

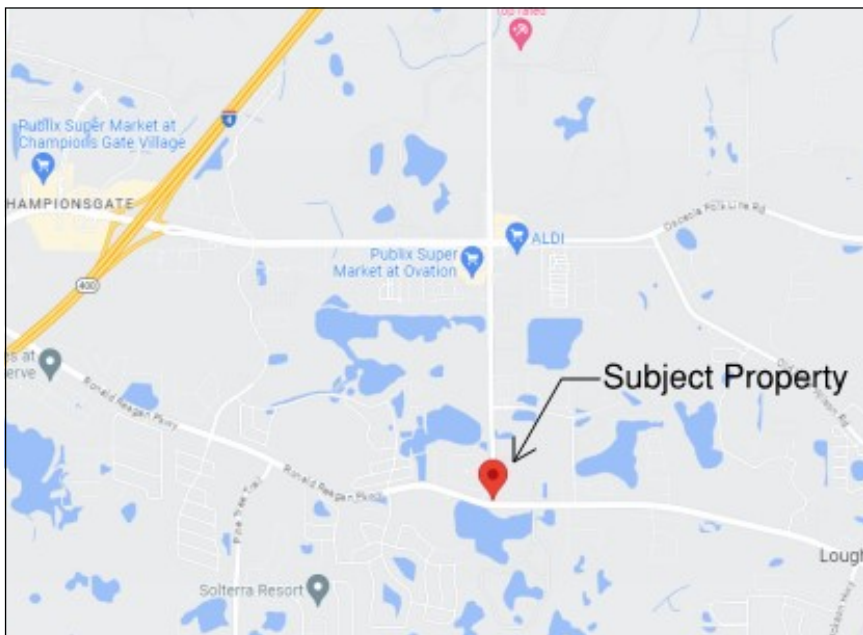
Maggiolo Estate Property

6200 Lake Wilson Road
Davenport, FL 33896

**7+/- Acre Commercial
Development Opportunity**



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

- Hard corner of Ronald Reagan Pkwy. and Lake Wilson Rd.
- Allows retail, restaurants, offices, churches, attached residential, hotel/motel, bars/pubs.
- 5 - 10 units/ac
- 27,500 AADT

Entitlements

- FLU: Neighborhood Activity Center (NACX)
- Current Use: Vacant

Property Information

- Land: 6.95+/- Acres
- Parcel ID: 272602-000000-044020
272602-000000-044060

Asking Price: \$6,400,000

Contact: Sean L. Fullerton, Lic. Real Estate Broker
Richard L. Fullerton, Inc.
610 N. Hart Blvd., Orlando, FL 32818

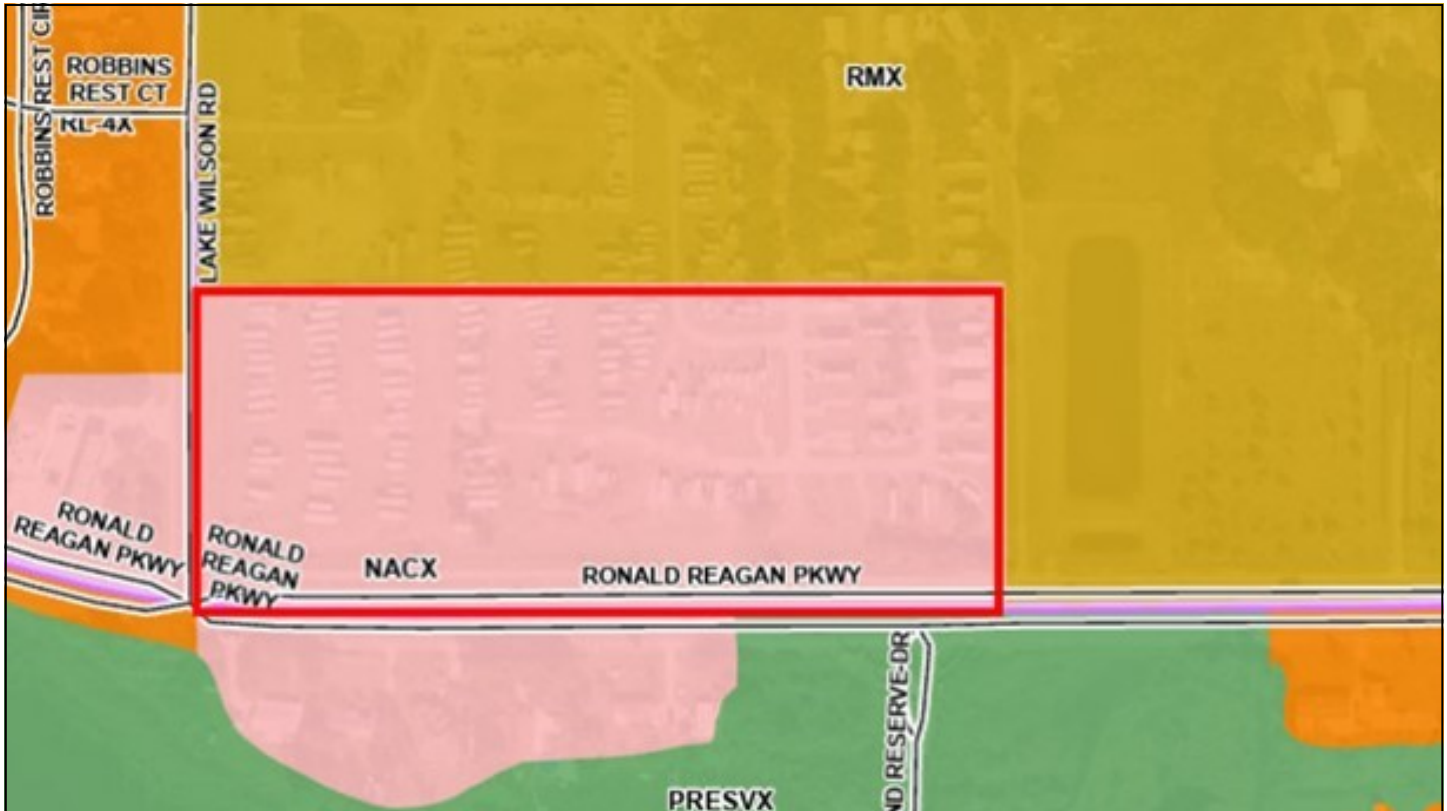
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Future Land Use and Area Map



