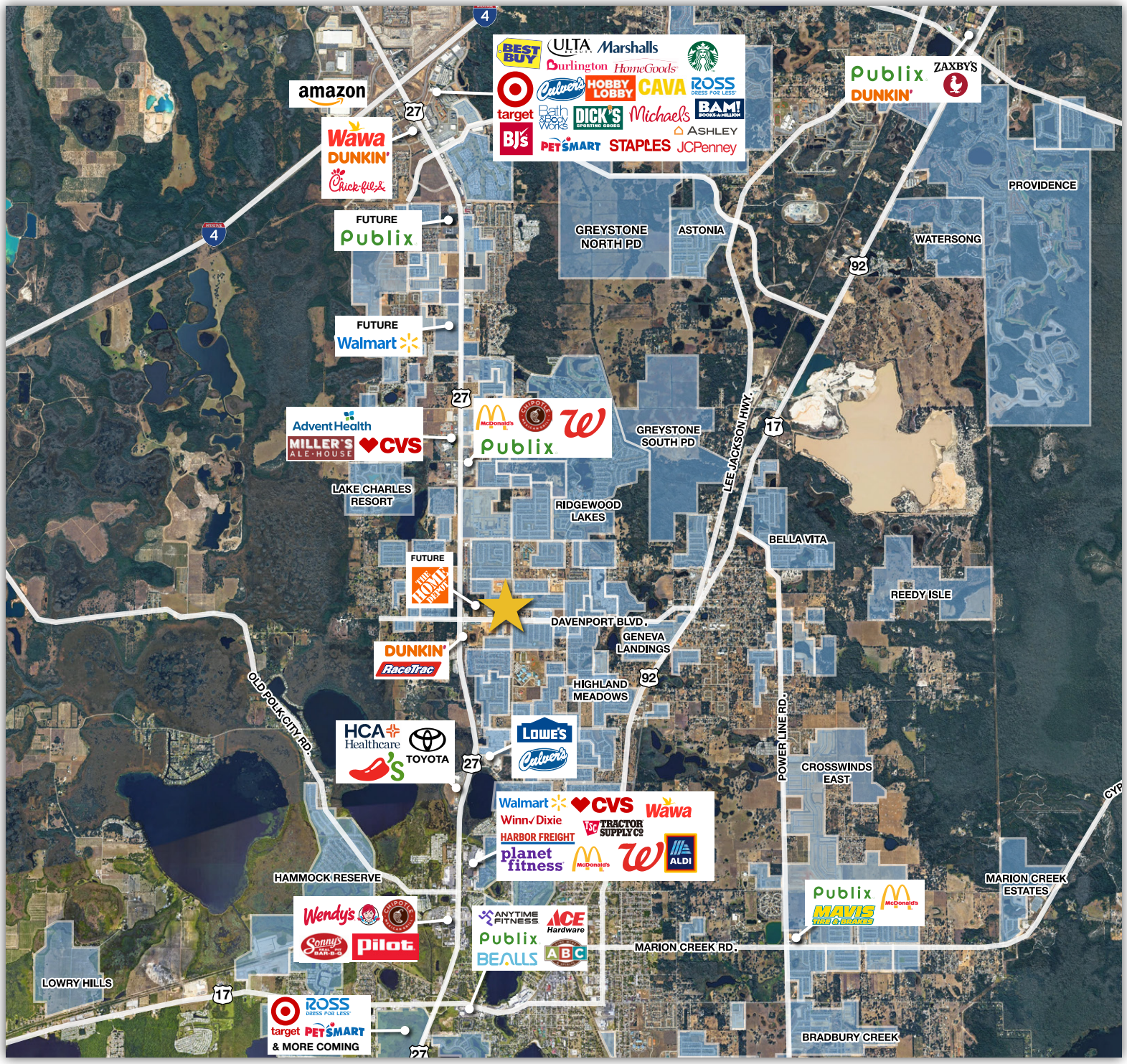
MAURY L. CARTER & ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

±13.56 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY IN DAVENPORT

NORTHWEST CORNER OF DAVENPORT BLVD. AND HOLLY HILL RD.

