



Stellar at Champions Gate
180 SF Units & 300 MF Units

46,000 cars/day

18,300 cars/day

- Developments**
- Indigo Champions Gate Apts - 63 units
 - Marlowe at Ridgeview - 288 ± MF Units
 - Commercial Outparcels - 7.6 ± Acres
 - Pulte Homes Belle Haven - 183 SF units
 - Dunson Grove Apts - 319 Units
 - Champions Ridge - 330 ± MF Units

COMMERCIAL SITES FOR SALE

US 27 AND RONALD REAGAN PARKWAY COMMERCIAL SITES

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Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
Gary@SRDcommercial.com | 863.877.2828



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EXECUTIVE SUMMARY

US 27 AND RONALD REAGAN COMMERCIAL SITES

The subject commercial sites are located at the key intersection of US 27 and Deen Still Road (Ronald Reagan Parkway), near I-4 and the back entrance to Champions Gate. The US 27 corridor is undergoing significant growth in residential population, commercial business, and perhaps most significantly in warehouse and distribution.

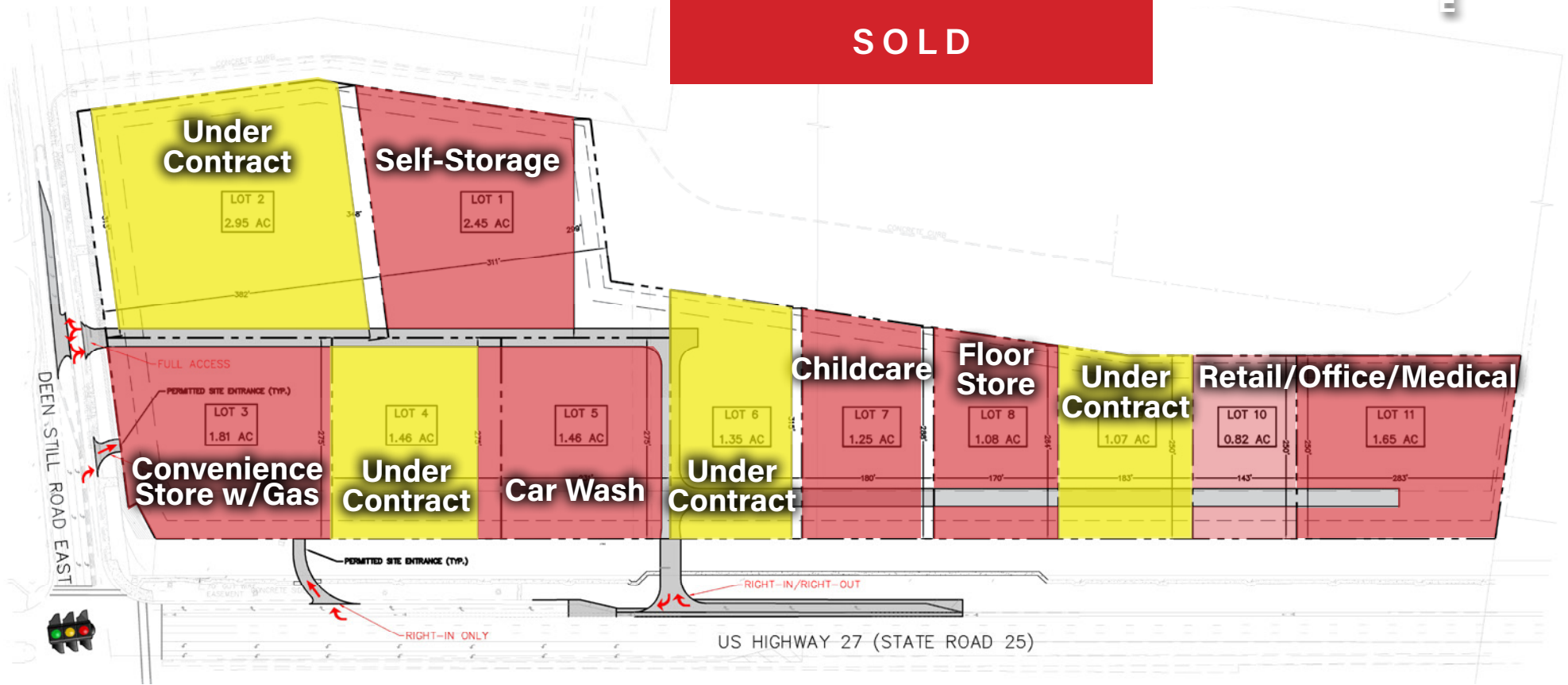
These commercial sites will be delivered improved - see page 4 of this brochure for more information. Potential uses include commercial, retail, hotel, and service and industrial uses.

