

Owner Agent Contact information



Zak Syed

Cell:

(775) 790-2457

Email:

zak786@AOL.COM

Call Zak Syed
775-790-2457

10 ± Acres
Also Available

\$4 million +
Upland 8+- Acres

Contact

6405 OLD
KISSIMMEE ROAD

LD KISSIMMEE ROAD
DAVENPORT, FL 338936

Coming Soon





Mater Academy
Under Construction

Publix

1 PROPERTY INFORMATION

6405 Old Kissimmee Road
Davenport, FL 338936



26,000
Cars/Day



Coming Soon



Property Description



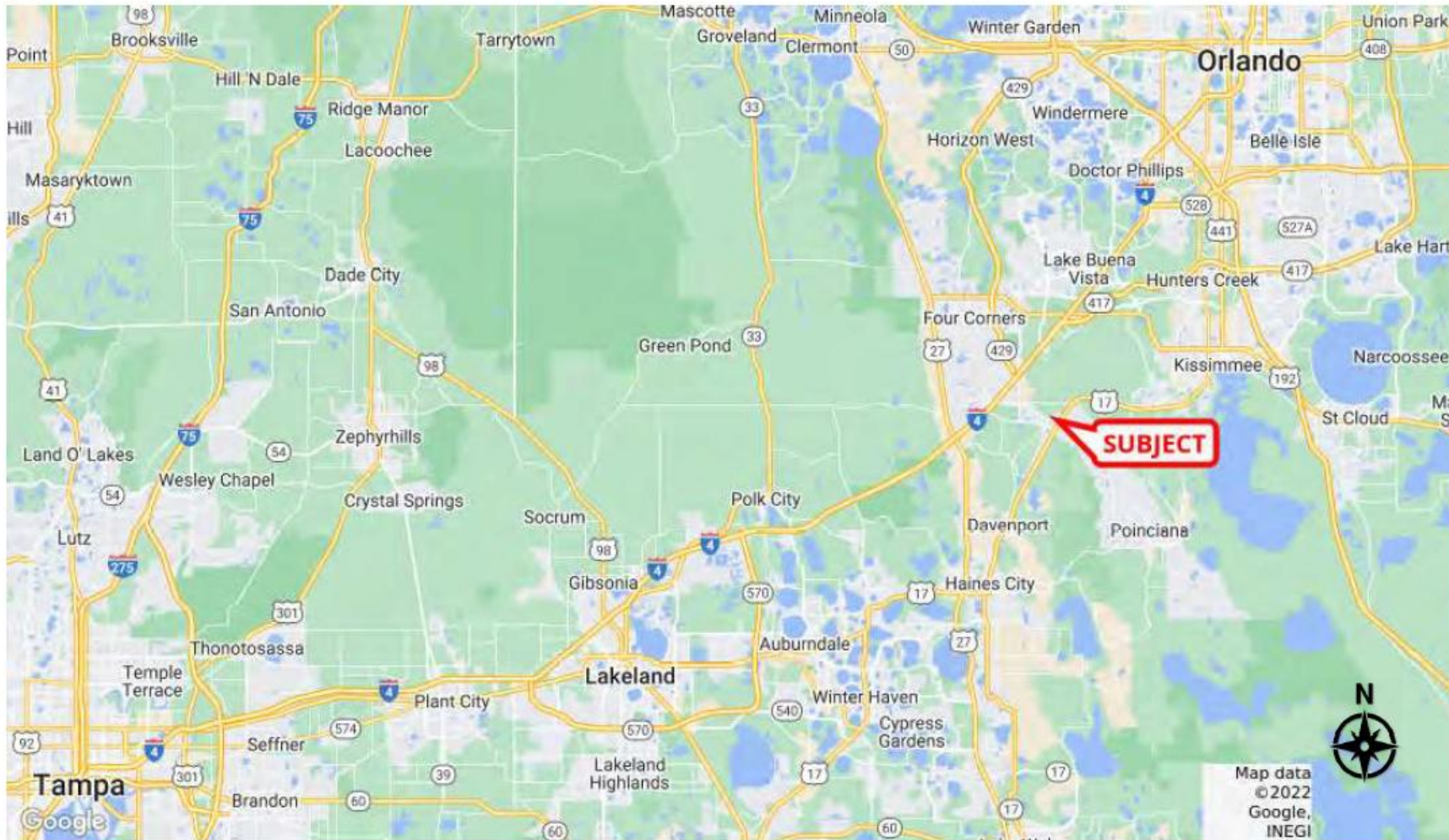
LOCATION DESCRIPTION

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.

