

VACANT COMMERCIAL / INDUSTRIAL LAND FOR SALE

**6020 N US HWY 17-92
DAVENPORT, FL 33837**



MARK ALLEN, CCIM

*Florida Licensed Real Estate Broker
Florida Licensed General Contractor
Florida Licensed Community Association Manager (LCAM)
CIPS • ePRO • RESS*

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1600 East Amelia Street, Orlando, Florida 32803

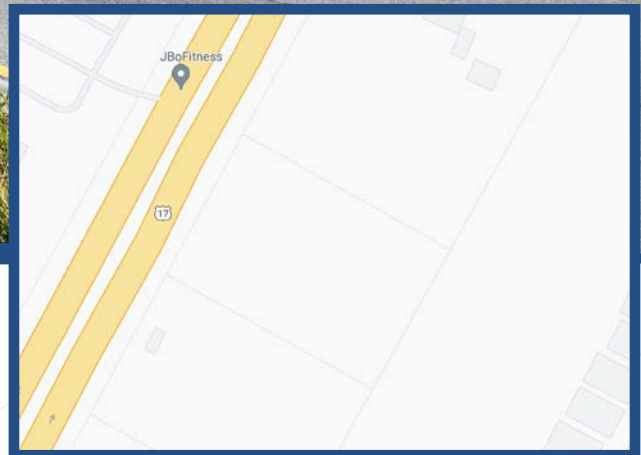
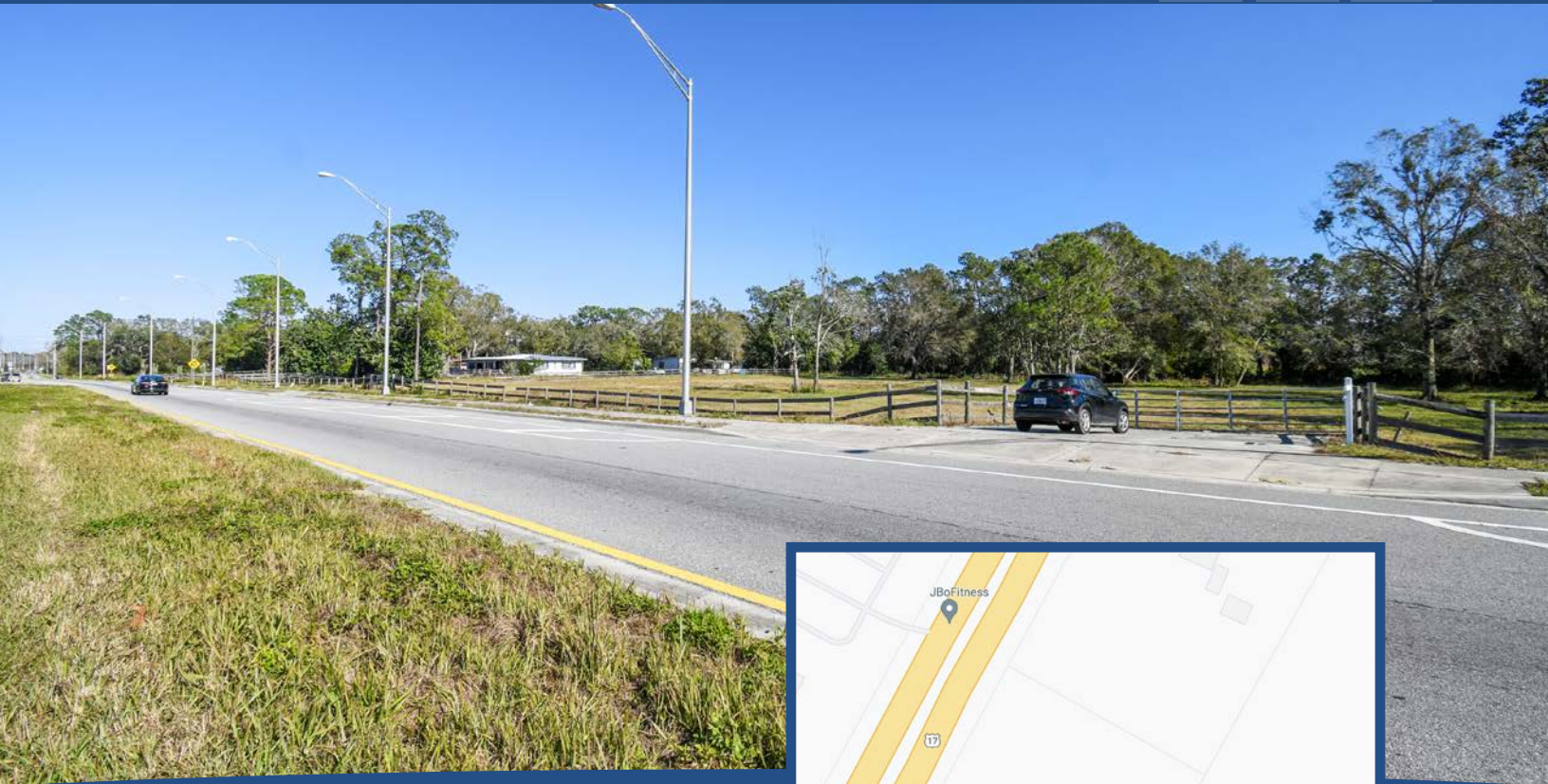
Fax: 888-600-6191



