

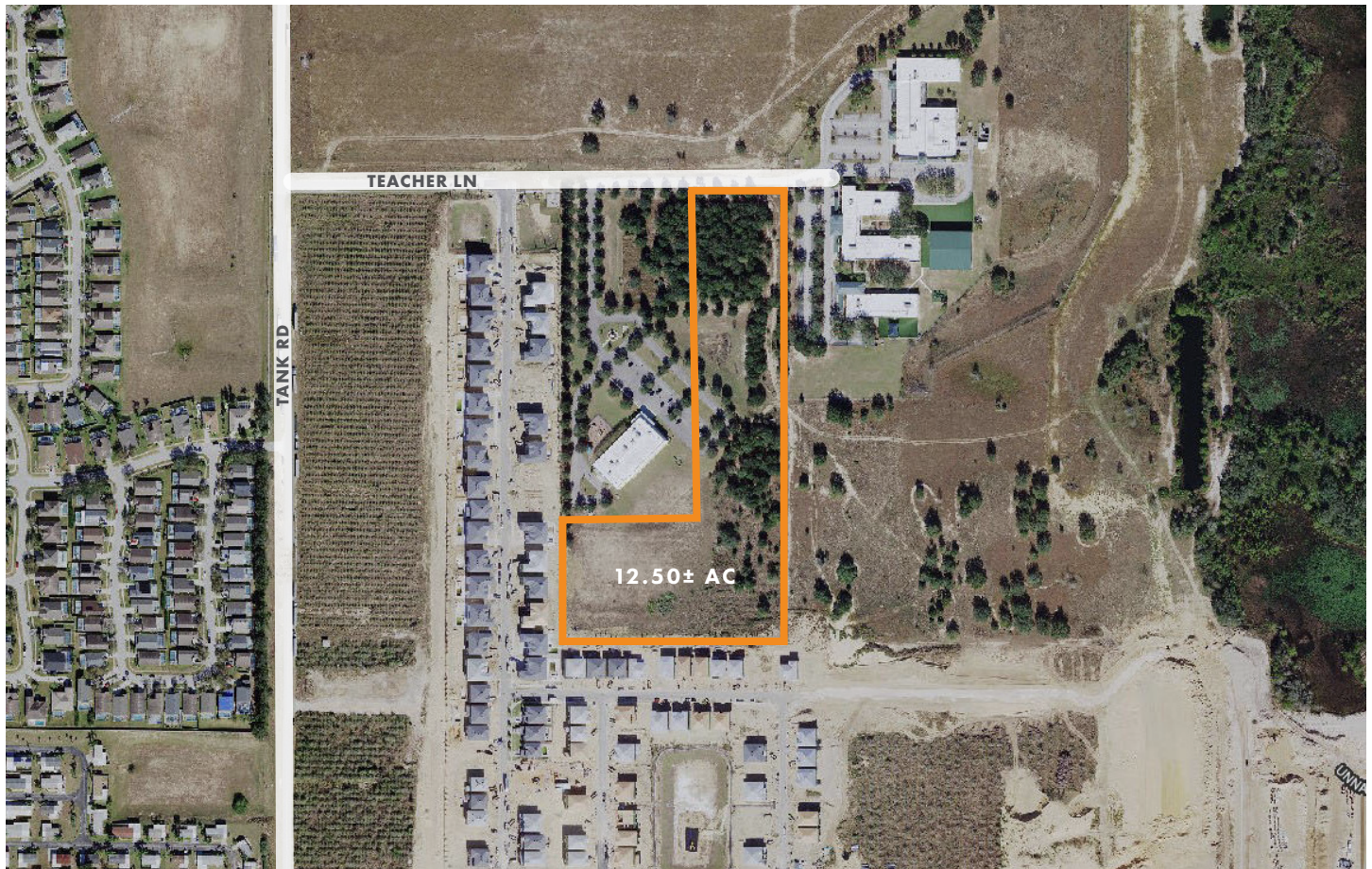
# DEVELOPMENT OPPORTUNITY - FOUR CORNERS AREA

9120 TEACHER LANE, DAVENPORT, FL 33897

[foundrycommercial.com](http://foundrycommercial.com)

12.50± AC FOR SALE IN DAVENPORT, FLORIDA - FOR MORE INFO, PLEASE CONTACT: 407.540.7718





## PROPERTY OVERVIEW

Foundry Commercial is pleased to present a development opportunity consisting of approximately 12.50 acres of land located in the high growth Four Corners area of Southwest Orlando.

Current zoning designation is PD (Planned Development), currently permitting religious uses. Any other uses will require a zoning change or PD amendment. The current future land use, Tourist Commercial, requires a minimum of 5 dwelling units per acre.

