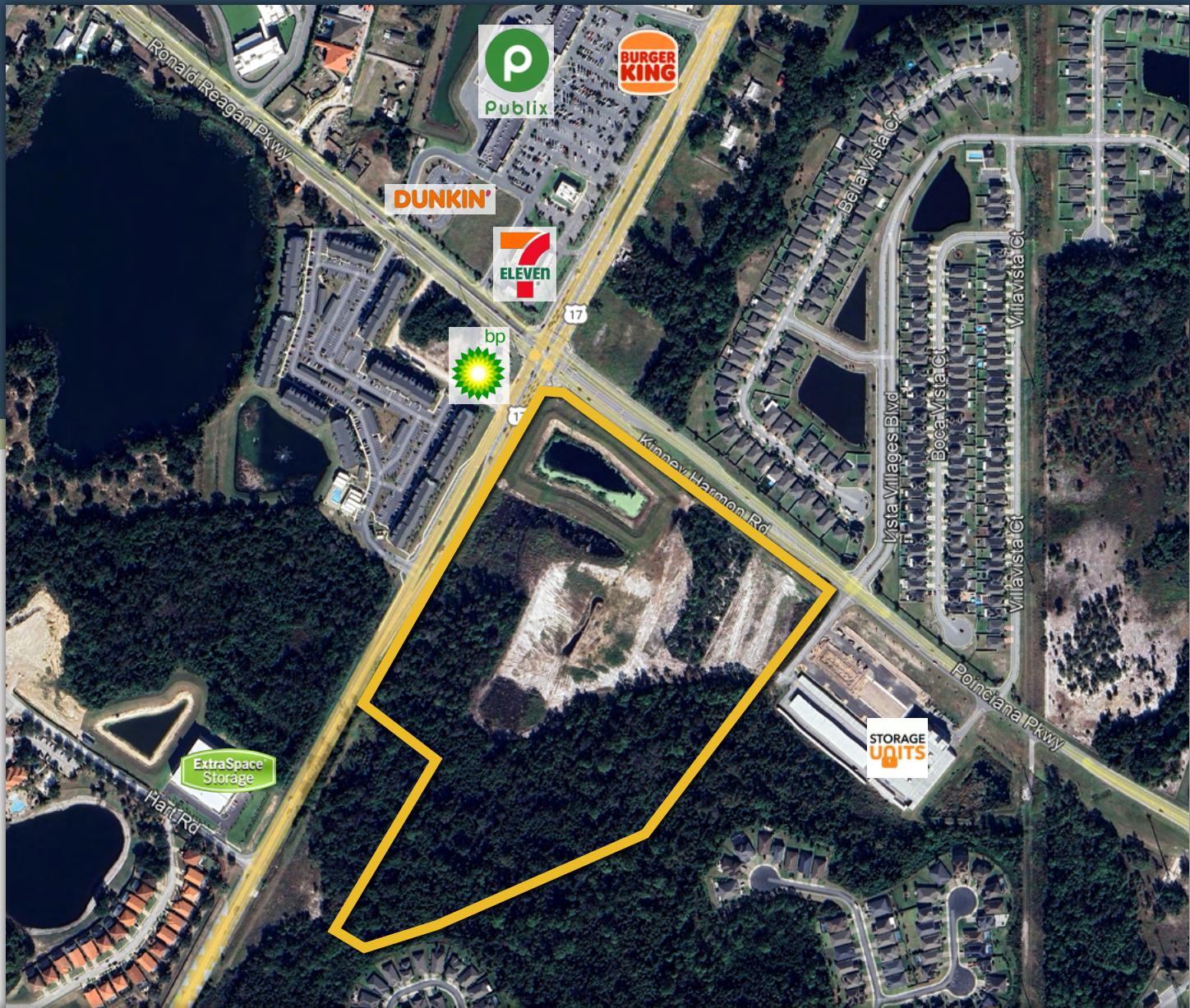




MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER



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

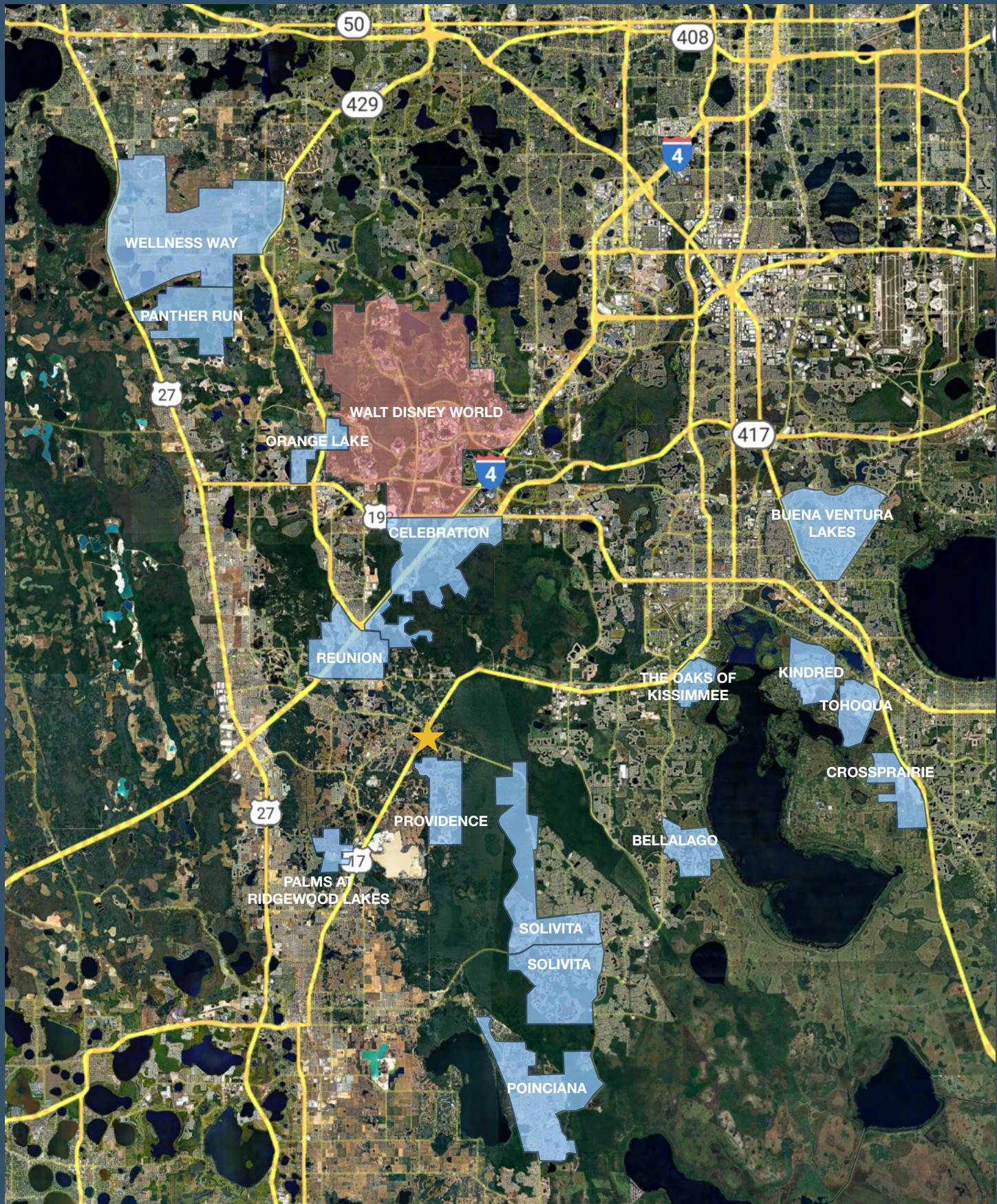
