

LAND FOR SALE

RONALD REAGAN PKWY COMMERCIAL SITE

0 RONALD REAGAN PKWY

Davenport, FL 33896

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$575,000
LOT SIZE:	3.23 ± Acres
MARKET:	Kissimmee
PRICE/ACRE	178,018.58
SUBMARKET:	Orlando
TRAFFIC COUNT:	27,000
APN:	27-26-12-703000- 003290;003080; 003120; 003130

PROPERTY OVERVIEW

This well located retail site is just over 3 acres with 200 ± FT of road frontage along Ronald Reagan Pkwy. Of the 3.23 ± acres, .87 are upland soils. The proposed use of this site is retail with an existing concept of restaurant kitchens.

The concept of restaurant kitchens is essentially a hub for multiple eateries. Drivers from Uber Eats and DoorDash would pick up orders from this hub and deliver to the customer. A boundary survey and concept renderings are available [see pages 9-11].

PROPERTY HIGHLIGHTS

- .87 ± Uplands soils
- In the center of a booming area
- New Publix at Loughman Crossing is less than one half a mile to the east
- New Mater Academy School is opening next door

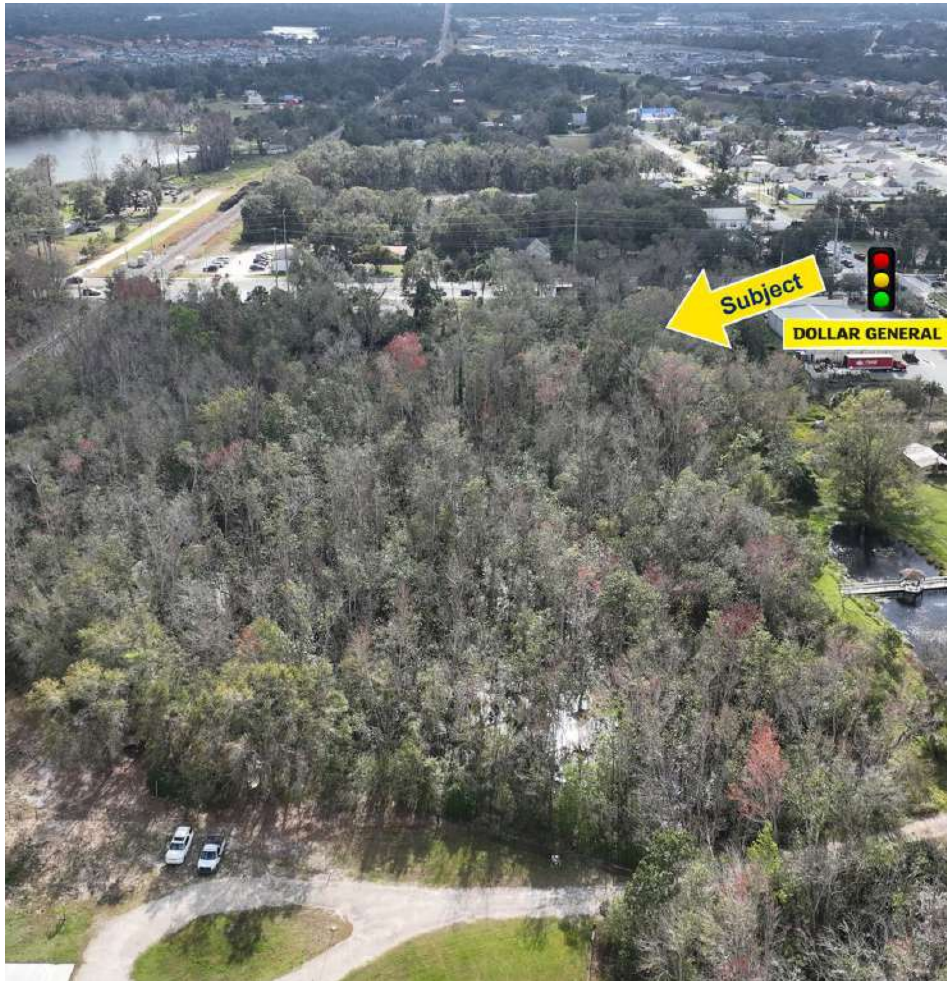


LOCATION DESCRIPTION

This 3.23 ± acre site is located on the north side of Ronald Reagan Parkway just outside the city limits of Davenport. It is west of Old Kissimmee Road and east of Old Lake Wilson Road. Major roadways in proximity to the site are I-4, Hwy 27, and Hwy 17/92. I-4 is only 15 ± minutes to the west of the site and Downtown Orlando is approximately 45 ± minutes to the north. Major recent developments in the area include the new Publix at Loughman Crossings, the new Mater Academy school, and many residential subdivisions. Dollar General and the US Postal Service are within 500 ± FT of the site. Championsgate and Posner Park