



# OLD KISSIMMEE RD MULTIFAMILY DEVELOPMENT

OLD KISSIMMEE RD  
DAVENPORT, FL 33896

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craig.morby@svn.com

# Property Overview



**Sale Price**                    **\$3,600,000**

## OFFERING SUMMARY

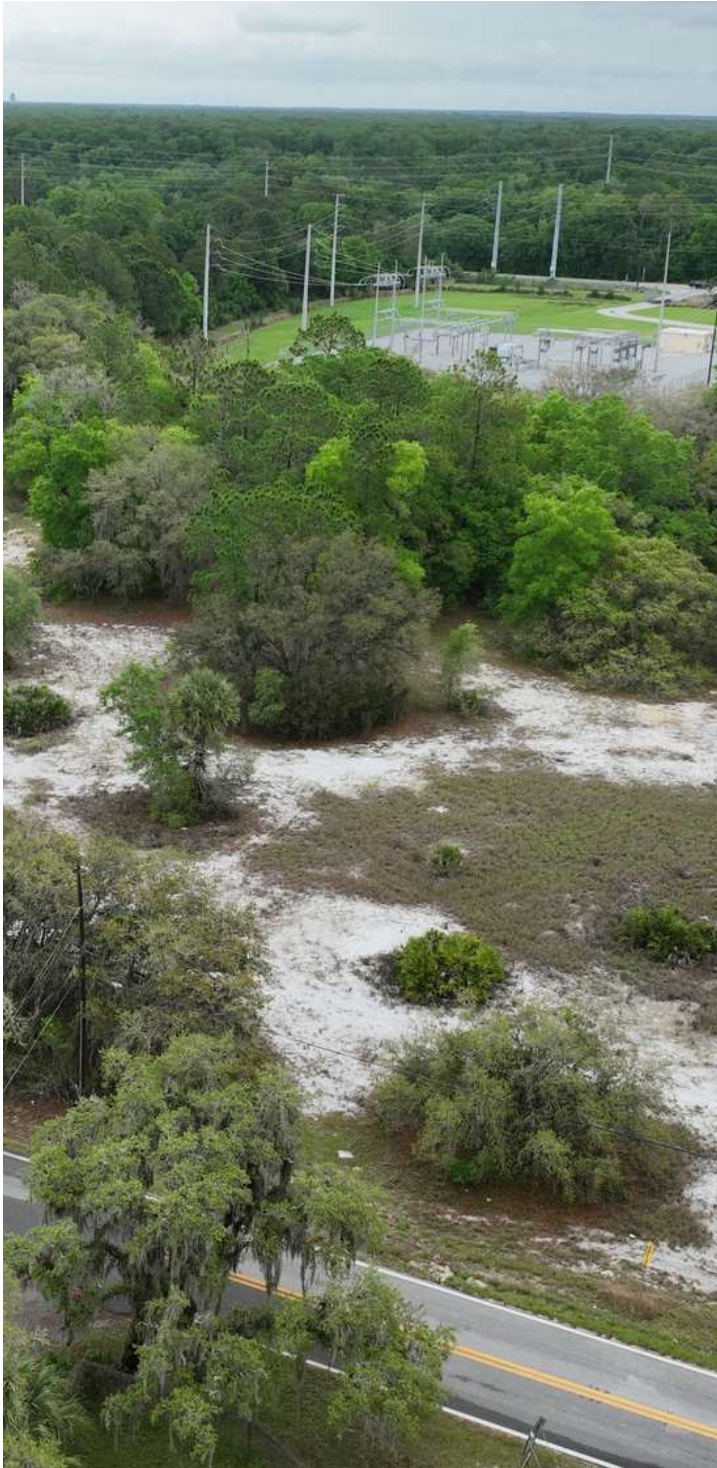
Acreage:                            10.34 ± Acres  
Upland Acres:                    8.4 ± Acres  
Price / Acre:                       \$348,162  
City:                                 Davenport  
County:                              Polk  
Road Frontage:                    900 ± FT  
Price/Unit:                         \$20,000 (180 units)  
Video:                               [View Here](#)

## PROPERTY OVERVIEW

This site is a great multifamily development opportunity, located within the fastest growing area of the county. It is just over 10 acres and there are about 8.4 ± upland acres and 2 ± wetland acres. The vacant land is zoned RMX which allows for 15 units/acre however, with planning commission approval it could allow for 20 units/acre.

Townhouse or multifamily developments such as apartments would be ideal for this site. The RMX zoning allows for a 3-4 story complex with a 50 FT height allowance and 120 units or with planning commission approval, 180 units. In addition, the site would require two (2) access points.

A major advantage of this property is its location. With Polk County being one of the fastest growing counties in the state, there is a continued demand for real estate. This site in particular is within the I-4 corridor, only 1 ± hour east of Tampa and 35 ± minutes south of Orlando. Major developments are underway with the recent development of the Publix Super Market at Loughman Crossing, the new Mater Academy charter school just south of the site, and a proposed 288 unit apartment complex at the southwest corner of Ronald Reagan Pkwy and Hwy 17-92. In addition, this site is adjacent to Loughman Park with amenities such as soccer, basketball, and a playground.



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Residential Development</li><li>• Commercial</li></ul>
Uplands / Wetlands:	8.4 ± Uplands / 1.94 ± Wetlands
Taxes & Tax Year:	\$2,185.57 (2022)
Zoning / FLU:	RMX - 0-15 units/acre
Water Source & Utilities:	County water & sewer serves part of Old Kissimmee Rd; however it does not yet extend to the subject site. The charter school has installed a master lift station that you could tie into.
Road Frontage:	900 ± FT (Old Kissimmee Rd)
Nearest Point of Interest:	I-4 [10 ± minutes] Disney World [20 ± minutes] Orlando [30 ± minutes]
Current Use:	Vacant land



