

10.5 Acre Davenport Development Site

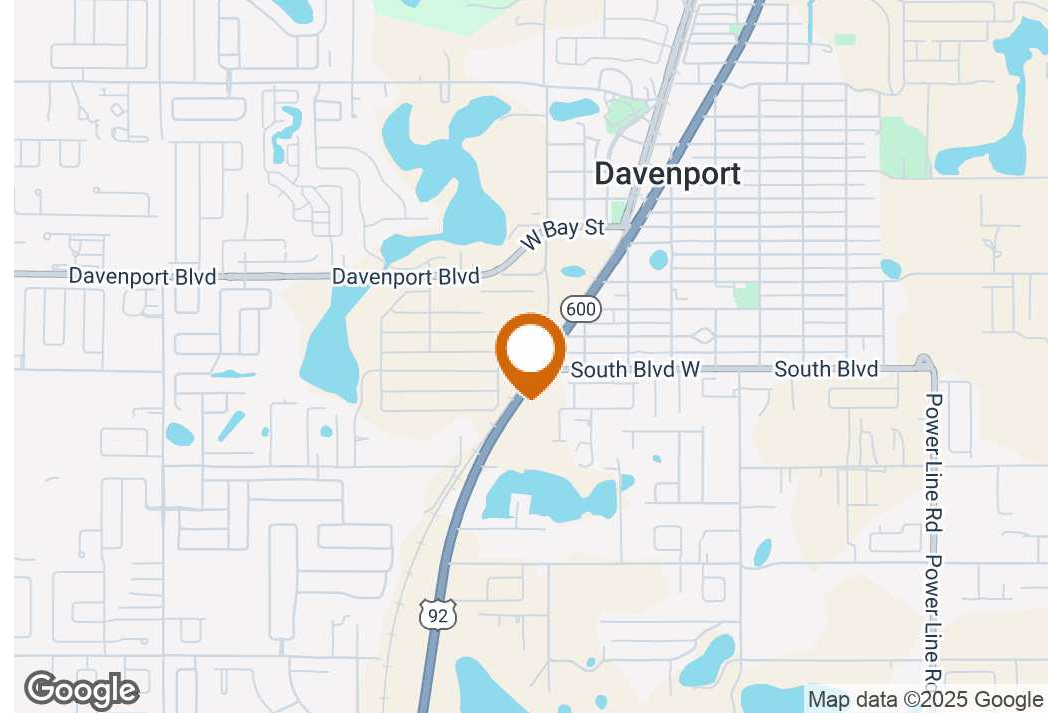
610 US Highway 17 92 S, Davenport, Florida 33837

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US Hwy 17-92



Offering Summary

Sale Price:	\$1,500,000
Lot Size:	10.51 Acres
Zoning:	Multifamily (MF)
Future Land Use:	Residential High (RH / 20 units per acre)
Water/Sewer:	Both on South Blvd W.
Road Frontage:	400 ± feet on Hwy 17/92 and 90 ± feet of frontage on South Blvd W.
APN:	272709728000012402