are also in close proximity, both only a 15 ± minute drive from the site and accessible through I-4. Both destinations offer a variety of retail, restaurants, and much more. Major retail names and restaurants in Posner Park are Starbucks, Target, Best Buy, Chipotle, Hobby Lobby, Culvers, Marshalls, Ulta, and many more.

RESIDENTIAL DEVELOPMENTS

According to the City of Davenport development map, as of April 2022 there were approximately 2,822 active residential units developing and 3538 residential developments under review. There are also many residential developments south of the subject property and along Osceola Polk Line Rd. Continued growth is expected for northeast Polk County as the county has been noted as the 4th fastest growing MSA in the Nation.



SPECIFICATIONS & FEATURES

LAND TYPES:	Commercial
UPLANDS / WETLANDS:	± .87
SOIL TYPES:	<ul style="list-style-type: none"> Hontoon muck Zolfo fine sand
ZONING / FLU:	<p>OC & CC Office Center [OC]: The purpose of the OC district is to provide areas for small offices. The OC district permits professional offices and some retail uses. All development within the OC requires a Level 3 Review. Convenience Center [CC]: The purpose of the CC district is to provide for the convenience shopping needs of residents within an immediate surrounding area. The CC district permits non-residential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities.</p>
ROAD FRONTAGE:	200 ± FT
NEAREST POINT OF INTEREST:	<p>I-4 5.5 ± Miles Hwy 27 8 ± Miles Championsgate 5 ± Miles Posner Park 7 ± Miles Downtown Orlando 31 ± Miles</p>
FENCING:	No
CURRENT USE:	Vacant



LOCATION & DRIVING DIRECTIONS

PARCEL:

27-26-12-703000-
003290;003080;
003120; 003130

GPS:

