

# 10.5 ACRE DAVENPORT DEVELOPMENT SITE

610 US HIGHWAY 17 92 S  
DAVENPORT, FL 33837

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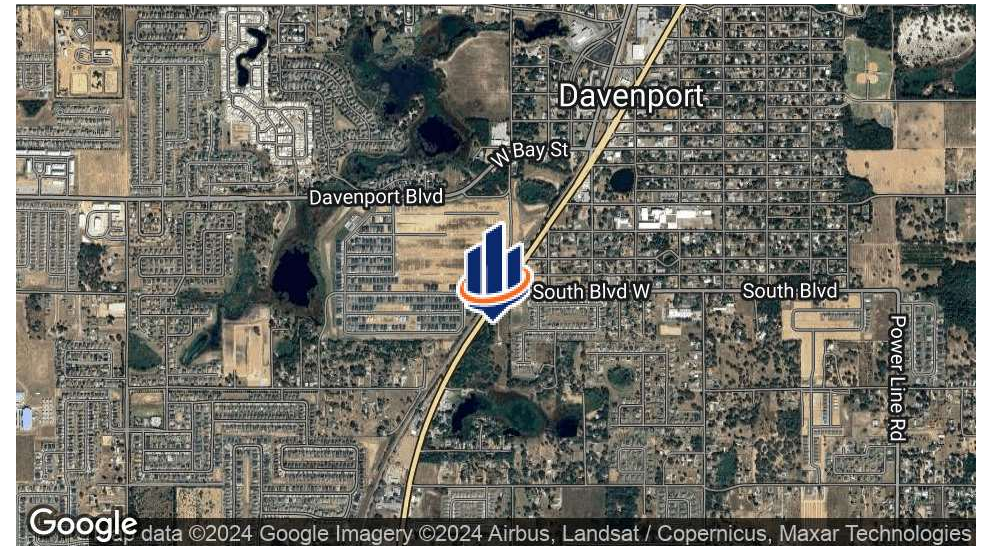




US Hwy 17-92



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,800,000</b>
<b>Acres:</b>	<b>10.51 Acres</b>
<b>\$/Gross Ac:</b>	\$266,413
<b>Zoning:</b>	High Density Residential (20 units/gross acre)
<b>POTENTIAL UNITS:</b>	135 - 165 multi-family units (roughly 20/ac)
<b>\$/Unit:</b>	\$16,970 (165 units) - \$20,740 (135 units)
	420 ± FT
<b>Video:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