## LOCATION & DRIVING DIRECTIONS

Parcel: 27-26-12-702500-004191

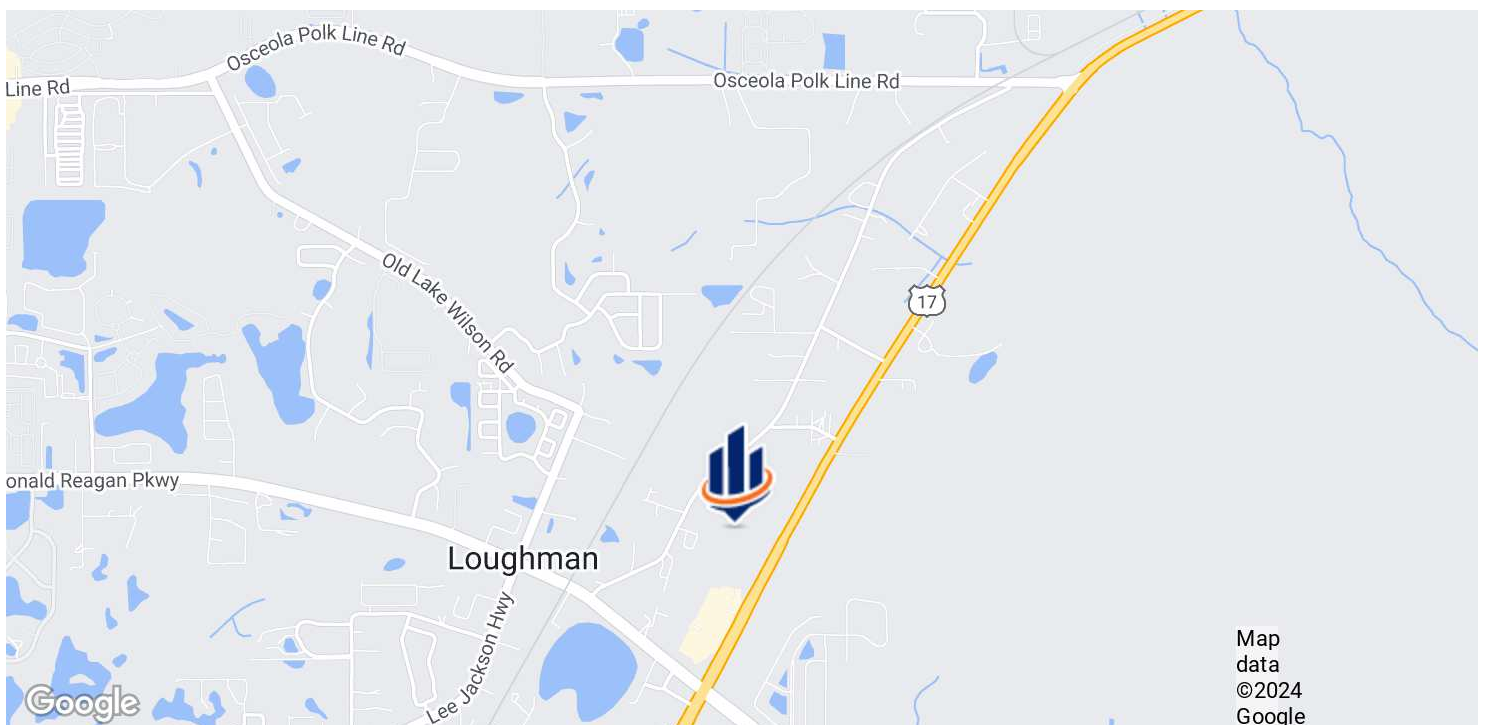
GPS: 28.2450147, -81.5576082

### Driving Directions:

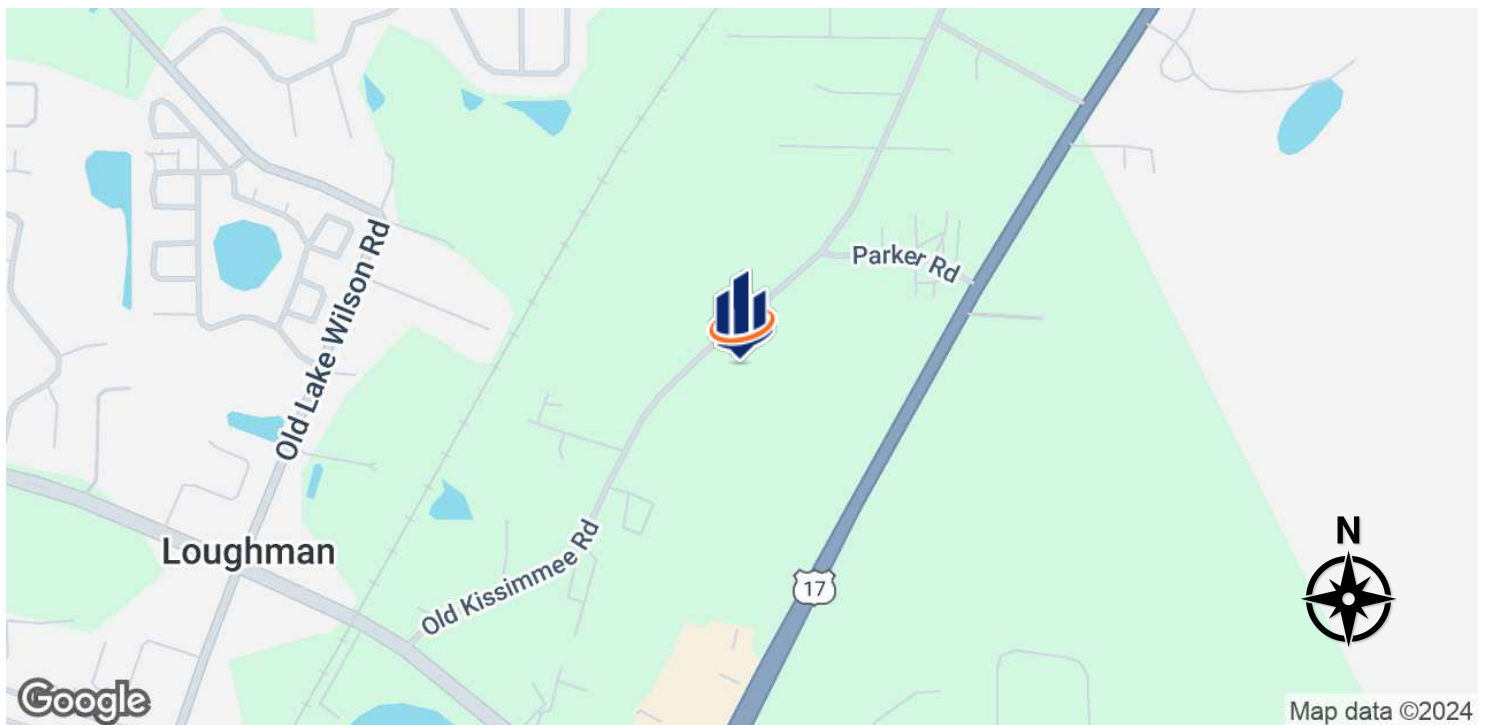
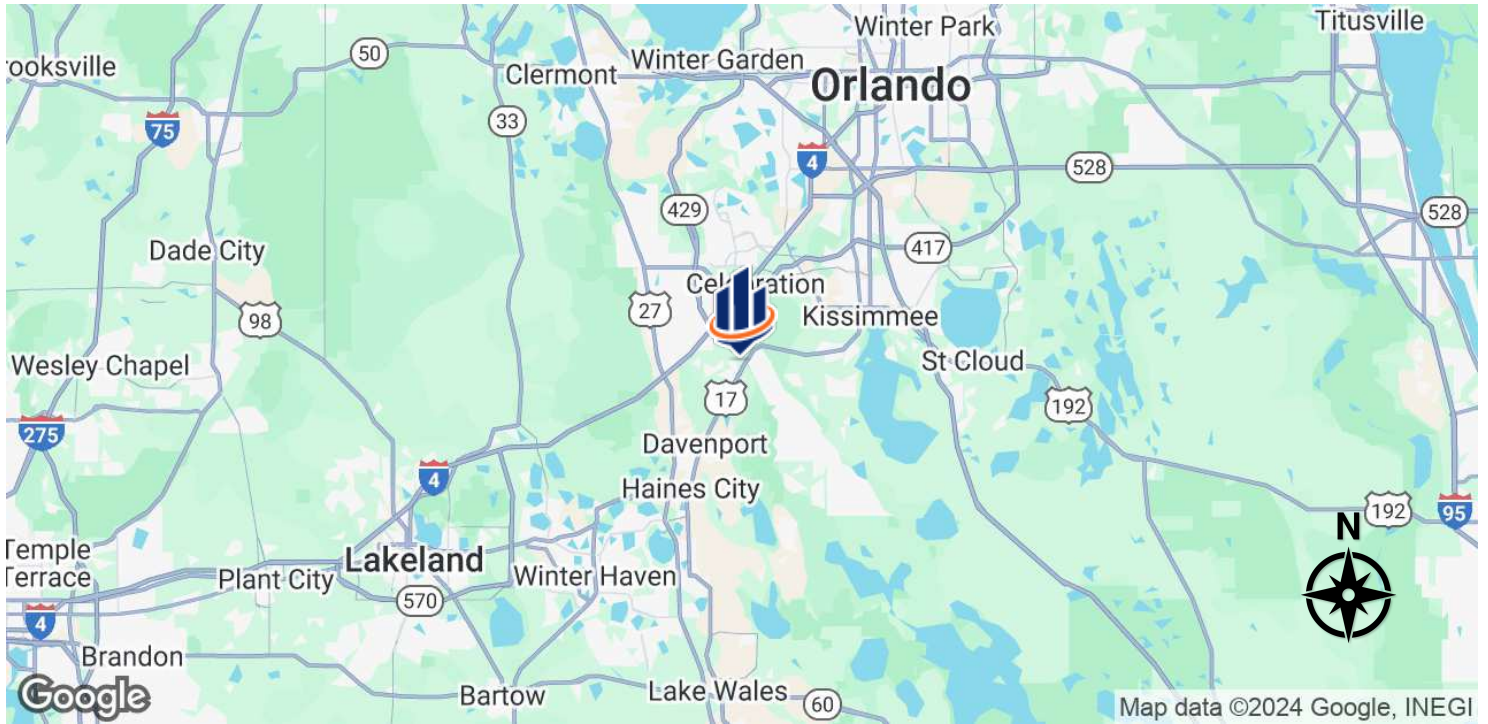