28.241957, -81.565211

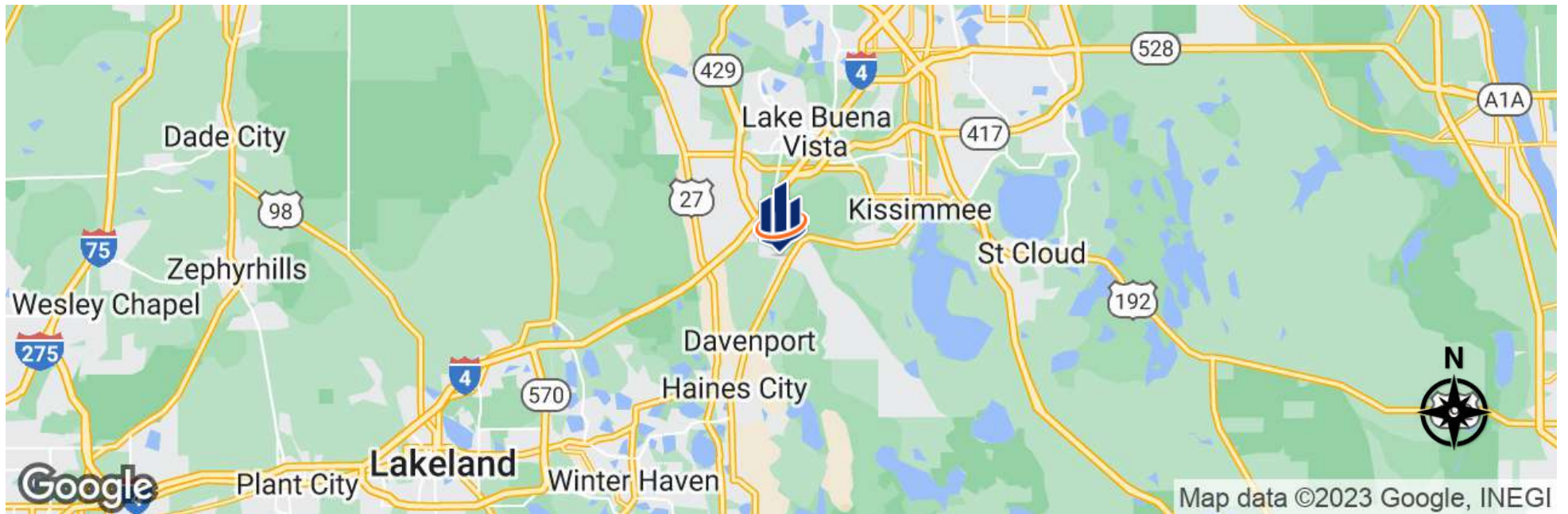
DRIVING DIRECTIONS:

North on US 17-92
out of Haines City;
left on to Ronald
Reagan Parkway; on
the right just past
Old Kissimmee Road
and adjacent to the
Dollar General.

SHOWING INSTRUCTIONS:

Drive by.





