

# Owner Agent Contact information



Zak Syed

Cell:

(775) 790-2457

Email:

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# 6405 OLD KISSIMMEE ROAD

LD KISSIMMEE ROAD  
DAVENPORT, FL 338936

Coming Soon



Call Zak Syed  
775-790-2457

10 ± Acres  
Also Available

\$4 million +  
Upland 8+- Acres



Contact





# Property Description



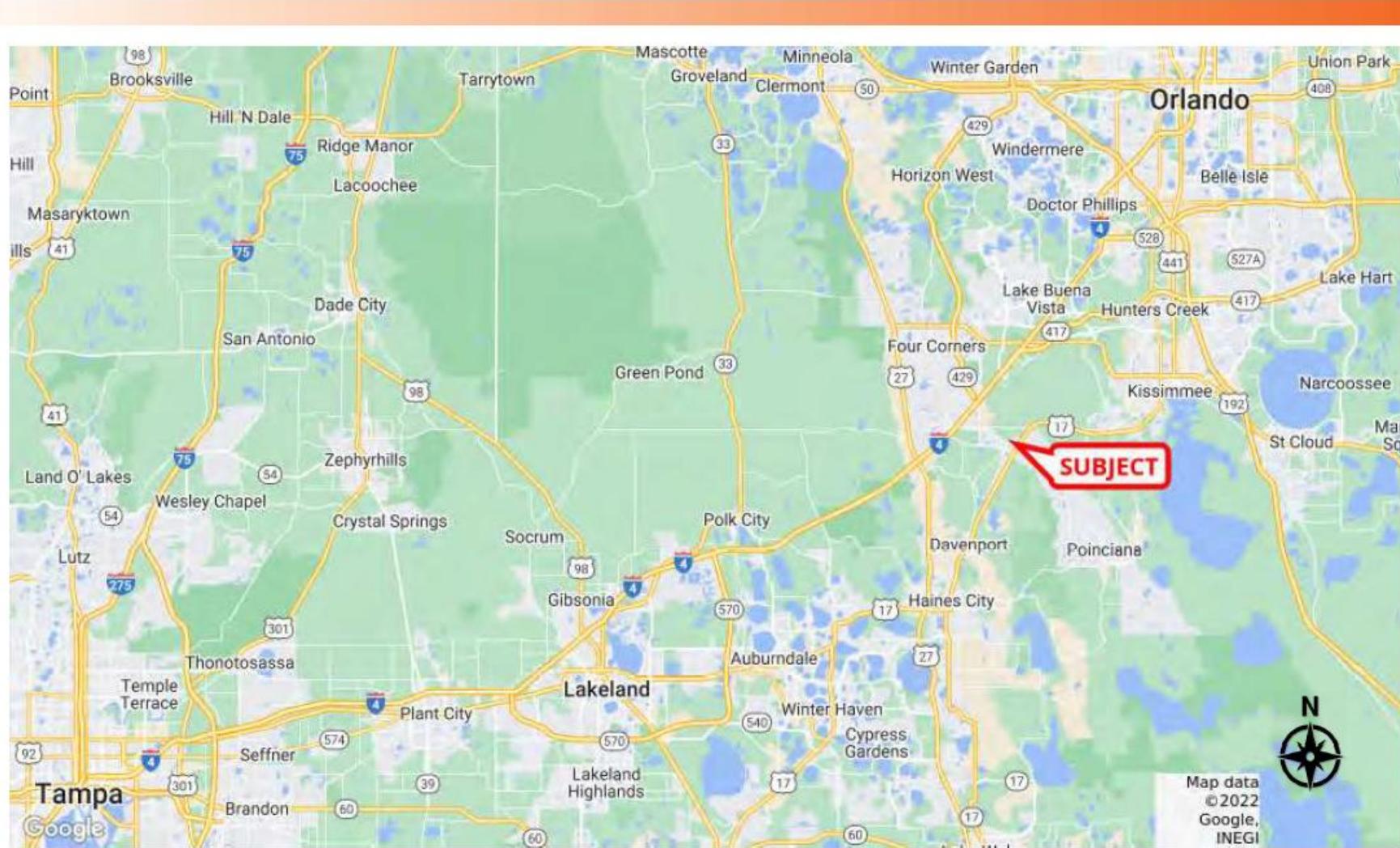
## LOCATION DESCRIPTION

The subject is just north of Ronald Reagan Parkway on Old Kissimmee Road. It is located across the street from another of our listings, Old Kissimmee Road. Approximately 10 miles to downtown Kissimmee and approximately 2.5 miles to Reunion. In an area of explosive growth for residential development. Publix has a store within walking distance.