Daily Traffic Counts

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

FDOT, 2024

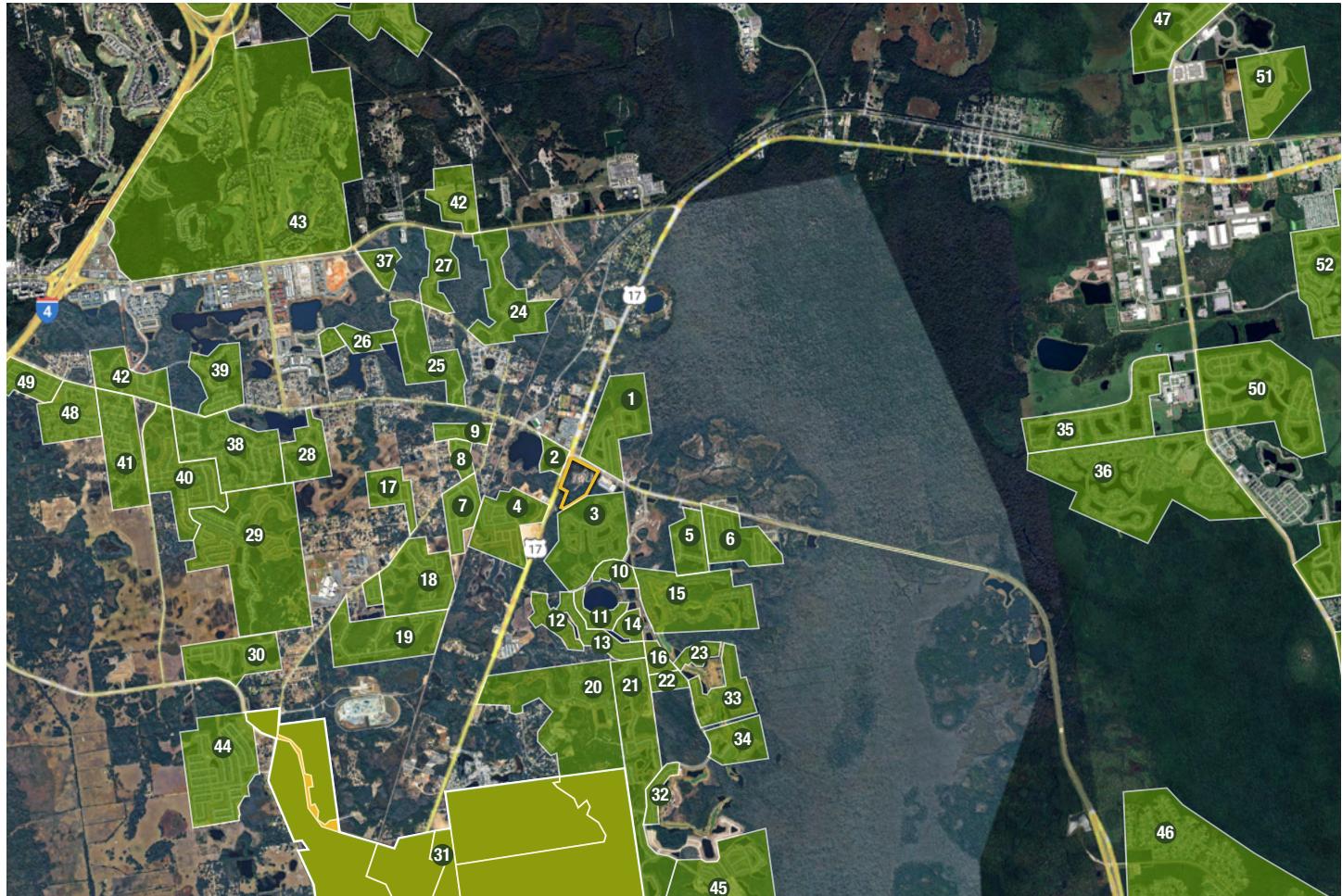


LOCAL DEVELOPMENTS



LOCAL DEVELOPMENTS