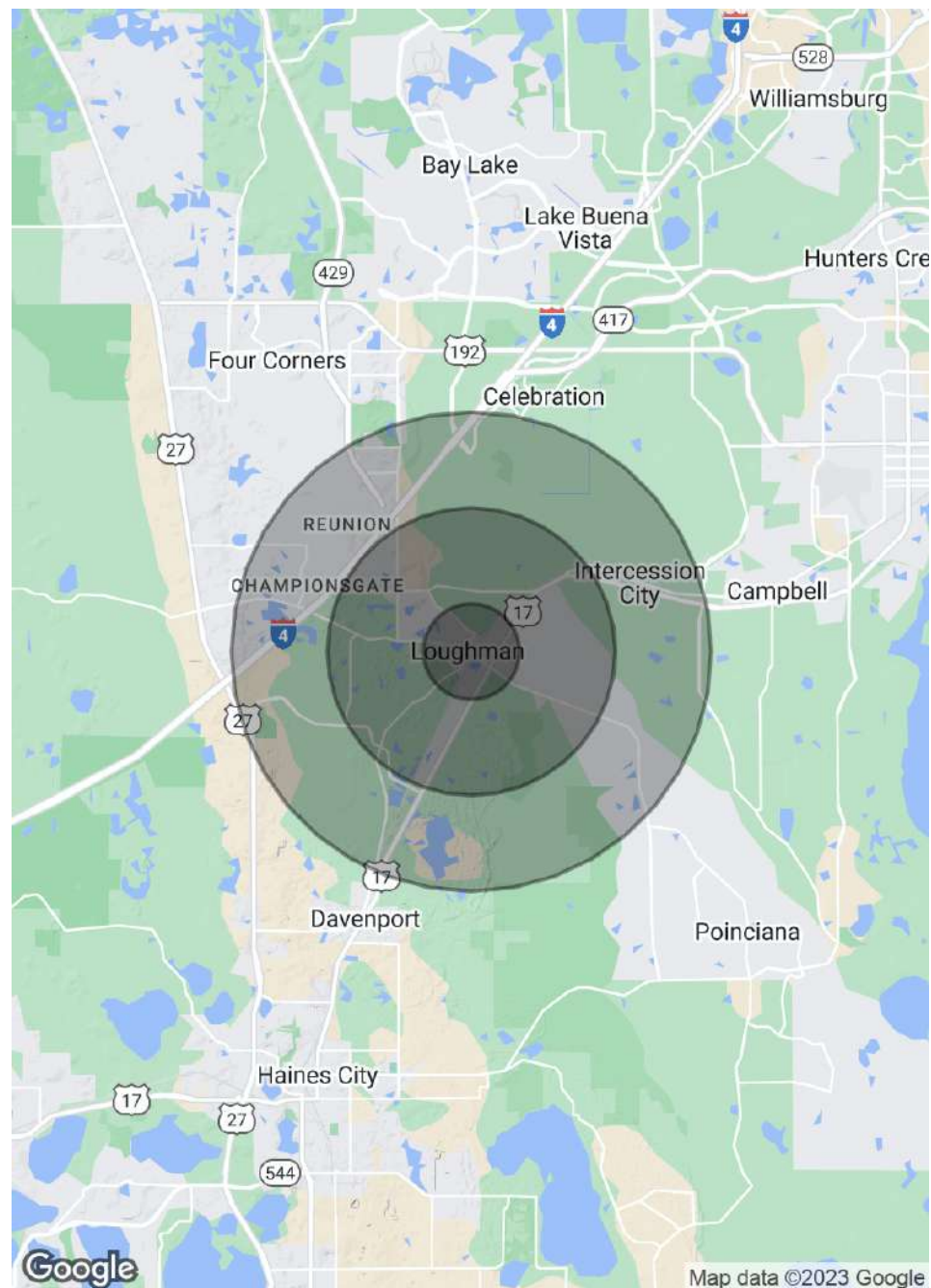
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,534	17,325	45,396
AVERAGE AGE	33.5	34.5	35.8
AVERAGE AGE (MALE)	32.3	34.1	36.3
AVERAGE AGE (FEMALE)	38.0	37.3	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,455	8,419	23,797
# OF PERSONS PER HH	2.4	2.1	1.9
AVERAGE HH INCOME	\$51,926	\$45,151	\$49,586
AVERAGE HOUSE VALUE	\$326,625	\$264,862	\$266,678

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED

1861

DENSITY

384.7 people/sq. mi.

COUNTY SEAT

Bartow

POPULATION

721,312 (2021)

AREA

1,875 sq. mi.

WEBSITE

polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

THIS BOUNDARY SURVEY WAS PREPARED FOR LUCKY FOX CONSULTING INC. CHANGES TO THIS SURVEY ARE PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LUCKY FOX CONSULTING INC.

2. BEARINGS FOR THIS SURVEY SHOWN HEREIN ARE BASED ON OLD NORTH-SOUTH LINE OF THE RIGHT-OF-WAY OF RONALD REAGAN PARKWAY BEARS NORTH 66 DEGREES 58' 30" WEST 100.00 FEET TO THE CENTERLINE OF THE ROAD.

3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE RULE 31A-17.

4. MEASUREMENTS AND FEATURES CONTAINED IN THIS SURVEY ARE BASED ON THE FOLLOWING:

5. THE SURVEY ONLY DEPICTS VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THE SURVEY.

6. THE SUBJECT PROPERTY CONTAINS 1.564 ACRES OF LAND, MORE OR LESS.

7. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:

A. PLAT OF CROSSING'S ADDITION TO LOUGHMAN, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

B. MARRIAGE DEED, AS RECORDED IN OFFICIAL RECORD BOOK 8863, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

C. RESOLUTION NO. 09-197, AS RECORDED IN OFFICIAL RECORD BOOK 7187, PAGE 270, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

8. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR AND PROPERTY INTERESTS ARE NOT SHOWN UNLESS THEY ARE EVIDENT BY RECORDS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS SURVEY.

9. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE LANDS OVERSEEN OR LOCATED UNLESS OTHERWISE SHOWN AND NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY BOUNDARIES, FOUNDATIONS, OR INSTALLATIONS WHILE CONDUCTING THIS SURVEY.

10. RETAIN DELINEATION AND FLAIDS PROVIDED BY OTHERS. WETLAND PLANT

LOCATED IN SECTION 12, TOWNSHIP 26 SOUTH,
RANGE 27 EAST POLK COUNTY, FLORIDA

LOTS 7 THROUGH 11, LOTS 27 AND 28, AND LOT 26 LEGS THE EASTERLY 10.0 FEET THEREOF IN BLOCK 3 OF COBB'S PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE WACATED RIGHT-OF-WAY HAS (DESCRIBED IN OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, AS FOLLOWS: THE WESTERLY 10.0 FEET OF THE SAID WACATED RIGHT-OF-WAY SOUTH 10.0 FEET OF LOT 1, ALONG WITH THE NORTHERN HALF OF THE SAID WACATED RIGHT-OF-WAY SOUTH OF LOTS 10 AND 11 AND THE WESTERLY 10.0 FEET OF LOT 12.

AS ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28 IN BLOCK 3 OF COBB'S ADDITION TO LOUGHMAN, FLORIDA, AND PROCEEDING NORTHEASTLY ALONG THE WESTERLY LINE OF THE SAID LOT 28 TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWEST CORNER OF THE SAID LOT 28 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 12; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 12 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 10; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 10 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 11; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 11 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 7; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 7 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 27; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 27 TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 28; THENCE ALONG THE WESTERLY LINE OF THE SAID LOT 28 TO THE POINT OF BEGINNING. THE DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF LOT 11, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 9.0 FEET OF LOT 11, ALONG WITH THE NORTHERN HALF OF THE SAID WACATED RIGHT-OF-WAY SOUTH OF LOTS 10 AND 11 AND THE WESTERLY 10.0 FEET OF THE SAID WACATED RIGHT-OF-WAY SOUTH OF LOT 12, TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 12, 113.00 FEET; THENCE ALONG A LINE 10.0 FEET WESTERLY AND 10.0 FEET NORTHERLY (RIGHT-OF-WAY OF SAID COBB'S REGULAR PAVEMENT) THENCE ALONG SAID RIGHT-OF-WAY NORTH 10.0 FEET OF LOT 12, TO THE WESTERLY LINE OF MICHIGAN AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 12.