From I-4 E; take exit 58 onto Osceola Polk Line toward Poinciana/Kissimmee & continue for 5 ± miles; turn right on Old Tampa Hwy & head south for 1 ± mile; property will be to the left

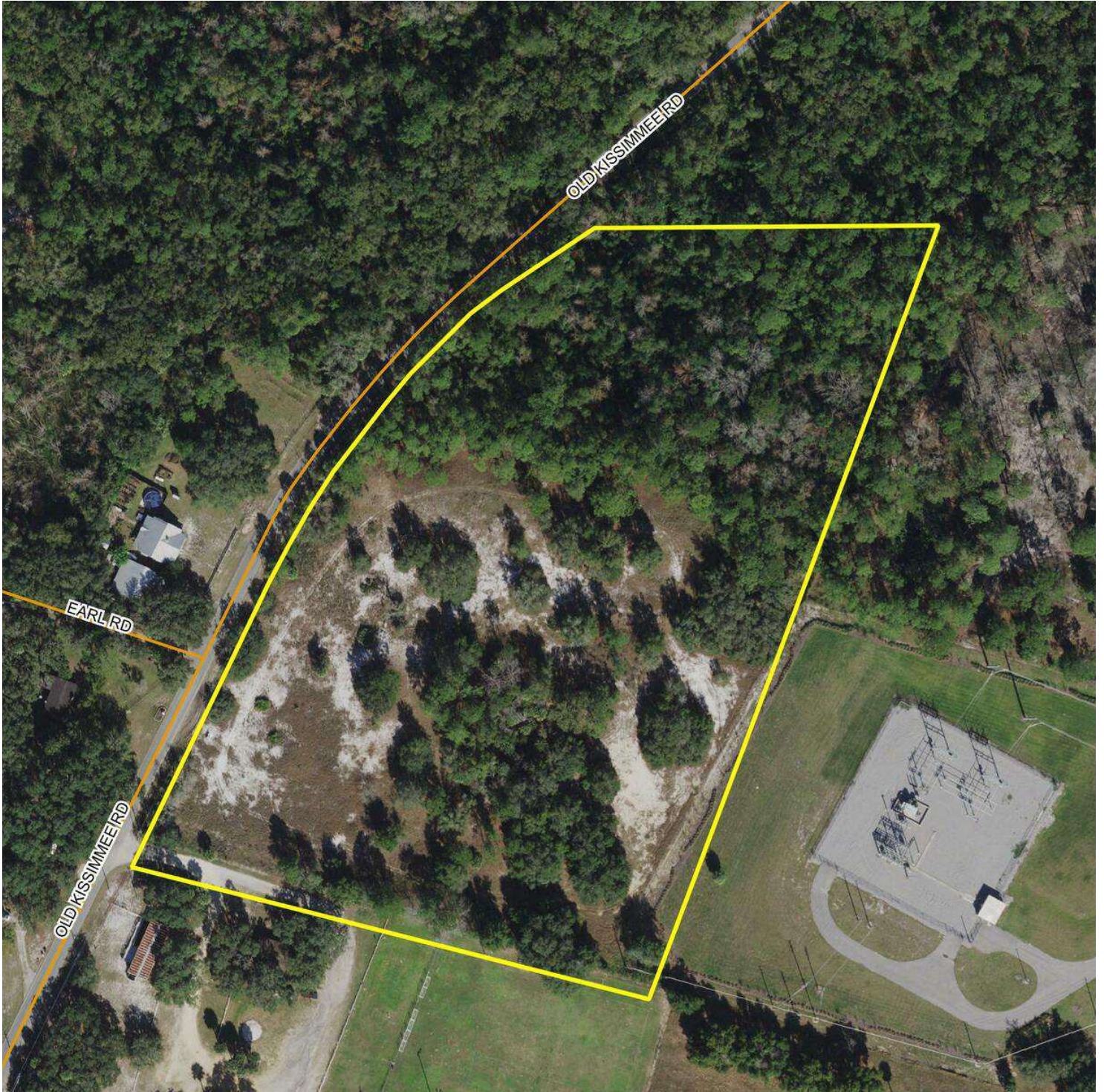
### Showing Instructions:

