

12.15 Gross Acres

SR 532, Davenport, FL 33896

(Reunion/Champion Gate Submarket)

Approx 5.13 Dry Usable Acres

- ◇ WILLING TO SUBDIVIDE
 - (2.41 Acres Dry West Portion)
 - » Asking Price of \$1,928,000.00 (\$800K per Dry AC)
 - » Full median cut access
 - (2.72 Acres Dry East Portion)
 - » Asking Price of \$1,360,000.00 (\$500K per Dry AC)
- ◇ Zoned CCP
- ◇ Combined Asking Price of \$3,228,000.00



RETAIL AERIAL



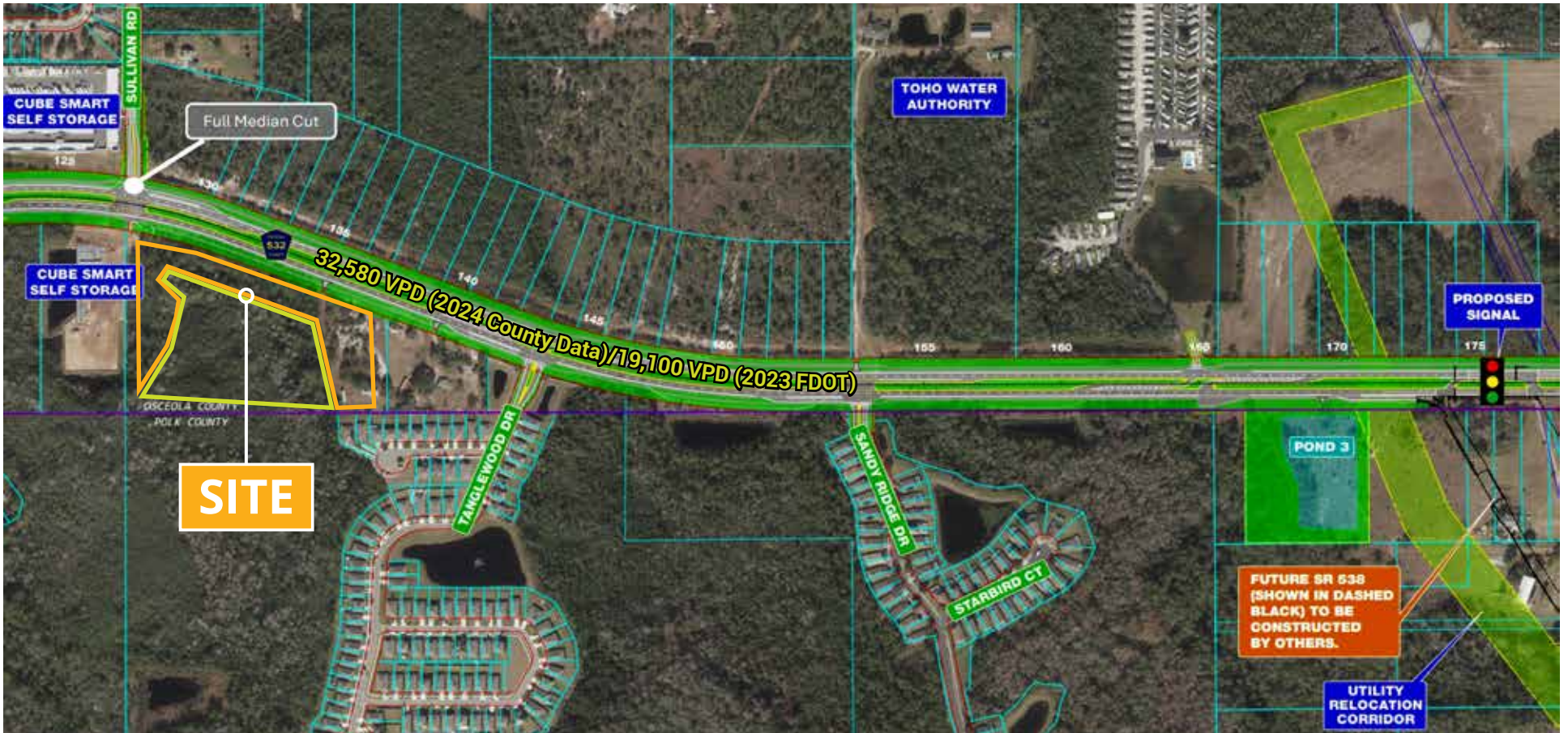
5.13 +/-
DRY USABLE ACRES

Wetlands

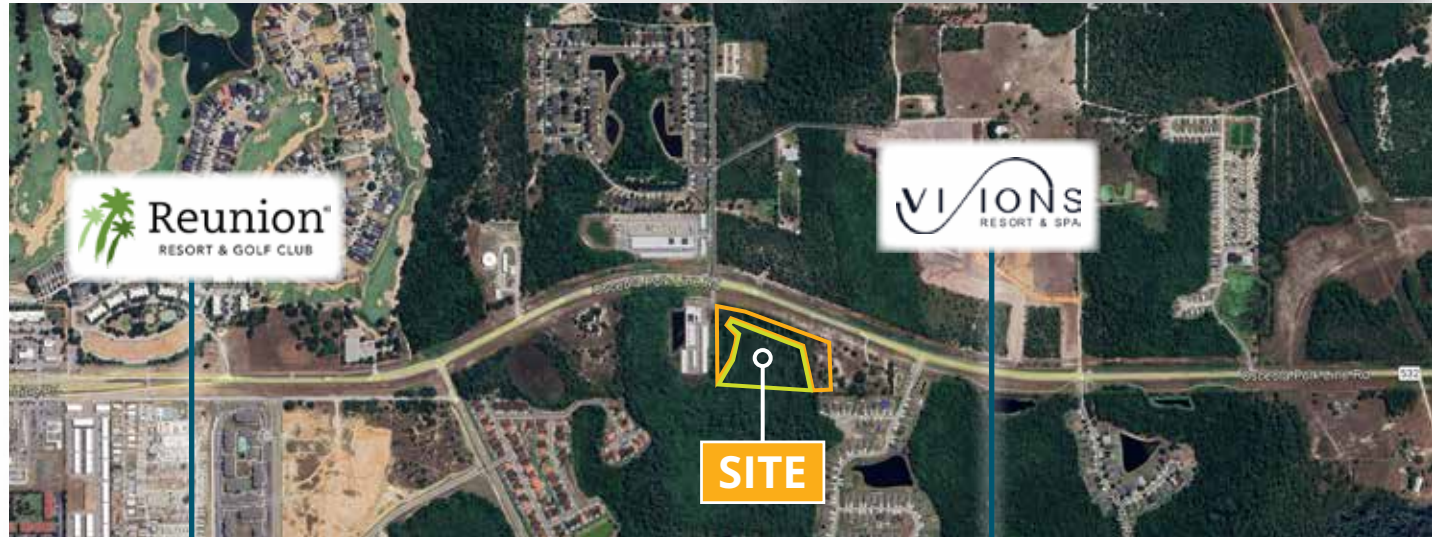
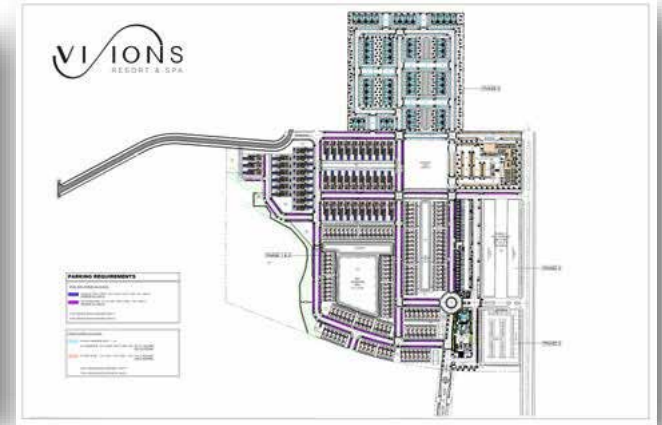
32,580 VPD (2024 County Data) / 119,100 VPD (2023 FDOT)