Site Address:	0 US Highway 27, Davenport, FL 33897
County:	Polk
PIN (Property Identification Number):	262601999972000041, 262601999972000051
Parcel Sizes:	1.07 to 2.95 acres (see page 4)
Lots Under Contract:	Lots 2, 4, 6, 9
Building Size:	N/A
Year Built:	N/A
Property Use:	Vacant Commercial
Utilities:	Water & Sewer - Polk County
Future Land Use:	RACX - Polk County
Traffic Count:	46,000 cars/day on US 27
Lot Pricing:	Lot 2 - \$2,500,000 (See Page 4) Lot 4 - \$1,095,000 (See Page 4) Lot 6 - \$1,012,500 (See Page 4) Lot 9 - \$650,000 (See Page 4)

LOTS AND PRICING

UNDER CONTRACT

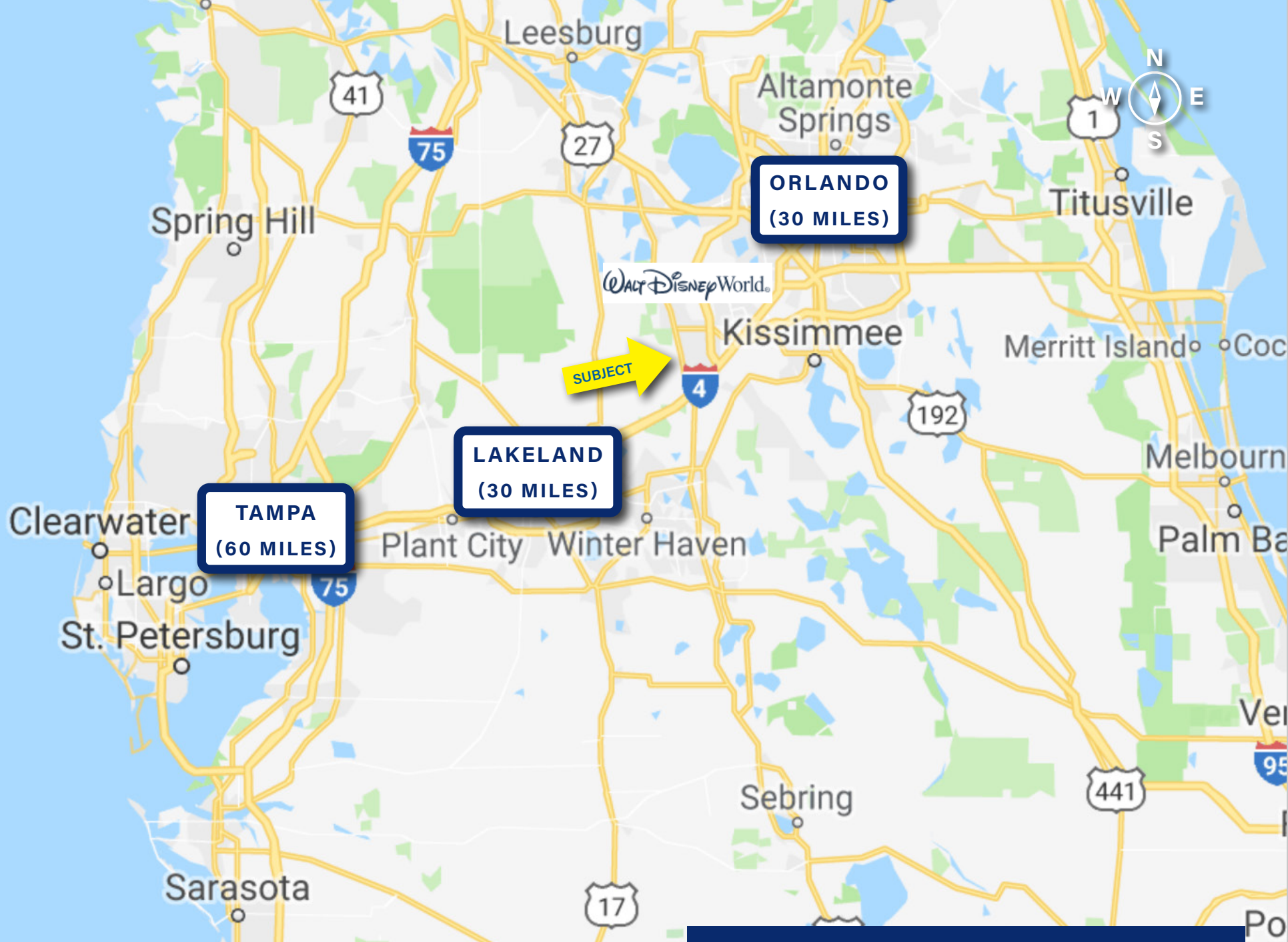
SOLD



Lot #	1	2	3	4	5	6	7	8	9	10	11
Acres	2.45	2.95	1.81	1.46	1.46	1.35	1.25	1.08	1.07	0.82	1.65
Price	SOLD	\$2,500,000	SOLD	\$1,095,000	SOLD	\$1,012,500	SOLD	SOLD	\$650,000	SOLD	SOLD
