



FOR SALE

2.32 Acres Land for Development

6801 U.S. Hwy 17-92 N, 6818 East Ave & 0 East Ave

Davenport, FL 33896

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Rachel Hettler

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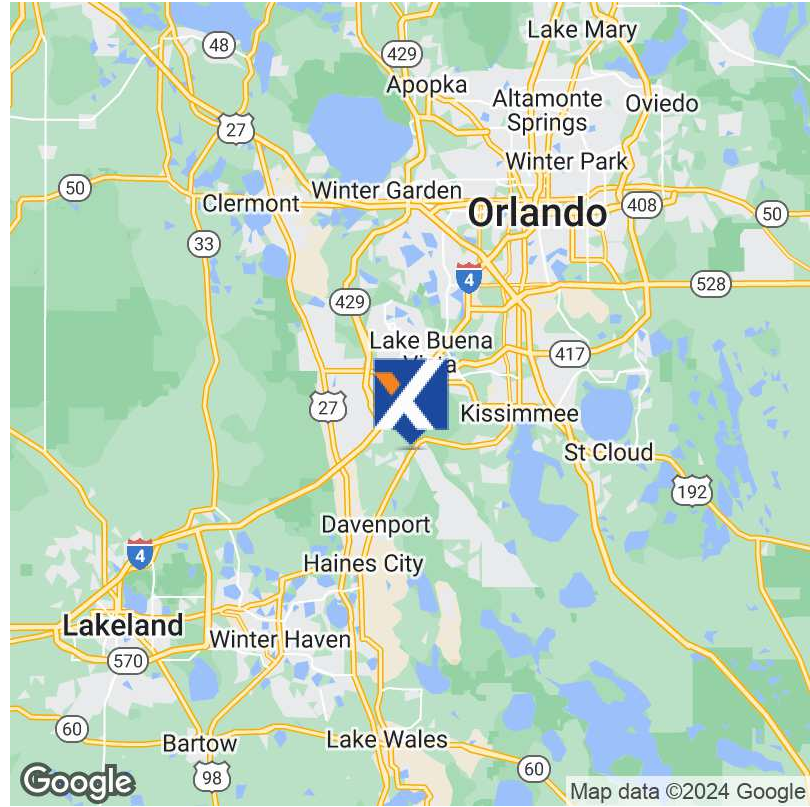
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FOR SALE | Offering Summary



OFFERING SUMMARY

Acreage:	2.32 Acres
Price / Acre:	\$204,741
Property Type:	Land
Zoning:	RL-4X
Future Usage:	Residential Development
Number of Lots:	3
Addresses:	6801 U.S. Hwy 17-92 N 0 East Ave 6818 East Ave
City, State, Zip:	Davenport, FL 33896
Municipality:	Polk County
Traffic Count:	20,500

PROPERTY OVERVIEW

This site offers an excellent opportunity for new residential development in an in-demand area of Florida.

PROPERTY HIGHLIGHTS

- Currently zoned Residential Low (RL-4X) within the Ronald Reagan Parkway Selected Area Plan. Re-zoning to Residential Medium (RMX) zoning would create the potential for greater density and townhome development.
- Land has been cleared of trees and brush, and has access to all utilities and city services. Numerous residential development projects are underway or proposed, in anticipation of continued growth of housing demand.
- Property location offers nearby access to local shopping, dining, schools, parks and recreation. World-class resorts, theme-parks and more are within a short drive, as is everything Orlando has to offer, including an international airport and numerous employers.

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PROPERTY OVERVIEW

This land assemblage consists of 2.32 acres of cleared, residential-zoned land over three parcels and is an excellent development opportunity. The property is well-situated along a main thoroughfare only minutes away from several recently constructed planned communities and a planned 288-unit apartment complex. The shopping center anchored by Publix at Loughman Crossing is just two minutes down the road, and reflects the expectation that this area will see continued growth. Likewise, traffic counts at the property site frontage on Ronald Reagan Parkway have increased more than 50% over 4 years.