Sale is subject to a lot split to separate the property from the existing church building.

## PROPERTY SPECIFICATIONS

LOT SIZE	12.50± AC For Sale
PARCEL ID	1925273160000C0070
COUNTY	Osceola
ZONING	PD
FUTURE LAND USE	Tourist Commercial
CURRENT USE	Vacant land
ASKING PRICE	<b>\$3,900,000</b>

### FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

**CARLIN BEEKMAN | 407.540.7789**  
 Senior Associate  
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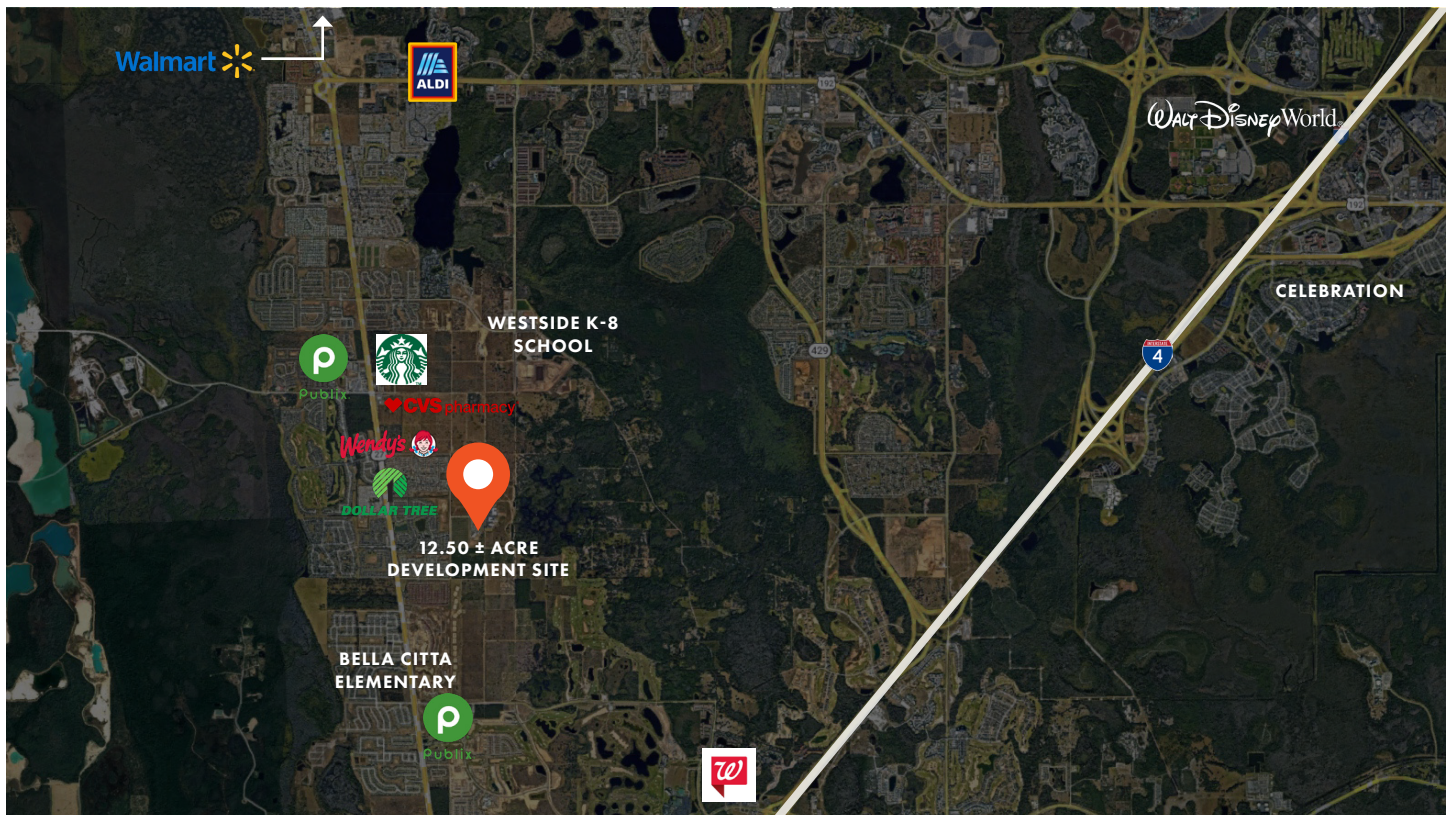


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### PROPERTY OUTLINE & AERIAL MAP