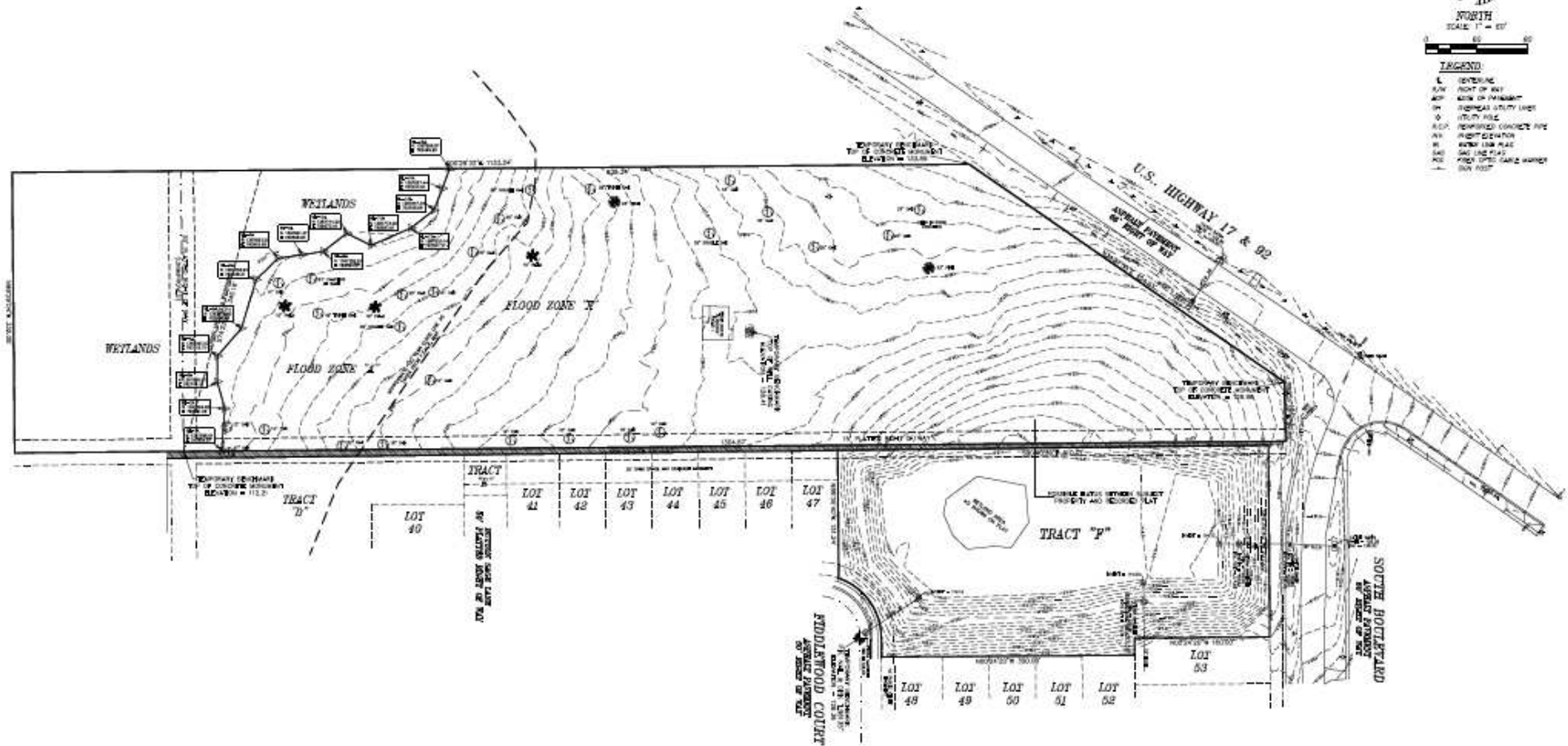
Property Overview

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 acres on the south end of the property are wetland. The site was annexed into the city of Davenport in late 2022, with Multifamily (MF) zoning and a future land use of Residential High (RH), which allows up to 20 units per acre. Alternatively, the site could be utilized for medical, self-storage, or other commercial uses with a land use/zoning change.

Due diligence completed to date includes boundary survey, topo and tree survey, skink report (not required), and conceptual plans are being worked on.

TOPOGRAPHIC SURVEY



12. Boundary information taken from previous survey by Mike Swatlow, dated 08/01/2003 and the recorded plat at Duval County as recorded in Plat Book 173, Pages 5 and 6 of the Public Records of Duval County, Florida. There appears to be a risker between the existing survey and the recorded plat.