Please contact listing agents.

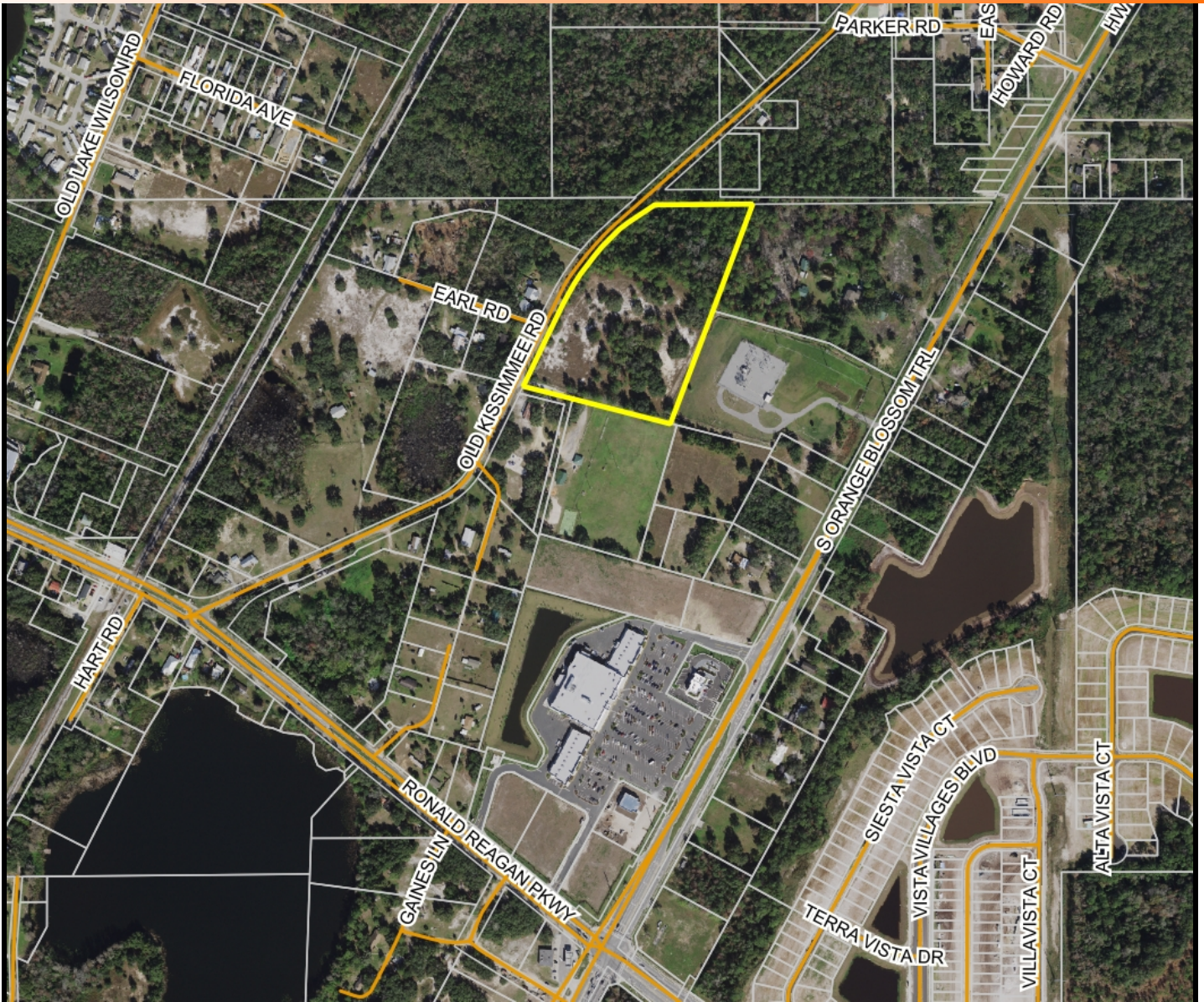


# Regional & Location Map



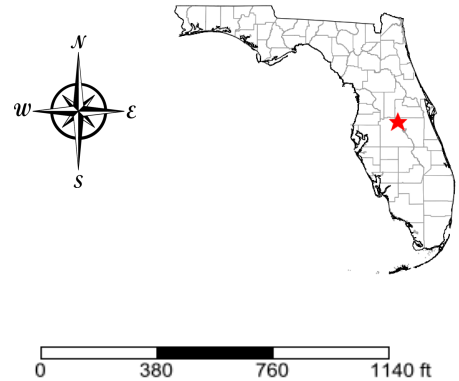


# Site Map



Site Map

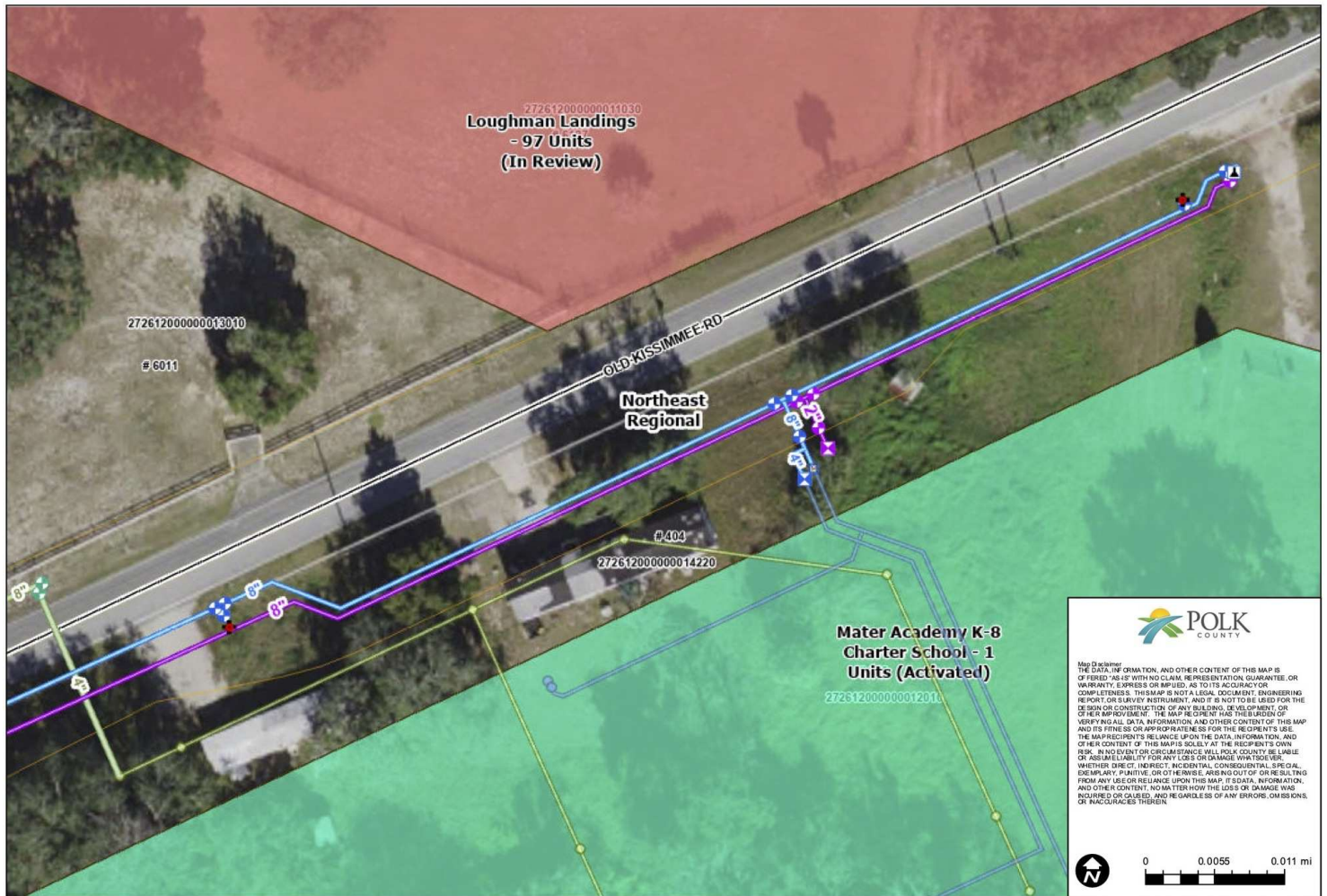
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