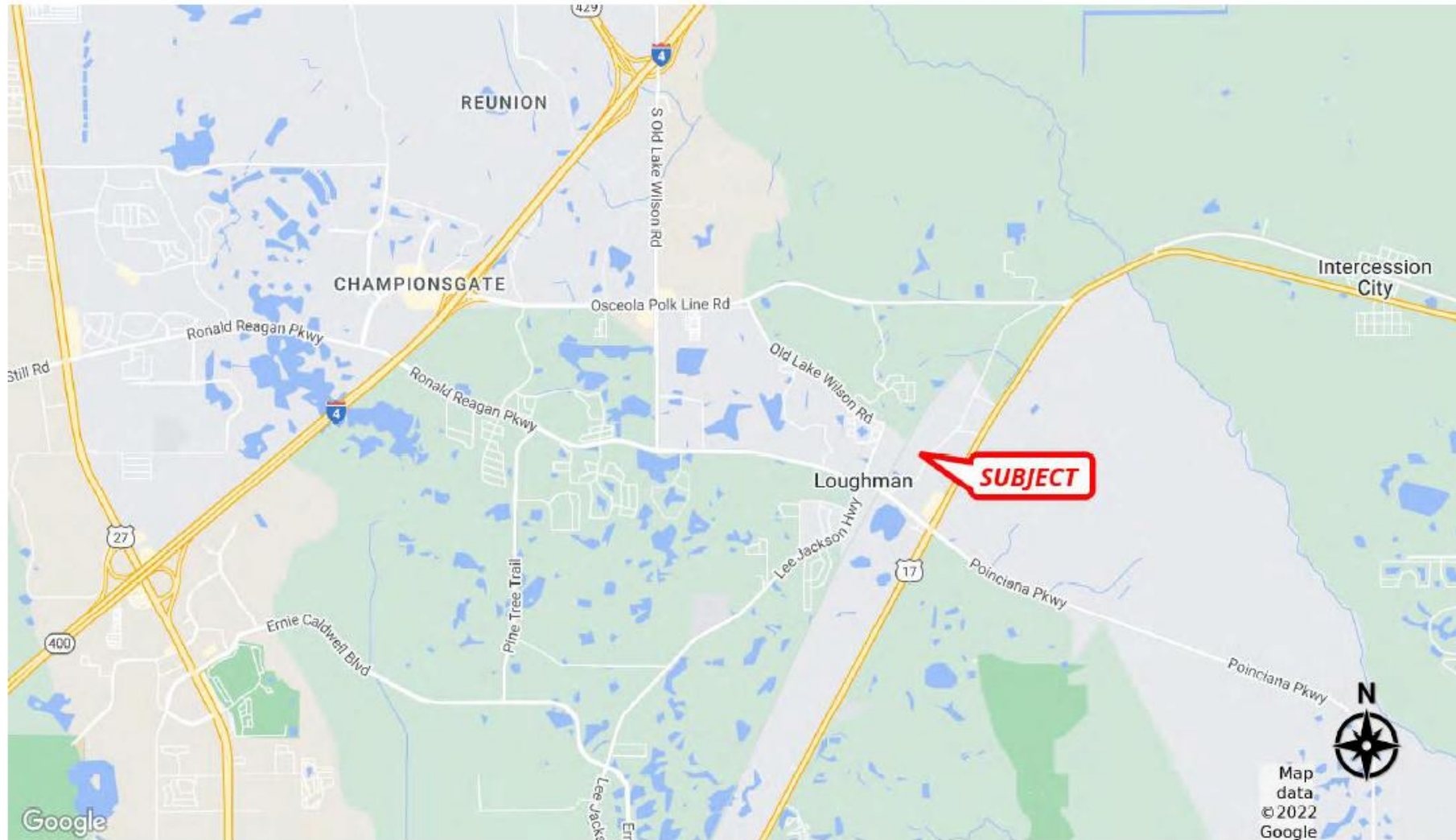


Coming soon

Regional Map



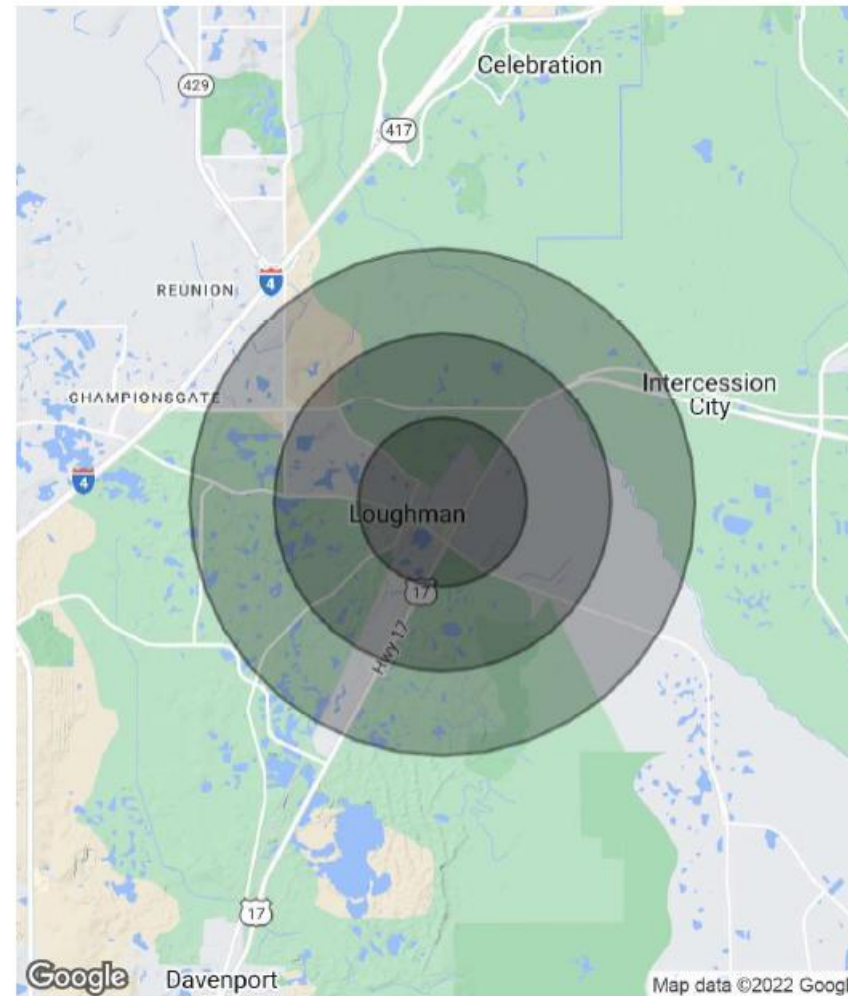
Location Map



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



