



Lakeland
45 ± Minutes

I-4
5 ± Minutes

COMMERCIAL LAND AT CHAMPIONS GATE

OSCEOLA POLK LINE RD
DAVENPORT, FL 33896

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PROPERTY INFORMATION

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- Site Plan

LOCATION INFORMATION

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- Benchmark Demos
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AGENT AND COMPANY INFO

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Tampa
1 ± Hour

Downtown Orlando
30 ± Minutes

2

I-4
5 ± Minutes

3

Osceola Polk Line Rd

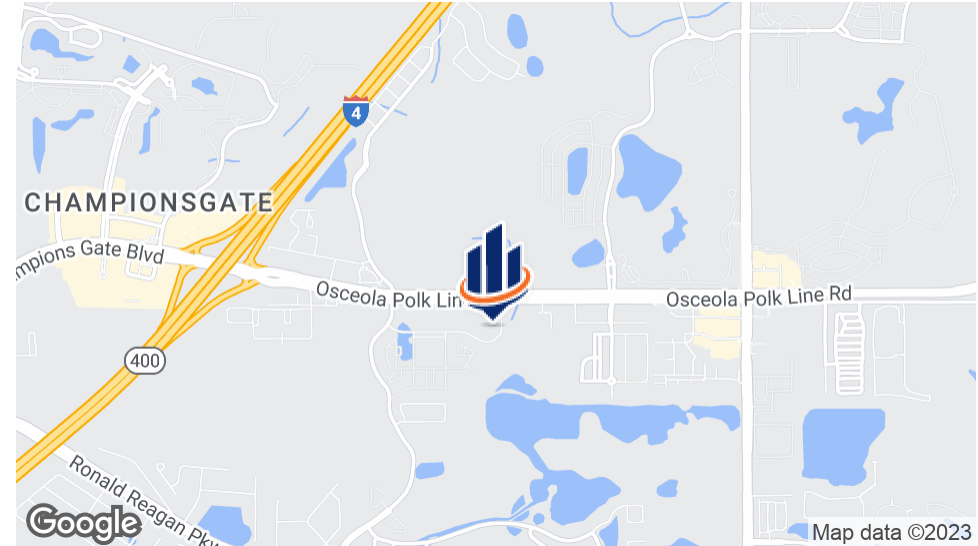
Legacy Village Dr



1 PROPERTY INFORMATION

Osceola Polk Line Rd
Davenport, FL 33896

Property Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lots Size:	3.25 ± Acres
Year Built:	2023
Traffic Count:	29,594 Cars per Day
APN:	272603701060000030

PROPERTY OVERVIEW

This commercial land is located just East of I-4 [Champions Gate exit 58], on the corner of Osceola Polk Line Rd and Legacy Village Dr. This rapidly growing market includes retailers such as Olive Garden, Longhorn Steakhouse, Ford's Garage, Keke's Breakfast Cafe, and Starbucks, as well as multiple new multifamily developments. Direct neighbors include the Osceola County Fire Station across the street, and Legacy Union Square Apartments directly behind the property.



Walt Disney World

25 ± Minutes

Reunion
RESORT & GOLF CLUB

Victoria Park
Apartments

ACTION GATOR TIRE
tropical CAFE SMOOTHIE
Publix
Wawa
ANYTIME FITNESS
McDonald's
SUBWAY