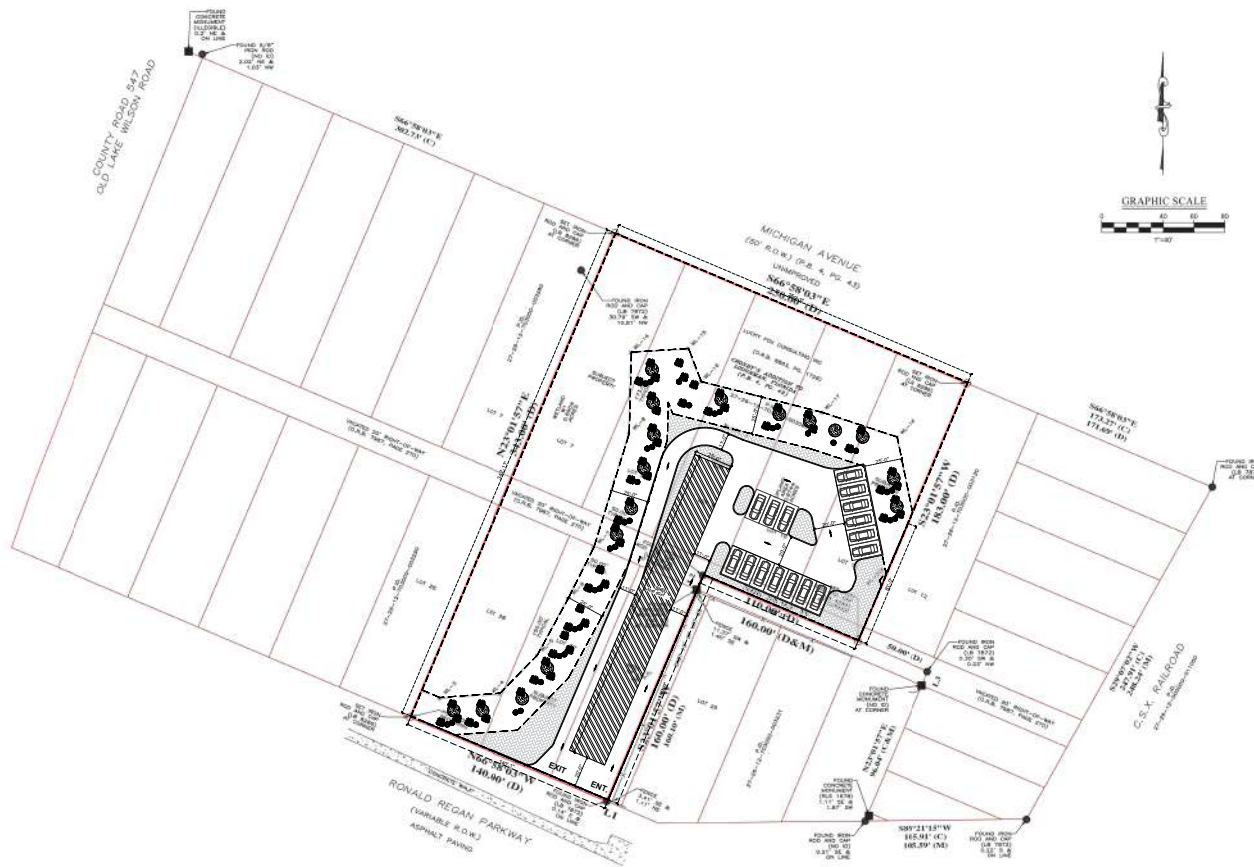
VICINITY MAP
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N65°58'03"W	10.00'
L2	N23°06'03"E	10.00'
L3	S23°05'54"W	10.00' (Q) 9.70' (M)

WETLAND FLAG
LOCATIONS

SATELLITE	LATITUDE	LONGITUDE
IMJ-2	28.24186684°	-081.5662113°
IMJ-3	28.24164694°	-081.5650800°
IMJ-4	28.24158533°	-081.5659207°
IMJ-5	28.24159272°	-081.5657978°
IMJ-6	28.24166690°	-081.5657213°
IMJ-7	28.24176287°	-081.5645687°
IMJ-8	28.24184447°	-081.5634066°
IMJ-9	28.24105822°	-081.5655233°
IMJ-10	28.242025°	-81.5655287°
IMJ-11	28.2422113°	-81.5654126°
IMJ-12	28.2415171°	-81.565378°
IMJ-13	28.24209374°	-81.5651421°
IMJ-14	28.24187607°	-81.5649897°
IMJ-15	28.2418706°	-81.5649508°
IMJ-16	28.2418706°	-81.5649508°
IMJ-17	28.24172233°	-81.5650262°
IMJ-18	28.24165131°	-81.5650632°



Digitally signed
by Kiel Bailey
Date:
2022.12.07
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KIEL JOHN BAILEY L57203
PROFESSIONAL SURVEYOR AND MAPPER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA LICENSED BUSINESS NUMBER LB 8285