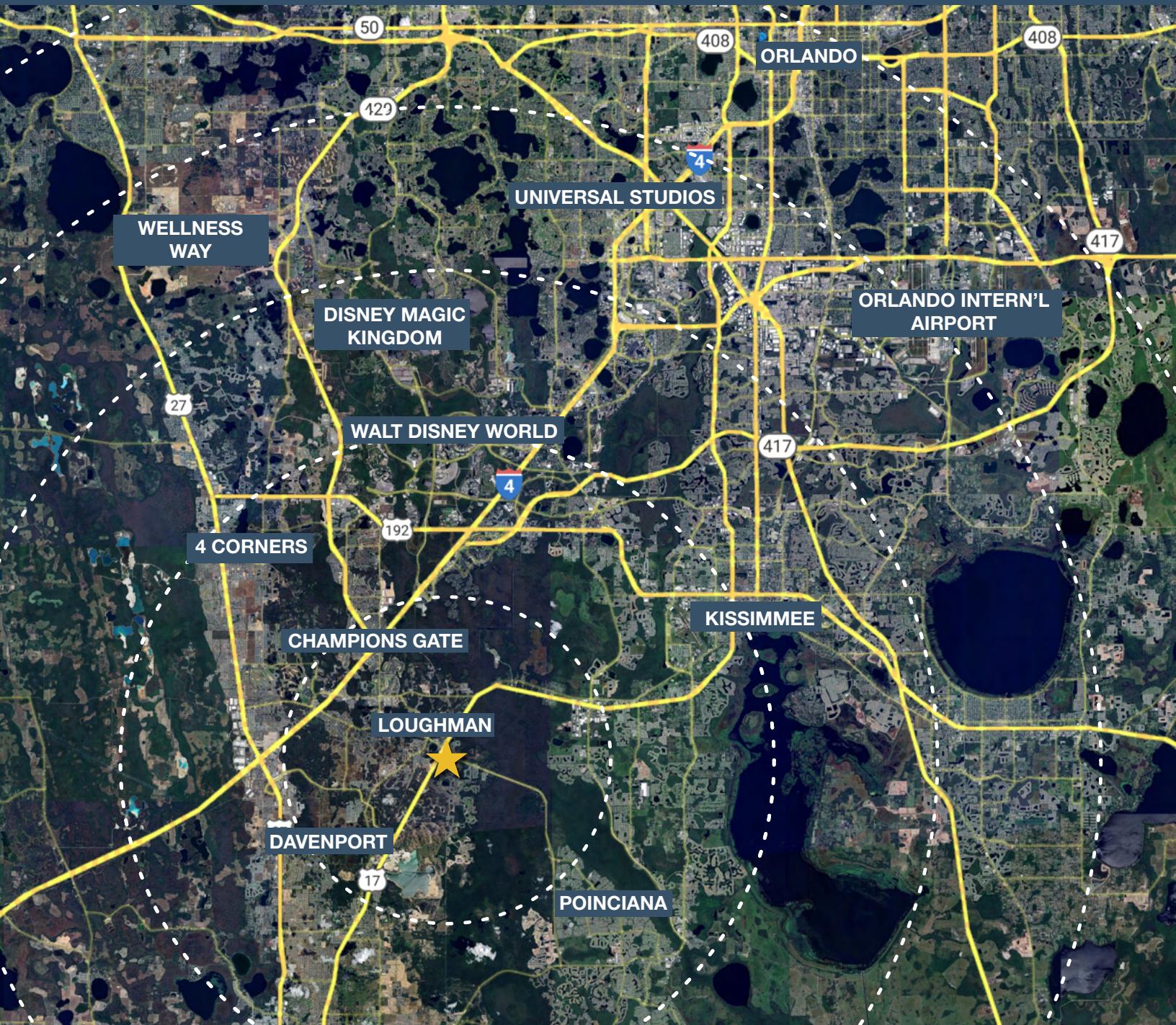
- 1. Vistamar Villages
- 2. Pointe Grand Davenport Apartments (288 units)
- 3. Drayton-Preston Woods at Providence
- 4. Aviana (220+ units)
- 5. Tivoli
- 6. Sereno
- 7. Greenfield Village
- 8. Wildflower Ridge
- 9. First Place
- 10. Grantham Springs at Providence
- 11. Providence
- 12. Chelsea Woods 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

