CUSHMAN & WAKEFIELD

97+/- ACRES FOR MIXED-USE GREATER ORLANDO, FL

I-4/US 27

One of Central Florida's Busiest Interchanges

Davenport, FL

Entitled for Residential and Commercial Uses

Flexible Parcels

Development Agreement in Place

Ready to Go!

Low Polk County Impact Fees



### FOR MORE INFORMATION

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## PROPERTY OVERVIEW

PROPERTY SUMMARY	
Location	Victor Posner Boulevard, I-4, and US 27, Davenport, FL 33837 (Orlando MSA)
Size	+/- 97 gross acres - will subdivide
Improvements	Most horizontal infrastructure in place; Including water/sewer, roads, stormwater system, but can be further refined
Future Land Use	Regional Activity Center (RACX), Polk County
Residential Densities Permitted	10-50 dwelling units per acre; no height limitations
Development Agreement	In place with expedited review process
Multifamily Impact Fees	+/- \$5,118/ unit
FAR	Potential to increase up to 1.5 FAR, per land development code
Traffic Count	131,000 VPD on Interstate 4 58,237 VPD on US 27
Vicinity	Target, Starbucks (coming soon), IMAX, Best Buy, Dick's Sporting Goods, and many more, yet to be publicly announced

### PERMITTED USES



MULTIFAMILY (FOR RENT AND FOR SALE)



**SCHOOL** 



**RETAIL** 



**OFFICE** 



**SHORT-TERM RENTAL** 



SELF-STORAGE FACILITY



HOSPITAL



SKILLED NURSING



**MEDICAL OFFICE** 



FINANCIAL INSTITUTION



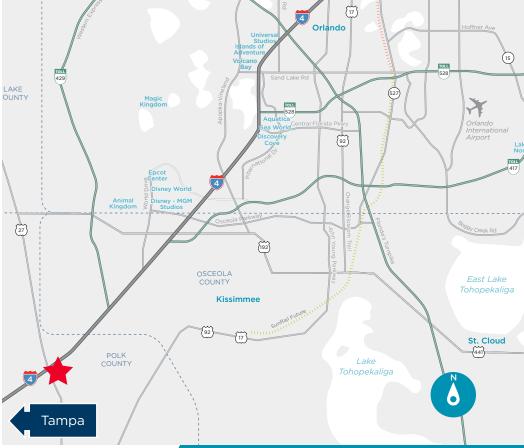




# **LOCATION**









#### FOR MORE INFORMATION

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