

**10.05 ACRES
VACANT LAND**

FOR SALE



OFFERING MEMORANDUM

10.05 Acres | Lake Wilson Road, Davenport FL 33896



Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

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Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

Contact

Daniel Nelson
Investment Broker/Realtor
+1 813 323 3353
Daniel@RemaxCommercialRealty.net



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The Offering

RE/MAX Commercial is pleased to present an exceptional opportunity to acquire 10.05 acres of vacant land located on Lake Wilson Road in Davenport, Polk County, Florida. This expansive parcel offers an excellent canvas for developers, investors, and builders seeking to establish a presence in a fast-growing region of Central Florida. Situated in a highly desirable corridor near major attractions, this property is ideal for residential, mixed-use, or commercial development, subject to zoning approval.

Key Features:

Location:

Positioned along Lake Wilson Road, the property is strategically located just minutes from the vibrant ChampionsGate area and Walt Disney World Resort. It provides easy access to I-4 and US-27, placing it within reach of Orlando's major tourist destinations and residential communities. Surrounded by existing residential developments, vacation homes, and hospitality properties, this site benefits from a strong demand for housing and services.

Size:

The property encompasses approximately 10.05 acres, offering ample room for a wide range of development opportunities. Whether you're planning a multi-family residential community, vacation rental project, or neighborhood commercial center, the parcel's generous size provides flexibility for thoughtful site planning and scalability.

Zoning:

The current zoning is A/RR (Agricultural/Rural Residential), allowing for residential development with potential for rezoning. Neighboring properties have successfully transitioned to higher-density residential and commercial uses. This presents an excellent opportunity to capitalize on the area's rapid growth and evolving land use trends.

Accessibility:

Lake Wilson Road is a key local connector with growing traffic volumes due to nearby resorts, golf courses, and expanding neighborhoods. The site benefits from a strong transportation network, with quick access to I-4, providing a direct route to Tampa and Orlando. Proximity to major employment centers and schools enhances the site's appeal for future development.

Key Investment Highlights

- 10.05 Acres Contiguous Land
- 6.05 Acres Upland 4 Acres Wetlands
- A/RR (Agricultural/Rural Residential) Zoning
- Parcel ID 27-26-03-000000-021020
- Prime Location on Lake Wilson Road, Davenport
- High-Growth Central Florida Corridor
- Excellent Accessibility to I-4 and US-27
- Close Proximity to ChampionsGate & Disney
- Rapidly Expanding Residential Market
- Potential for Rezoning and Redevelopment
- Flat, Buildable Topography
- Ideal for Residential or Mixed-Use Development
- Strong Demand for Short-Term Rentals
- Strategic Location Between Orlando & Tampa
- Emerging Commercial and Hospitality Growth
- Favorable Polk County Development Climate