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

FOR SALE

6020 N US Hwy 17-92
Davenport, FL 33837



PROPERTY DETAILS

Price: \$1,465,000.00

Property Type: Vacant Land

Parcel ID: 27-26-12-702500-006140

Zoning: Vacant Commercial

Lot Size: 1.34 Acres

HIGHLIGHTS

- 200 FT of frontage on N US Hwy 17-92
- All dry & buildable land
- Multiple uses approved for zoning
- Intersection of 17-92 & Ronald Reagan Pkwy

PROPERTY OVERVIEW

Don't miss out on this one of a kind 1.34 acre commercial land! This property is zoned commercial and has multiples uses approved. All 1.34 acres are dry & buildable, plus the lot is mostly cleared. With approx. 200' of frontage on N US 17-92, this property provides a great amount of exposure from both directions. Easy access to Haines City & ChampionsGate.

**CONTACT US TO SCHEDULE
YOUR PRIVATE SHOWING!**



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PROPERTY LOT LINES



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PROPERTY OVERVIEW



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PROPERTY OVERVIEW CONT.



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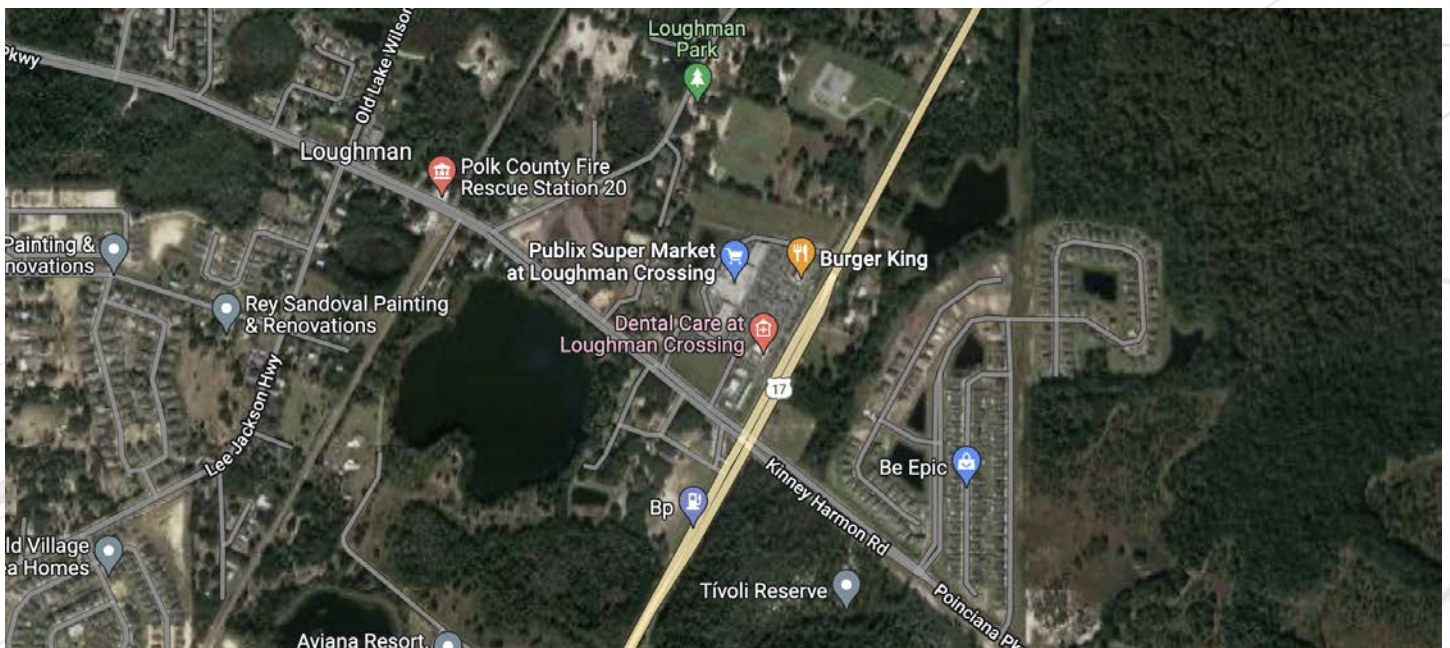
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MAP OVERVIEWS