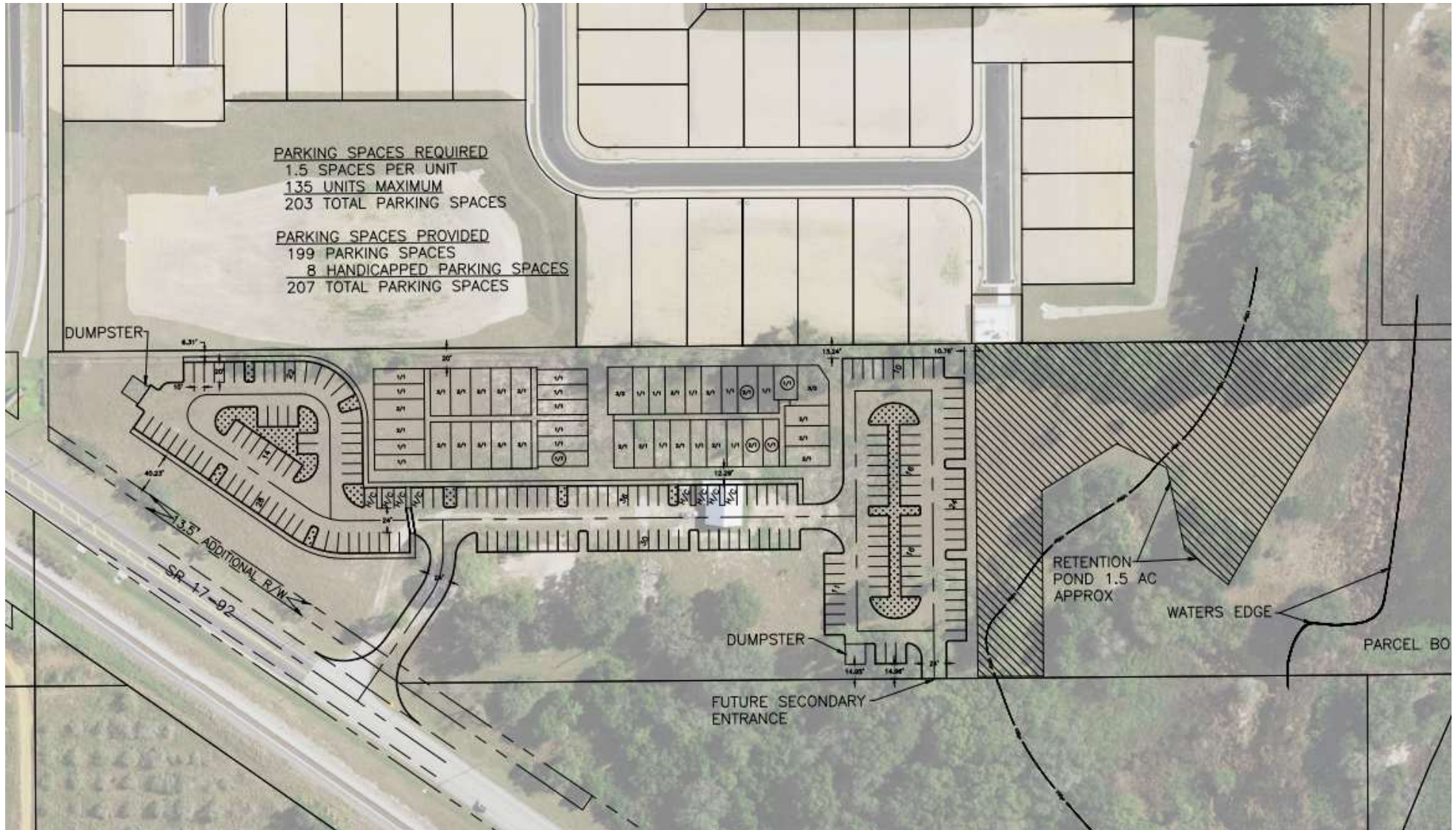
This property is located on Highway 17-92 in Davenport, Florida, only six miles south of I-4 and 2 miles east of Highway 27. Davenport is one of the fastest growing areas in the entire state of Florida, and this property benefits from over 19,000 cars/day on Highway 92. The property is close to downtown Davenport - only 1,800 ft from City Hall.

The site consists of 10.51 gross acres. Around 3.7 acres are in Flood Zone A. The site was annexed into the city of Davenport in late 2022 and has High-Density residential zoning. Engineering drawings and concept plans indicate a density between 135 & 165 units. Alternatively, the site could be utilized for medical, self-storage, or other commercial uses with a land use/zoning change.