Property Overview



Property Overview



10.05 Acres 6

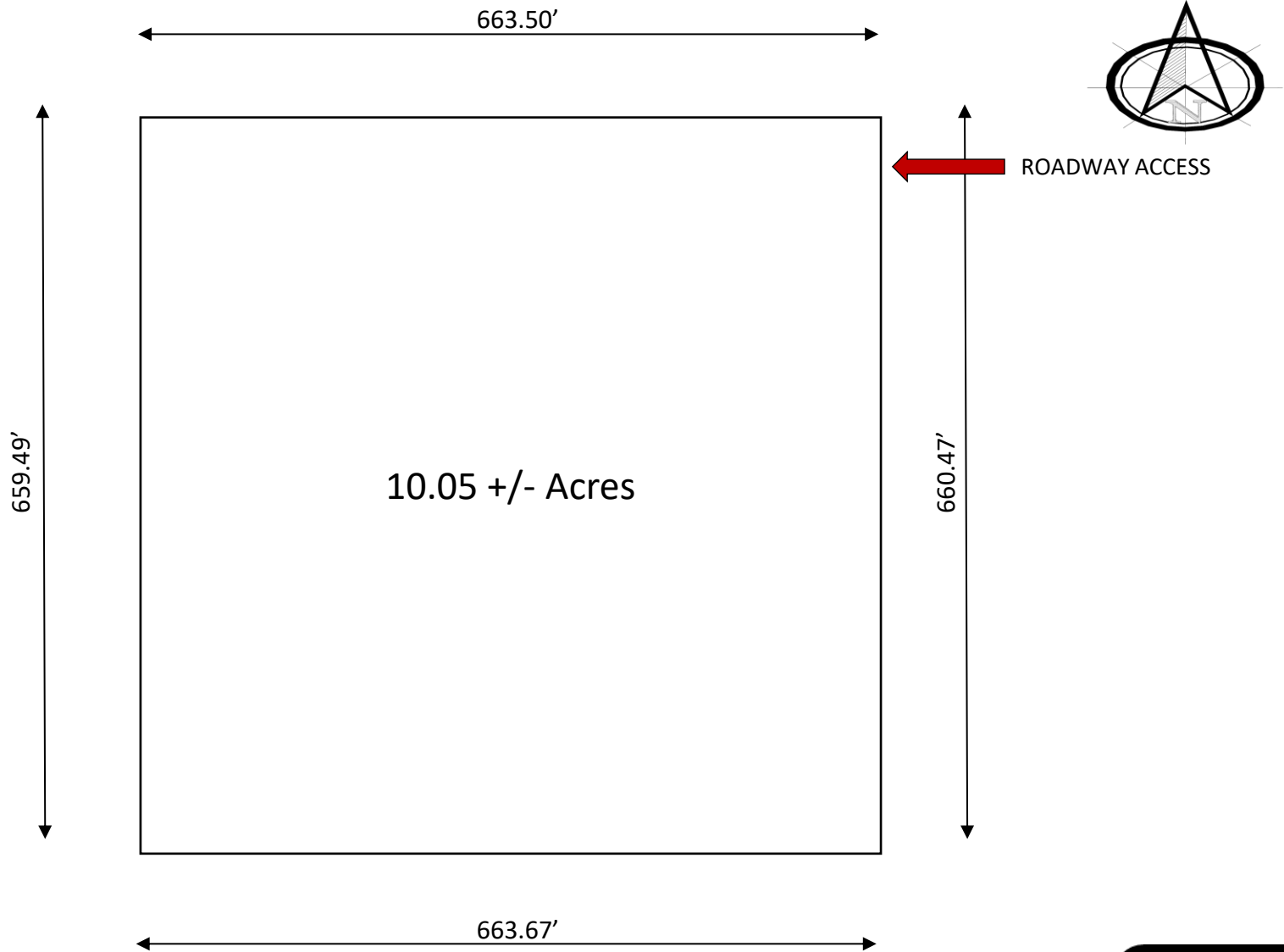
Property Overview

PROPERTY ADDRESS	Lake Wilson Road, Davenport FL 33896
TAX DISTRICT	Polk County
SUBMARKET	City of Davenport
SUBDIVISION	Not in Subdivision
PARCEL ID	27-26-03-000000-021020
PARCEL SIZE	10.05+/- Acres
ZONING	A/RR (Agricultural/Rural Residential)
PROPERTY USE	Vacant Commercial
LAND DESCRIPTION	Commercial/Industrial
WETLANDS	4.0 Acres
FLOOD ZONE	A and 12105C0125H
EVACUATION ZONE	none
BUILDING SIZE	No Structures
YEAR BUILT	N/A
ACCESS	Full Access off Service Road Easement off Lake Wilson Rd.
OFFERING PRICE	\$1,750,000.00