PRICE: $6,200,000



PROPERTY DETAILS

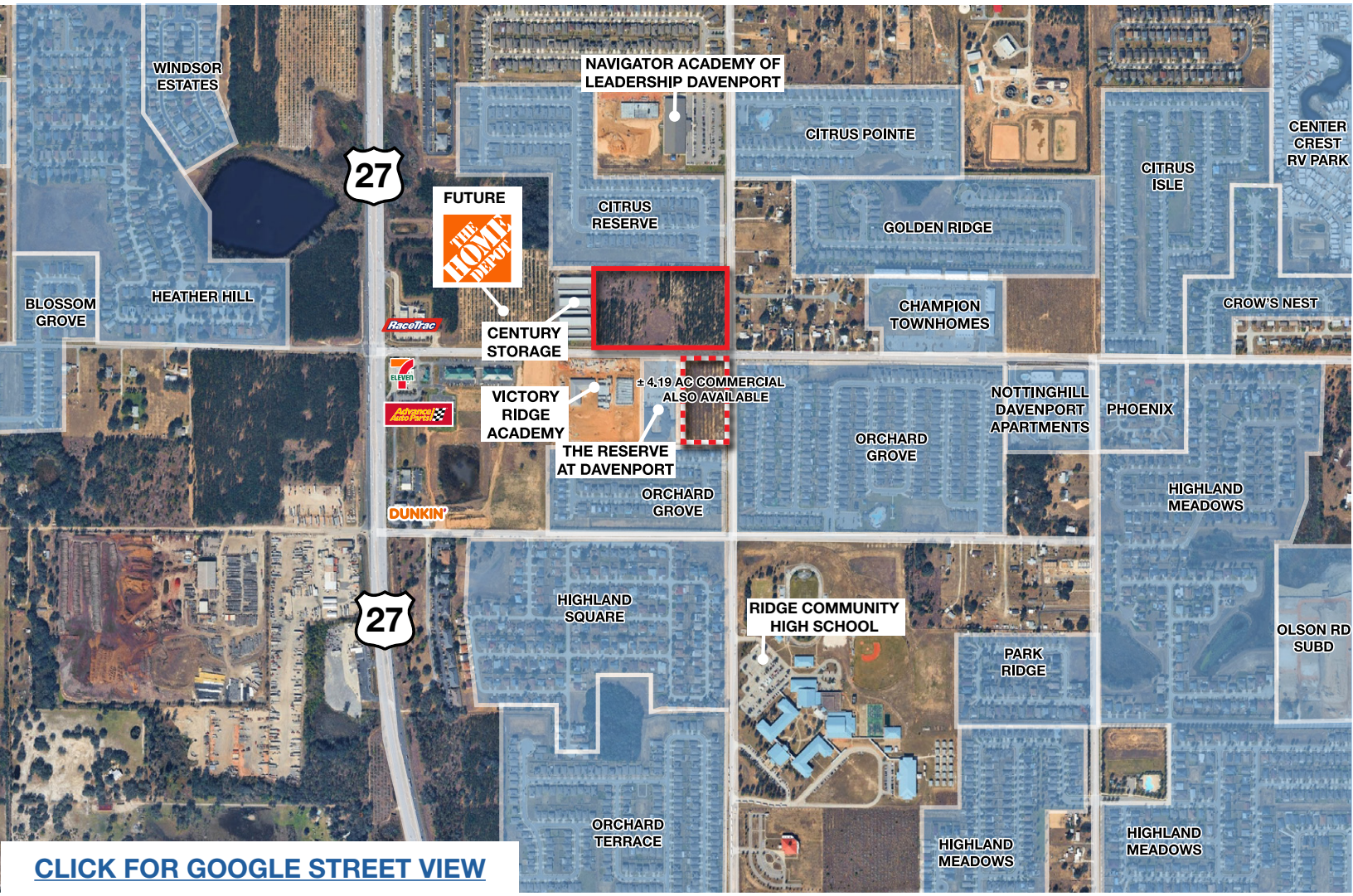
- Size: ±13.56 acres
- Parcel ID: 272705726000040250
- Zoning: C-3
- FLU: Commerce Activity Center (CAC)
- Utilities: Available