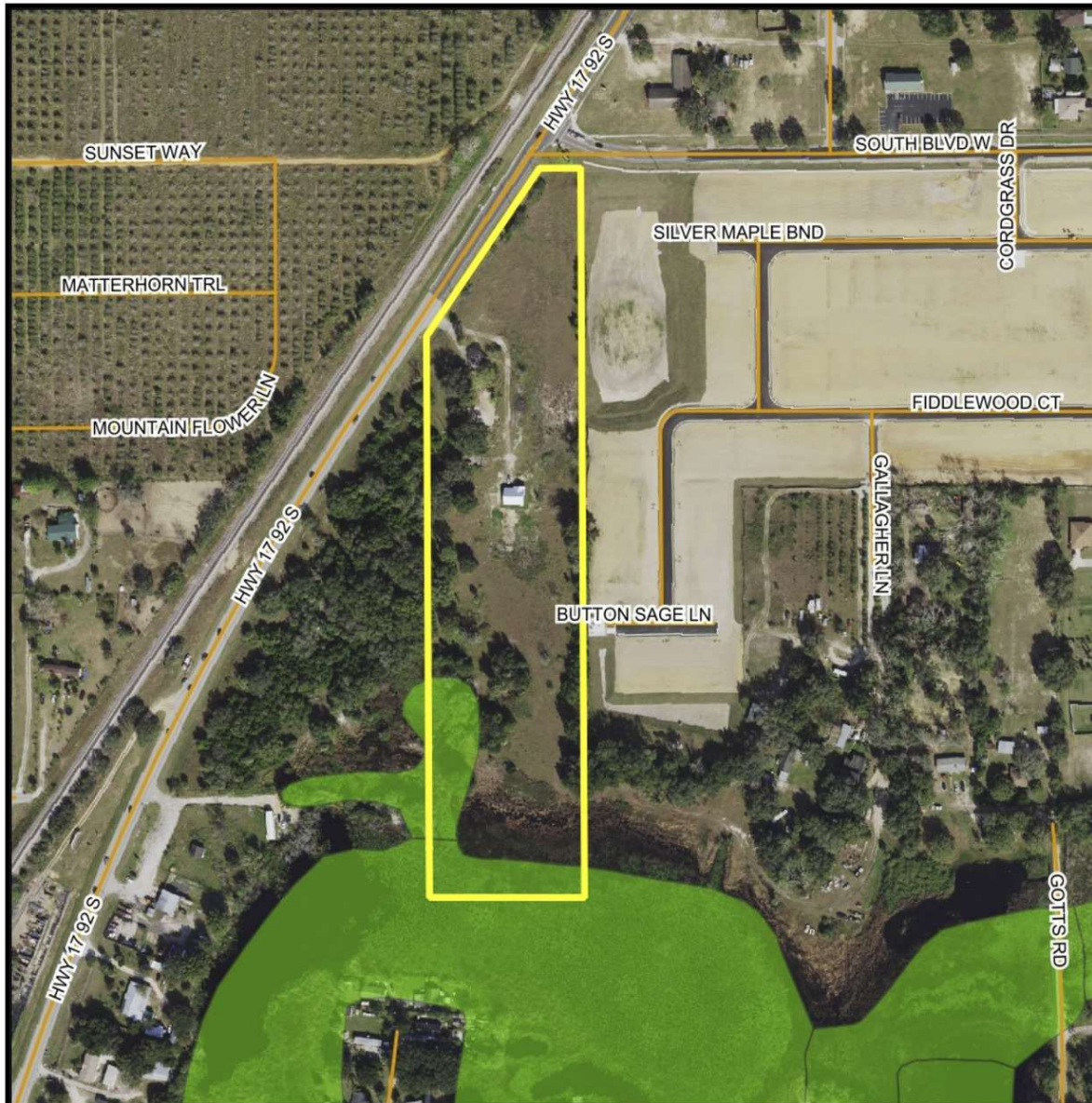
- (2) Legal documents were furnished by client.
- (3) Underground improvements, improvements, modifications and/or repairs if existing, were not included as a part of the survey.
- (4) Property is located in Alameda County and if according to most accurate records from Alameda County Assessor's Community-Age Survey (1938/2000) sheet 44, 12/22/2003.
- (5) REF: A COUNCILMAN SURVEY
- (6) Field survey completed: 05/06/2003.
- (7) Not used without the signatures and the original record set of a Historic Foundation survey and map. Addition of additional to survey maps may be done if the field survey is not available. If a graphical effect is shown across the existing property or points.
- (8) The date of this report is not intended to reflect the date of the survey.
- (9) Limits of authority under government jurisdiction are determined by law.
- (10) This survey may not include liability regarding or rights of easement.
- (11) Questions based on field sketches, vertical station, 100% adjustment to the survey data, and other information, 100% on published.
- (12) The aerial image shown herein was taken from public domain information and is shown for informational purposes only.