Price/Acre		\$847,457		\$750,000		\$750,000			\$607,477		

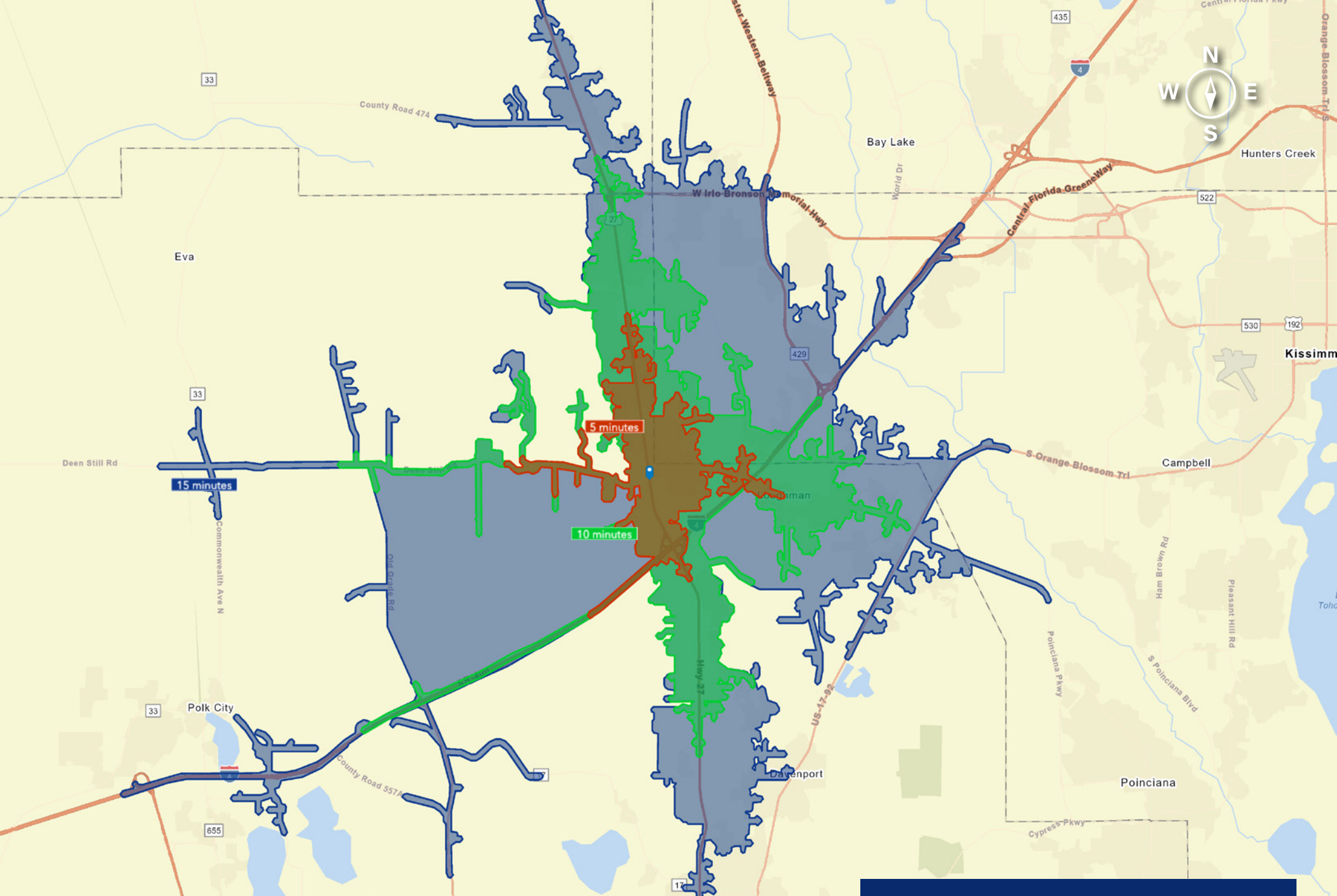
The master developer will provide the primary storm sewer and sanitary sewer master infrastructure to support the development of the prospective outparcel lots, internal cross access roads to provide access throughout, and mass graded future development lots. Access to the interior lots for southbound US Highway 27 traffic is provided by a right-in, right-out driveway with a deceleration turn lane and an additional one-way, right-in only access near the intersection with Dean Still Road. The project's Dean Still Road access is provided by a full-access driveway (including eastbound left turn lane) mid-block along with an additional one-way, right-in only access for westbound traffic near the intersection with US Highway 27.