# Utilities Map

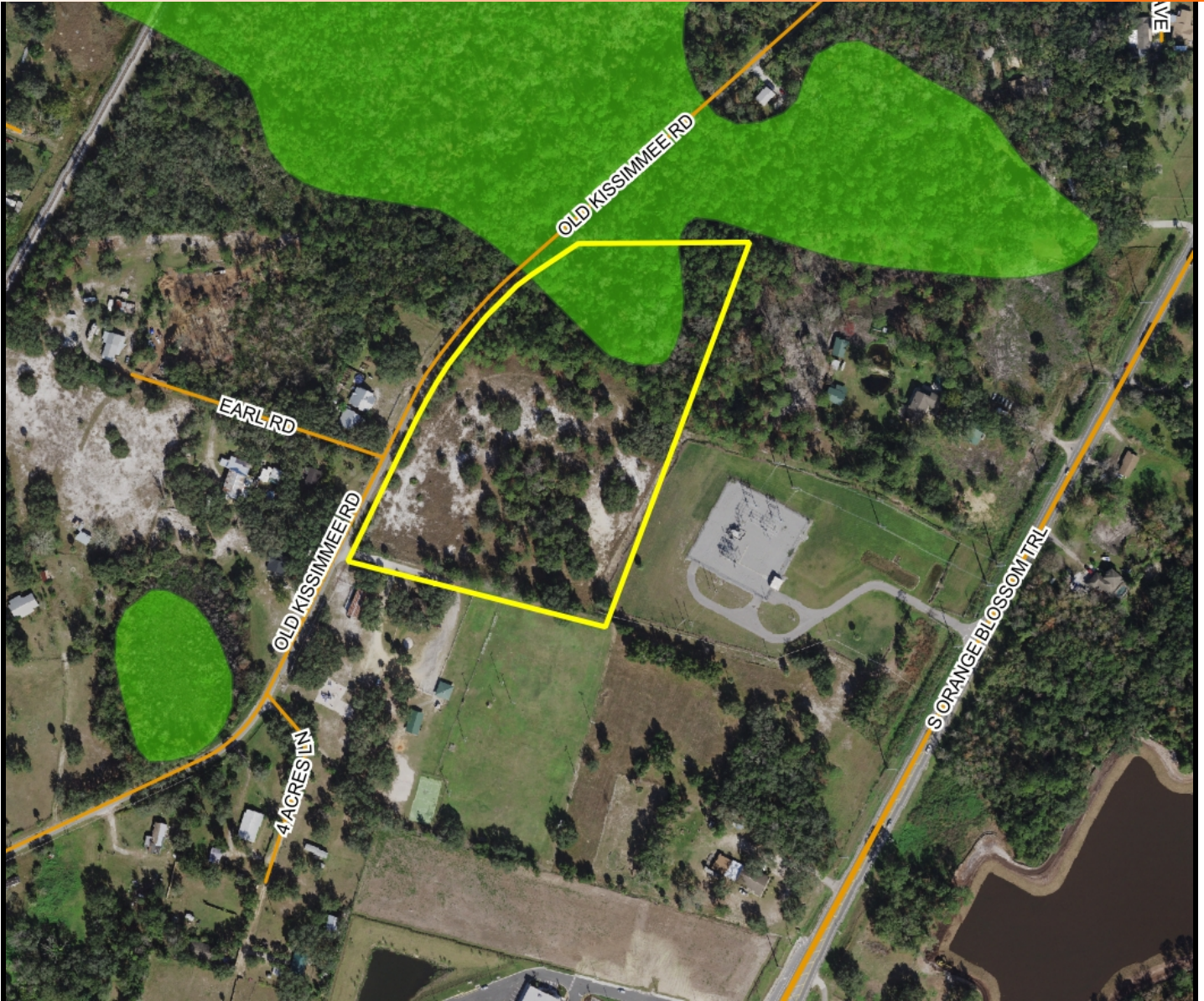
8/23/2023, 1:18:45 PM

## Utilities GIS Viewer-Old Kissimmee Rd





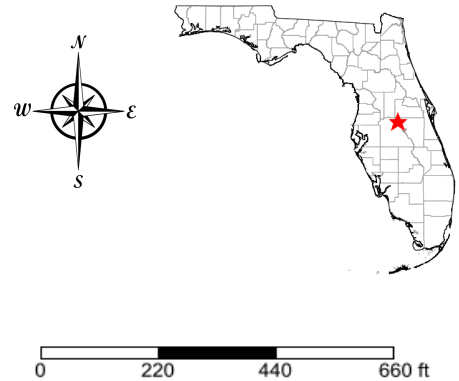
# Wetlands Map



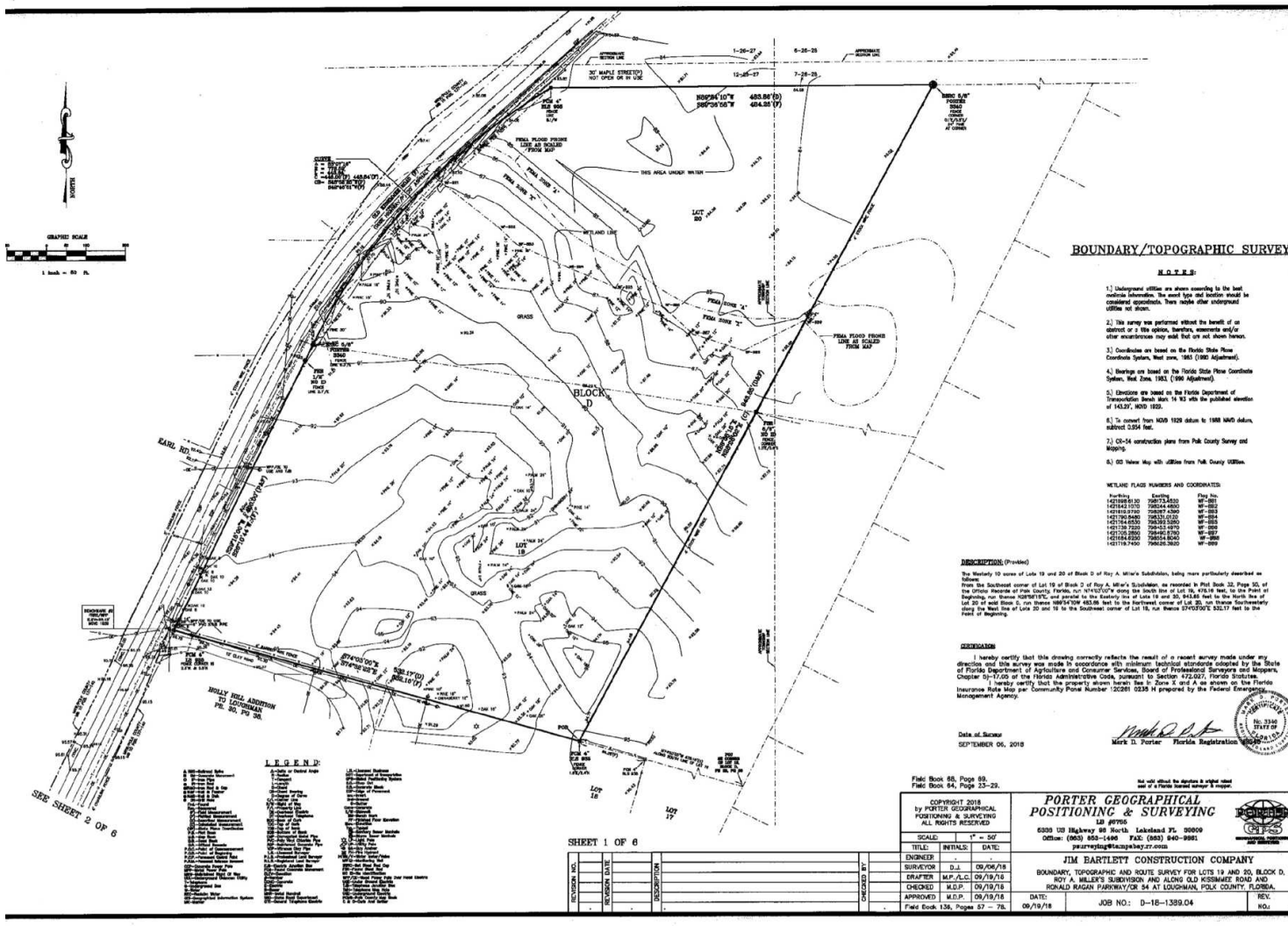
## Wetlands Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



