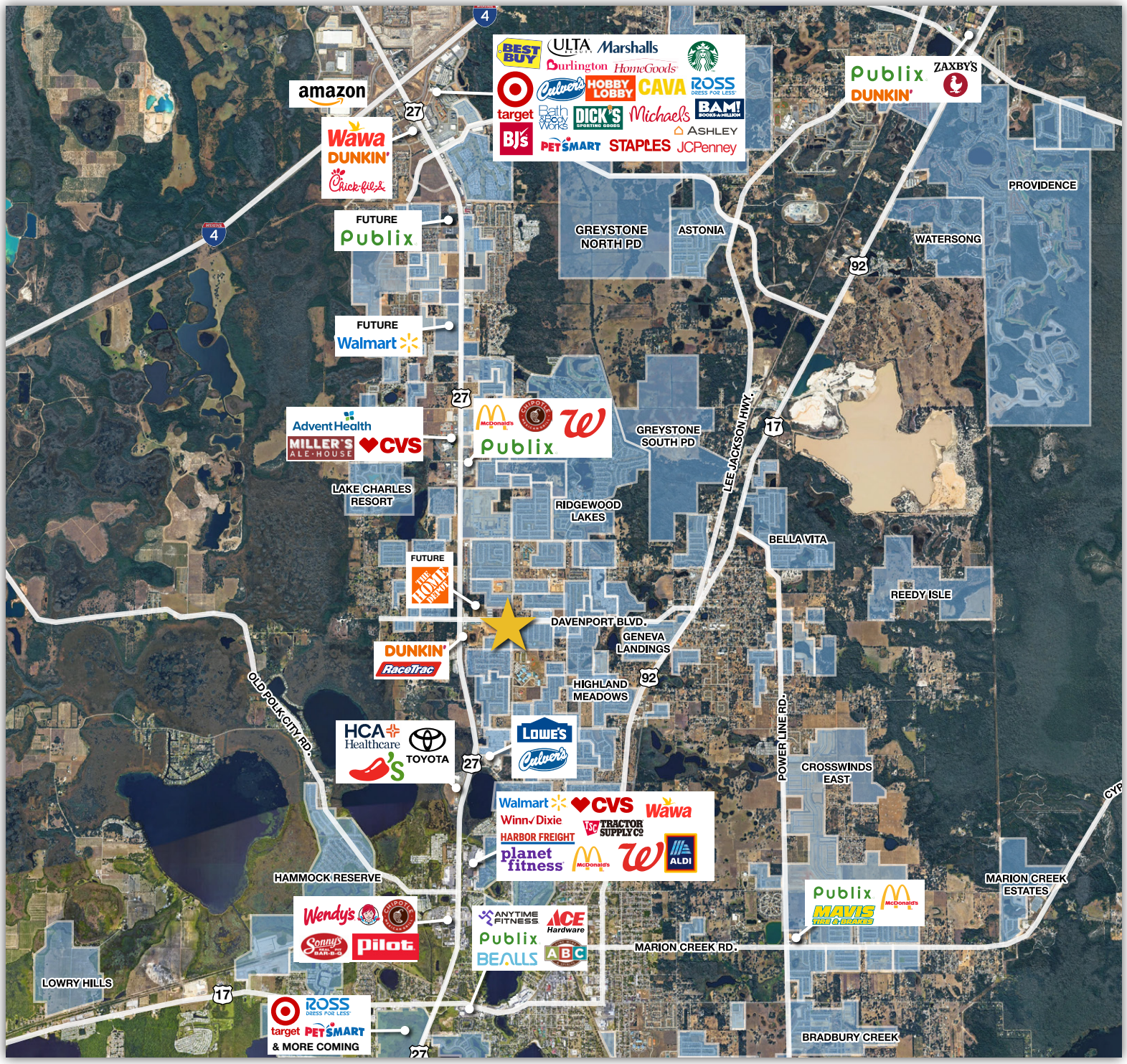
MAURY L. CARTER & ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

±4.19 ACRE DEVELOPMENT OPPORTUNITY IN DAVENPORT

SOUTHWEST CORNER OF DAVENPORT BLVD. AND ORCHID DR.