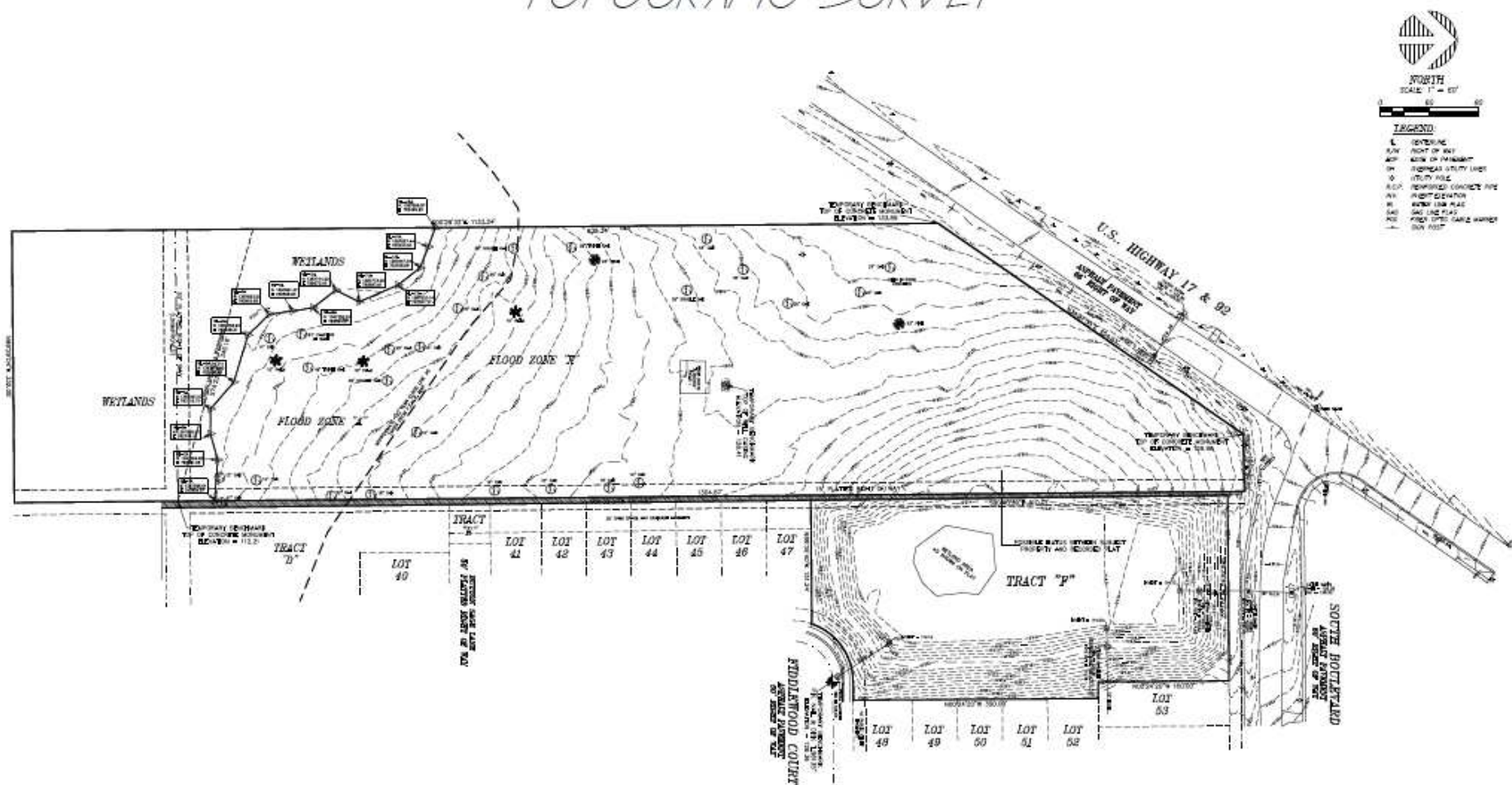
Primary access to the site will likely need to be through the parcel to the west, which is owned by a church. Secondary access can utilize the existing driveway. Due diligence completed to date includes boundary survey, topo and tree survey, skink report [not required], and conceptual plans. Additionally, the property was annexed into the city of Davenport and High-Density Residential zoning has been adopted and approved which allows up to 20 units per gross acre.



# Conceptual Plan



# TOPOGRAPHIC SURVEY



## SURVEYOR'S NOTES

- [illegible]

LEGAL DESCRIPTION  
TRACT 17 OF SUBDIVISION CROSSING AS RECORDED  
IN PLAT BOOK 177, PAGES 5 AND 6 OF THE  
PLAT RECORDS OF FLORIDA COUNTY, FLORIDA.

AND

FLORIDA COUNTY PROPERTY APPRAISER, PAGES  
NUMBER 21-27-28-725801-732400.