The site has been cleared of trees and brush, and all utilities and city services are already available at the site including electric, cable, internet, water and sewer, and trash and recycling.

The property is located within the Residential Low (RL-4X) land use district of the Ronald Reagan Parkway Selected Area Plan (SAP). Current zoning allows for single family development, and rezoning to Residential Medium (RMX) land use would allow for increased density and the opportunity to develop the site with multifamily or townhome residences. The properties are not located in a CRA.

LOCATION OVERVIEW

The Loughman area of Davenport, Florida is a rapidly developing area south of Orlando, along the busy I-4 Expressway corridor.

The neighborhood is appealing to residents seeking proximity to recreation and employers in the region, as well as access to closeby schools and city services. Numerous well-rated schools are within 5-10 minutes of the site, including Loughman Oaks Elementary, Mater Academy Charter School, Davenport School of the Arts and Davenport High School. Loughman Park is within walking distance and offers a playground and soccer and basketball courts, along with public green space.

Various options for entertainment, shopping, restaurants and outdoor recreation are conveniently located nearby. Reunion Golf Courses & Resorts are located in the neighboring town of Championsgate. Walt Disney World® Resorts & Theme Parks are only 10 miles away. Other destinations are also within a short drive, including LegoLand, Universal Studios, Sea World and more. The closeby I-4 Expressway makes downtown Orlando's international airport, business, sports and cultural venues all readily accessible. Just over an hour to the west, the Tampa Bay area offers another international airport, a wide variety of dining, shopping and entertainment, as well as access to world-class beaches and water recreation.

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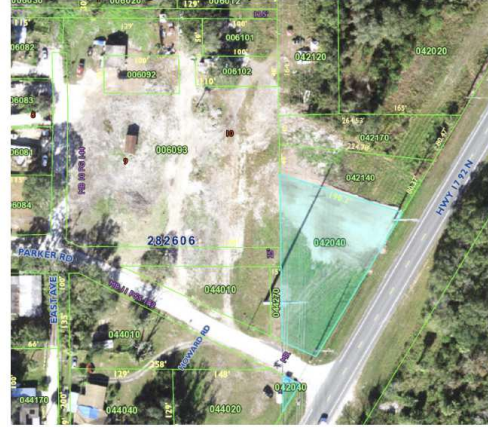
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FOR SALE | Parcel Maps