PRICE: $2,095,000



PROPERTY DETAILS

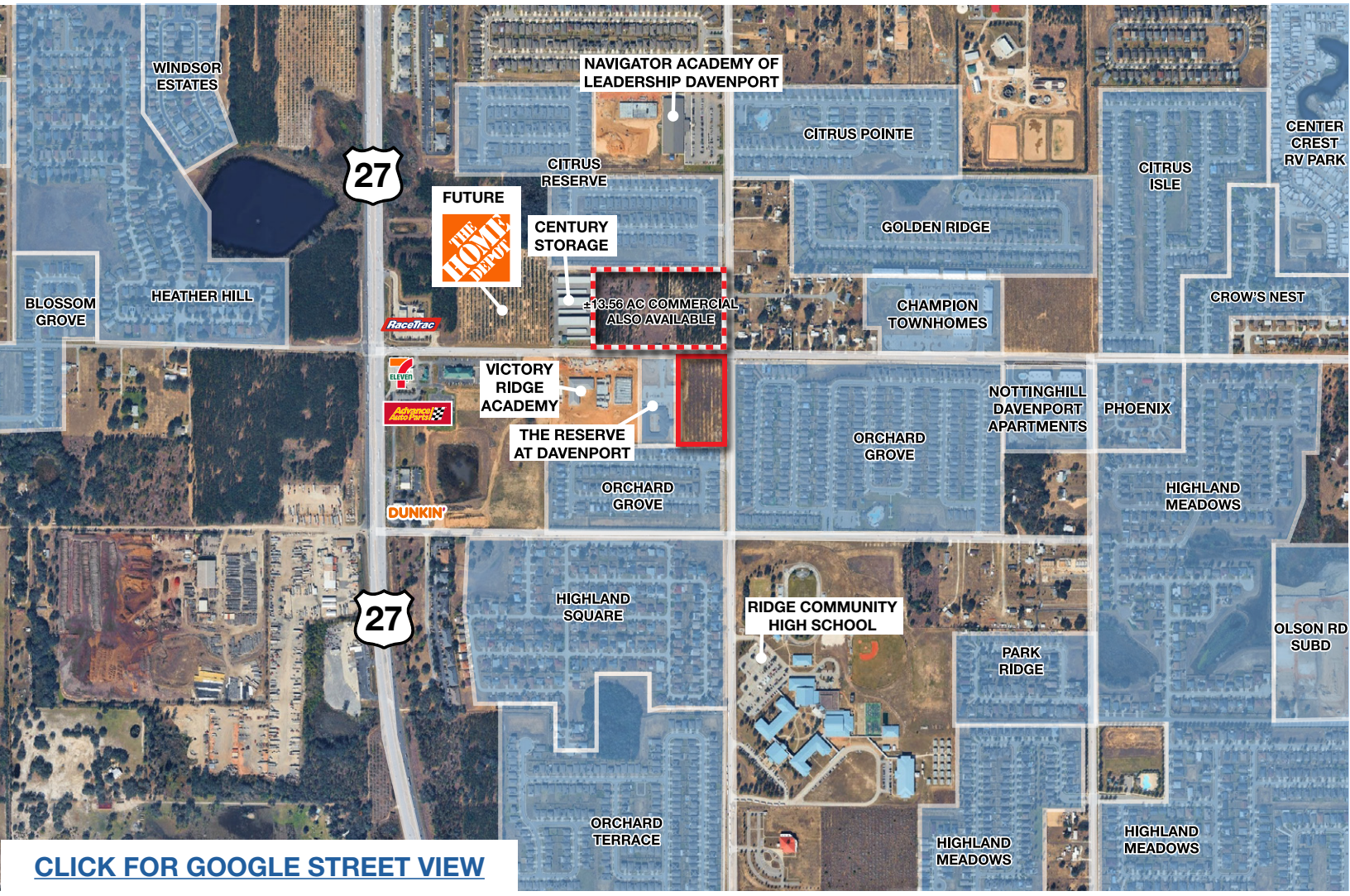
- Size: ±4.19 acres
- Parcel ID: 272708727500030080
- Zoning: C-3
- FLU: Commerce Activity Center (CAC)
- Utilities: Available