Stormwater collection will be stubbed to each lot and is routed to the off-site stormwater management facility located immediately West of the subject property. Gravity sanitary sewer connections will be stubbed to each lot and connected to an existing gravity sewer system which drains to the Southeast corner of the overall development. Potable water and reclaim water will be available at the development property line for each lot to connect.



Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



DEMOGRAPHICS MAP

1, 2, 3 mile radius
 5, 10, 15 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	4,481	31,097	64,346	15,077	51,936	116,973	775,084	22,381,338	337,470,185
Households	1,537	11,504	23,274	5,333	19,049	43,635	290,783	8,909,543	129,917,449
Families	1,150	8,029	16,257	3,923	13,253	30,539	201,187	5,732,103	83,890,180
Average Household Size	2.88	2.68	2.75	2.79	2.72	2.67	2.61	2.46	2.53
Owner Occupied Housing Units	1,053	7,895	15,718	3,767	12,996	27,916	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	484	3,609	7,556	1,566	6,053	15,719	85,323	2,991,741	45,630,951
Median Age	38.7	38.3	38.8	38.3	39.8	39.30	42.0	42.9	39.1
Housing Unit/Household Ratio	1.49	1.58	1.66	1.58	1.60	1.58	1.23	1.20	1.13
Adjusted Population	5,942	43,508	94,973	21,160	73,802	164,069	847,125	23,791,915	
Income									
Median Household Income	\$77,185	\$75,062	\$70,086	\$76,988	\$67,916	\$65,495	\$57,572	\$65,081	\$72,603
Average Household Income	\$107,026	\$99,184	\$94,393	\$103,953	\$93,947	\$89,021	\$81,989	\$97,191	\$107,008
Per Capita Income	\$40,404	\$36,418	\$34,056	\$37,564	\$34,529	\$32,939	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate									
Population	3.76%	3.18%	4.32%	3.92%	3.66%	3.22%	0.85%	0.63%	0.30%
Households	3.61%	3.22%	4.43%	3.99%	3.68%	3.25%	0.81%	0.77%	0.49%
Families	3.35%	3.10%	4.24%	3.71%	3.57%	3.15%	0.76%	0.74%	0.44%
Owner HHs	2.06%	2.18%	3.12%	2.41%	2.46%	2.73%	1.02%	0.93%	0.66%

The immediate area is growing at nearly 4% annually which is more than 3x faster than The United States, and 3x faster than The State of Florida.