10.05 Acres 7

PROPERTY LAYOUT



DEVELOPMENT CONCEPTION

70 Unit – 2,250 SF Townhomes



10.05 Acres 9

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DEVELOPMENT CONCEPTION

70 Unit – 2,250 SF Townhomes



10.05 Acres 10

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DEVELOPMENT CONCEPTION

70 Unit – 2,250 SF Townhomes



10.05 Acres 11

NORTH VIEW



10.05 Acres 12

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SOUTH VIEW



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10.05 Acres 13

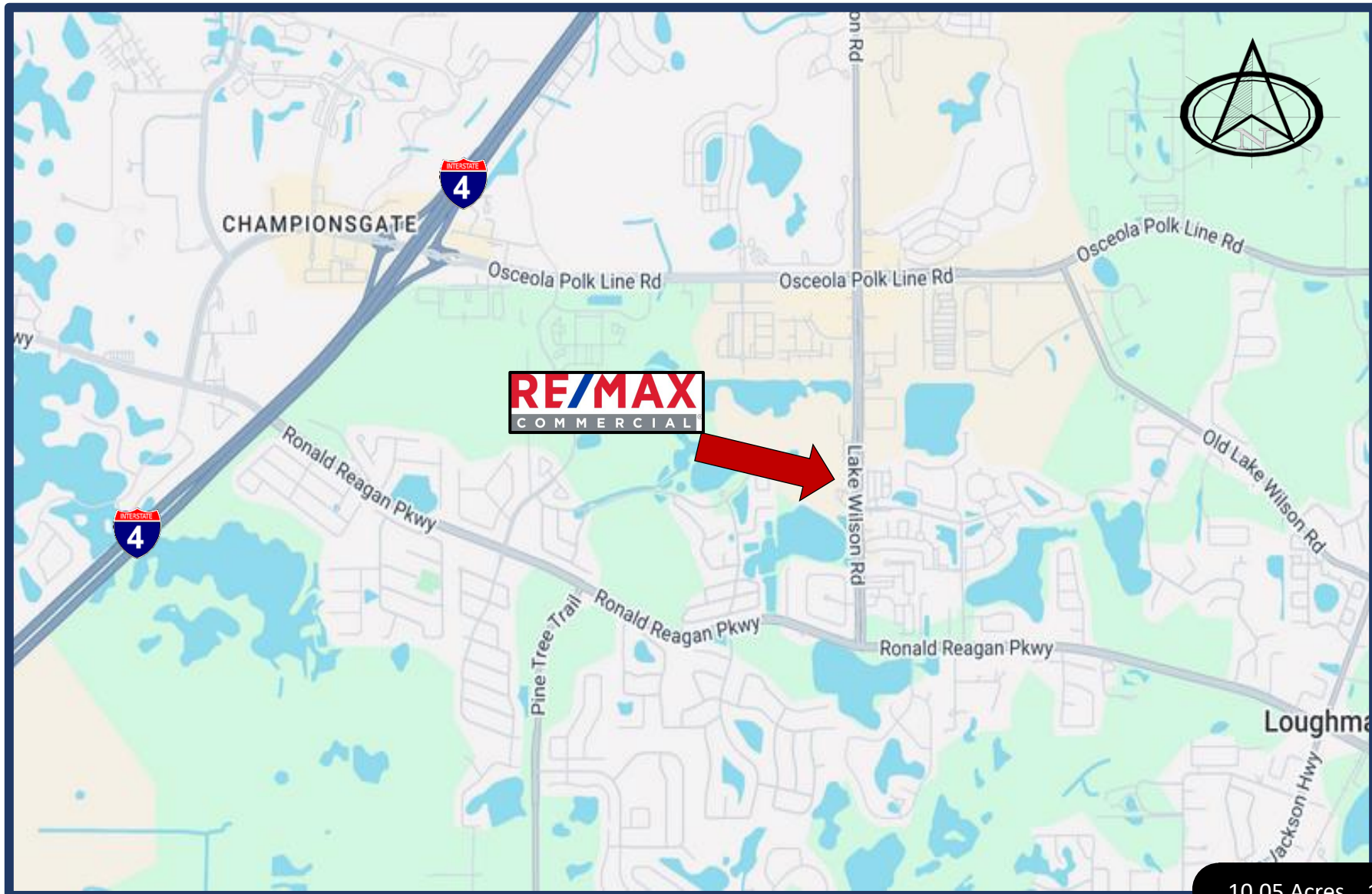
WEST VIEW



EAST VIEW



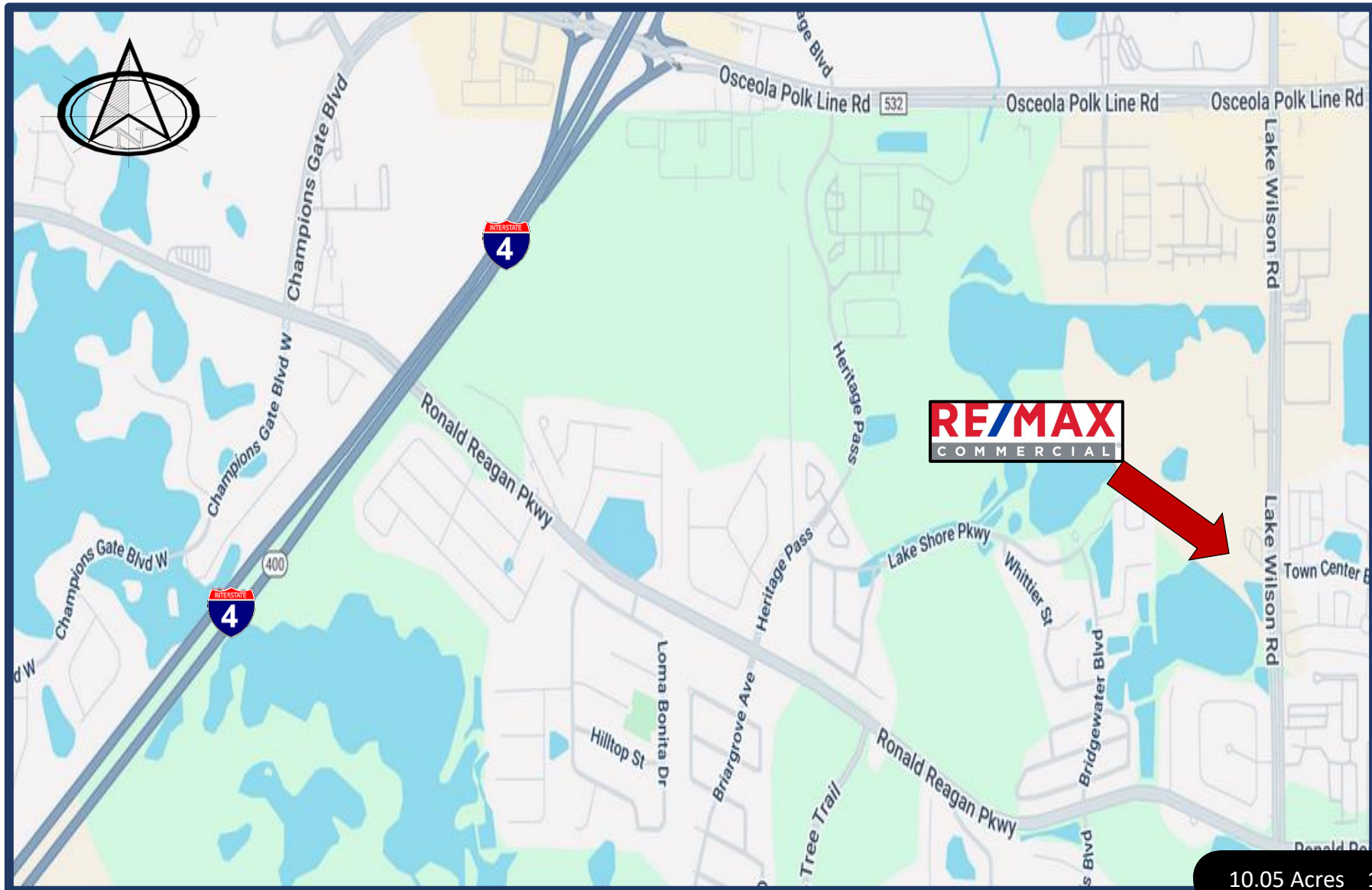
LOCATION MAPS



10.05 Acres 16

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LOCATION MAPS



10.05 Acres 17

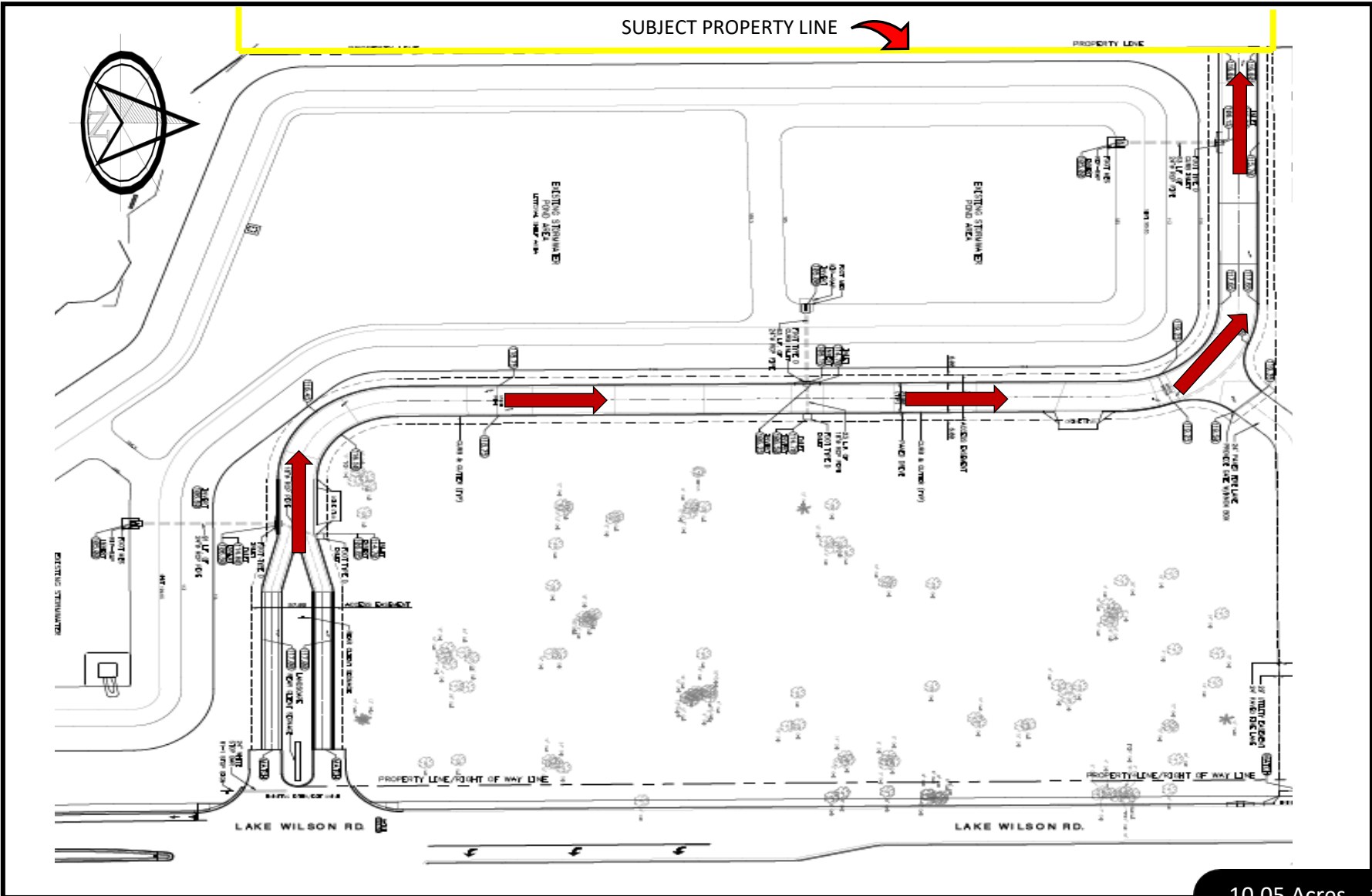
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AERIAL



10.05 Acres 18

ROADWAY ACCESS SURVEY



Location Overview

Nestled in the heart of Central Florida, Davenport is a vibrant and fast-growing city in Polk County, ideally situated just southwest of the Orlando metropolitan area. Blending a peaceful residential atmosphere with convenient proximity to major economic hubs, Davenport presents an attractive setting for residential, commercial, and hospitality development.

