



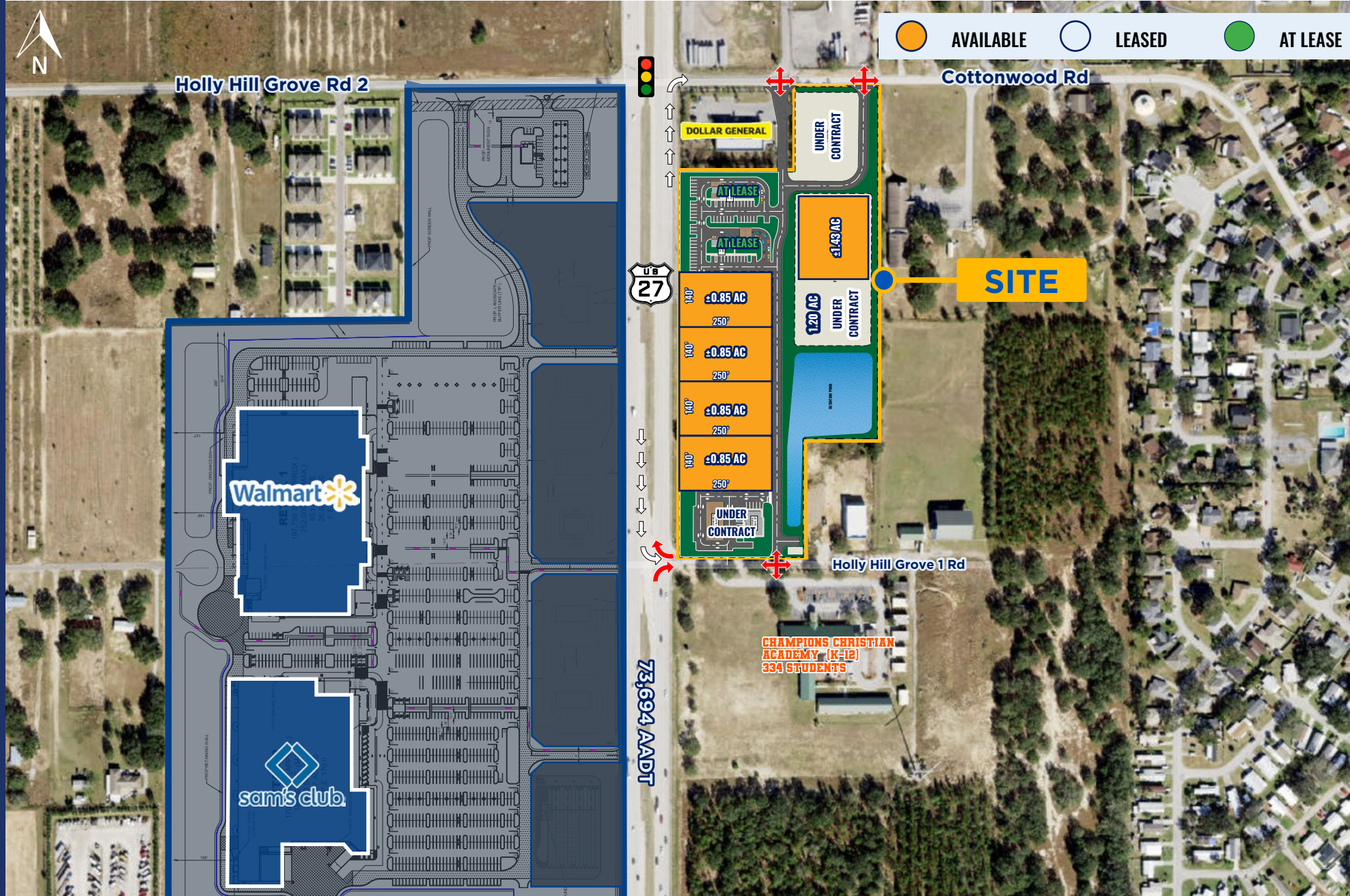
AVAILABLE



LEASED



AT LEASE



SEC OF US-27 & COTTONWOOD RD, DAVENPORT, FL 33896

# COTTONWOOD COMMONS

COMMERCIAL DEVELOPMENT | OUTPARCELS FOR LEASE

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## PROPERTY HIGHLIGHTS

- Located at the SEC of the signalized intersection at US-27 & Cottonwood Rd in Davenport, FL
- Shared signal with future Walmart and Sam's Club ( In permitting)
- 1,085 FT of Frontage on US-27; 12.8 AC total
- Davenport's projected 2025 growth rate of 10.8 % is among the highest in Florida (State growth rate 2.04%), nearly doubling the population since 2020
- Polk County ranks among the top 10 fastest growing counties in the US

## RESIDENTIAL STUDY – 2 MILE RADIUS

13,060 UNITS PLANNED & UNDER CONSTRUCTION!