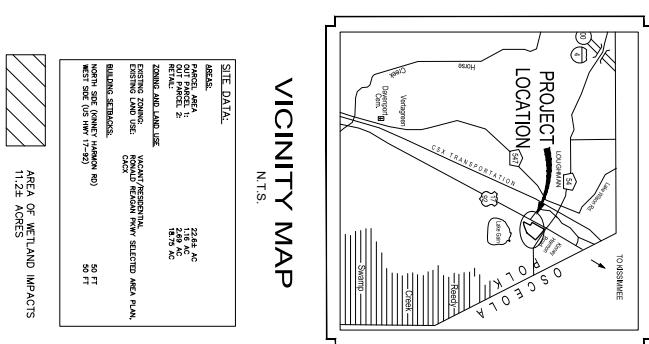
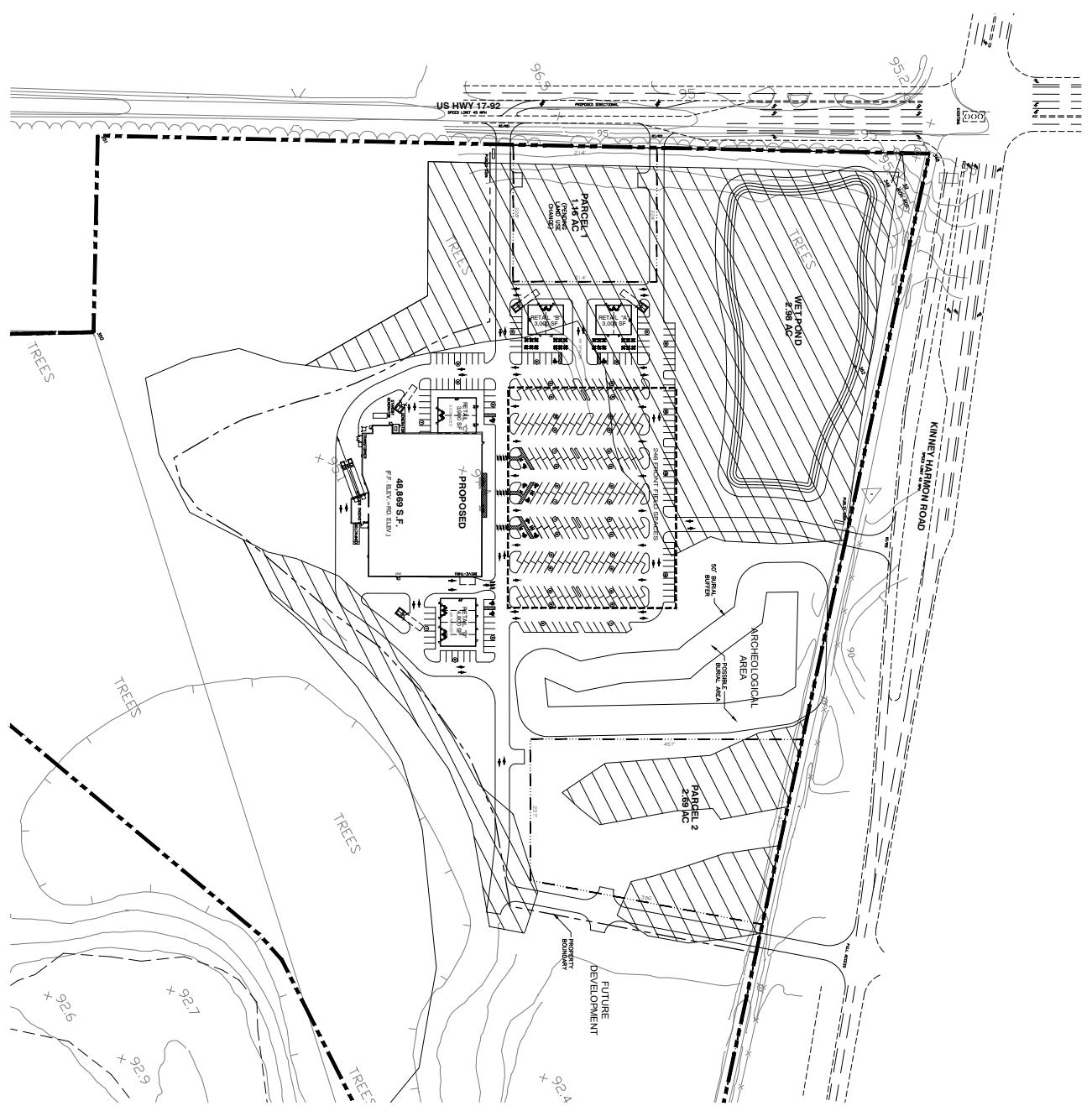
Drive Times

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





aerial
innovations



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 DATE APR 2022 SCALE AS SHOWN DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 109 S. KENTON AVENUE, ST. PETERSBURG, FL 33801 PHONE: 813-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No. REVISIONS DATE BY



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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. WILSON, P.E. #47615. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROVIDENCE N27 MASS
GRADING
PREPARED FOR
APPLIED BUSINESS DEVELOPMENT
COMPANY-OAKHILLS, INC.
POLK COUNTY EL ORID
SHEET NUMBER C400

MASS GRADING PLAN

KHA PROJECT	
049853	
DATE	NOV. 2022
SCALE AS SHOWN	
DESIGNED BY _____	
DRAWN BY _____	
CHECKED BY _____	

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109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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, ampitheater, and more.

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