DOWNTOWN
ORLANDO
30 ± Miles

MAPS AND PHOTOS

Old Kissimmee Road
Davenport, FL 338936

SUBJECT

Also Available



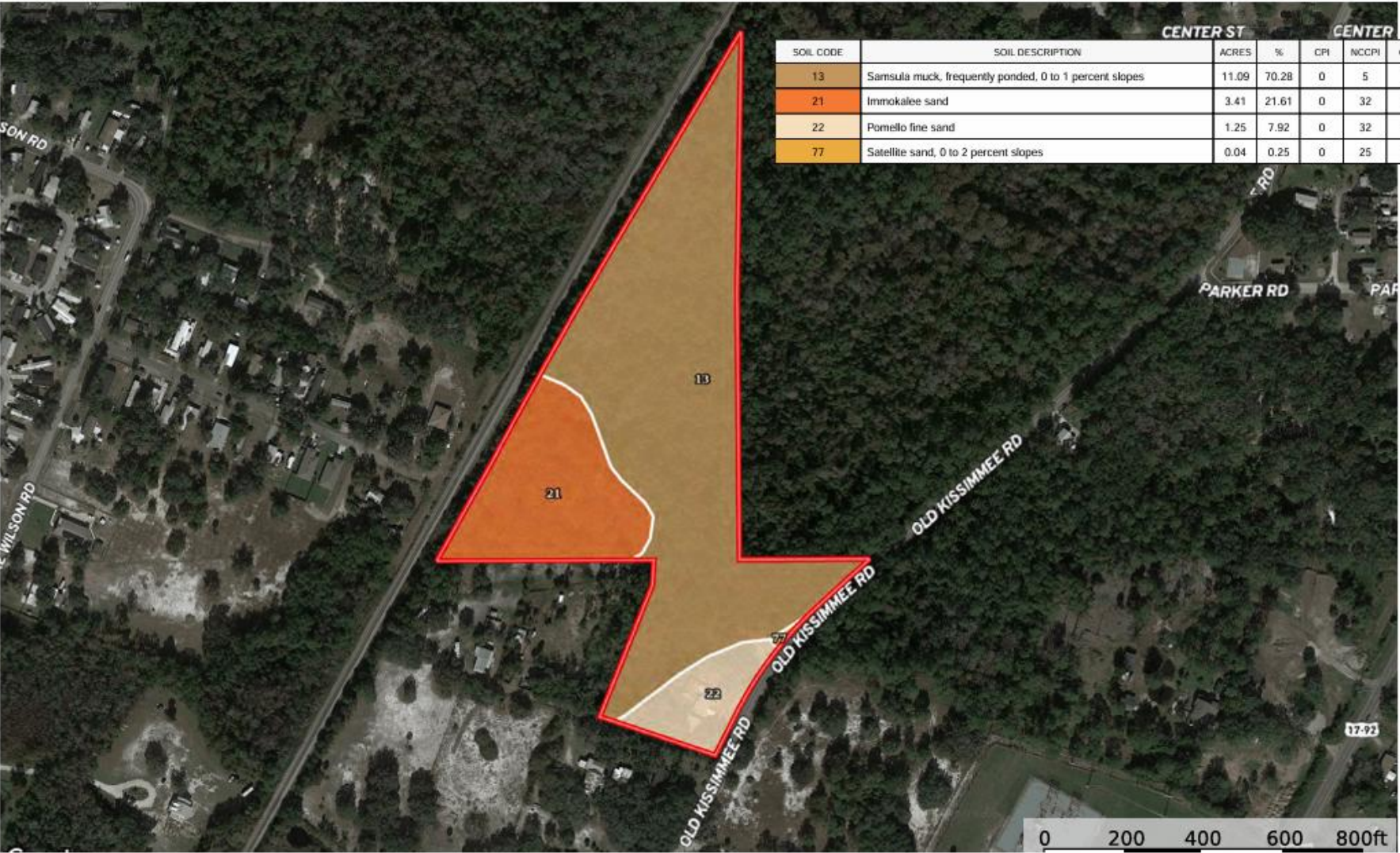
Trade Area Map