Cdp
Prado Apartments

VERSO
LUXURY APARTMENTS

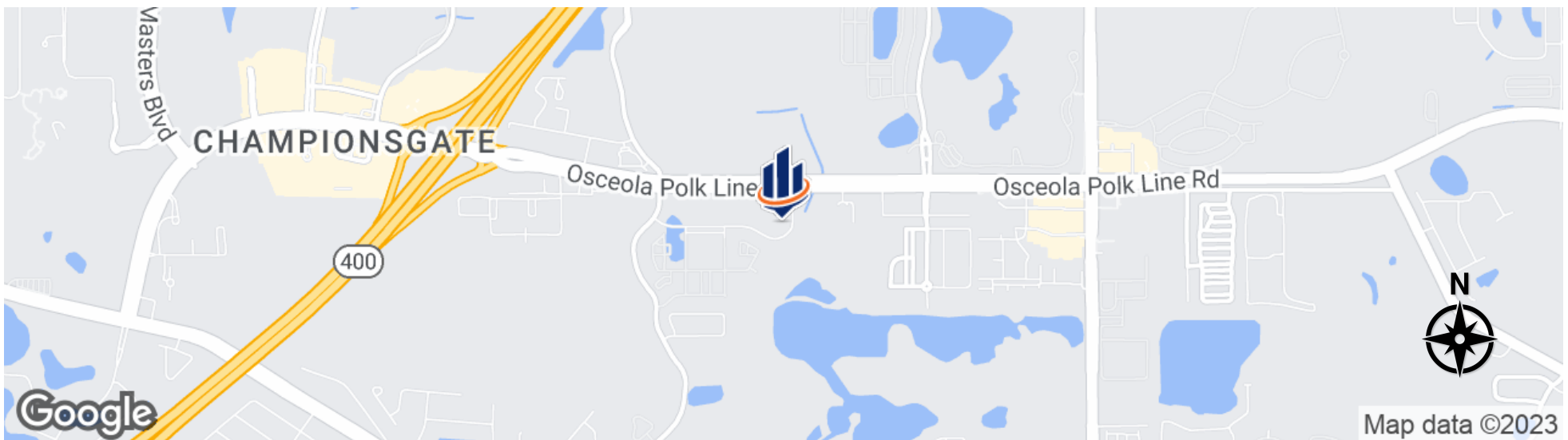
WAYPOINT
RESIDENTIAL
Volaris Lake Wilson
Apartments - 252 ± Units

2 LOCATION INFORMATION

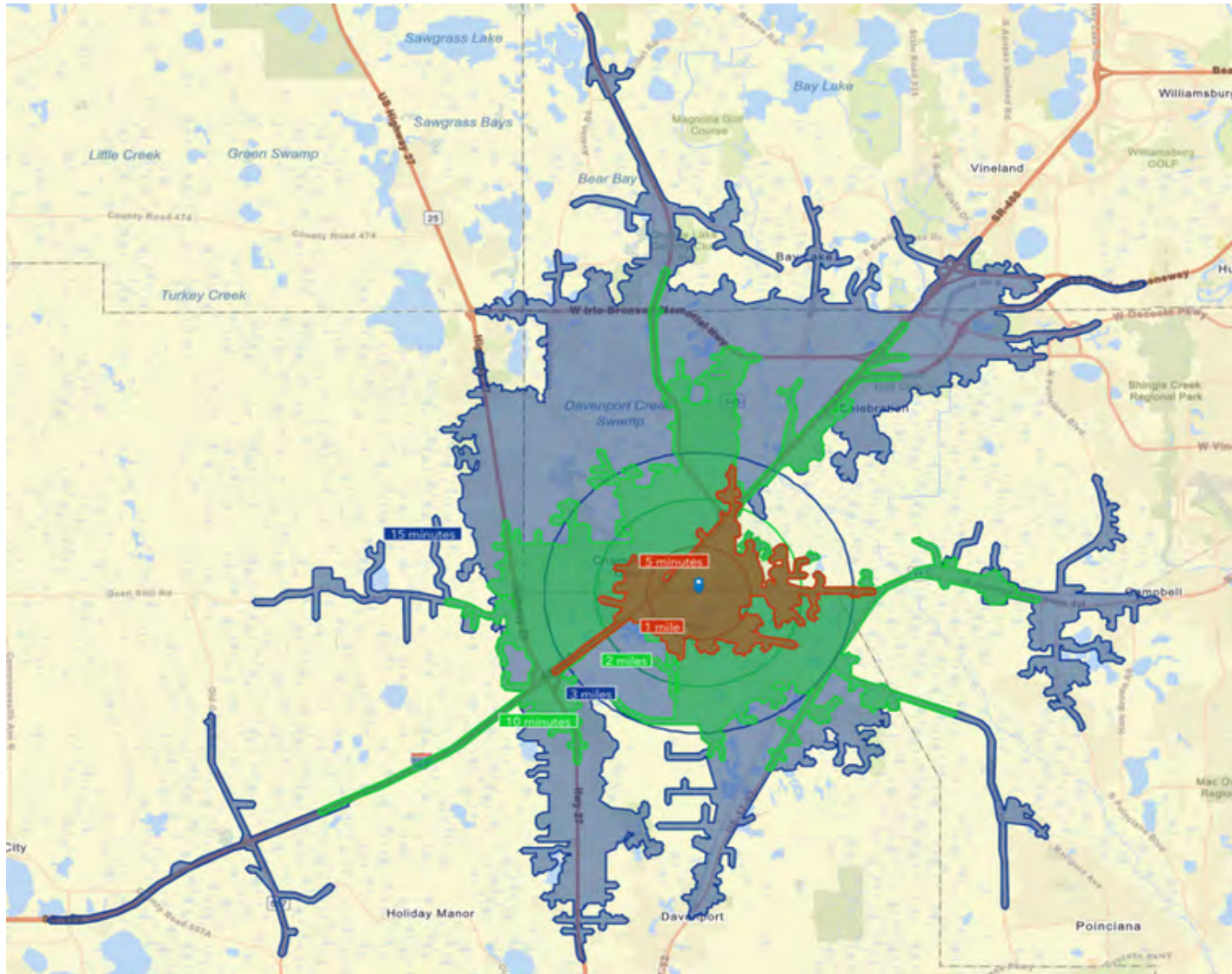
Osceola Polk Line Rd
Davenport, FL 33896