PRICE: $2,095,000

PROPERTY HIGHLIGHTS

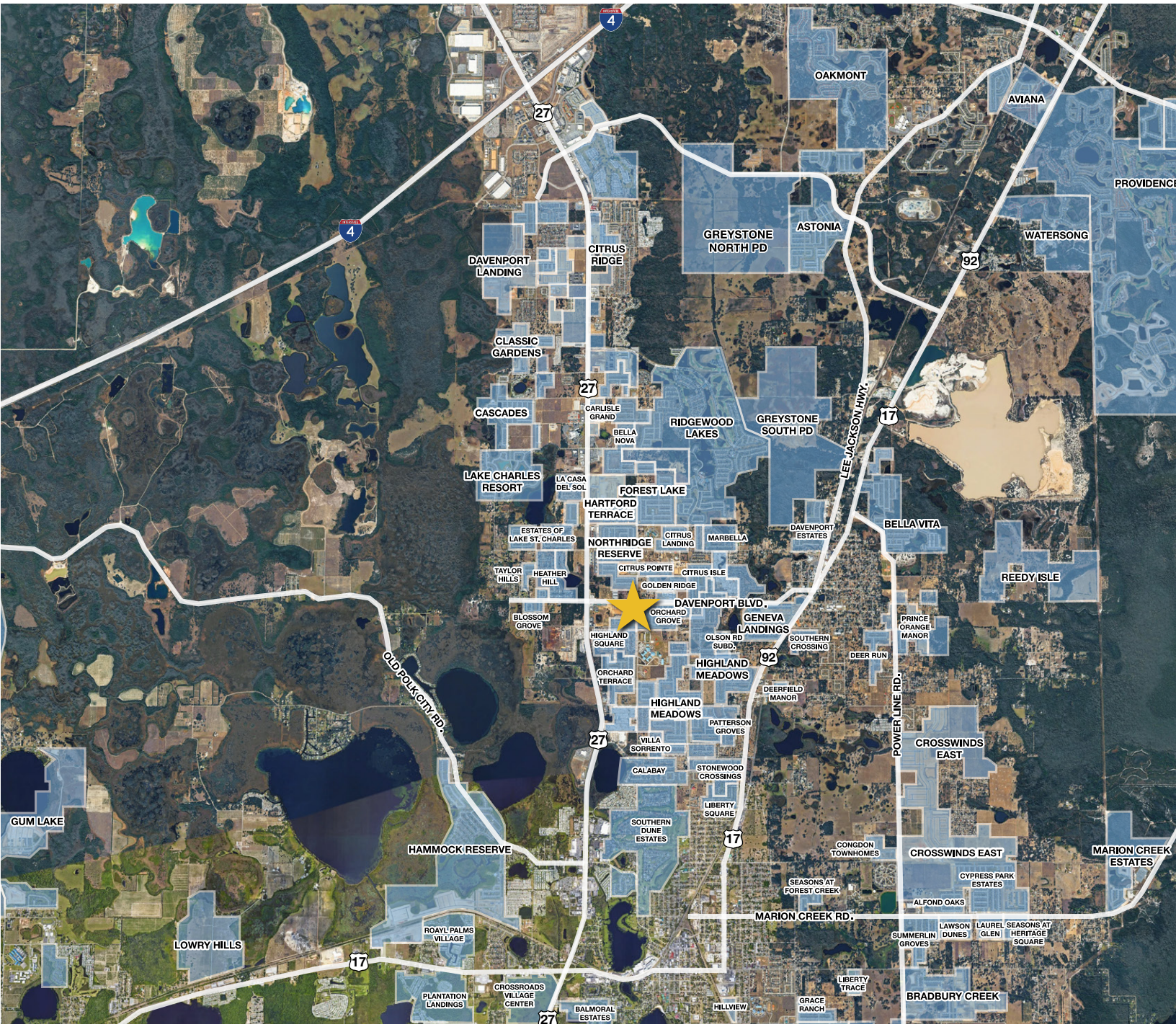
This ±4.19-acre commercial site sits at the southwest corner of Davenport Blvd. and Orchid Dr., inside Davenport city limits. It has ±270 feet of frontage on Davenport Blvd. and ±620 feet on Orchid Dr. The site is zoned C-3 with a Commerce Activity Center future land use, which supports retail, service, 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