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Area Features

- ChampionsGate, a 1,200 acre master-planned development
- Reunion Resort, a 2,100 acre resort community
- Ovation Retail Center (Publix, McDonald's, Wells Fargo, Anytime Fitness, Action Gator Tire)
- Lynwind Apartments (385-unit apartments by Greystar)

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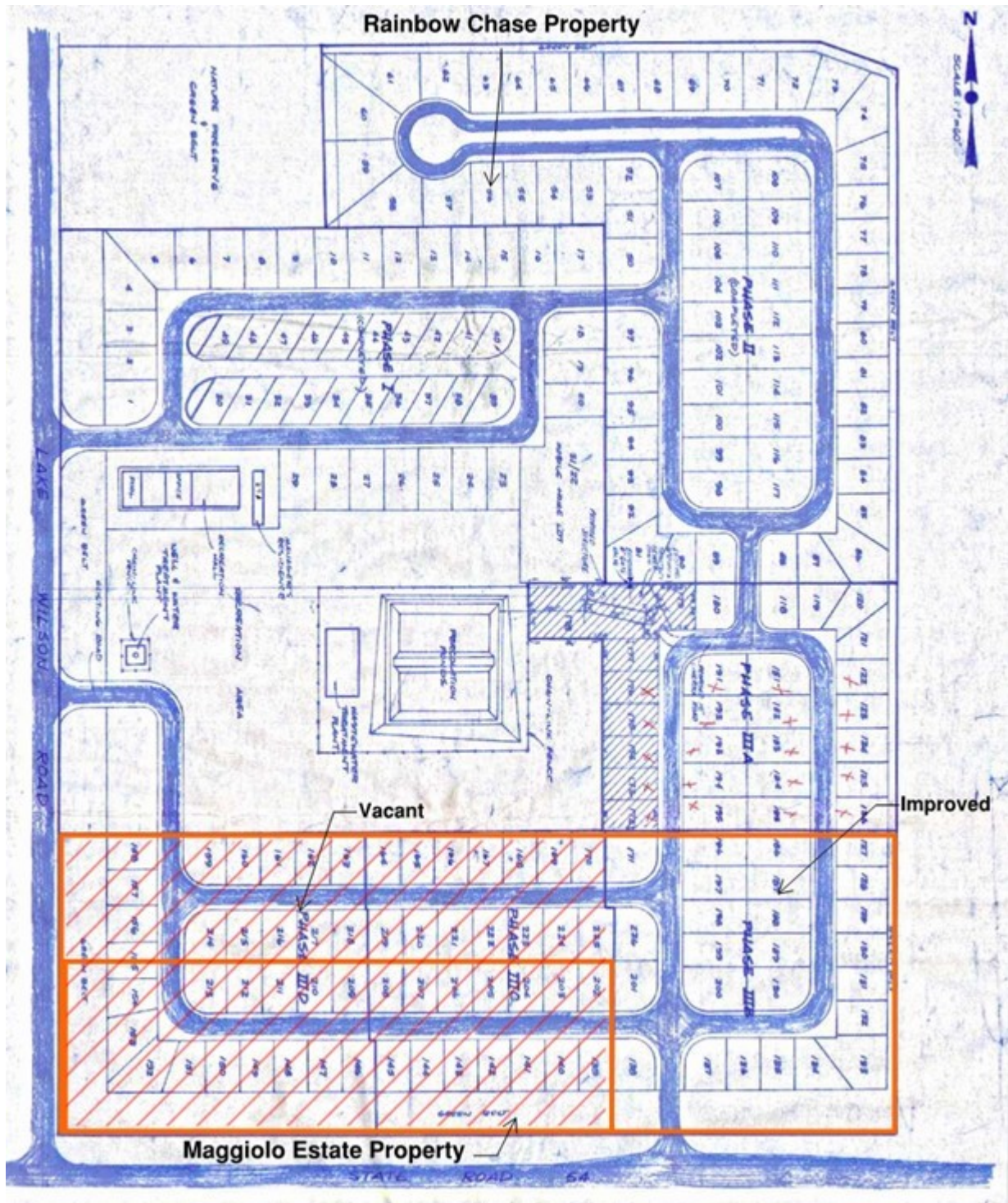
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Rainbow Chase Site Development Phase Plan