Osceola Polk Line Rd
532

PROPOSED ROAD IMPROVEMENTS



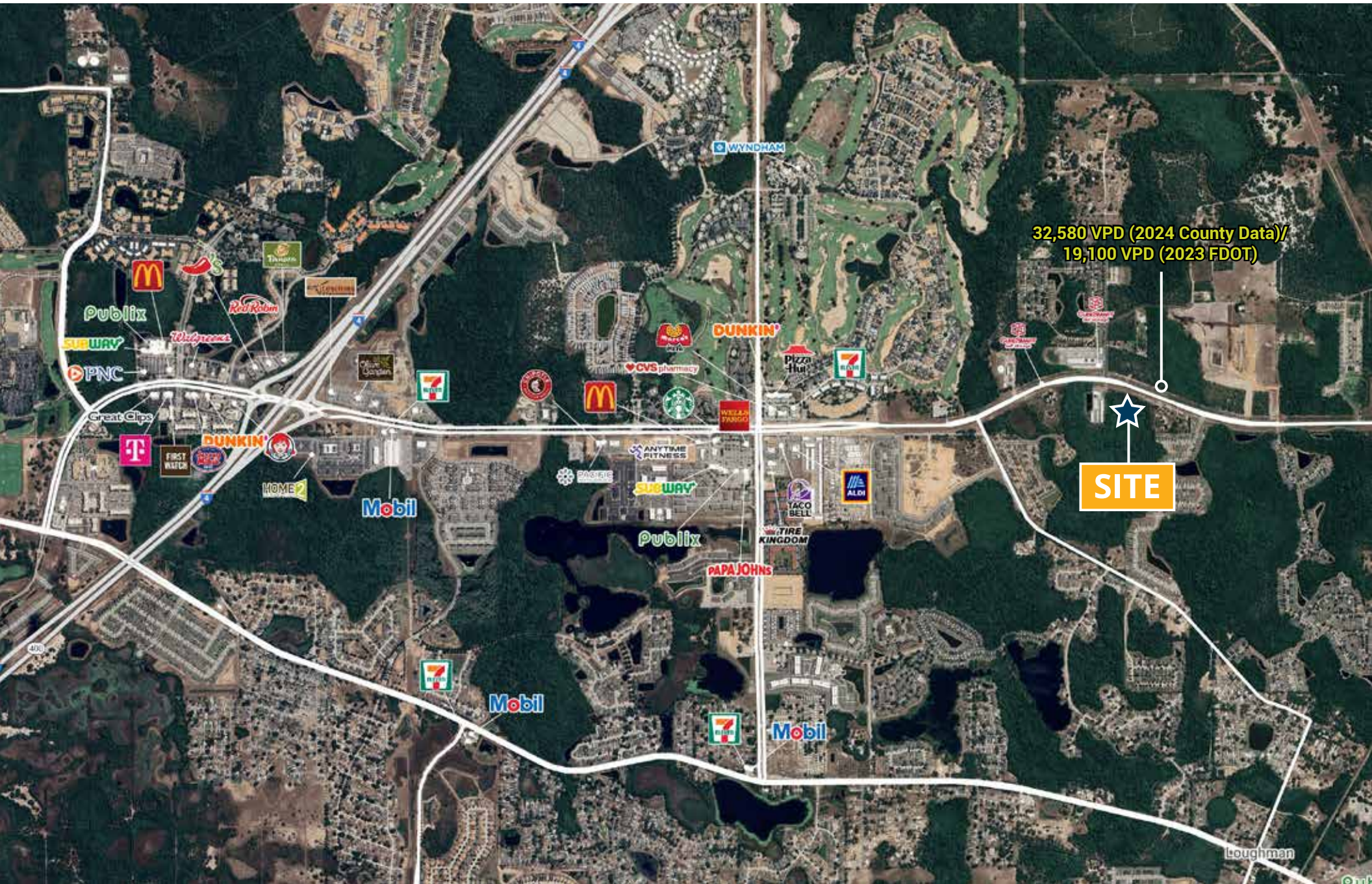
REUNION & VISIONS DEVELOPMENT



217 total Apartment Units Coming Soon - **Reunion**. two 4-story buildings with surface parking and a single access point from Osceola-Polk Line Road (CR 532) with right- and left-turn lanes. The development plan calls for eight studio apartments, 95 one-bedroom units, 106 two-bedroom apartments and eight three-bedroom units.

Visions Resort & Spa has officially broken ground, marking the start of construction on the initial phase of the \$170 million mixed-use resort community. the wellness-forward master-planned community will feature luxury single-family homes and townhomes, a 180-unit condo-hotel, and 70,000 square feet of retail space.

MACRO AERIAL



AREA DEMOGRAPHICS

Located minutes from the Disney Parks and Orlando, Davenport is a beautiful city that's the perfect stay for your next vacation. Nestled in Central Florida just off of I-4 and Highway 27, our incredible city has easy access to nearby entertainment, activities, dining, both Gulf Coast and Atlantic Shore beaches, and so much more!

While small in size, the town is experiencing rapid growth. Most Davenport tourists stay in this town and spend their time at the major theme parks outside Orlando. However, Davenport has its own attractions that should not be missed. Visit Lake Kissimmee State Park and partake in nature trails, horse trails, and boating activities.