PARCEL A

Address: 6801 US Hwy 17-92 N

Parcel ID: 28-26-06-000000-042040

Acreage: 0.56 acres



PARCEL B

Address: 0 East Ave

Parcel ID: 28-26-06-932800-006093

Acreage: 1.65 acres



PARCEL C

Address: 6818 East Ave

Parcel ID: 28-26-06-932800-006092

Acreage: 0.11 acres

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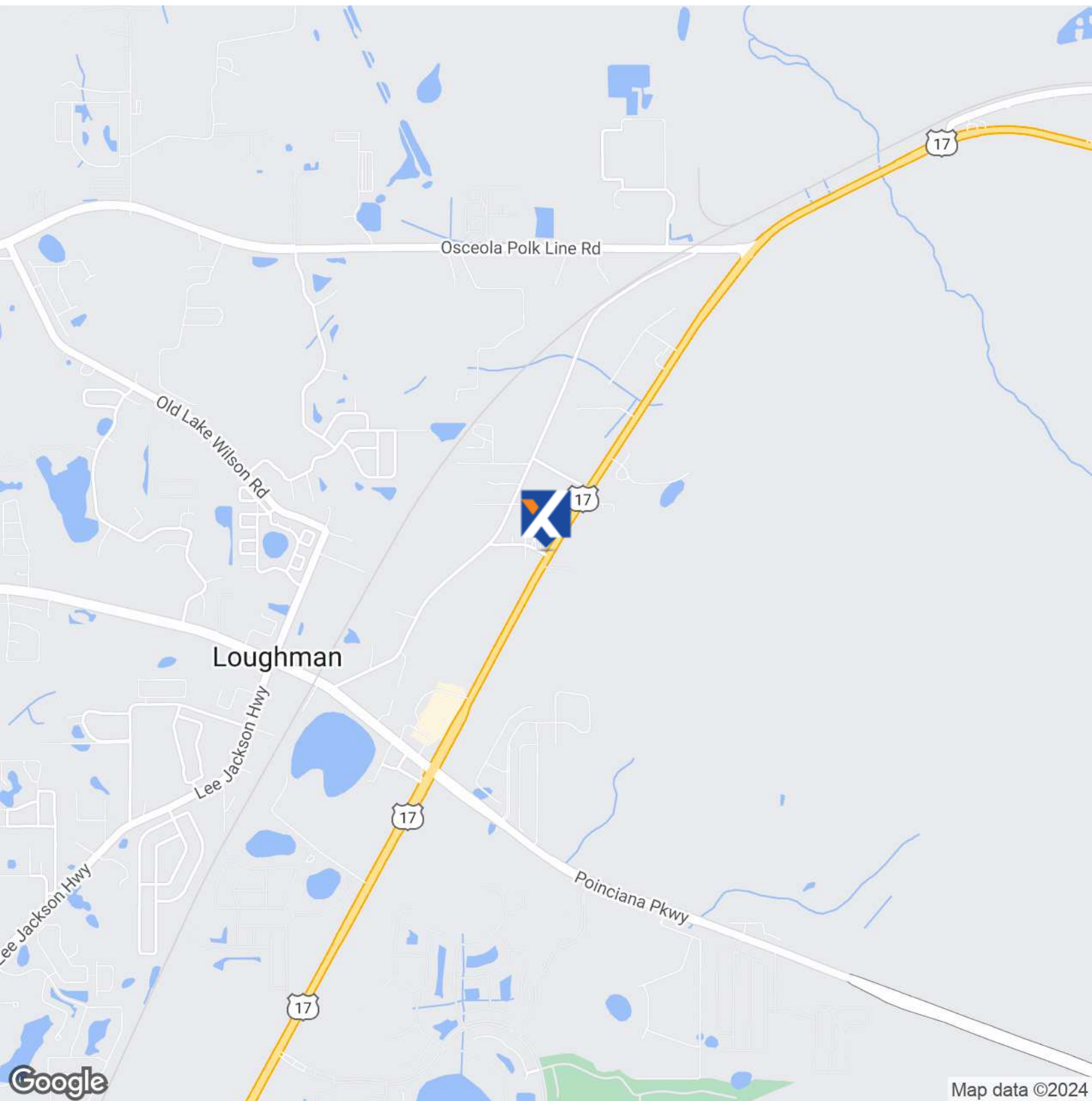
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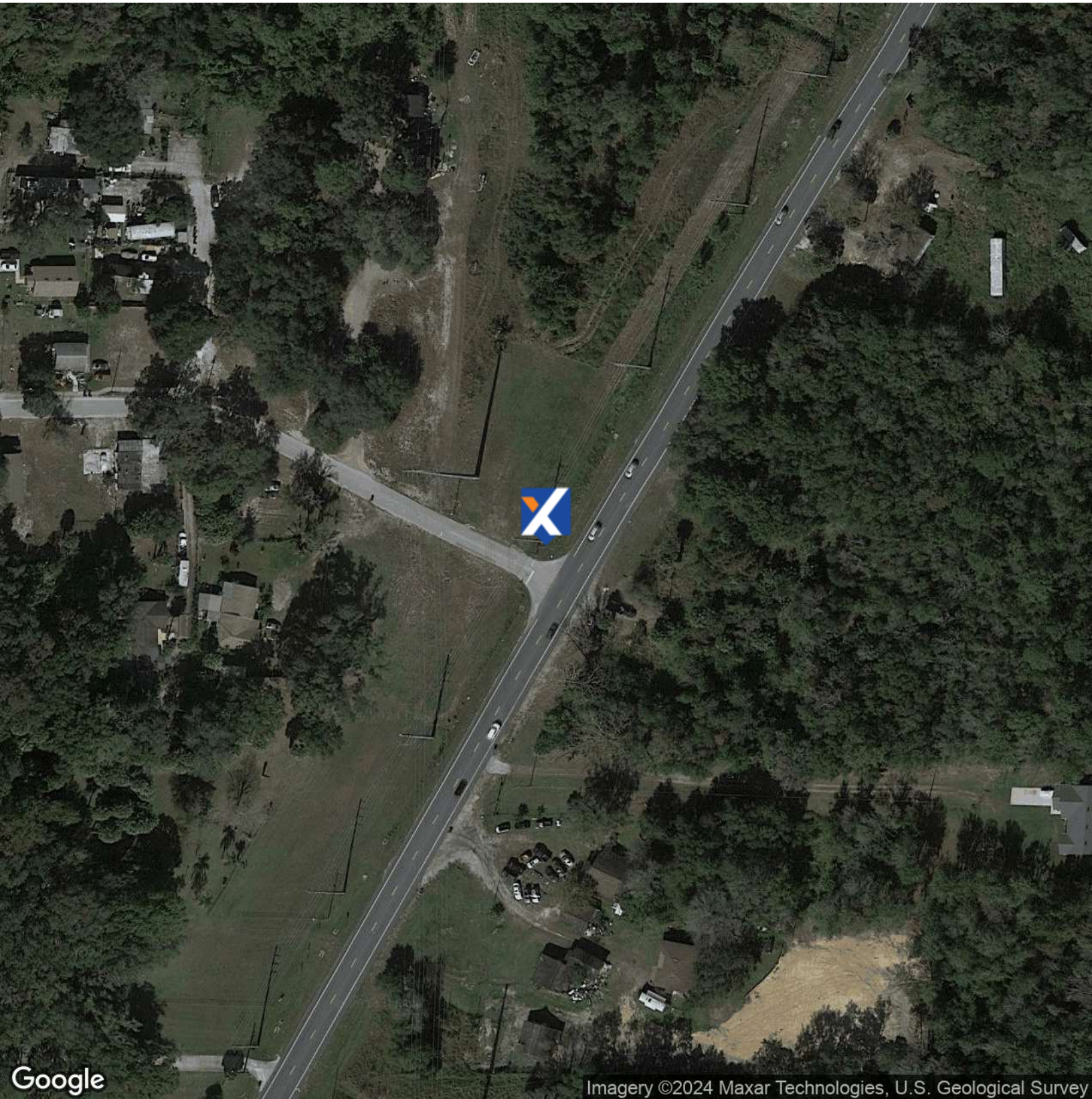
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FOR SALE | Aerial View