### CERTIFICATION

FOLEXY CERTIFY THAT THIS DRAWING COMPLETELY REFLECTS THE DESIGN OF THE PROJECT AS APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF FLORIDA. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

JOHN TERRY CRANFORD, JR.  
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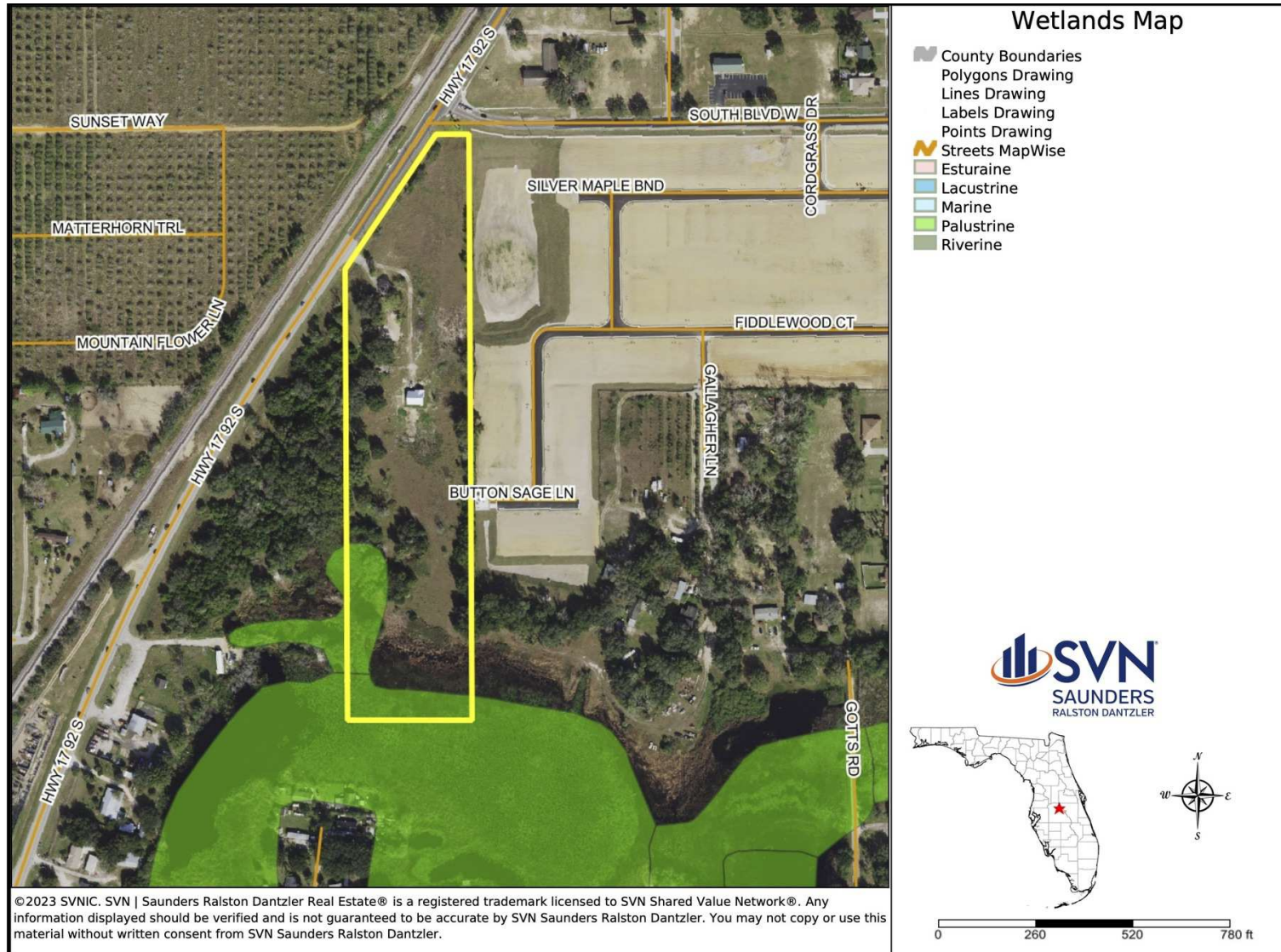