DAVENPORT, FL



\$375K

2022 MEDIAN
PROPERTY VALUE

35.2

MEDIAN AGE

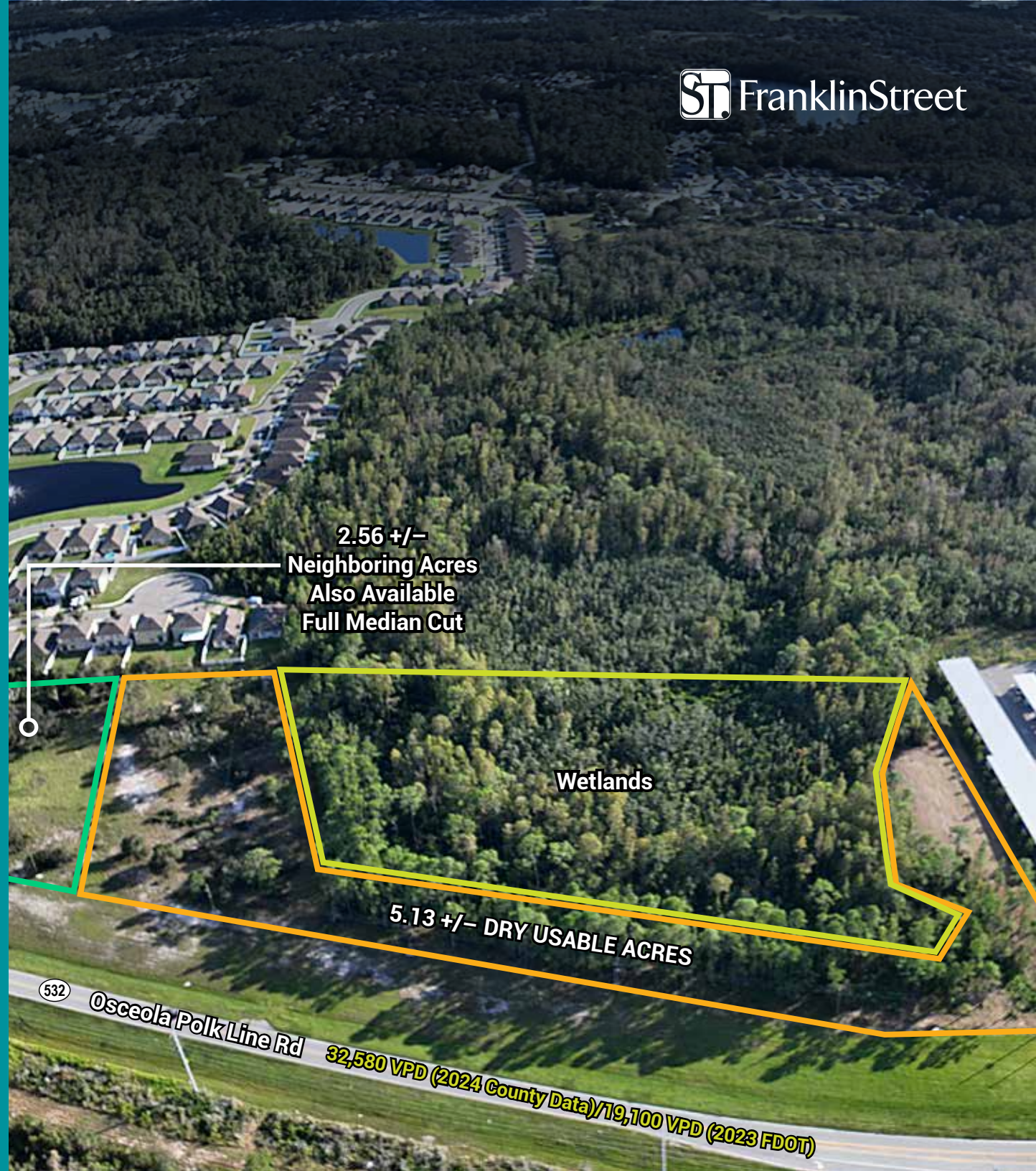
\$84K

2022 MEDIAN INCOME

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2.56 +/-
Neighboring Acres
Also Available
Full Median Cut

Wetlands

5.13 +/- DRY USABLE ACRES

532

Osceola Polk Line Rd

32,580 VPD (2024 County Data) / 19,100 VPD (2023 FDOT)

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