The Median Household Income within the immediate area is 25% higher than Polk County, and 15% higher than The State of Florida. Population is higher than the census suggests, with many vacation homes and rentals in close proximity.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

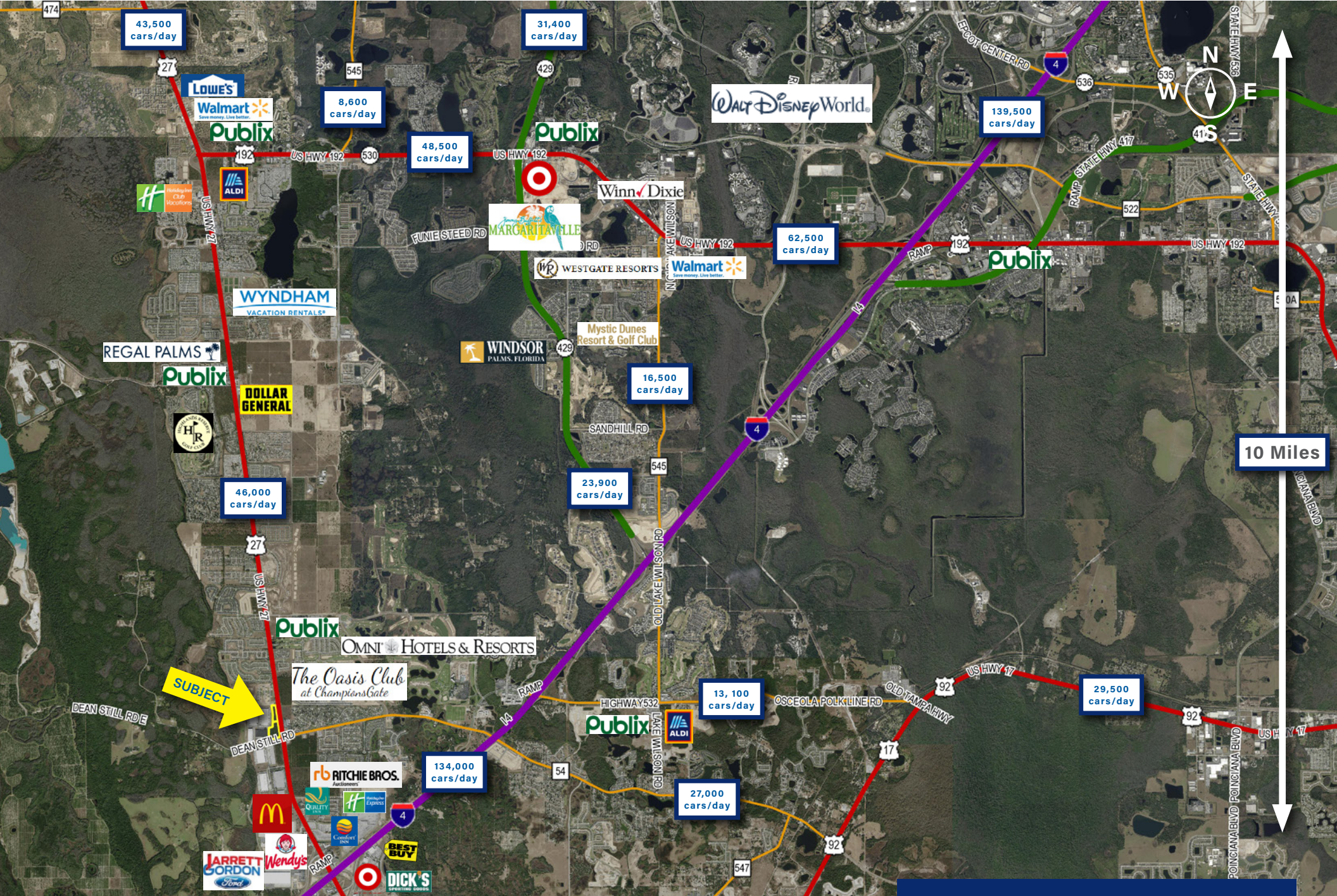
<\$15,000	5.70%	5.70%	4.60%	5.80%	5.10%	5.30%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	5.20%	5.90%	6.20%	5.80%	5.80%	6.70%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	7.20%	7.50%	7.40%	7.10%	7.70%	8.20%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	10.70%	11.20%	13.70%	10.10%	14.80%	12.70%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	19.00%	19.70%	21.10%	19.30%	21.00%	24.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	19.30%	16.30%	16.00%	17.60%	15.50%	16.10%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	15.70%	19.90%	18.60%	18.00%	17.40%	15.90%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	6.10%	5.90%	5.80%	6.60%	5.90%	5.90%	5.20%	7.00%	8.60%
\$200,000+	11.30%	8.00%	6.50%	9.70%	6.80%	5.20%	5.00%	8.40%	10.60%

