

Byrd Property

6110 and 6118 US Hwy. 17/92
Loughman, FL 33858

4+/- Acre Commercial Development Opportunity



No warranty or representation, expressed or implied, is made as to the accuracy of this information, and same is submitted subject to error and omissions.



Highlights

- 15 - 25 units/ac
- Commercial/Mixed-Use
- 600 frontage feet on Hwy. 17-92
- Across from Publix-anchored shopping center
- 20,500 AADT

Entitlements

- FLU: Community Activity Center
- Current Use: Residential

Property Information

- Land: 4+/- Acres
- Parcel ID: 272612-702500-006080
272612-702500-006100
- **Asking Price: \$3,500,000**

Contact: Sean L. Fullerton, Lic. Real Estate Broker
Richard L. Fullerton, Inc.
610 N. Hart Blvd., Orlando, FL 32818

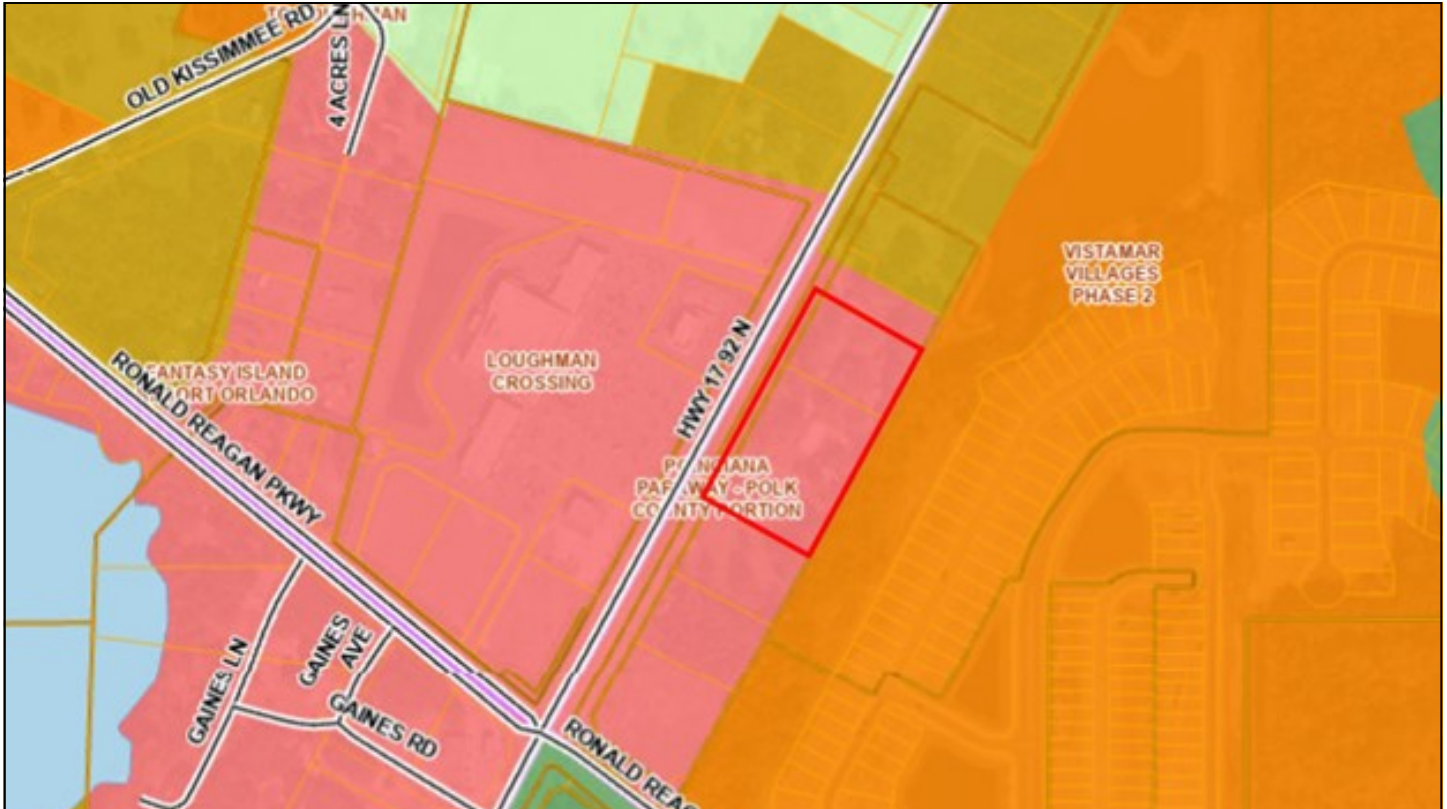
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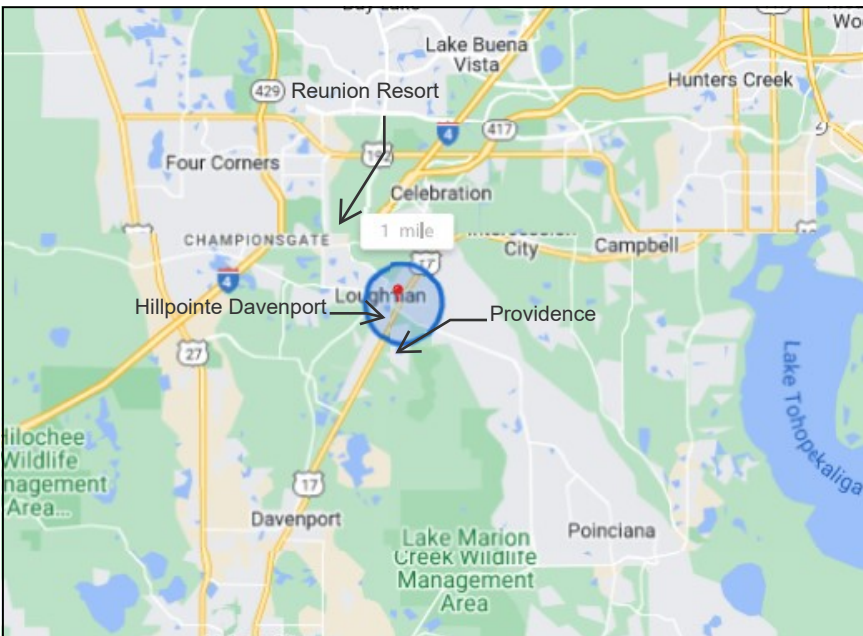
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Future Land Use and Area Map