LIRIO
AT RAFINA
Apartments

Location Maps



Demographics Map [1,2,3 Miles/5,10,15 Mins.]



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	Orange County	Orlando MSA	FL	US
Population	5,051	16,998	28,177	12,641	39,287	108,028	754,798	1,490,778	2,799,598	22,114,754	335,707,897
Households	1,975	6,557	10,612	5,052	14,732	39,960	283,648	540,943	1,034,699	8,760,977	128,657,669
Families	1,236	4,156	7,048	3,085	10,068	27,845	196,634	346,459	689,434	5,648,790	83,407,414
Average Household Size	2.56	2.59	2.64	2.50	2.65	2.69	2.61	2.69	2.66	2.47	2.55
Owner Occupied Housing Units	941	3,499	6,114	2,389	8,767	24,685	199,229	305,705	637,334	5,794,353	83,145,410
Renter Occupied Housing Units	1,034	3,057	4,498	2,662	5,964	15,275	84,419	235,238	397,365	2,966,624	45,512,259
Median Age	34.5	36.6	37.2	36.4	36.9	37.30	41.9	35.2	37.6	42.8	38.9
Housing Units/Household Ratio	1.94	1.79	1.92	1.89	2.07	2.07					1.13
Adjusted Population	8,652	26,838	47,697	21,092	71,880	197,641					
Income											
Median Household Income	\$77,545	\$72,230	\$69,746	\$74,149	\$69,172	\$67,405	\$57,063	\$69,271	\$67,299	\$65,438	\$72,414
Average Household Income	\$93,079	\$87,292	\$86,882	\$87,920	\$90,111	\$91,196	\$78,175	\$99,024	\$96,122	\$96,086	\$105,029
Per Capita Income	\$35,969	\$33,210	\$32,297	\$34,407	\$33,405	\$33,318	\$29,438	\$36,086	\$35,616	\$38,149	\$40,363
Trends: 2021 - 2026 Annual Growth Rate											
Population	6.76%	5.24%	5.13%	6.20%	4.53%	2.86%	1.23%	0.75%	0.99%	0.61%	0.25%
Households	6.63%	5.17%	5.16%	6.17%	4.56%	2.85%	1.23%	0.69%	0.94%	0.62%	0.31%
Families	6.98%	5.33%	5.21%	6.52%	4.54%	2.81%	1.19%	0.64%	0.92%	0.59%	0.28%
Owner HHs	3.91%	4.10%	4.20%	5.49%	3.58%	2.60%	1.43%	0.90%	1.17%	0.83%	0.53%
Median Household Income	2.54%	2.42%	2.67%	2.27%	2.57%	2.83%	3.27%	3.34%	3.38%	3.75%	3.12%

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk Orange County Orlando MSA FL US