The subject property is located within Davenport's expanding corridor, benefitting from direct access to key transportation routes, including Interstate 4, US Highway 27, and Ronald Reagan Parkway. This strategic positioning enables seamless connectivity to Orlando, Tampa, and the surrounding Central Florida region—making it ideal for regional commerce, workforce access, and tourism-driven business.

Davenport's growth is fueled by its close proximity to world-class theme parks, including Walt Disney World Resort, as well as a sustained surge in residential development and short-term rental communities. Supported by a pro-growth infrastructure, a rising population, and increasing demand for services and amenities, Davenport is evolving into a dynamic economic center. With its advantageous location, expanding infrastructure, and strong market fundamentals, Davenport offers compelling long-term potential for investment and development.

Highlights of Davenport, Florida:

Strategic Central Florida Location

Situated in northeastern Polk County, Davenport enjoys close proximity to Orlando and major theme parks, making it a prime location for tourism, commuting, and regional business.

Rapid Residential Growth

The city is experiencing significant population increases due to ongoing residential developments, including single-family homes, townhouses, and short-term rental communities.

Proximity to Major Attractions

Located just minutes from Walt Disney World Resort, Universal Orlando, and other world-class destinations, Davenport is a popular choice for vacationers and hospitality investors.

Strong Transportation Access

Davenport offers convenient access to Interstate 4, US-27, and State Road 429, providing seamless connections to Orlando, Tampa, and key Central Florida corridors.

Expanding Commercial Development

The area is witnessing robust commercial growth, with new retail centers, restaurants, healthcare facilities, and service businesses emerging to support the growing population.

Business-Friendly Outlook

Supported by Polk County's pro-growth policies and infrastructure investment, Davenport continues to attract interest from developers and entrepreneurs seeking new opportunities.

Area Overview

Polk County, centrally located in the state of Florida, is a fast-growing and economically diverse region known for its strategic location, natural beauty, and expanding infrastructure. Covering over 2,000 square miles and home to more than 750,000 residents, Polk County offers a compelling mix of rural charm, urban access, and economic opportunity. Here are 10 highlights of this dynamic and strategically positioned county:

Location:

Polk County is situated between the major metro areas of Tampa and Orlando, providing direct access to Interstate 4 and major east-west trade routes. This central location makes it one of Florida's key logistics and distribution hubs.

Industrial Development:

With a strong industrial base and growing demand from national distribution centers like Amazon, Publix, and Walmart, Polk County has emerged as a top destination for warehousing, logistics, and manufacturing operations.

Recreation and Outdoor Living:

Home to over 550 lakes, multiple nature preserves, and public parks, the county offers abundant opportunities for fishing, boating, hiking, and outdoor enjoyment year-round.

Healthcare:

The county features a strong healthcare network, including Lakeland Regional Health, Winter Haven Hospital, and specialty clinics that serve the growing population with comprehensive medical services.

Transportation:

Polk County is highly accessible via I-4, US-92, and the Polk Parkway, with additional connectivity through CSX rail lines and nearby international airports in Tampa and Orlando, supporting both freight and passenger movement.

Affordable Land and Living:

Compared to neighboring metropolitan areas, Polk County offers lower land costs, reasonable housing prices, and attractive development incentives—appealing to both businesses and families.

Economic Growth:

Fueled by industrial development, residential expansion, and proximity to major Florida markets, the county continues to experience robust population and job growth, supporting long-term investment.

Quality of Life:

With its balance of economic opportunity, outdoor recreation, community events, and a lower cost of living, Polk County stands out as a desirable place to live, work, and invest in Central Florida.

CONTACTS



10.05 ACRES VACANT LAND

Daniel Nelson
Licensed Broker Realtor
Investment Broker
RE/MAX COMMERCIAL
813-323-3353 | Direct
Daniel@RemaxCommercialRealty.net

RE/MAX
COMMERCIAL®

Commercial Real Estate Division
RE/MAX REALTEC GROUP LLC
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

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