Population by Age

0 - 4	6.00%	6.10%	6.00%	6.10%	5.90%	5.90%	5.60%	5.00%	5.70%
5 - 9	6.40%	6.50%	6.30%	6.50%	6.20%	6.20%	5.90%	5.30%	6.10%
10 - 14	6.60%	6.40%	6.30%	6.60%	6.30%	6.10%	5.90%	5.50%	6.30%
15 - 19	5.70%	5.70%	5.60%	5.70%	5.50%	5.50%	6.00%	5.60%	6.30%
20 - 24	5.20%	5.40%	5.50%	5.30%	5.20%	5.50%	5.60%	5.90%	6.40%
25 - 34	14.60%	14.90%	14.70%	14.90%	14.00%	14.50%	12.60%	13.10%	13.70%
35 - 44	14.80%	14.70%	14.40%	14.70%	14.20%	14.00%	11.90%	12.10%	13.10%
45 - 54	12.60%	12.60%	12.50%	12.60%	12.40%	12.00%	11.10%	11.70%	11.90%
55 - 64	12.30%	11.80%	11.90%	12.00%	12.10%	12.00%	12.70%	13.30%	12.70%
65 - 74	9.90%	9.70%	10.20%	9.70%	10.80%	11.00%	12.90%	12.60%	10.60%
75 - 84	4.50%	4.80%	5.20%	4.50%	5.80%	5.90%	7.40%	7.30%	5.30%
85+	1.40%	1.30%	1.40%	1.40%	1.50%	1.50%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	56.30%	55.30%	54.00%	55.00%	54.50%	53.00%	59.60%	57.10%	60.60%
Black Alone	8.90%	9.20%	9.20%	9.00%	9.50%	9.50%	14.60%	15.00%	12.50%
American Indian Alone	0.30%	0.40%	0.50%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.90%	2.90%	2.60%	3.00%	2.50%	2.50%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	12.60%	12.70%	13.50%	12.80%	13.20%	14.40%	9.90%	7.60%	8.70%
Two or More Races	18.90%	19.40%	20.10%	19.70%	19.70%	20.10%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	34.60%	35.80%	37.60%	36.10%	37.10%	39.00%	26.80%	27.00%	19.40%



MARKET AREA MAP

The market area includes Disney to the north. This area is seeing a surge in new housing projects from Lennar, DR Horton, and others.



I-4 & HWY 27 DEVELOPMENT ACTIVITY

Study Updated February 2023



The trade area is booming to the south and to the east at Champions Gate and Reunion. Major economic generators nearby include the Orlando Health National Training Center, and the 200 acre Richie Brothers Auction at the I-4 interchange.