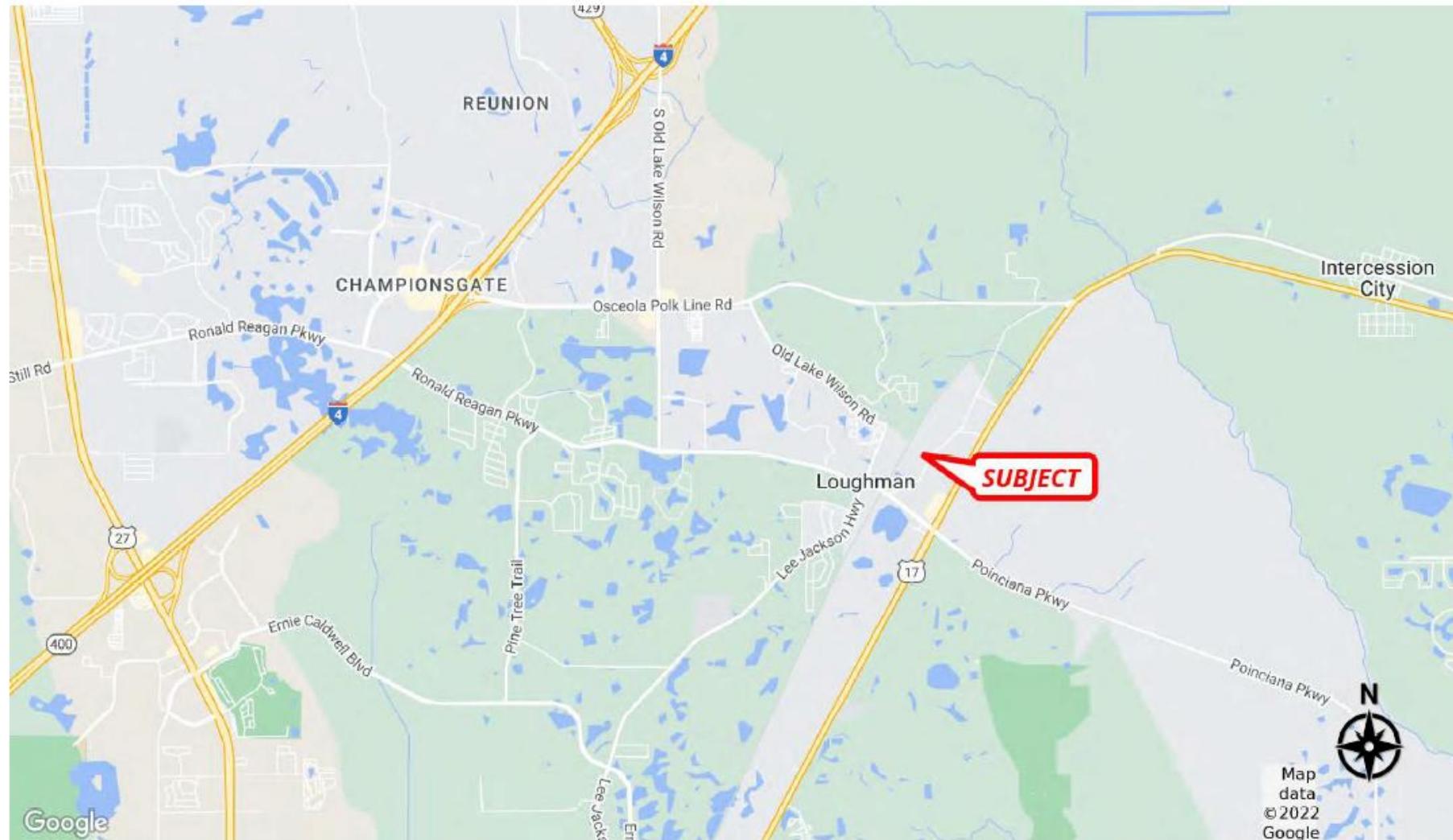


Coming soon

# Regional Map



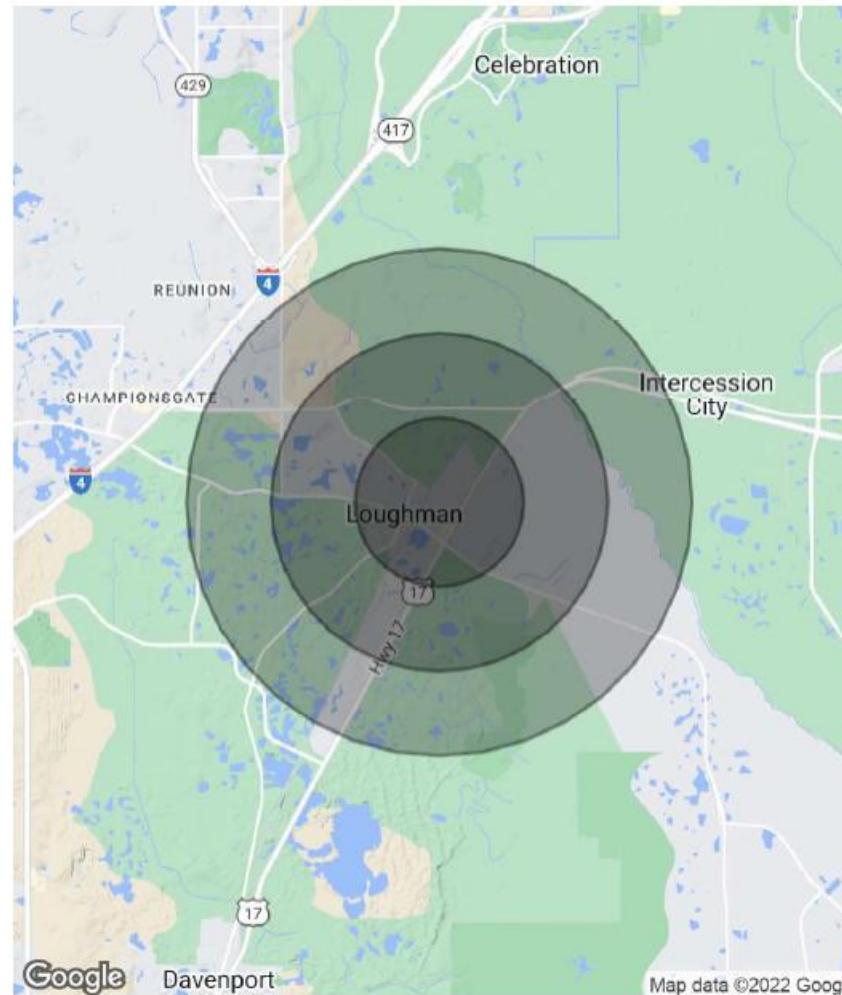
# Location Map



# Demographics Map & Report

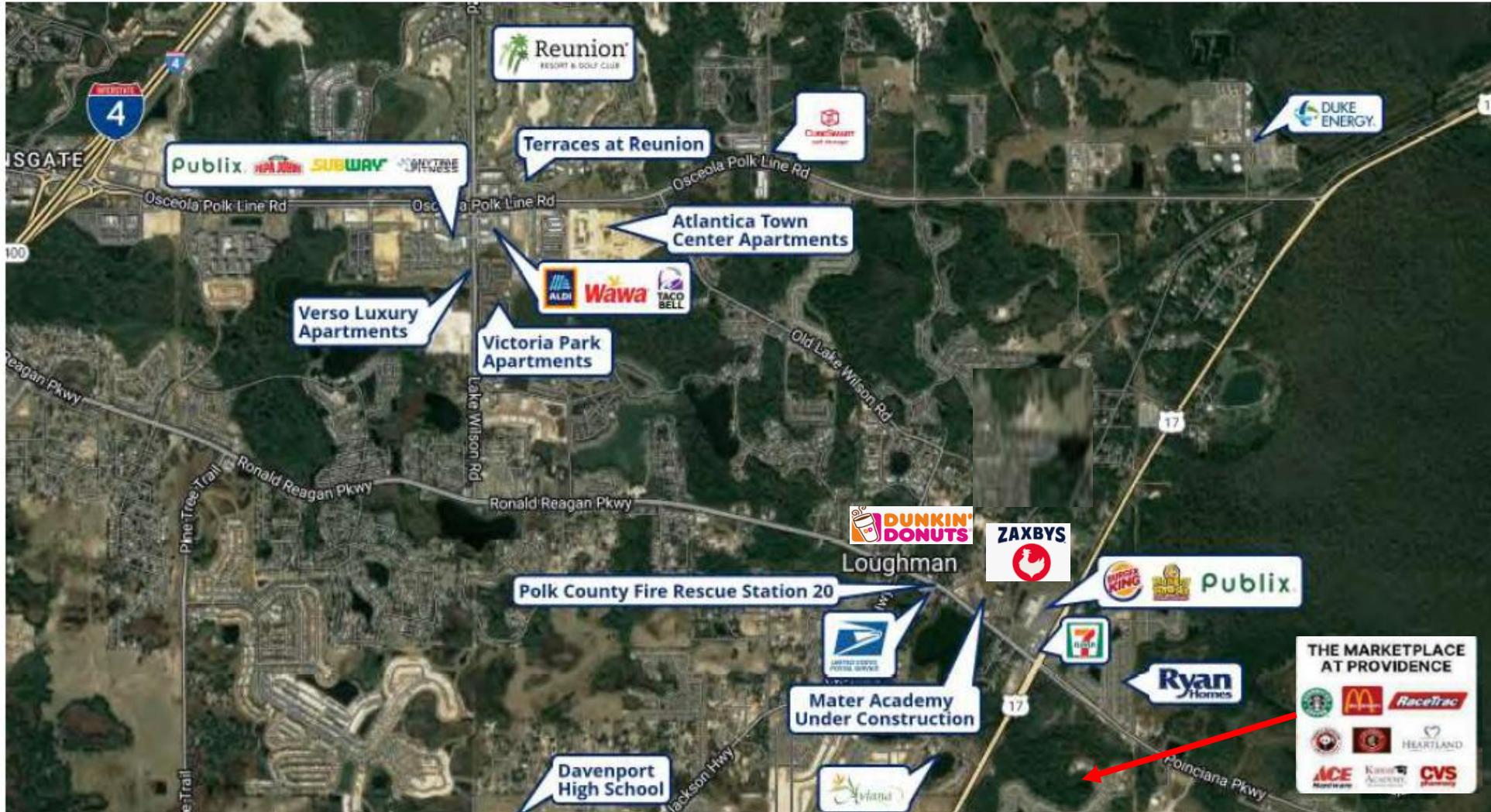
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,953	10,250	13,381
Average Age	34.6	33.2	33.8
Average Age (Male)	33.4	32.3	33.2
Average Age (Female)	39.7	36.0	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,202	4,554	6,577
# of Persons per HH	2.5	2.3	2.0
Average HH Income	\$51,534	\$48,370	\$42,386
Average House Value	\$643,794	\$348,464	\$444,396