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Area Features

- Providence Golf Community, a 2,200 acre resort community
- Reunion Resort, a 2,100 acre resort community
- Loughman Crossing Retail Center (Publix, 7-11, Burger King, Dunkin Donuts)
- Hillpointe Davenport (288-unit apartments under construction)

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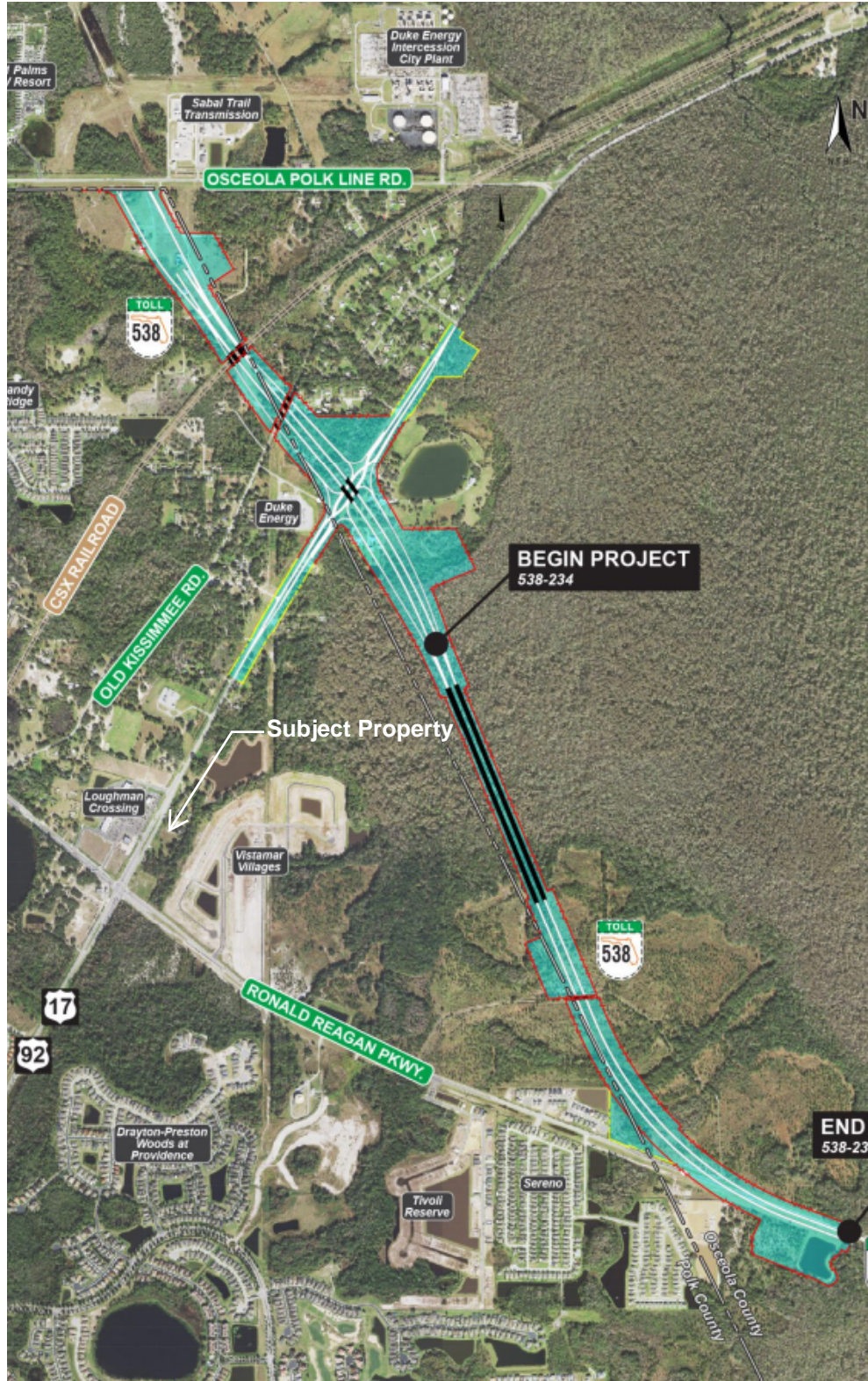
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Poinciana Parkway Extension (beginning 2024)