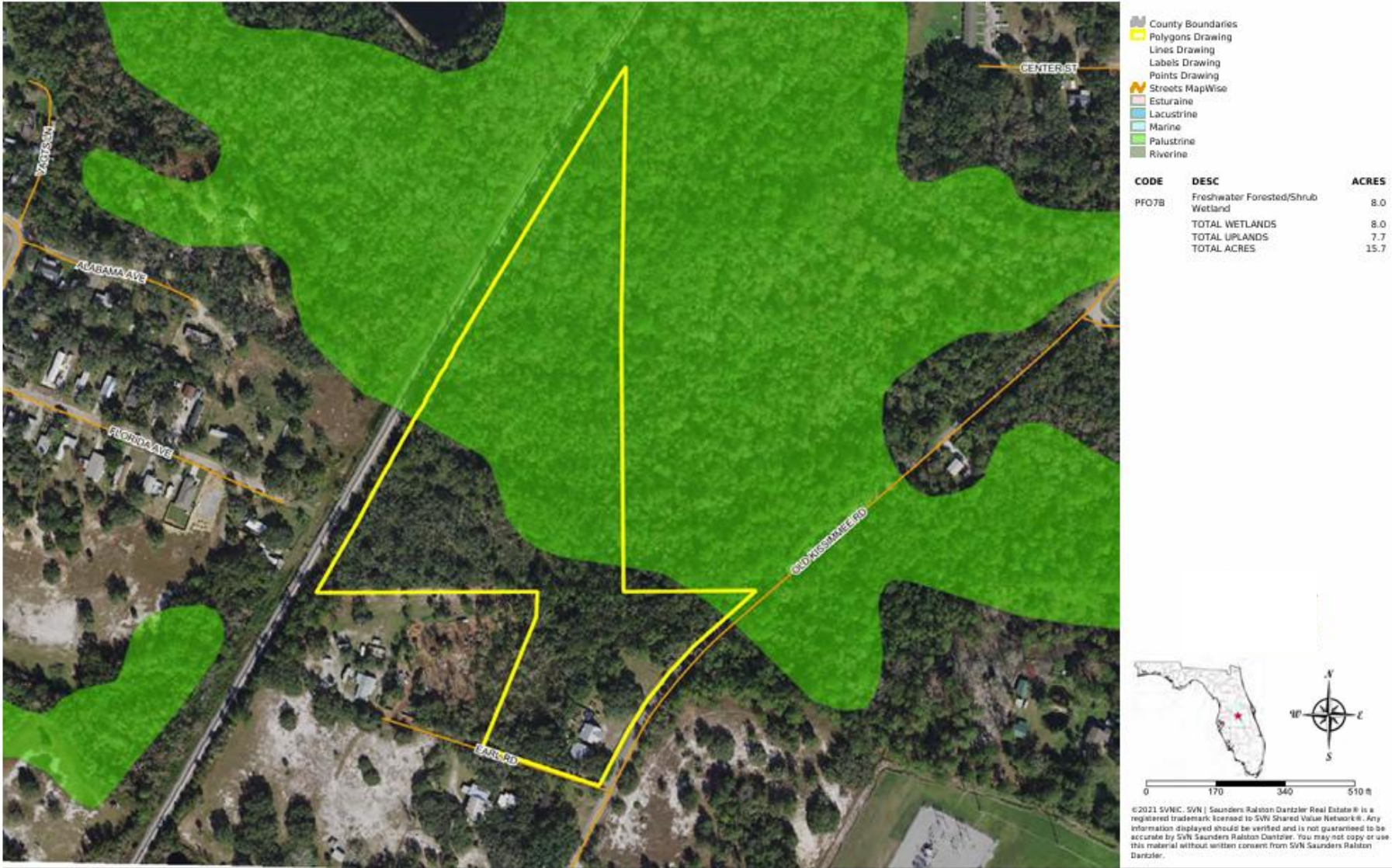
Neighborhood Aerial



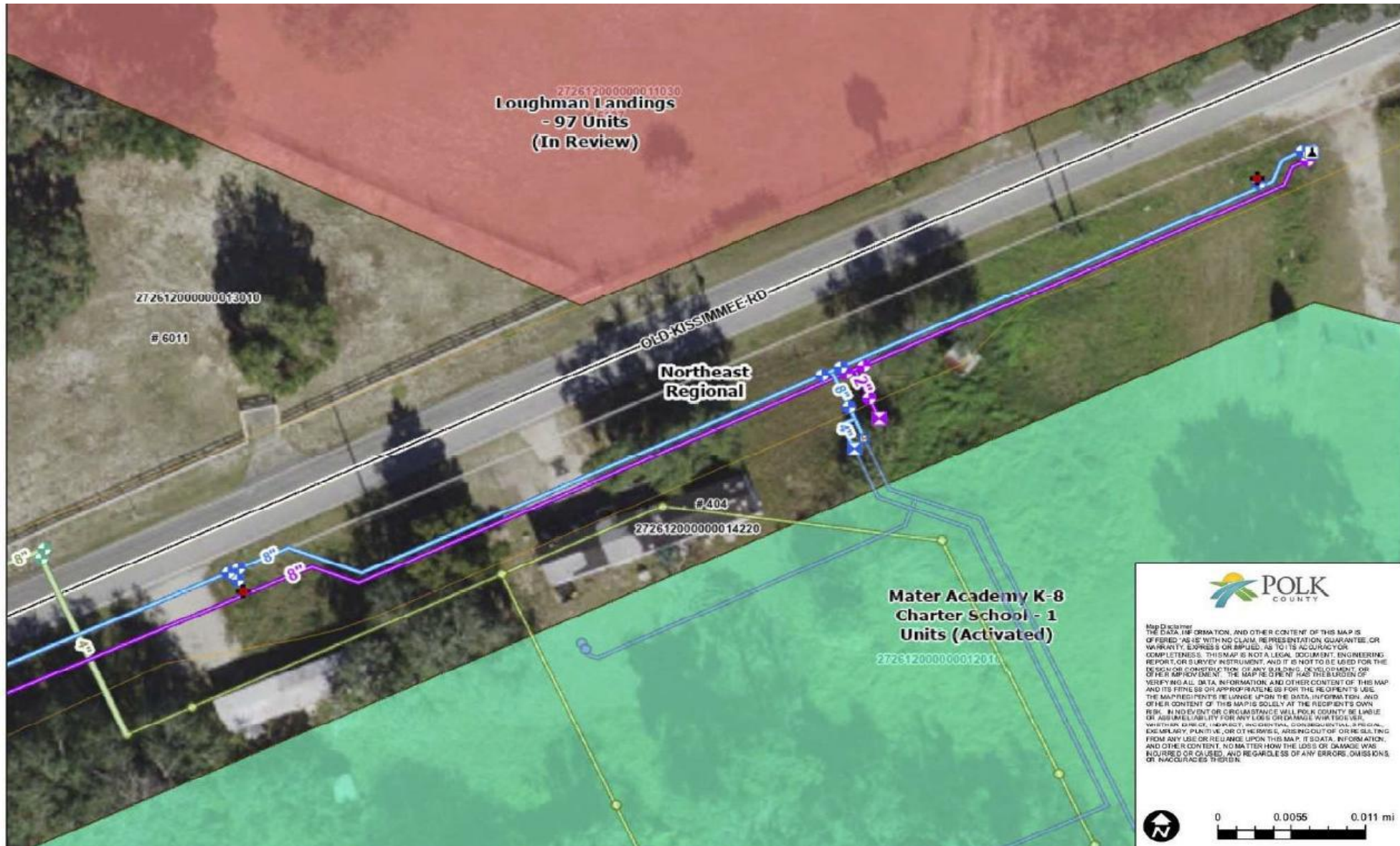
Soils Report



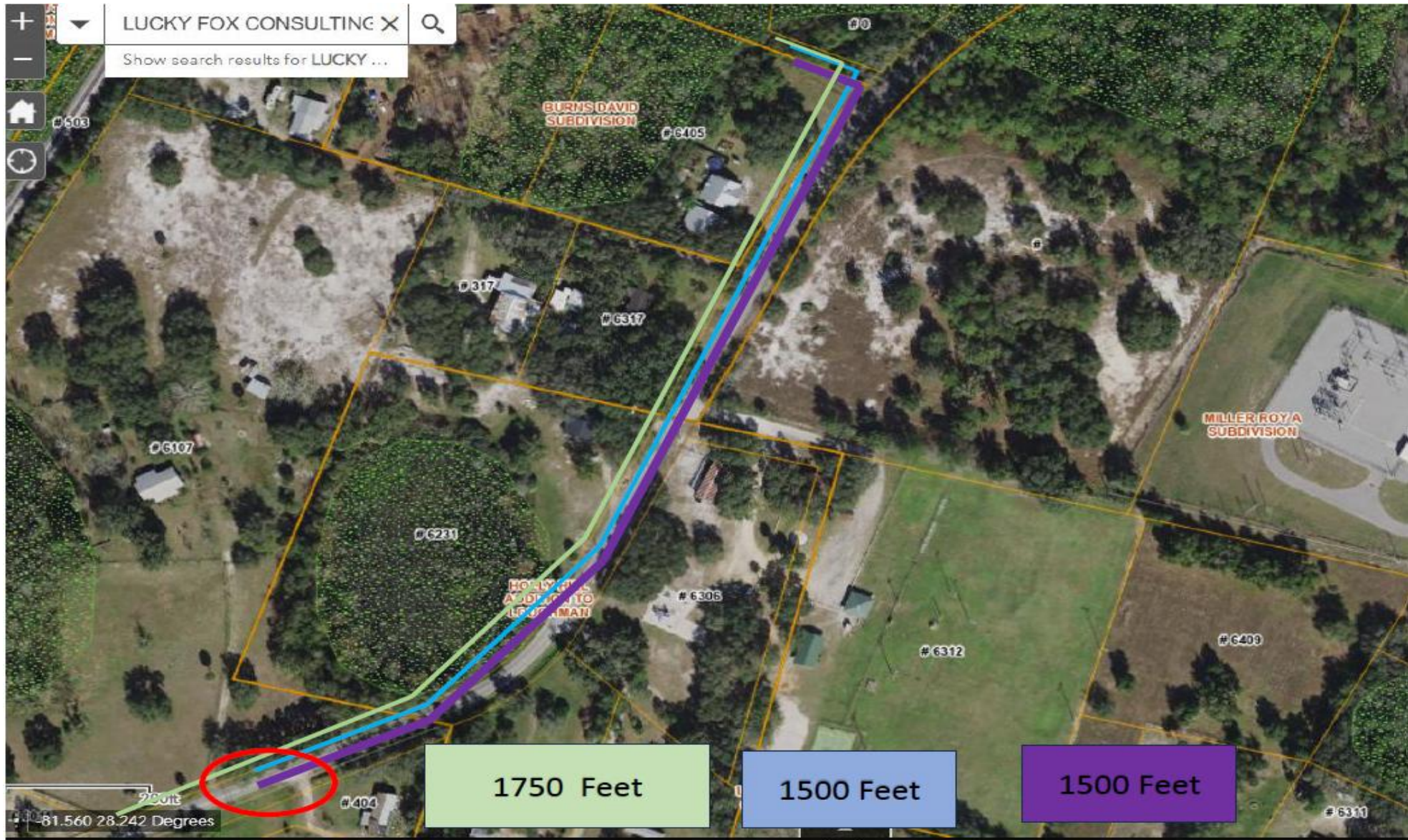
Wetlands Map