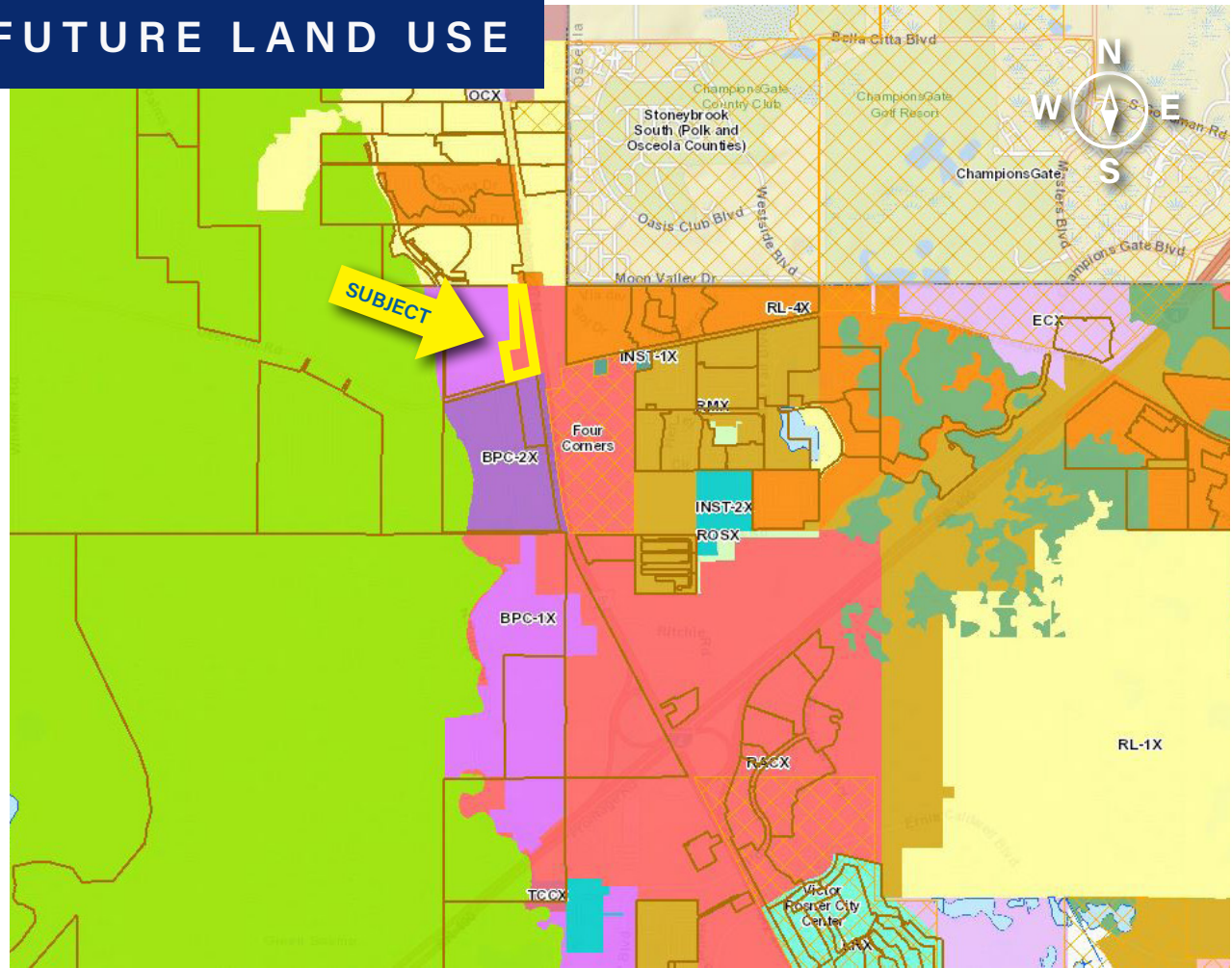
TRADE AREA MAP



The property is located at an important intersection, which is the back entrance to Champions Gate and Reunion.





NEIGHBORHOOD AERIAL

FUTURE LAND USE



Regional Activity Center-X (RACX)

The property is located in the Ronald Reagan Selected Area Plan. The RACX Future Land Use has permitted uses of gas, office, medical office, financial institution, hotels, and retail among other uses. Conditional uses include multi-family, drive-thru restaurants, and bars.

-  RACX
-  BPC-1X
-  RMX
-  RL-1X



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Real Estate

877.518.5263

1723 Bartow Rd

Lakeland, FL 33801