LEGAL DESCRIPTION
TRACT "C" OF SOUTHERN CROSSING AS RECORDED
IN PLAT BOOK 177, PAGES 3 AND 8 OF THE
PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA

I HEREBY CERTIFY THAT THIS DRAWING COMPLETELY REPRESENTS THE DESIGN OF SUCH
 STRUCTURE UNDER MY DIRECTION AND THIS DRAWING HAS BEEN A PERSONAL AND
 STANDARDS OF PRACTICE ADOPTED BY THE STATE OF FLORIDA. I AM A LICENSED ARCHITECT
 AND HOLDING MEMBERSHIP IN THE BOARD OF ARCHITECTS OF THE STATE OF FLORIDA
 0-017 OF THE FLORIDA ADMINISTRATION CODE, PURSUANT TO 220.001(1)(b) FLORIDA STATUTES

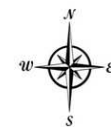
[Signature]
 JOHN TERRY GARNER, P.E.
 ARCHITECT
 DATE: 11/11/2011
 PROJECT NO: 11011

WETLANDS MAP

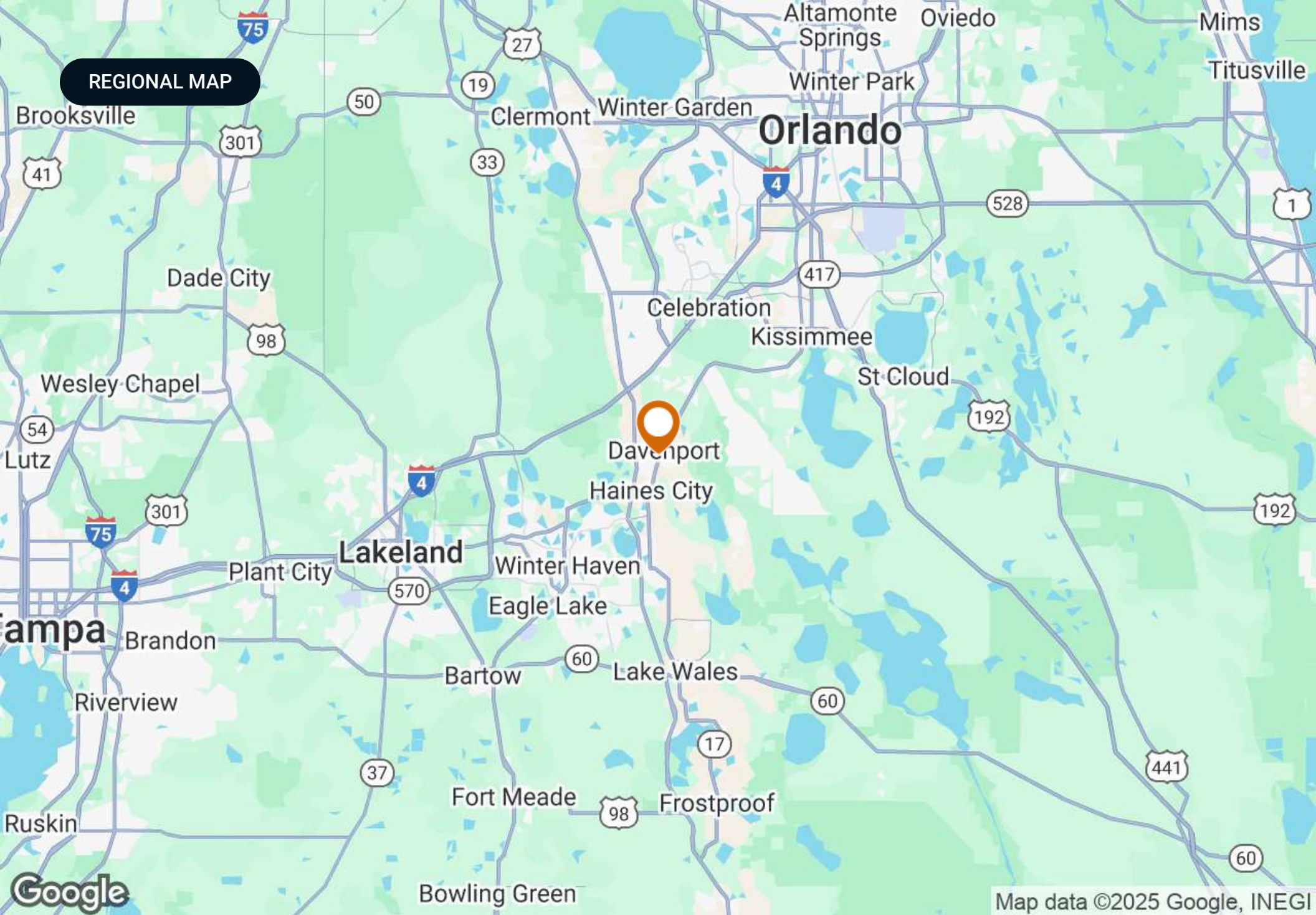


Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

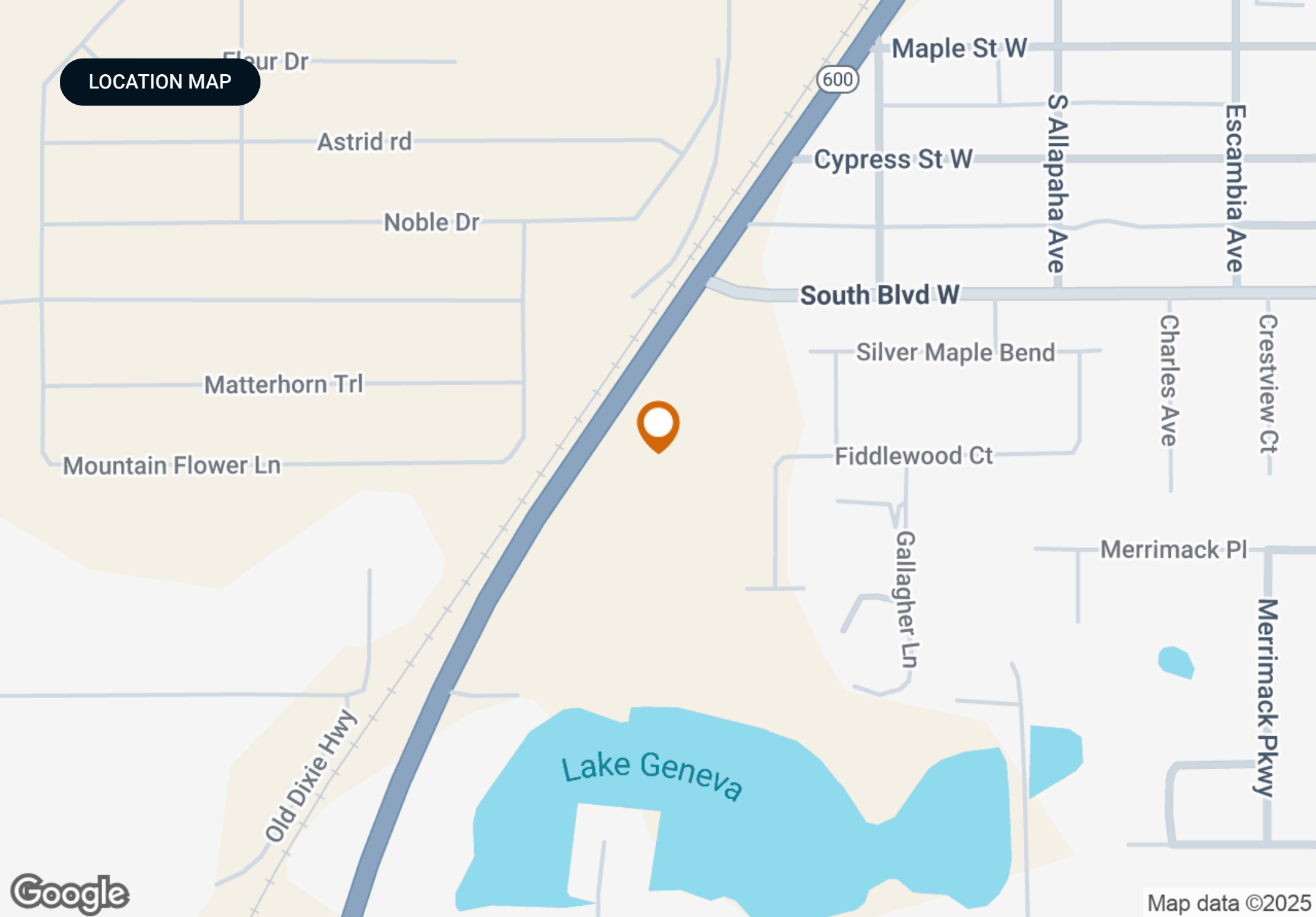


0 260 520 780 ft

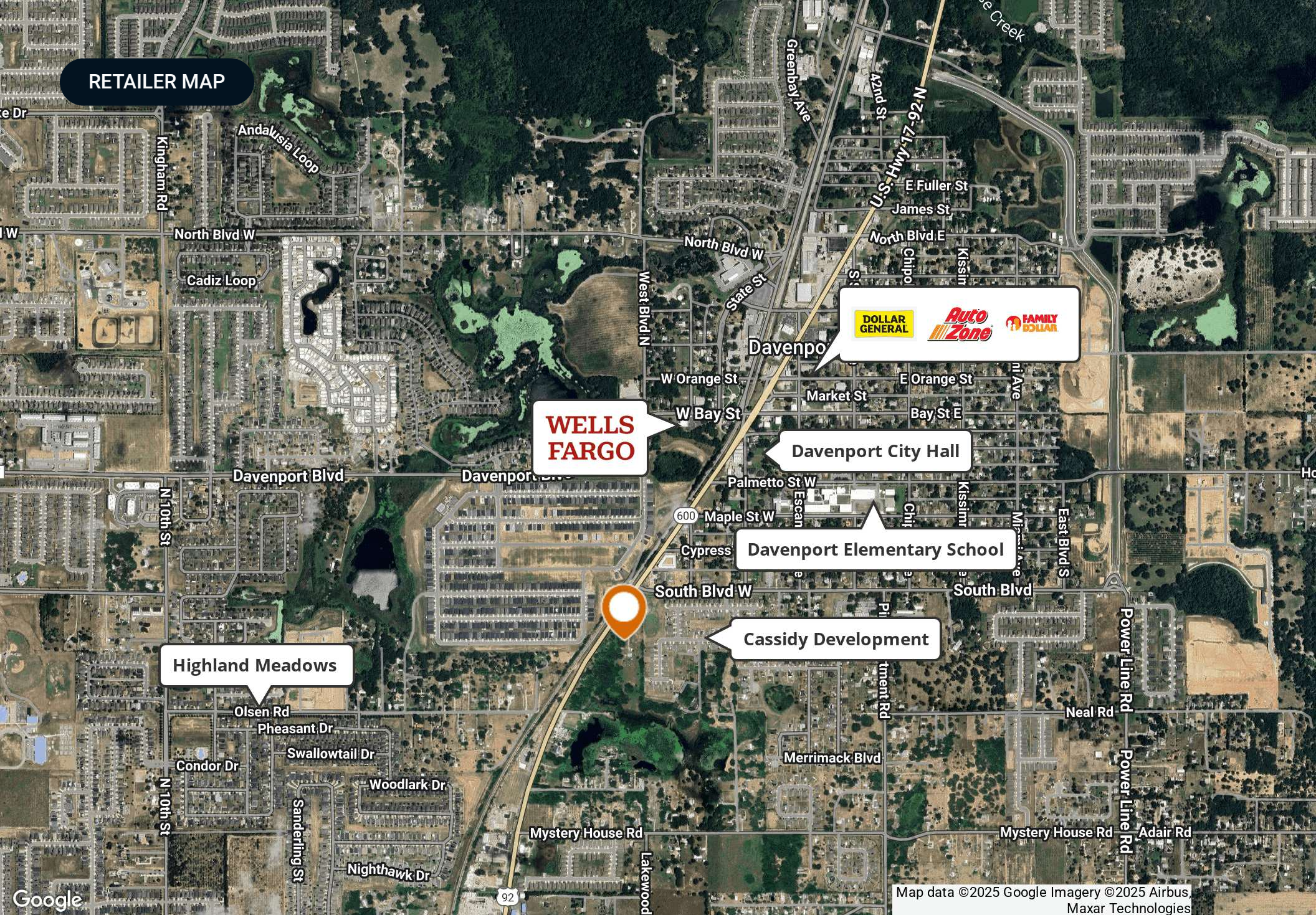