# Boundary Survey



### BOUNDARY/TOPOGRAPHIC SURVEY

#### NOTES

- 1) Underlined office notes pertain to the best available information. The actual type and location would be confirmed on-site. There shall be other underlined notes as shown.
- 2) This survey was performed without the benefit of an abstract of title or other records, therefore, no assurance can be given that there are no other encumbrances or other surveys that may affect this survey.
- 3) Contours are based on the Florida State Plane Coordinate System, NAD 83, 1983 Adjustment.
- 4) Bearings are based on the Florida State Plane Coordinate System, NAD 83, 1983 Adjustment.
- 5) Elevations are based on the Florida Department of Transportation bench mark 14 15 with the published elevation of 143.27' MGD 1929.
- 6) To connect from MGD 1929 datum to 1988 MGD datum, subtract 0.554 feet.
- 7) C&G construction plans from Polk County Survey and Mapping.
- 8) GDS Survey Map with A&S from Polk County Utilities.

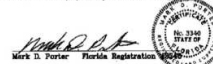
**NEGLIGENT FLAG BENCHMARKS AND COORDINATES**

Marker	Easting	N.ing	Mag. In.
1421813.10	798132.45	0	0
1421813.10	798132.45	0	0
1421792.84	798133.02	0	0
1421784.52	798125.60	0	0
1421725.28	798123.90	0	0
1421744.52	798124.60	0	0
1421719.79	798123.30	0	0

**DESCRIPTION (Private)**  
The Metamorphic Survey of Lots 19 and 20 of Block D of Roy A. Miller's Subdivision, being more particularly described as follows:  
From the Southeast corner of Lot 19 of Block D of Roy A. Miller's Subdivision, as recorded in Plat Book 32, Page 32, of the Official Record of Polk County, Florida, run N 17° 15' 30" E 66.19 feet to the intersection of the line of Lot 19 and the line of Lot 20 of said Block D; run thence S 89° 54' 50" W 65.56 feet to the Northwest corner of Lot 20; run thence Southwesterly along the West line of Lot 20 and 16 to the Southwest corner of Lot 16; run thence S 17° 00' 00" W 323.77 feet to the point of beginning.

**TESTIMONY**  
I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with minimum technical standards adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 12-12.03 of the Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.  
I hereby certify that the property shown herein has been shown on an assessor's map of the Florida Insurance Risk Map per Community Profile Number 12228 12228 as prepared by the Federal Emergency Management Agency.

Date of Survey  
SEPTEMBER 06, 2018



Field Book 58, Page 89  
Field Book 84, Page 23-25.

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POSITIONING & SURVEYING  
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Ltr #3705  
SCALE: 1" = 25'  
TITLE: RETINETS: DATE:

**PORTER GEOGRAPHICAL POSITIONING & SURVEYING**  
Ltr #3705  
6309 US Highway 90 North Lakeland FL 33809  
Office: (863) 855-1490 Fax: (863) 840-9981  
prporter@portergps.com