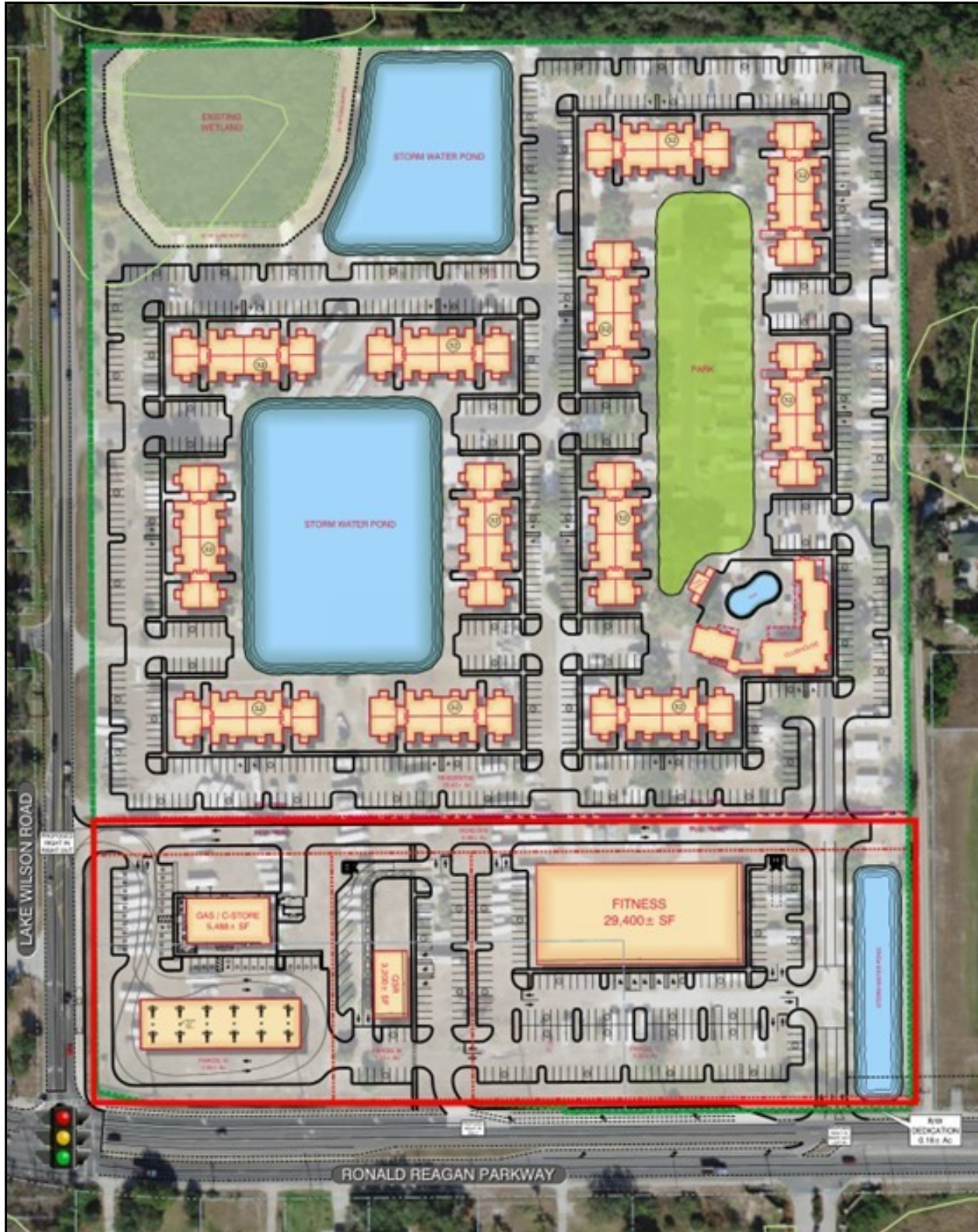
(Subject Property outline in Red — Phases IIIB, IIIC, IIID)



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Proposed Conceptual Site Plan (Subject Property outlined in Red)



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