OLD LAKE WILSON RD

DOLLAR GENERAL

343 ± SF

250 ± FT

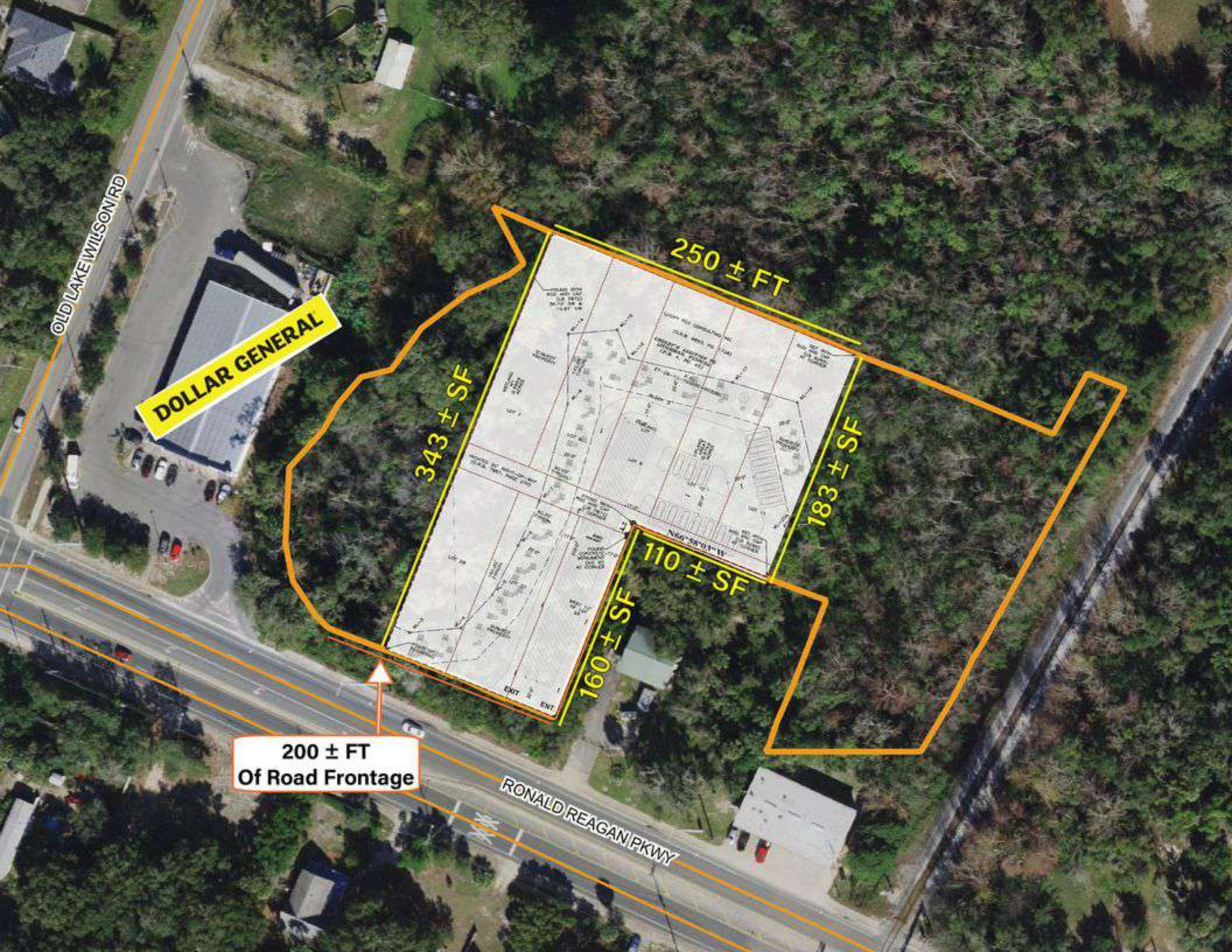
183 ± SF

110 ± SF

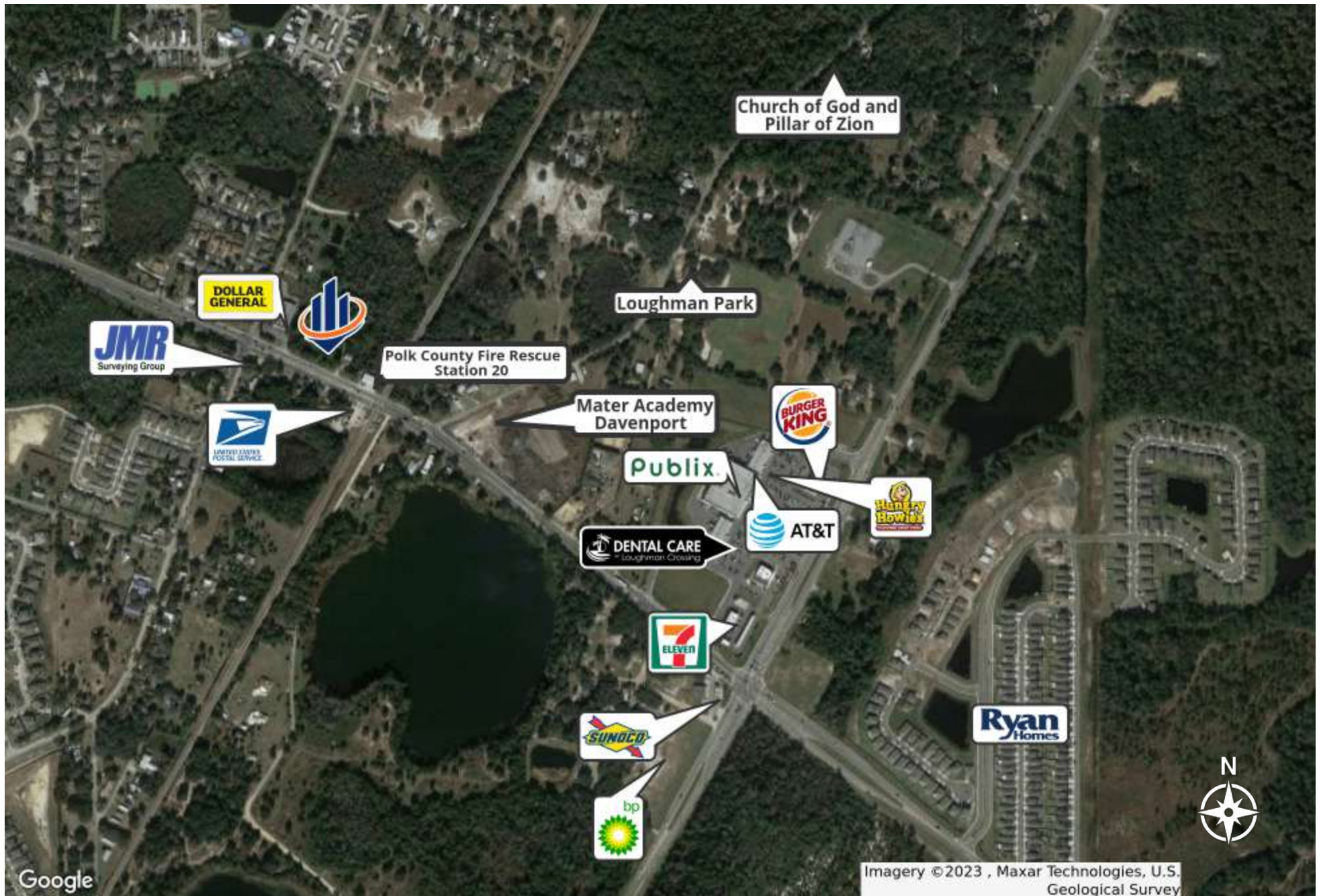
160 ± SF

200 ± FT
Of Road Frontage

RONALD REAGAN PKWY











R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area

MEMBERSHIPS

- CCIM Certified Commercial Investment Member
- National Association of Realtors
- Florida Association of Realtors
- East Polk County Association of Realtors

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

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Lakeland, Florida 33801
863.648.1528

★ ORLANDO

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Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



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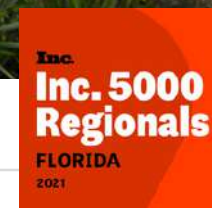
APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders

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