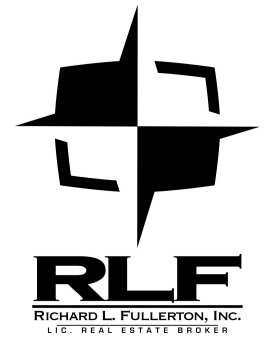


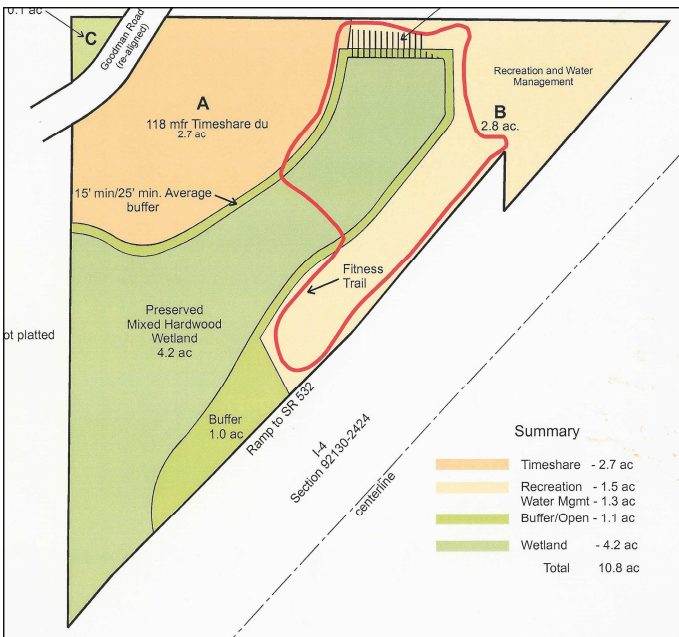
# Magnolia Resort, LLC Commercial Site

1435 S. Goodman Rd.  
Davenport, FL 33896

## 10+/- Acre Commercial Tourist Development Site



No warranty or representation, expressed or implied, is made as to the accuracy of this information, and same is submitted subject to error and omissions.



### Highlights

- Land Use allows up to 40 units/useable acre
- 950+/- frontage feet on I-4
- Adjacent to ChampionsGate DRI

### Entitlements

- Tourist Commercial (TC) Future Land Use
- Commercial Tourist (CT) Zoning
- PD 01-05 (expired) for 118 multi-family units
- CU 08-24 Billboard Permit (not included)

### Property Information

- Land: 10+/- Acres
- Land Use: TC (Tourist Commercial)
- Sale Price: \$3,800,000

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fullerton@cfl.rr.com  
(407) 616-8706 cell  
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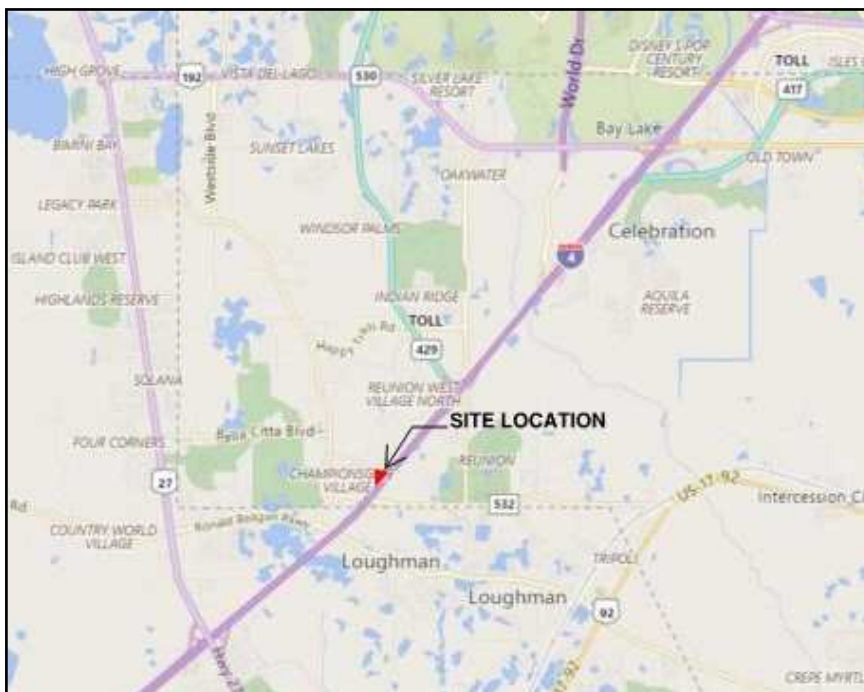
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## Aerial Photo and Area Map



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### Area Features

- Adjacent to the ChampionsGate Resort, a 1,200 acre mixed-use development
- Publix-anchored Shopping Center nearby at ChampionsGate Blvd.
- Close Proximity to Reunion Resort, ChampionsGate, Celebration, and all the Area Attractions
- I-4 Beyond Ultimate expansion is being studied (see following page)

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## 150-key, 4 Story Hotel Conceptual Site Plan



Conceptual Site Plan reviewed by Osceola County on December 6, 2017, as PRDV17-169

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