\* Demographic data derived from 2020 ACS - US Census





# Trade Area Map



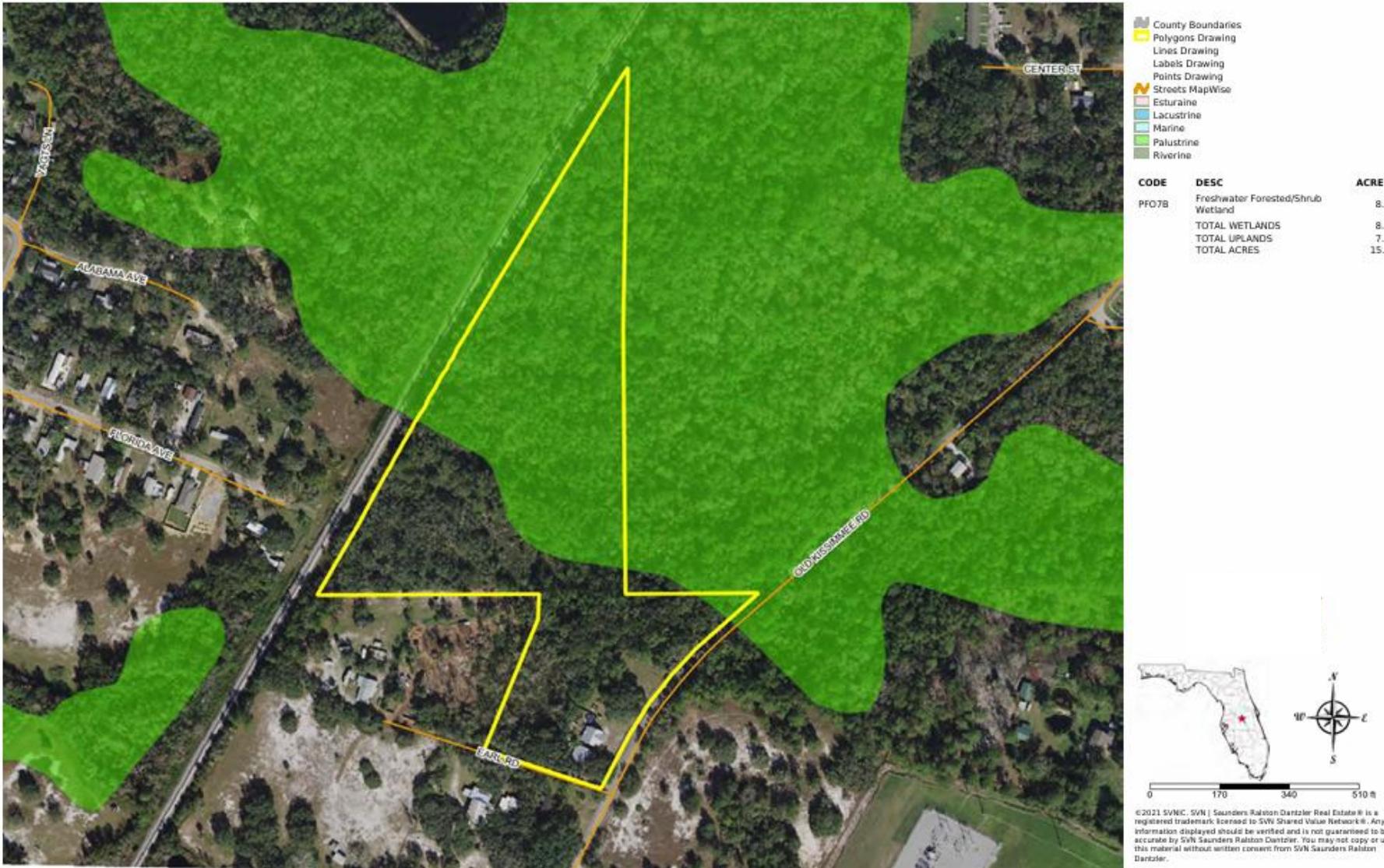
# Neighborhood Aerial



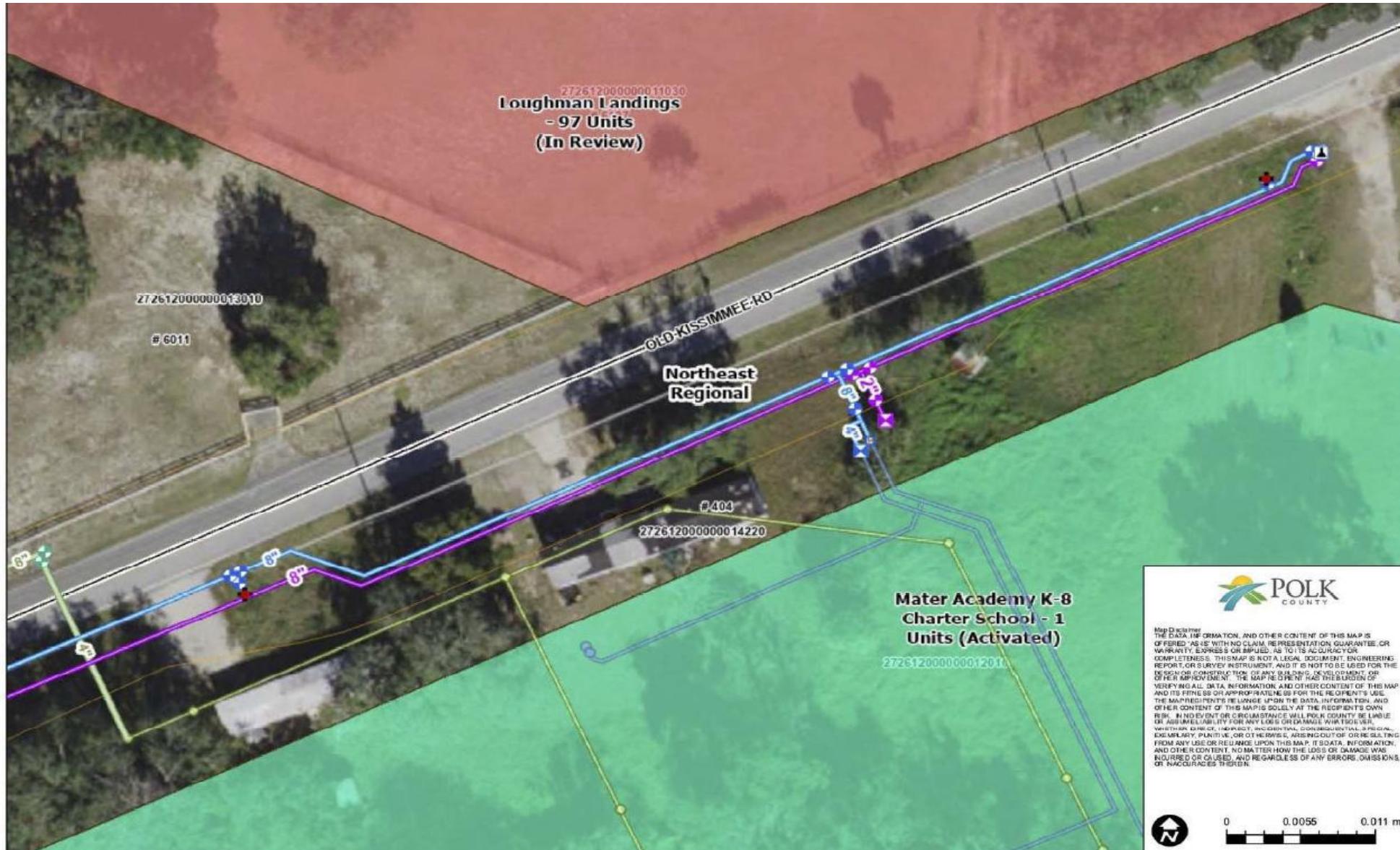
# Soils Report



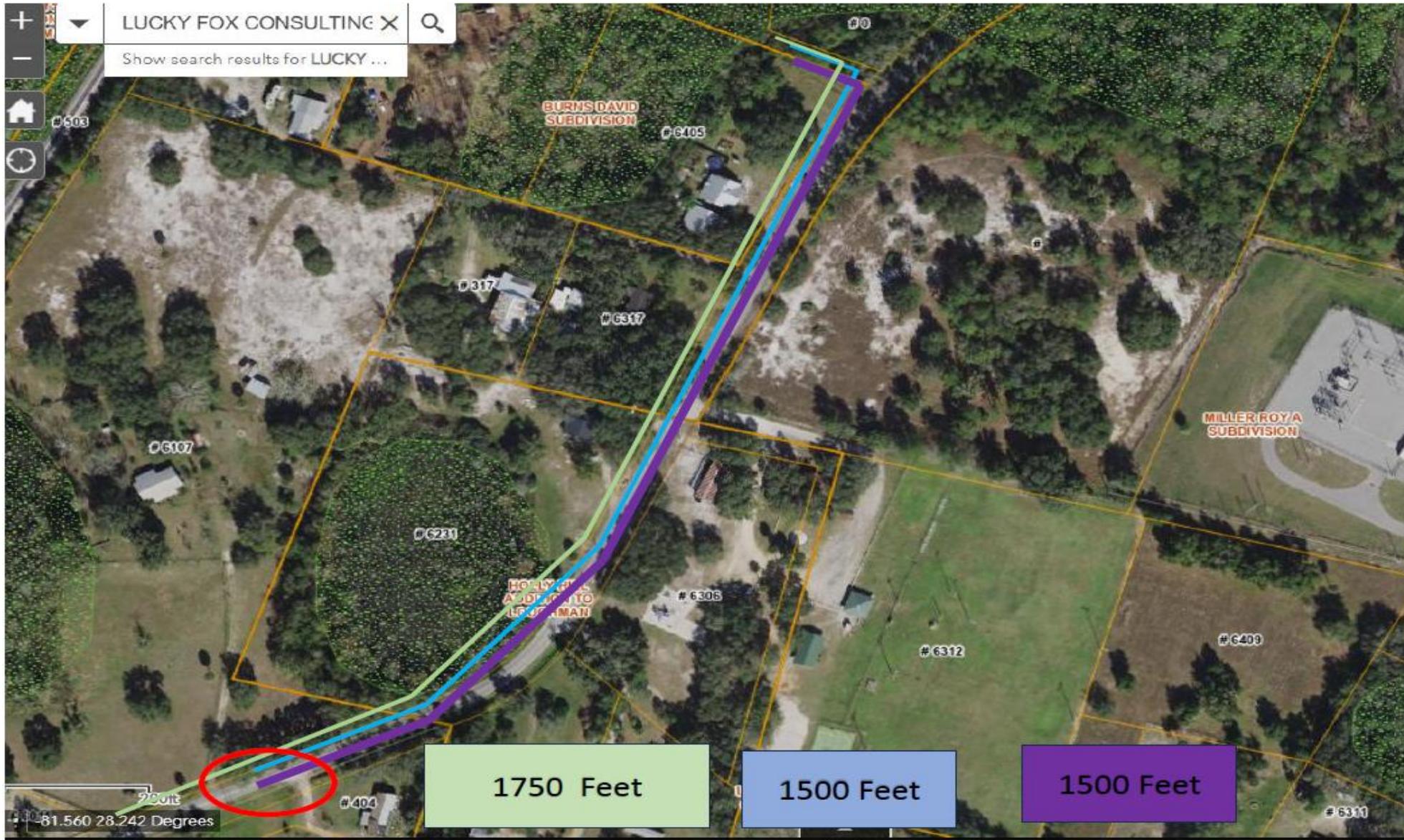
# Wetlands Map



# Water / reclaimed water / Sewer Location



## Water / reclaimed water / Sewer



# Development land For sale

Close to my development land for-sale within a mile (-+)

Provided comparison for easy decision making

**\$4,200,000 • 13.75 Acres**

● FOR SALE

6670 Osceola Polk Line Road, Davenport, FL 33896 - Osceola County

Residential Undeveloped

## Osceola Polk Line Road Developmental Acreage

The property is 13 total acres featuring 6.3 upland acres, providing ample space for various development options, and 6.8 wetland acres that contributes to the ecological services of the area.