*John Todd Deliman, P.S.M.*

DRAWN BY  
 J.F.D.  
 CHECKED BY  
 T.D.  
 SCALE  
 1" = 60'  
 DATE  
 1/5/1  
 DRAWING NUMBER  
 050423



# Wetlands Map



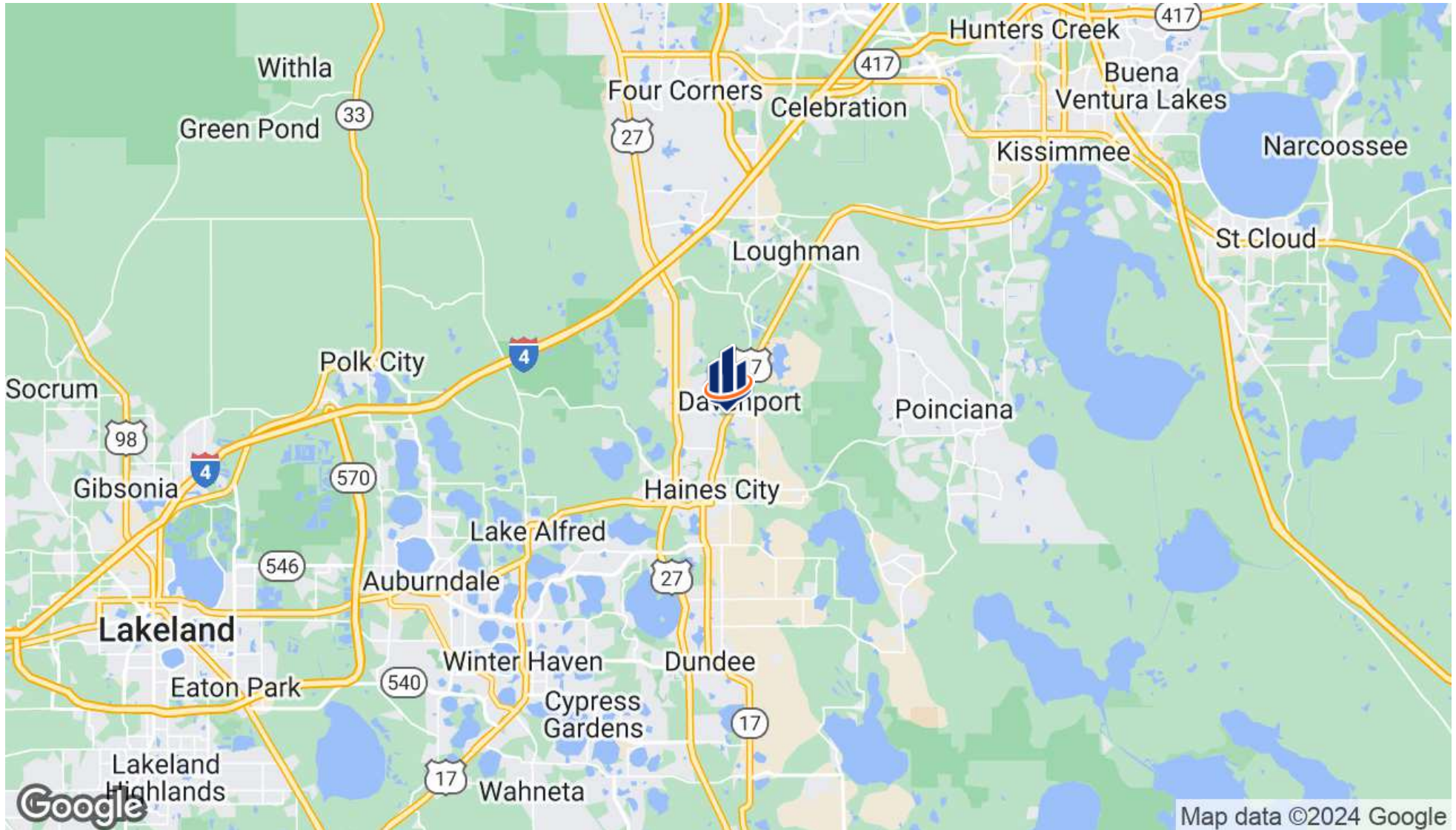


# Aerial Photo



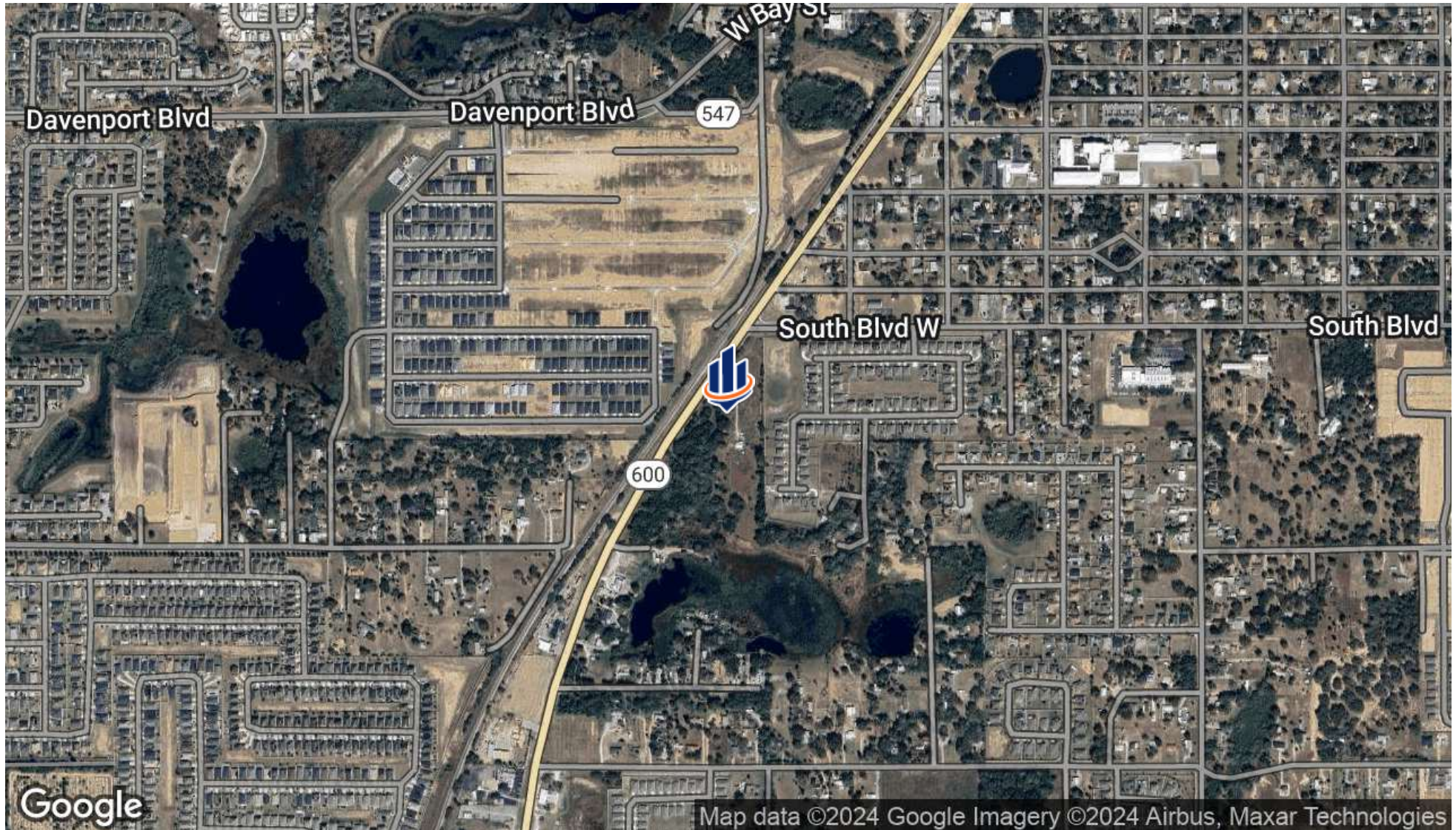


# Regional Map





# Aerial Map





# Retailer Map





# Demographics Map & Report

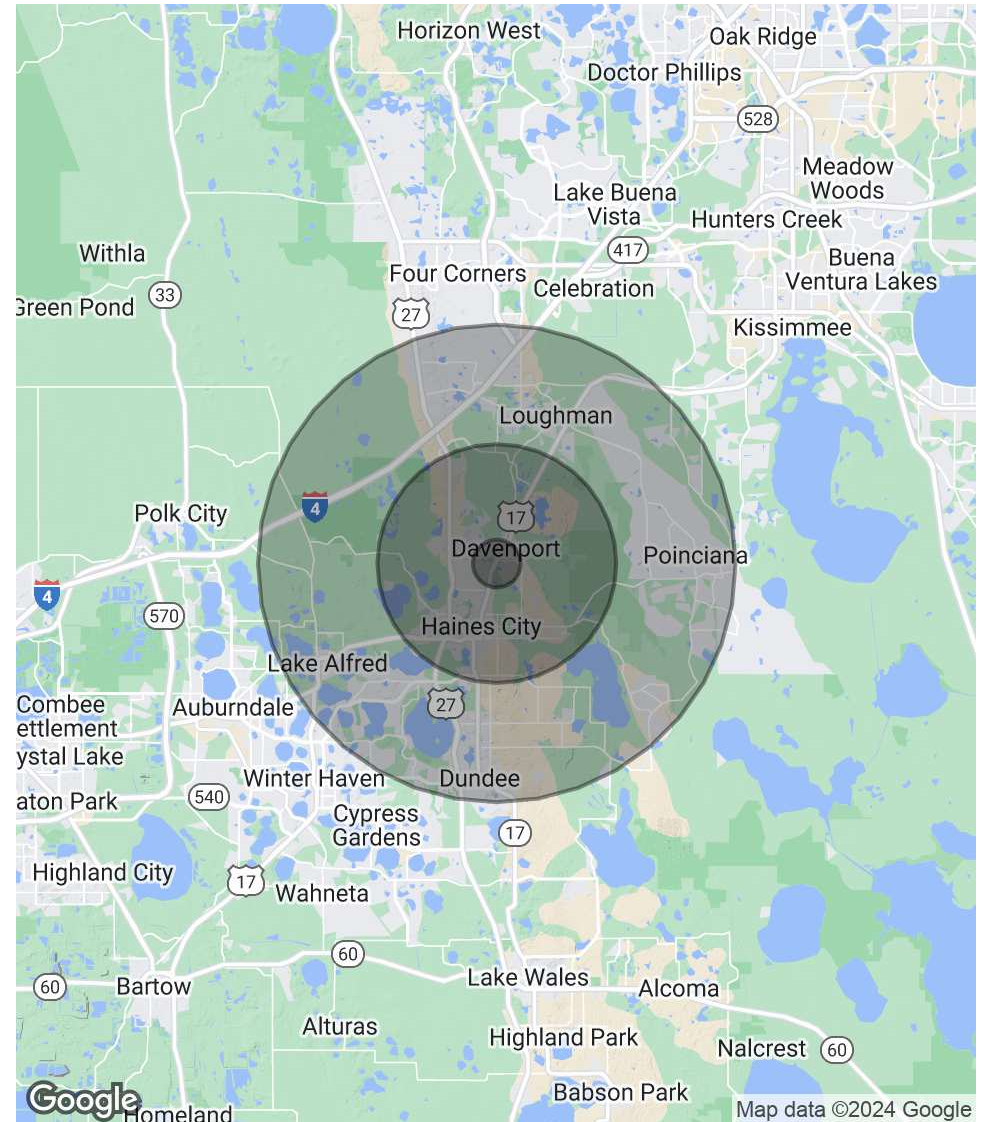
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,986	52,945	196,270
Average Age	34.9	41.1	39.5
Average Age (Male)	35.4	38.9	38.2
Average Age (Female)	34.6	43.1	41.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,611	22,912	86,801
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$48,325	\$48,117	\$48,369
Average House Value	\$183,710	\$177,233	\$184,515

2020 American Community Survey (ACS)





*Downtown Orlando*  
*1 ± hr*

**Geneva Landings**  
**509 SF Units**  
**Under Construction**







**TYLER DAVIS, ALC**

CFO/ Advisor

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## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.





**CLAY TAYLOR, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors ®], the NAR [National Association of Realtors ®], the LAR [Lakeland Association of Realtors ®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land





**DAVID HITCHCOCK, ALC, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties



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