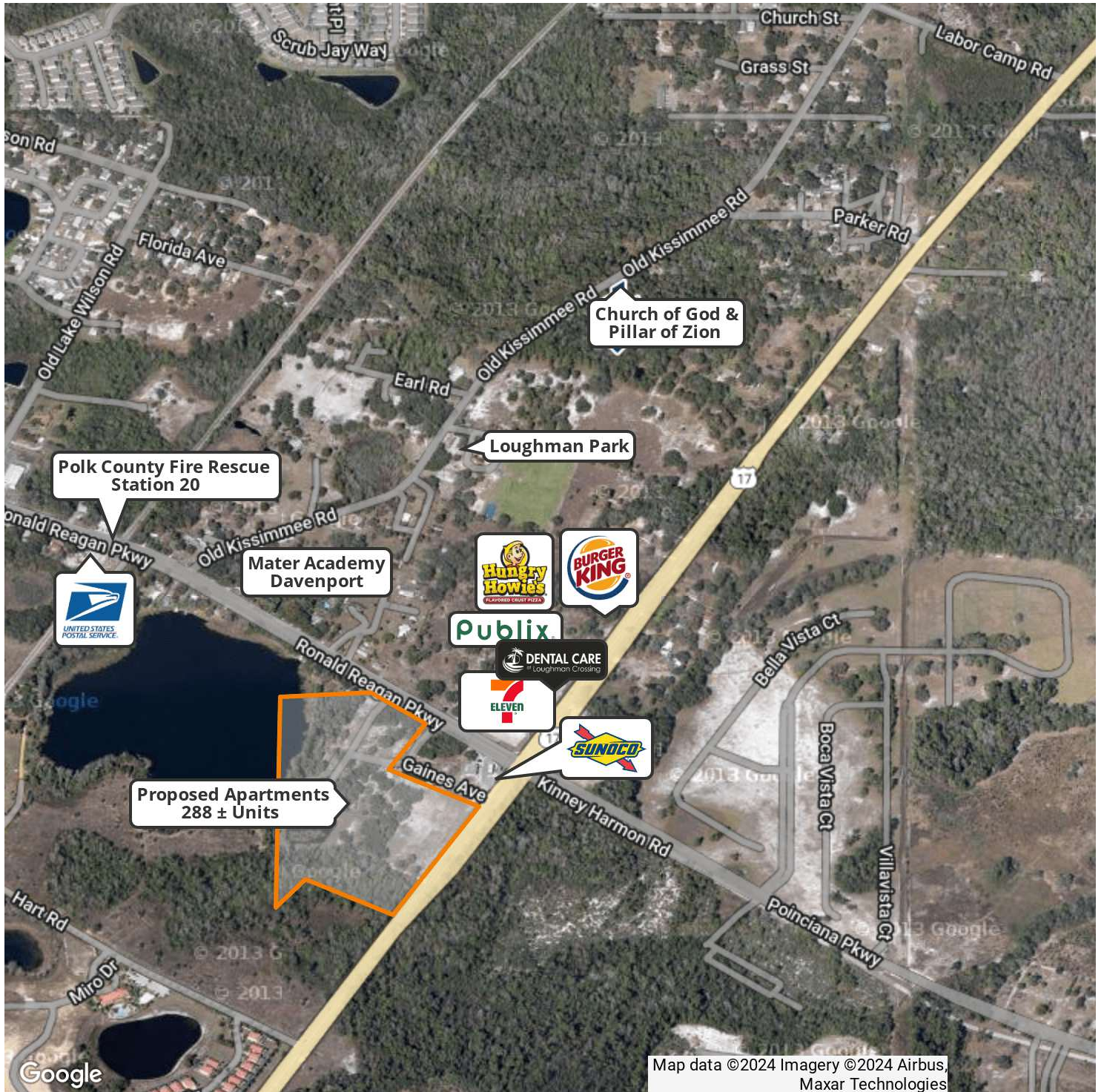
NO.	NAME	DATE	REVISION
1	DESIGNER		
2	CHECKED		
3	APPROVED		

<b>JIM BARTLETT CONSTRUCTION COMPANY</b>			
BOUNDARY, TOPOGRAPHIC AND ROUTE SURVEY FOR LOTS 19 AND 20, BLOCK D, ROY A. MILLER'S SUBDIVISION AND ALONG OLD KISSIMMEE ROAD AND RONALD BUZAR PARKWAY OR SA AT LUSHMAN, POLK COUNTY, FLORIDA.			
DATE:	09/16/18	JOB NO.:	D-18-1389-04
Field Book 126, Pages 57 - 72		REV.:	

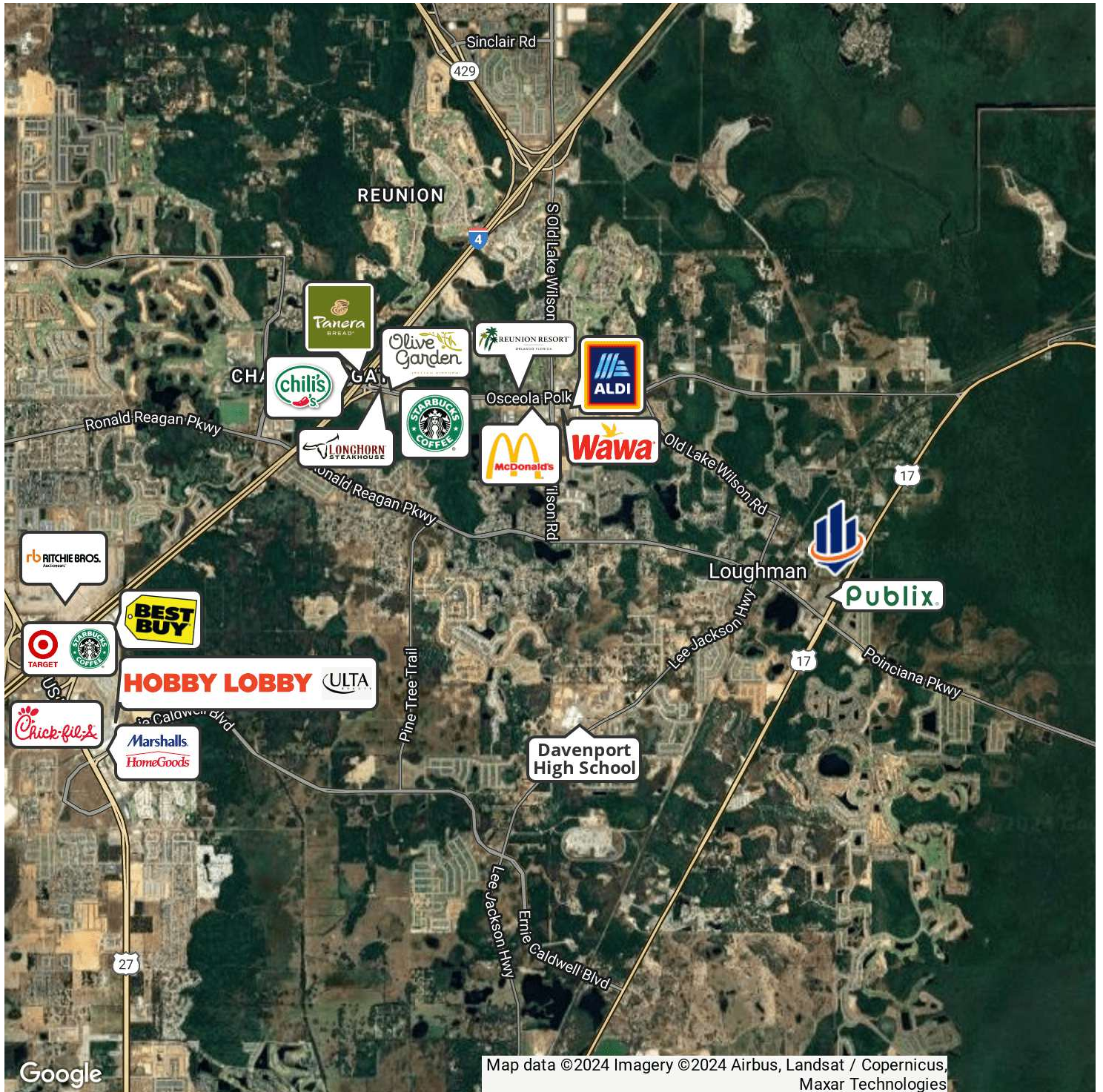
### LEGEND

- 1. Subdivisions: 18th Street (Subdiv. 2018)
- 2. Subdivisions: 19th Street (Subdiv. 2018)
- 3. Subdivisions: 20th Street (Subdiv. 2018)
- 4. Subdivisions: 21st Street (Subdiv. 2018)
- 5. Subdivisions: 22nd Street (Subdiv. 2018)
- 6. Subdivisions: 23rd Street (Subdiv. 2018)
- 7. Subdivisions: 24th Street (Subdiv. 2018)
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- 79. Subdivisions: 96th Street (Subdiv. 2018)
- 80. Subdivisions: 97th Street (Subdiv. 2018)
- 81. Subdivisions: 98th Street (Subdiv. 2018)
- 82. Subdivisions: 99th Street (Subdiv. 2018)
- 83. Subdivisions: 100th Street (Subdiv. 2018)

# Location Map



# Trade Area Map



# Additional Photos





For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

**HEADQUARTERS**

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Lakeland, FL 33801  
863.648.1528

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Orlando, Florida 32801  
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**NORTH FLORIDA**

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Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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