### RESIDENTIAL DEVELOPMENT

#### Single Family

|                    |       |
|--------------------|-------|
| Existing           | 8,447 |
| Under Construction | 3,693 |
| Planning           | 4,600 |

|              |               |
|--------------|---------------|
| <b>Total</b> | <b>16,740</b> |
|--------------|---------------|

#### Multi-Family

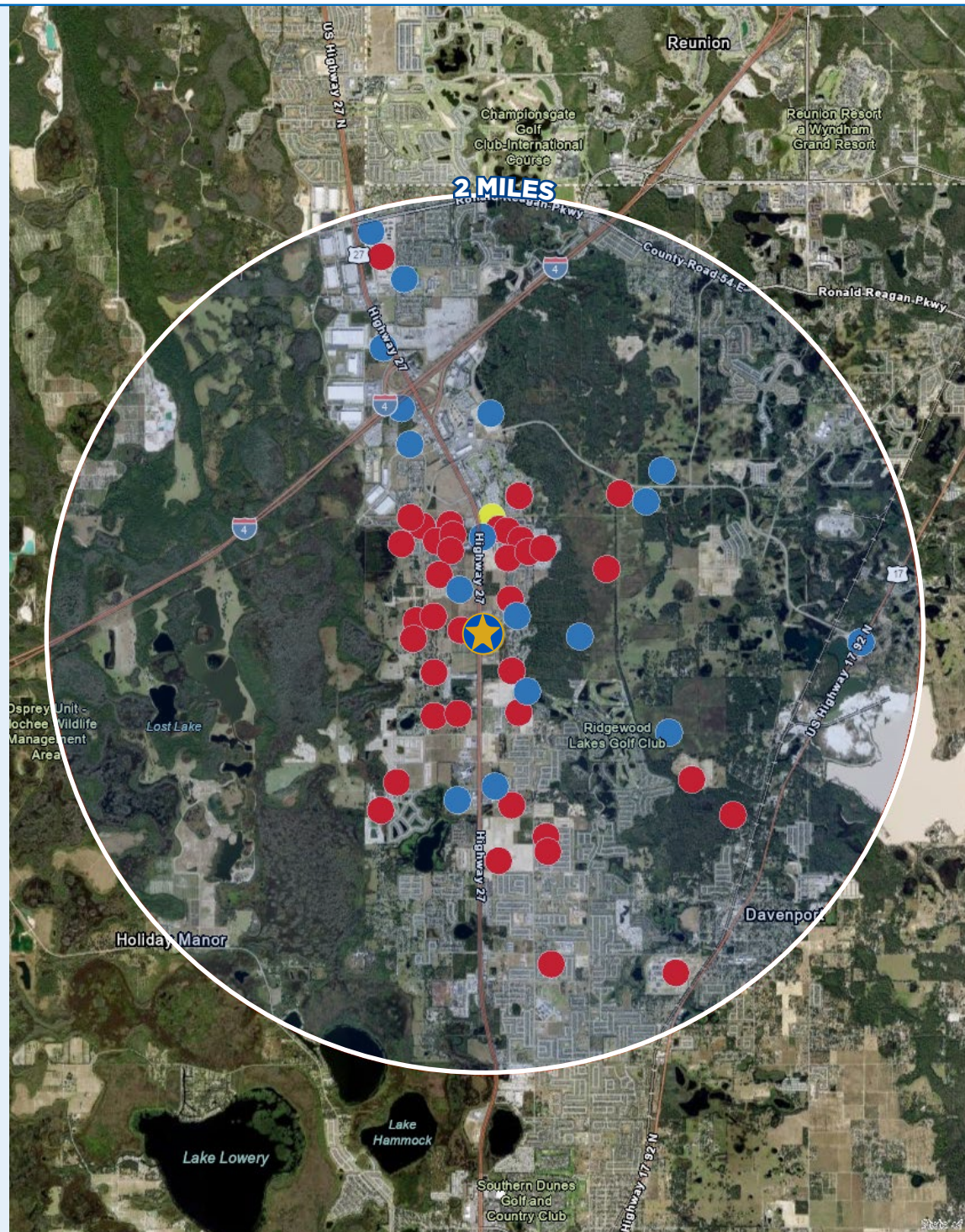
|                    |       |
|--------------------|-------|
| Existing           | 619   |
| Under Construction | 1,261 |
| Planning           | 3,506 |

|              |              |
|--------------|--------------|
| <b>Total</b> | <b>5,386</b> |
|--------------|--------------|

#### Mobile Homes

|          |       |
|----------|-------|
| Existing | 2,238 |
|----------|-------|

|              |               |
|--------------|---------------|
| <b>TOTAL</b> | <b>24,364</b> |
|--------------|---------------|





RESIDENTIAL  
GROWTH

Sunset Ridge  
381 Homes

Natures Reserve  
Single-Family  
166 Homes



RISE Citrus Rge  
Townhomes  
222 Units

Proposed  
Multi-Family  
581 Homes

Proposed  
Multi-Family  
350 Homes

Wynstone Subdivision  
685 Homes

D.R. Horton  
Townhomes (UC)  
942 Homes

Ridgewood Lakes  
Entitled  
5,571 Homes

Holly-Hill-Grove-Rd-2

Cottonwood Rd

SITE

Walmart

sam's club

Orchid Gardens (UC)  
342 Homes

Cascades  
74 Units

Ridgewood-Lakes-Blvd

Ascend Ridgewood Lakes  
Multi-Family (UC)  
240 Homes

Ridgewood Lakes  
Townhomes (UC)  
50 Homes





NEW HOMES  
BUILT  
2020-2024

COTTONWOOD COMMONS • DAVENPORT • COMMERCIAL DEVELOPMENT | OUTPARCELS FOR LEASE

ZIP CODE

SFR & MFR  
UNITS BUILT  
2020-2024

33837 9,930

33896 3,657

33897 2,007

15,594 SFR & MFR UNITS BUILT  
2020-2024

33897

33896

65% OF NEW HOUSING IN  
33837 ZIP CODE

33837

SOURCE: ESRI



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