PRICE: $6,200,000

PROPERTY HIGHLIGHTS

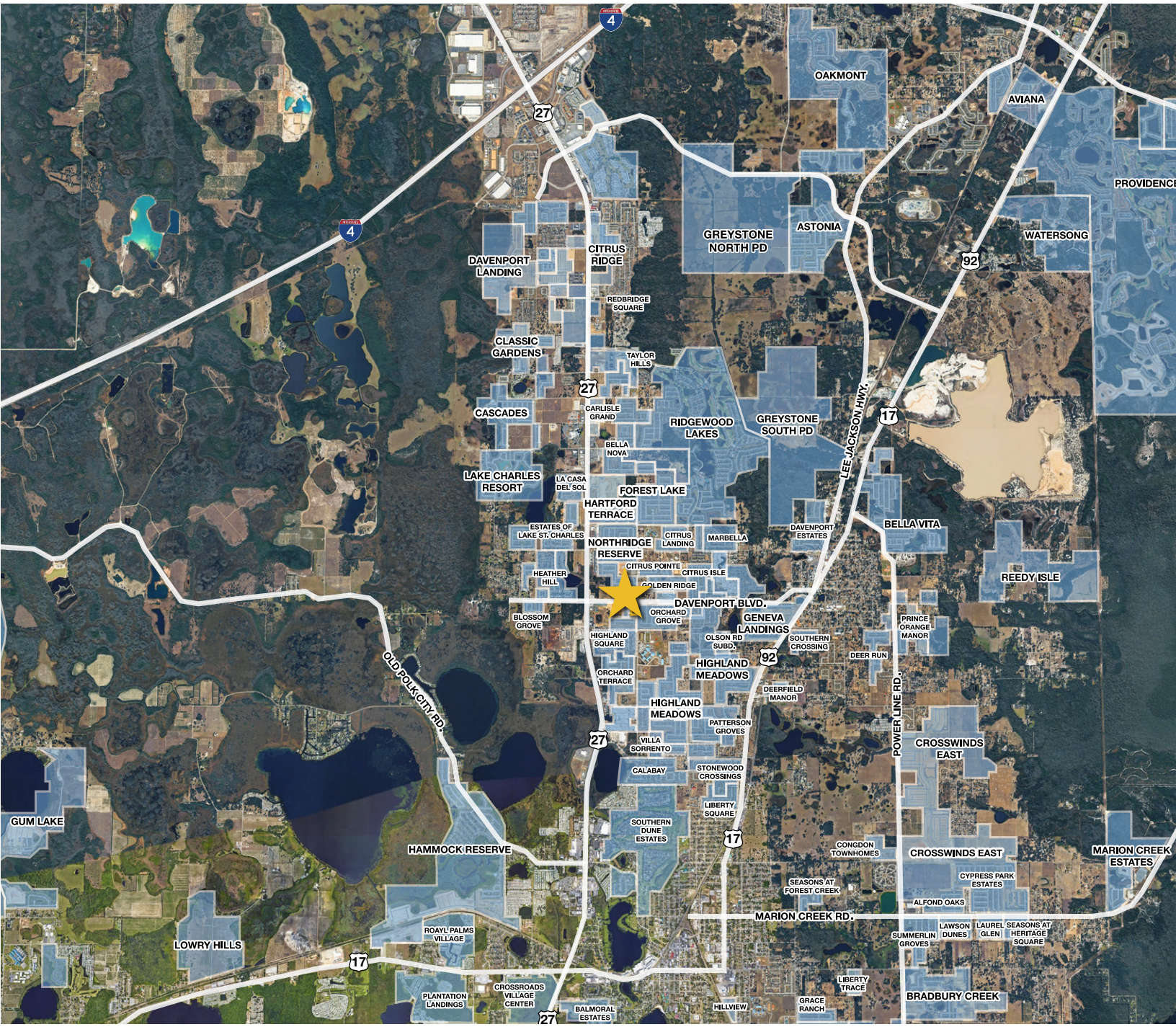
This ±13.56-acre commercial site sits at the northwest corner of Davenport Blvd. and Holly Hill Rd., inside Davenport city limits. It has ±950 feet of frontage on Davenport Blvd. and ±600 feet on Holly Hill Rd. The site is zoned C-3 with a Commerce Activity Center (CAC) future land use designation, which supports retail, service, and other commercial development.

The infrastructure around this site is already in place. The commercial and residential developments nearby bring steady daily trips past the site. Davenport is in the growth corridor between Orlando and Tampa, close to I-4 and US-27. New rooftops here keep driving demand for retail, restaurants, and services.