Google

Imagery ©2024 Maxar Technologies, U.S. Geological Survey

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FOR SALE | Site Photos



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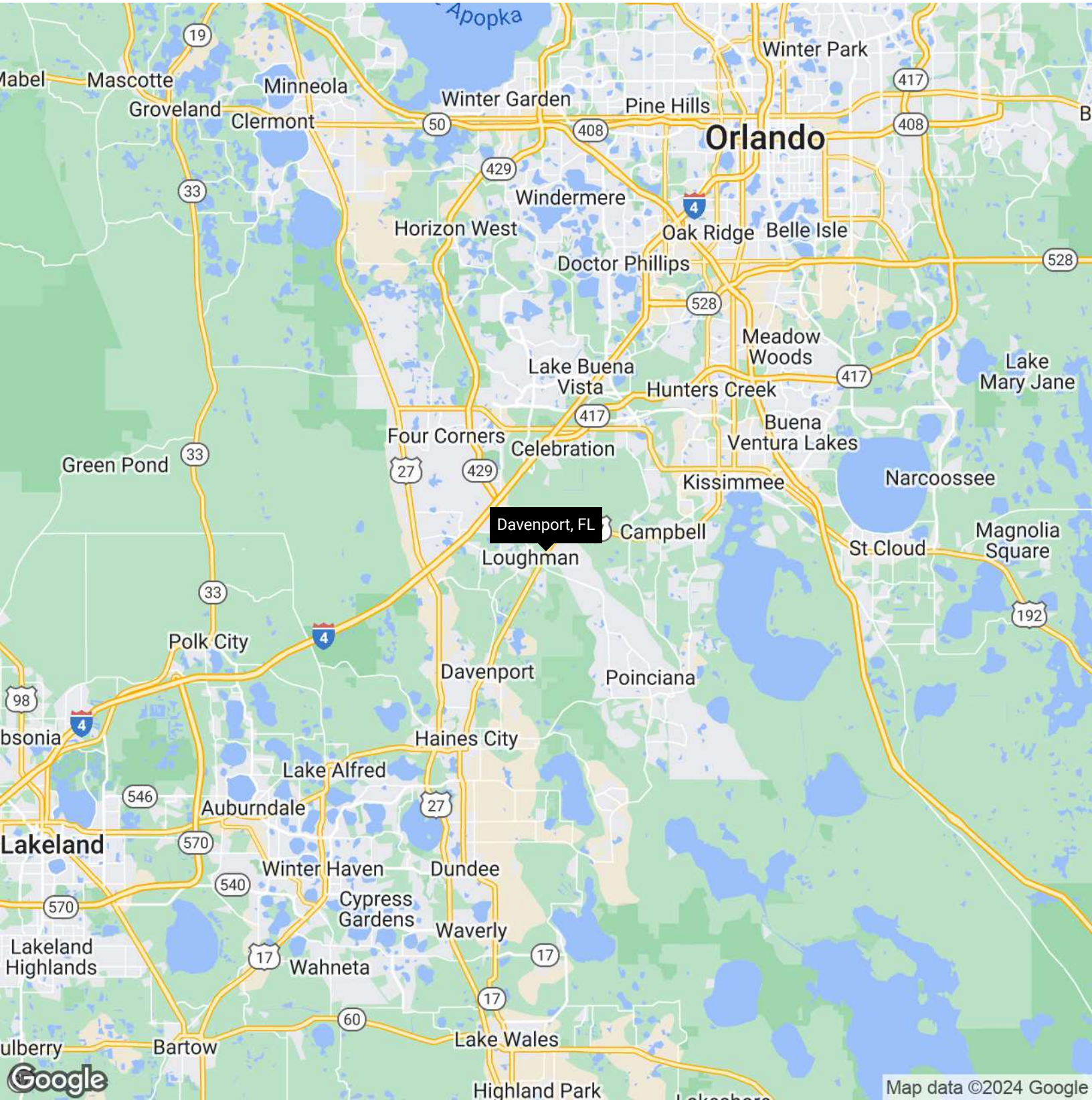
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FOR SALE | Regional Map



