

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**



HOTEL



MANY MORE...

LOCATION

POINTS OF INTEREST

Disney World	+/- 7.75 Miles
Heart of Florida Regional Hospital	+/- 3 miles
Reunion Resort	+/- 3.3 miles
Florida Hospital Celebration	+/- 8.4 miles
Florida Polytech University	+/- 3 miles



Champion's Gate

Walmart
Save money. Live better.

FedEx

Walmart
Save money. Live better.

BEST BUY

IMAX

TARGET

DICK'S
SPORTING GOODS

Sold: 170,000+ sf
of Retail Planned

131,000 VPD

58,237 VPD

Ernie Caldwell Boulevard





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