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DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS

Summary	Census 2010	Census 2020	2022	2027
Population	23,309	42,951	49,451	57,613
Households	8,327	15,514	17,757	20,818
Families	6,070	-	12,413	14,466
Average Household Size	2.79	2.76	2.78	2.76
Owner Occupied Housing Units	5,596	-	11,592	13,204
Renter Occupied Housing Units	2,718	-	6,165	7,614
Median Age	36.7	-	37.6	37.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	3.10%	0.61%	0.25%
Households	3.23%	0.62%	0.31%
Families	3.11%	0.59%	0.28%
Owner HHs	2.64%	0.83%	0.53%
Median Household Income	2.55%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	940	5.3%	728	3.5%
\$15,000 - \$24,999	1,194	6.7%	846	4.1%
\$25,000 - \$34,999	1,105	6.2%	726	3.5%
\$35,000 - \$49,999	2,310	13.0%	2,165	10.4%
\$50,000 - \$74,999	3,868	21.8%	4,942	23.7%
\$75,000 - \$99,999	3,109	17.5%	4,115	19.8%
\$100,000 - \$149,999	2,984	16.8%	3,852	18.5%
\$150,000 - \$199,999	1,094	6.2%	1,770	8.5%
\$200,000+	1,153	6.5%	1,673	8.0%

Median Household Income	\$70,169	\$79,565
Average Household Income	\$95,149	\$111,895
Per Capita Income	\$34,084	\$40,310

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,470	6.3%	3,107	6.3%	3,663	6.4%
5 - 9	1,636	7.0%	3,150	6.4%	3,712	6.4%
10 - 14	1,724	7.4%	3,100	6.3%	3,716	6.4%
15 - 19	1,714	7.4%	2,926	5.9%	3,311	5.7%
20 - 24	1,311	5.6%	3,126	6.3%	3,341	5.8%
25 - 34	3,192	13.7%	7,528	15.2%	8,765	15.2%
35 - 44	3,643	15.6%	6,550	13.2%	7,980	13.9%
45 - 54	3,379	14.5%	6,198	12.5%	6,775	11.8%
55 - 64	2,662	11.4%	6,117	12.4%	6,744	11.7%
65 - 74	1,698	7.3%	4,724	9.6%	5,584	9.7%
75 - 84	726	3.1%	2,290	4.6%	3,179	5.5%
85+	152	0.7%	637	1.3%	844	1.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,838	76.5%	22,578	52.6%	25,886	52.3%	29,581	51.3%
Black Alone	2,184	9.4%	4,100	9.5%	4,726	9.6%	5,424	9.4%
American Indian Alone	108	0.5%	237	0.6%	283	0.6%	340	0.6%
Asian Alone	623	2.7%	1,297	3.0%	1,480	3.0%	1,728	3.0%
Pacific Islander Alone	21	0.1%	45	0.1%	53	0.1%	59	0.1%
Some Other Race Alone	1,728	7.4%	6,131	14.3%	7,023	14.2%	8,265	14.3%
Two or More Races	807	3.5%	8,563	19.9%	10,001	20.2%	12,216	21.2%
Hispanic Origin (Any Race)	7,246	31.1%	16,676	38.8%	19,159	38.7%	22,379	38.8%



OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



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Professional Memberships

- CFCAR Central Florida Commercial Association of REALTORS®
- BBF Business Brokers of Florida
- ORRA Orlando Regional REALTORS® Association
- FAR Florida Association of REALTORS®
- NAR National Association of REALTORS®

Designations

- CCIM Certified Commercial Investment Member
- CIPS Certified International Property Specialist
- e-PRO Internet & Real Estate e-Commerce
- RESS Real Estate Short Sale Specialist

Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

AMANDA ADAMS

Operations Manager &
Transaction Coordinator

LYNETTE HANSEN

Licensed Sales Associate &
Customer Relations/
Research Analyst



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