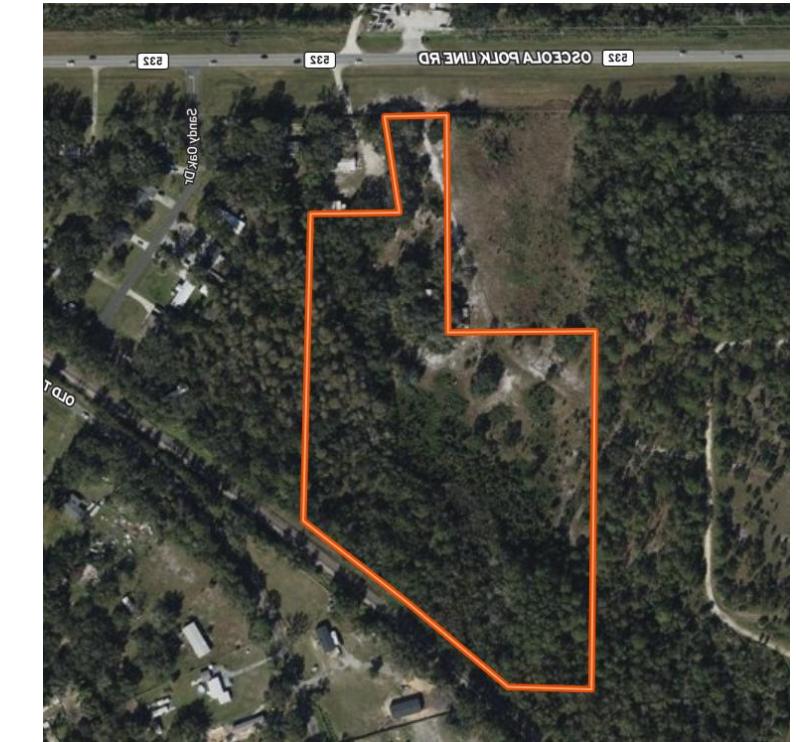
The property is currently in agricultural zoning, allowing for a wide range of agricultural activities, while the Future Land Use designation of Low Density Residential indicates the potential for future residential development. This makes it an attractive opportunity for investors and developers looking to capitalize on the growing demand for residential properties in the region.



**Dusty Calderon**

Saunders Land

📞 (863) 270-9211



Upland 6.3 Acres  
\$666,600 per upland acres  
Price per acres for lot \$305,454.00

## 9120 Teacher Ln - Development Opportunity - Four Corners Area

12.5 Acres of Commercial Land Offered at \$3,900,000 in Davenport, FL 33897



Price per acre  
\$312,000

 (321) 662-7403

[Message](#)

### CONTACT



Matt Messier



## 0 Sullivan Road - Multi Family Land

3.08 Acres of Commercial Land Offered at \$1,400,000 in Davenport, FL 33896

### Lot

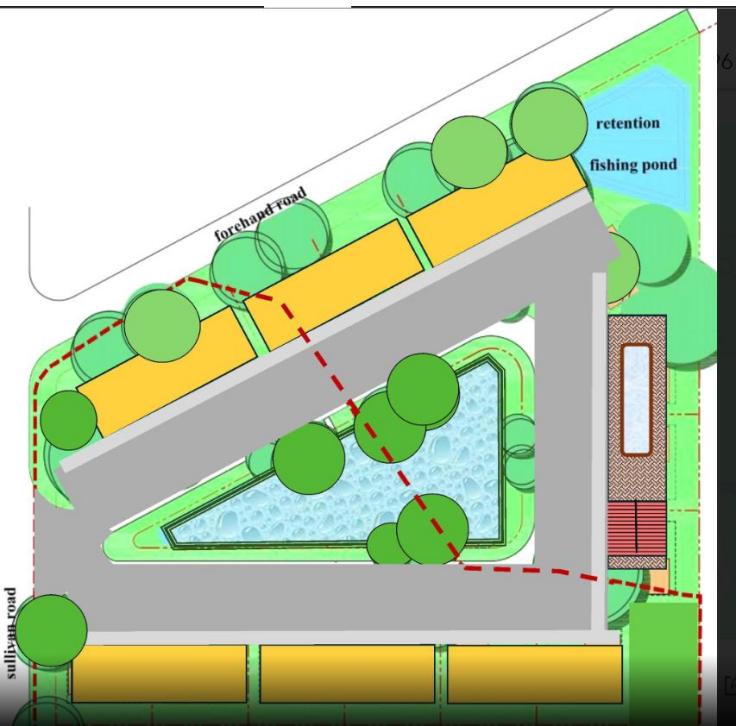
Price **\$1,400,000**

Lot Size

**3.08 AC**

Price Per AC **\$454,545.45**

3.08 Acres of land in 3 parcels. Zoning is CCP which allows for many uses, including Multi Family at 18 units per acre. +/- 1.55 Acres are wetland and will need mitigation and land fill. Mitigation & Fill cost will be deducted from the Price.