CLICK FOR GOOGLE STREET VIEW

GEOGRAPHICAL DETAILS



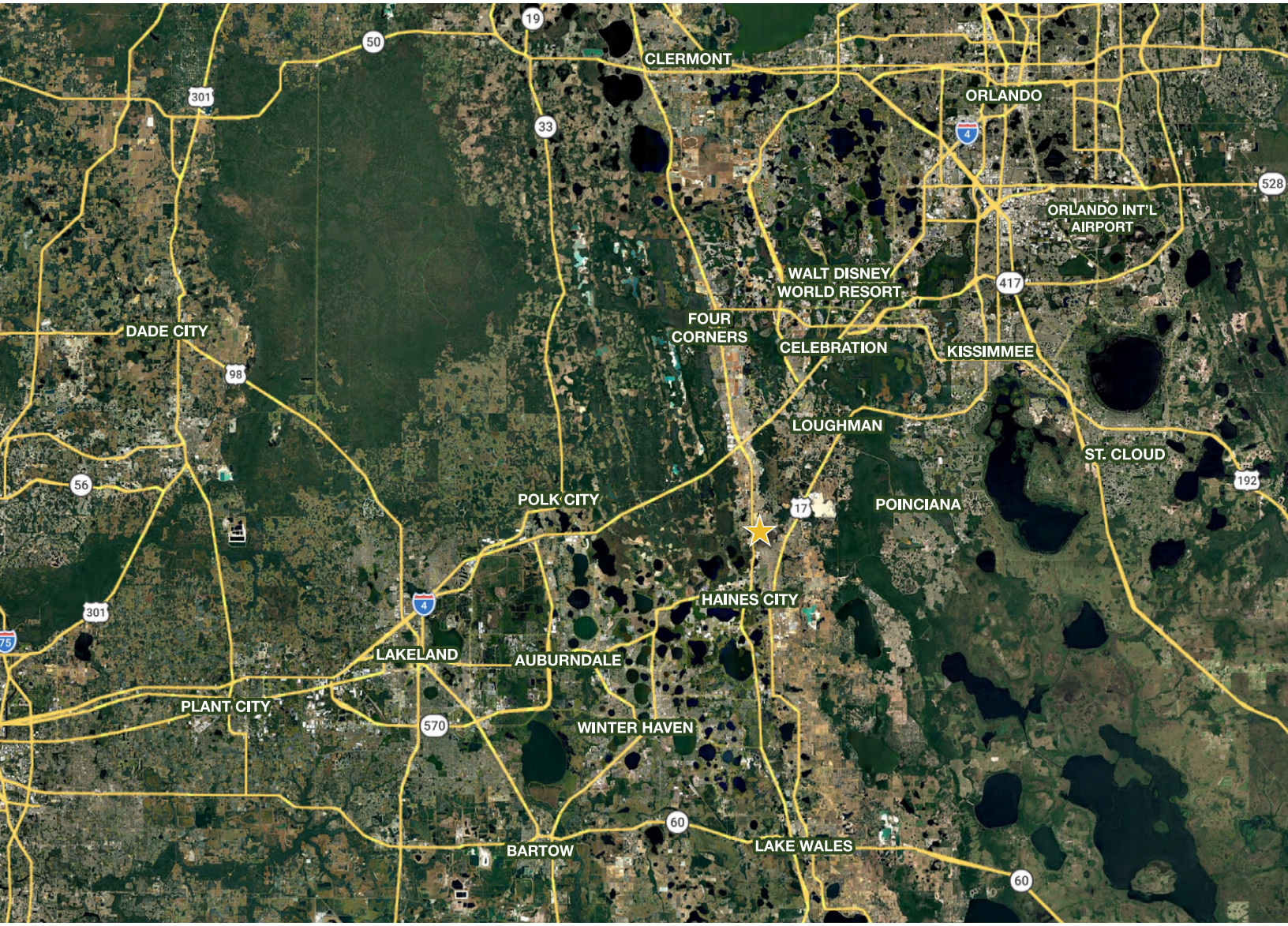
DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Davenport	18,110	$73,685	$333,300
Polk County	847,790	$65,978	$266,500

GEOGRAPHICAL DETAILS



REGIONAL MAP



DRIVE TIMES

1. Haines City: 10 min
2. Poinciana: 30 min
3. Walt Disney World Resort: 35 min
4. Lake Wales: 40 min
5. Lakeland: 45 min
6. Kissimmee: 50 min
7. Orlando: 1 hr
8. Orlando Int'l Airport: 1 hr
9. Clermont: 1 hr
10. Dade City: 1 hr 15 min