REGIONAL MAP

LOCATION MAP



RETAILER MAP



**WELLS
FARGO**

Davenport City Hall

Davenport Elementary School

Cassidy Development

Highland Meadows

**DOLLAR
GENERAL**

**Auto
Zone**

**FAMILY
DOLLAR**

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

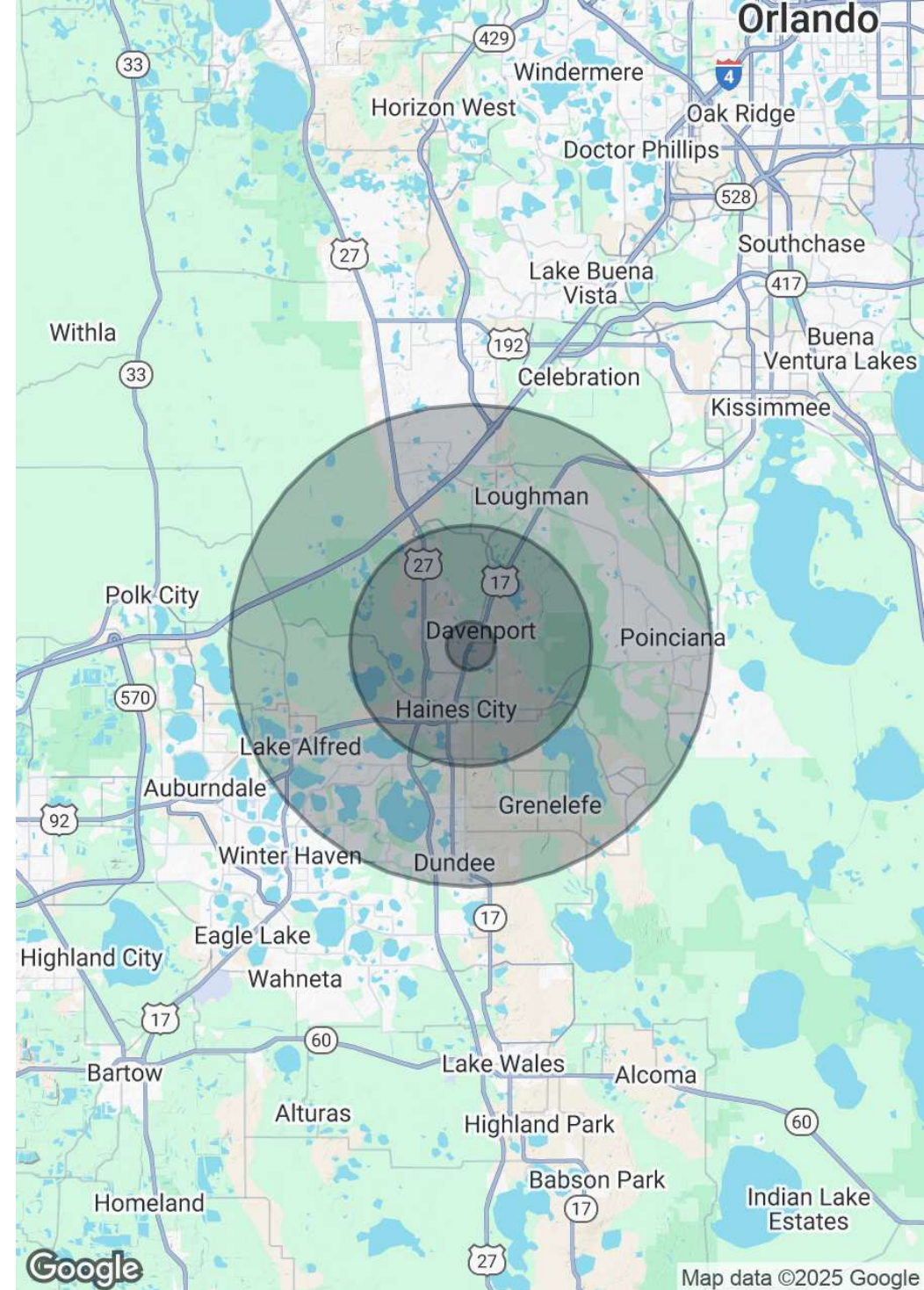
Population

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
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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



ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate 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

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

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Direct: **877-518-5263 x356** | Cell: **863-255-7406**

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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