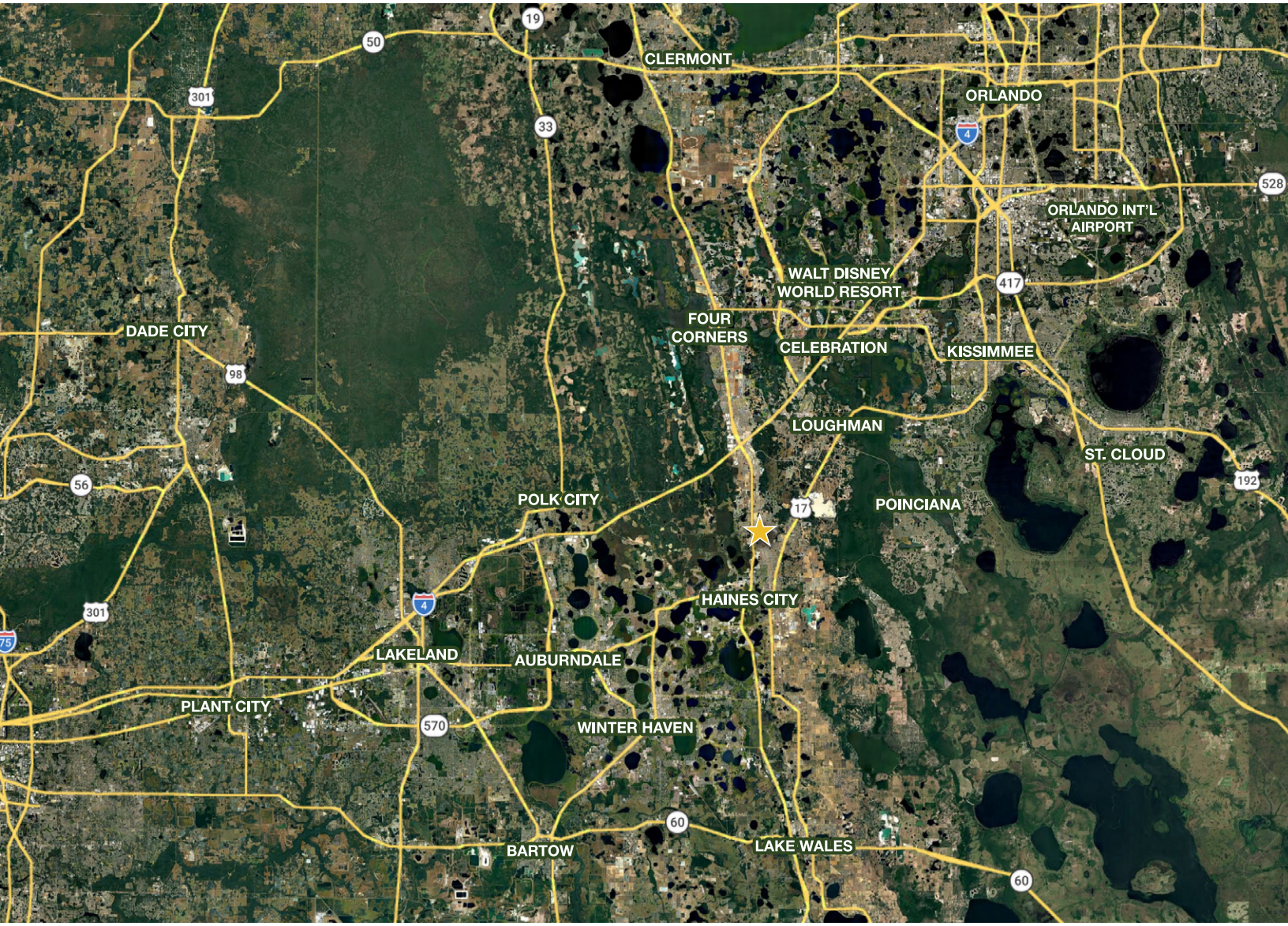
DEMOGRAPHICS

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