Extending Poinciana Parkway (SR 538) to Osceola Polk Line Road (CR 532)



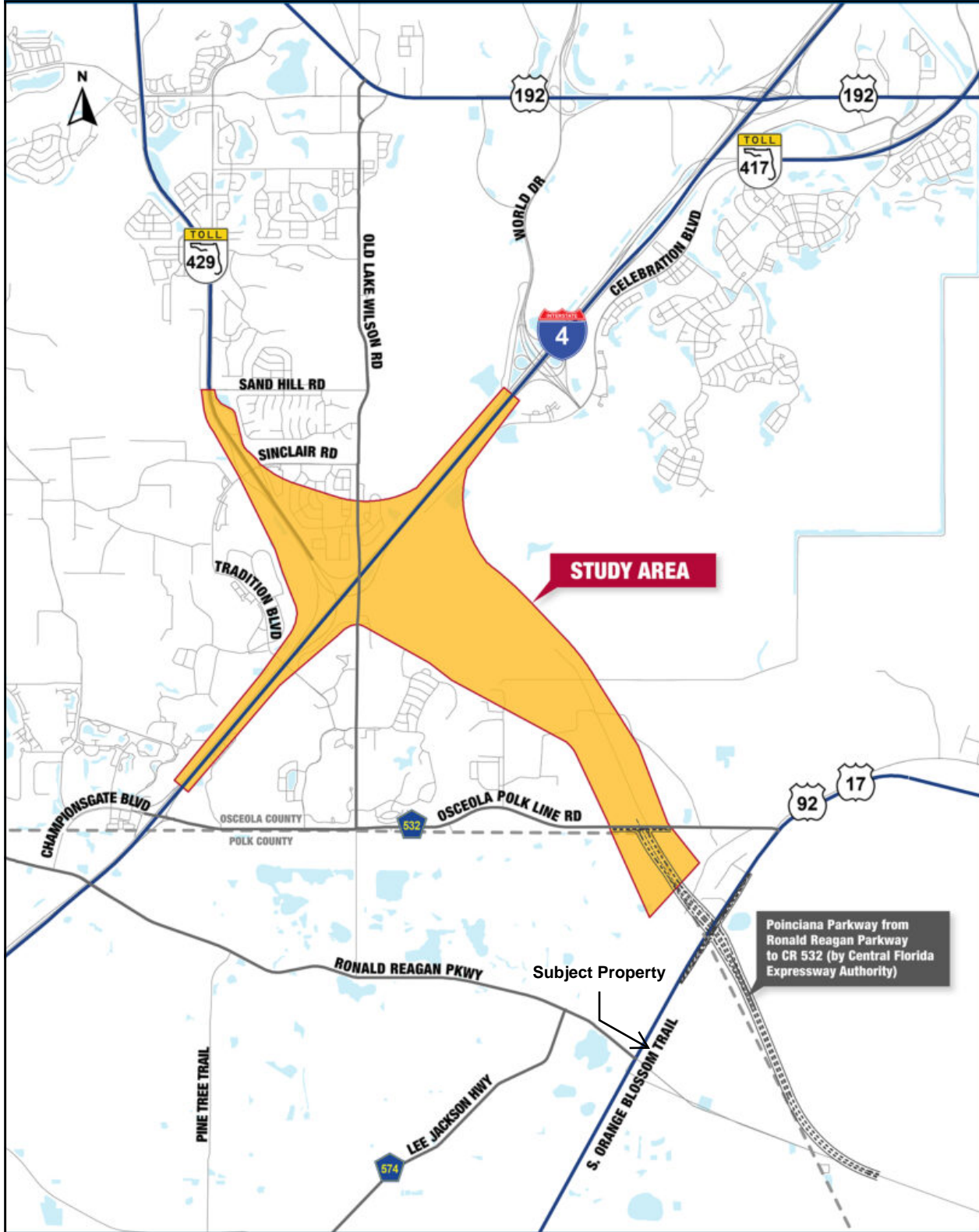
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I-4 / Poinciana Parkway Connection Study Area between CR 532 and I-4



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