 (352) 230-6006

**Message**

#### CONTACTS



Robert  
Gonzalez



Harry Champ

Upland acres 1.53

Price per upland acers \$915032.00

Price per acres for lot \$455,545.00

## 7120 Osceola Polk Line rd

2.56 Acres of Commercial Land Offered at \$1,595,000 in Davenport, FL 33896

### PROPERTY FACTS

Price	\$1,595,000	Property Type	Land
Sale Type	Investment or Owner User	Property Subtype	Commercial
No. Lots	1	Total Lot Size	2.56 AC
Zoning	OAC - Open space, agricultural, and waterbody conservation district is designed to protect and preserve natural resources, wildlife habitats, waterways.		



 (352) 230-6006

[Message](#)

#### CONTACTS

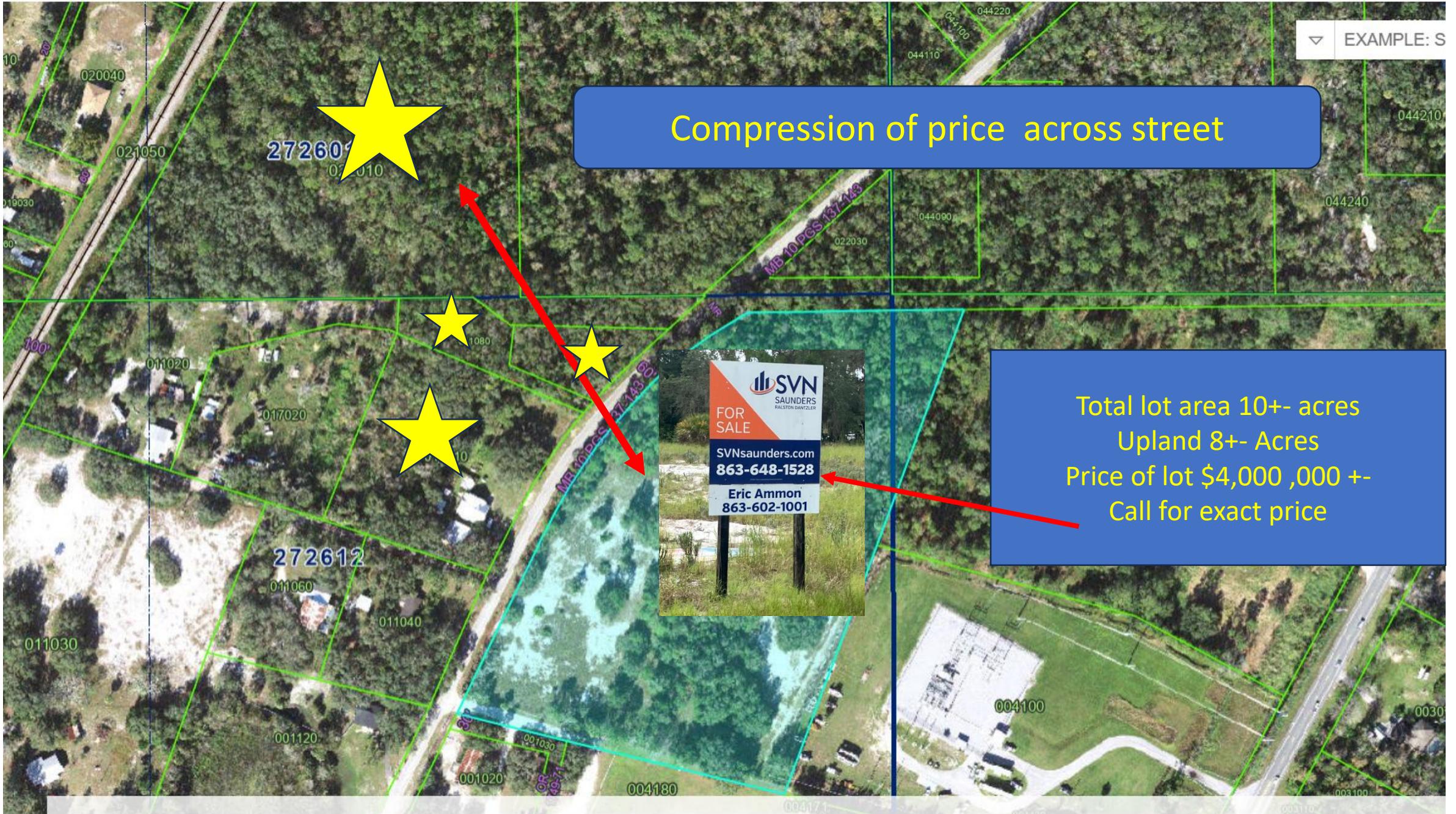


Robert  
Gonzalez



Harry Champ

Price per acres for lot  
\$623,046.00



# Owner Agent Contact information



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