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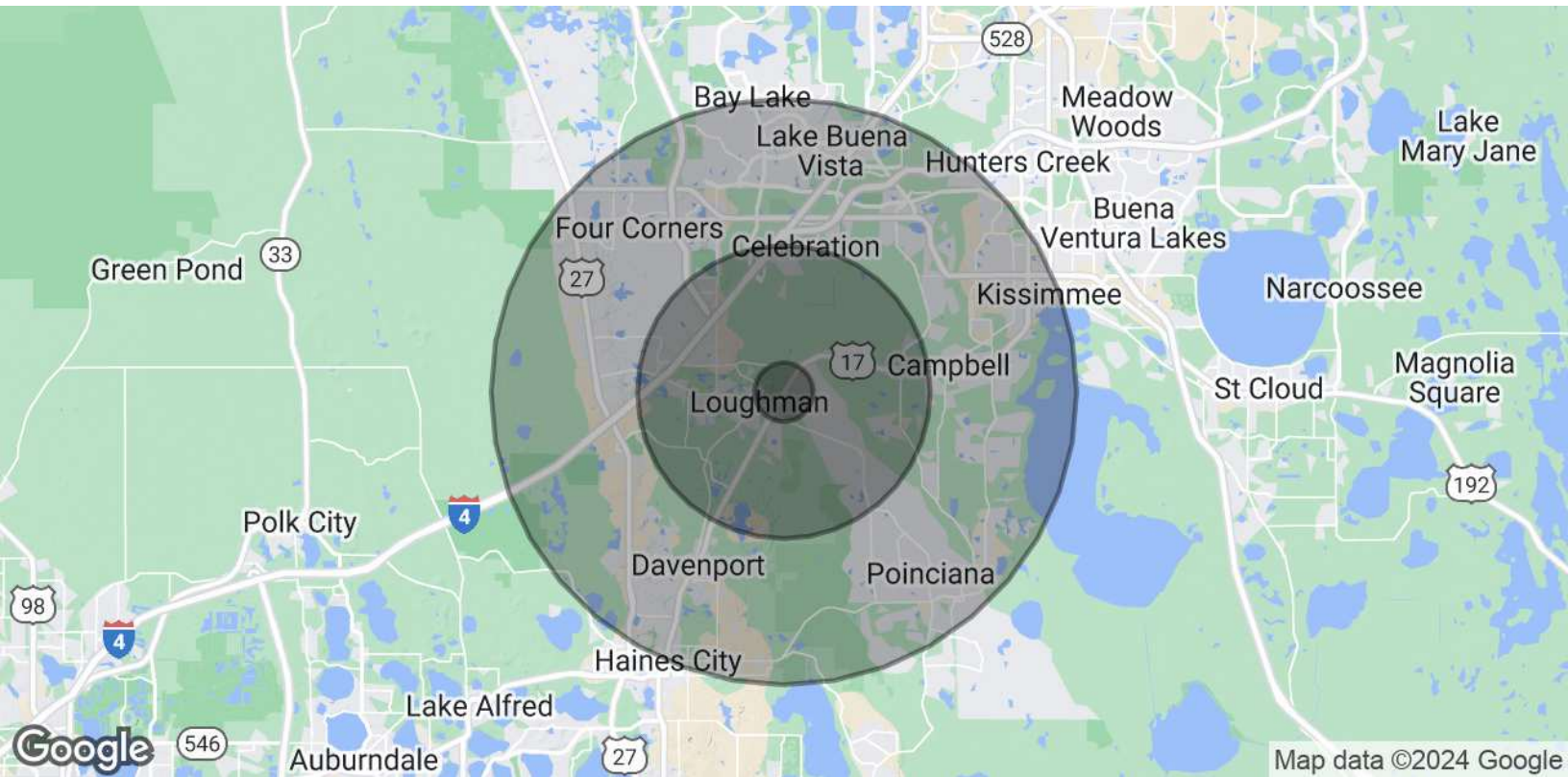
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FOR SALE | Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,243	47,051	254,755
Average Age	35.5	35.3	37.6
Average Age (Male)	34.5	36.0	36.9
Average Age (Female)	40.3	36.3	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	875	23,898	128,964
# of Persons per HH	2.6	2.0	2.0
Average HH Income	\$50,785	\$50,972	\$45,405
Average House Value	\$352,488	\$274,932	\$215,136