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

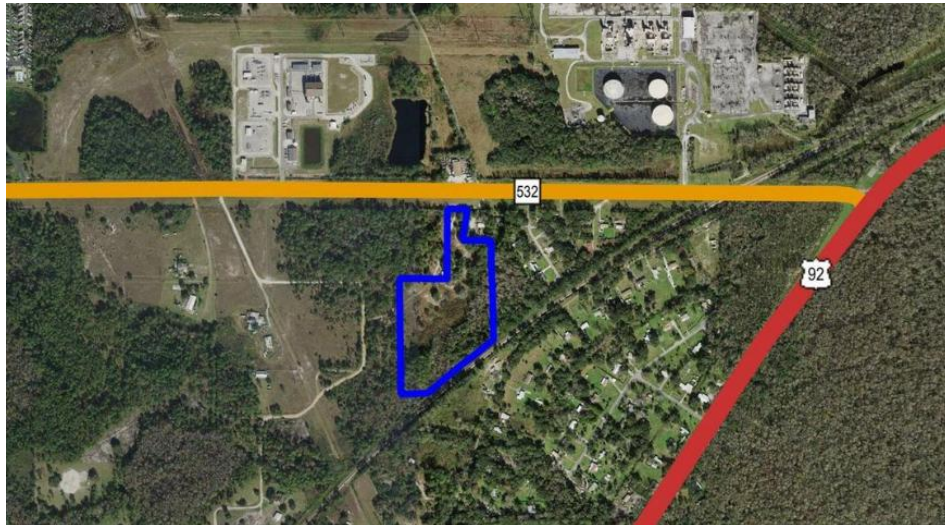
Residential

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



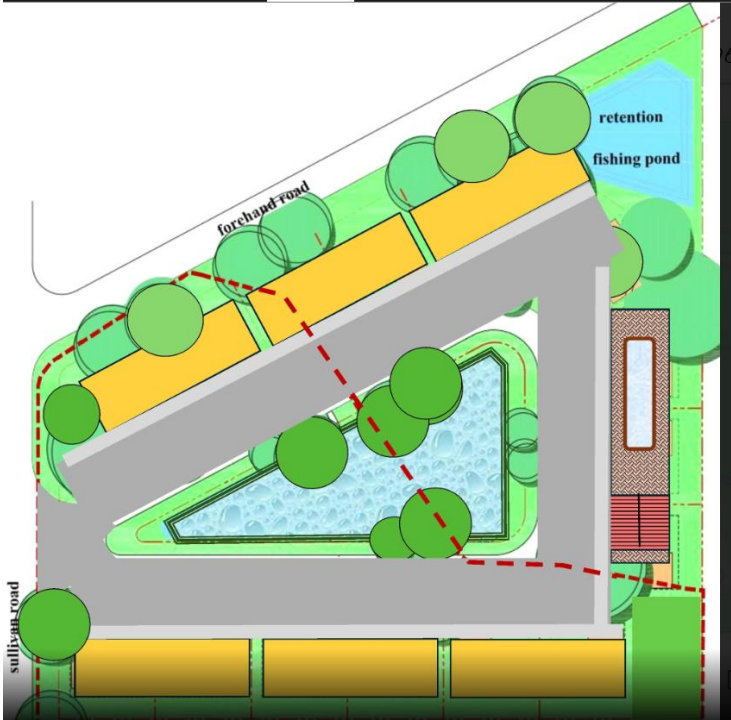
0 Sullivan Road - Multi Family Land


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. | | |



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[Message](#)

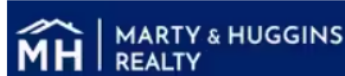
CONTACTS



Robert
Gonzalez



Harry Champ



Price per acres for lot
\$623,046.00

EXAMPLE: S

Compression of price across street

Total lot area 10+- acres
Upland 8+- Acres
Price of lot \$4,000 ,000 +-
Call for exact price



Owner Agent Contact information



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