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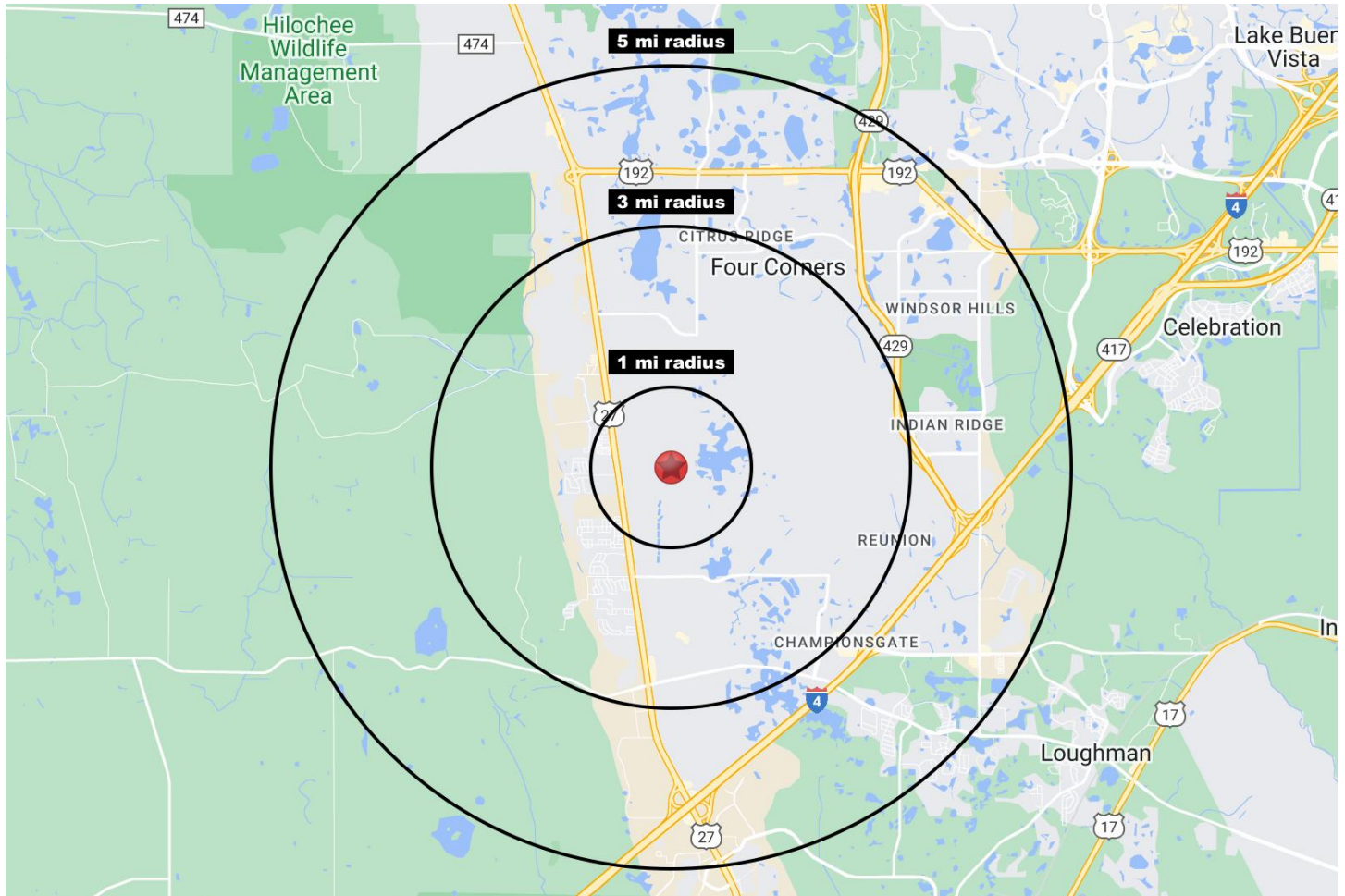


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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>5,409</b> ESTIMATED POPULATION 2023
	<b>38.1</b> MEDIAN AGE
	<b>\$177,914</b> MEDIAN HOME VALUE 2023
	<b>770</b> TOTAL EMPLOYEES
	<b>\$75,318</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>29,091</b> ESTIMATED POPULATION 2023
	<b>37.5</b> MEDIAN AGE
	<b>\$277,099</b> MEDIAN HOME VALUE 2023
	<b>5,684</b> TOTAL EMPLOYEES
	<b>\$96,573</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>61,866</b> ESTIMATED POPULATION 2023
	<b>38.3</b> MEDIAN AGE
	<b>\$265,400</b> MEDIAN HOME VALUE 2023
	<b>15,968</b> TOTAL EMPLOYEES
	<b>\$86,162</b> AVG HOUSEHOLD INCOME

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