* Demographic data derived from 2020 ACS - US Census

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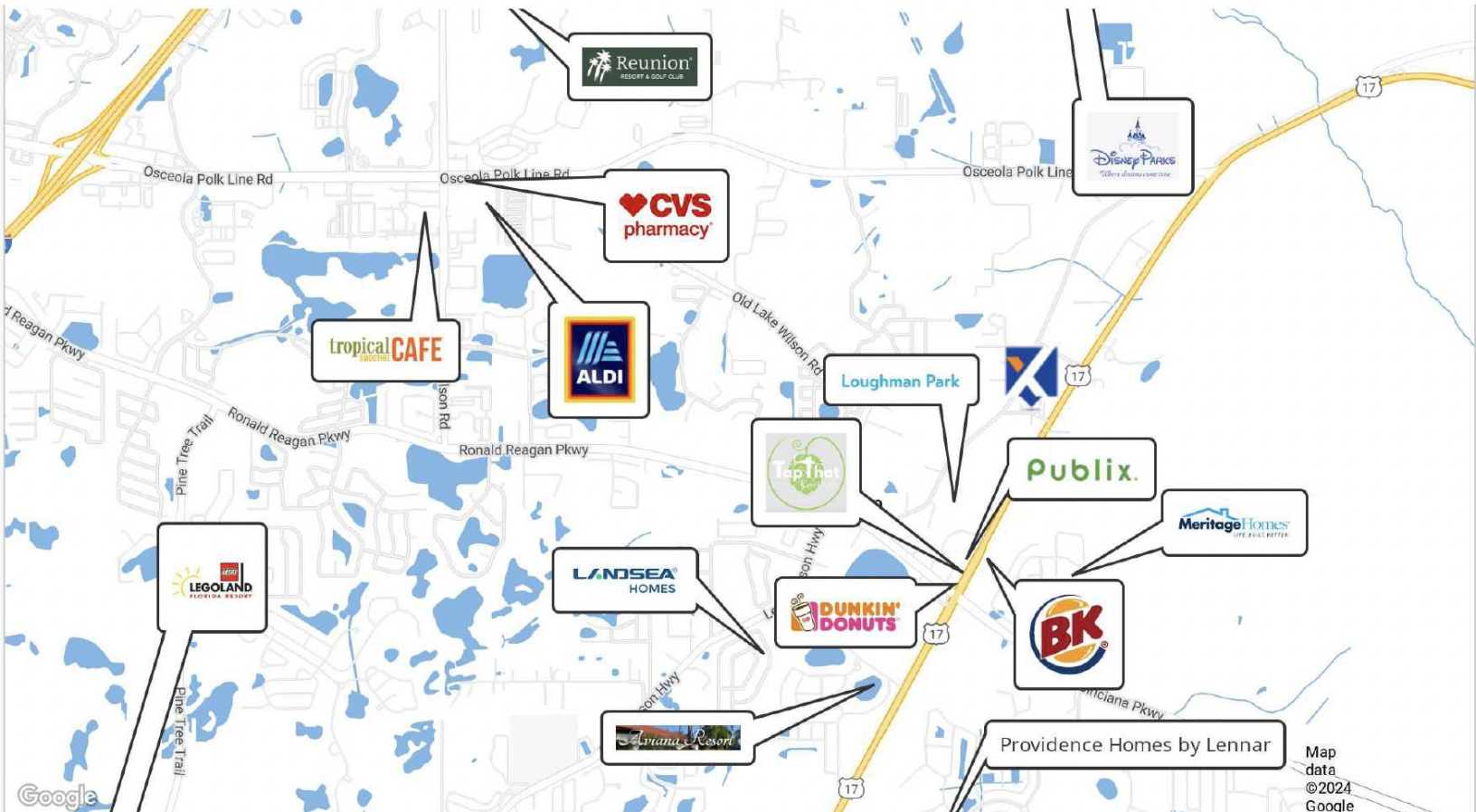
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FOR SALE | Retail, Recreation & Development Map



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FOR SALE | Broker Team



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