Households by Income

<\$15,000	2.90%	4.30%	4.70%	4.20%	4.80%	5.50%	8.90%	6.90%	6.60%	8.30%	8.50%
\$15,000 - \$24,999	6.20%	7.40%	7.30%	7.30%	7.10%	6.60%	9.60%	6.30%	6.70%	7.60%	7.20%
\$25,000 - \$34,999	6.10%	6.80%	7.20%	6.30%	7.00%	7.20%	10.00%	7.70%	8.10%	8.40%	7.50%
\$35,000 - \$49,999	16.60%	13.30%	12.40%	13.60%	12.50%	12.70%	13.60%	12.80%	13.40%	12.60%	11.10%
\$50,000 - \$74,999	15.20%	19.80%	21.70%	19.00%	22.40%	23.20%	21.00%	19.50%	19.80%	18.70%	16.90%
\$75,000 - \$99,999	20.90%	21.40%	20.40%	22.20%	19.00%	17.70%	14.90%	14.50%	14.50%	13.80%	13.20%
\$100,000 - \$149,999	18.70%	16.80%	15.90%	16.30%	15.70%	15.30%	13.50%	16.60%	16.00%	15.90%	17.20%
\$150,000 - \$199,999	9.30%	6.60%	6.50%	7.70%	6.60%	6.30%	4.50%	7.00%	7.30%	6.70%	8.40%
\$200,000+	4.20%	3.60%	3.80%	3.40%	4.90%	5.50%	4.00%	8.50%	7.60%	7.90%	9.90%

Population by Age

0 - 4	7.30%	6.40%	6.20%	6.50%	7.30%	6.10%	5.70%	6.00%	5.70%	5.10%	5.80%
5 - 9	7.20%	6.40%	6.20%	6.40%	7.20%	6.20%	5.90%	6.10%	5.90%	5.30%	6.10%
10 - 14	6.80%	6.20%	6.10%	6.20%	6.80%	6.10%	5.90%	6.00%	5.90%	5.50%	6.20%
15 - 19	6.10%	5.60%	5.50%	5.60%	6.10%	5.70%	5.90%	6.60%	6.20%	5.50%	6.30%
20 - 24	6.30%	6.30%	6.20%	6.30%	6.30%	6.30%	5.60%	7.90%	7.00%	5.90%	6.50%
25 - 34	17.20%	16.70%	16.40%	16.90%	17.20%	16.30%	12.90%	17.00%	15.70%	13.30%	14.00%
35 - 44	16.40%	14.30%	14.00%	14.50%	16.40%	13.80%	11.60%	13.80%	13.10%	11.90%	12.80%
45 - 54	12.40%	12.60%	12.50%	12.50%	12.40%	12.40%	11.20%	12.00%	12.10%	11.90%	12.00%
55 - 64	10.00%	11.80%	12.10%	11.50%	10.00%	12.00%	12.80%	11.40%	12.20%	13.40%	12.80%
65 - 74	7.00%	8.60%	9.10%	8.60%	7.00%	9.30%	12.60%	7.90%	9.50%	12.20%	10.20%
75 - 84	2.70%	4.10%	4.40%	4.00%	2.70%	4.50%	7.40%	3.80%	4.90%	7.10%	5.20%
85+	0.70%	1.10%	1.30%	1.10%	0.70%	1.30%	2.50%	1.40%	1.80%	2.80%	2.10%

Race and Ethnicity

White Alone	59.00%	57.10%	56.50%	58.10%	56.80%	53.80%	59.50%	42.80%	49.60%	56.70%	61.00%
Black Alone	10.40%	8.80%	8.50%	8.90%	8.30%	8.30%	14.60%	19.30%	15.20%	14.90%	12.40%
American Indian Alone	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	1.10%
Asian Alone	3.30%	2.90%	3.00%	3.10%	3.10%	3.00%	1.90%	5.50%	4.60%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.80%	12.10%	12.50%	12.10%	12.20%	13.40%	9.80%	12.30%	11.60%	7.50%	8.60%
Two or More Races	16.00%	18.40%	19.00%	17.30%	19.10%	20.90%	13.70%	19.50%	18.40%	17.40%	10.60%
Hispanic Origin (Any Race)	30.50%	34.40%	35.10%	33.20%	34.20%	37.20%	26.70%	33.90%	32.70%	27.10%	19.00%

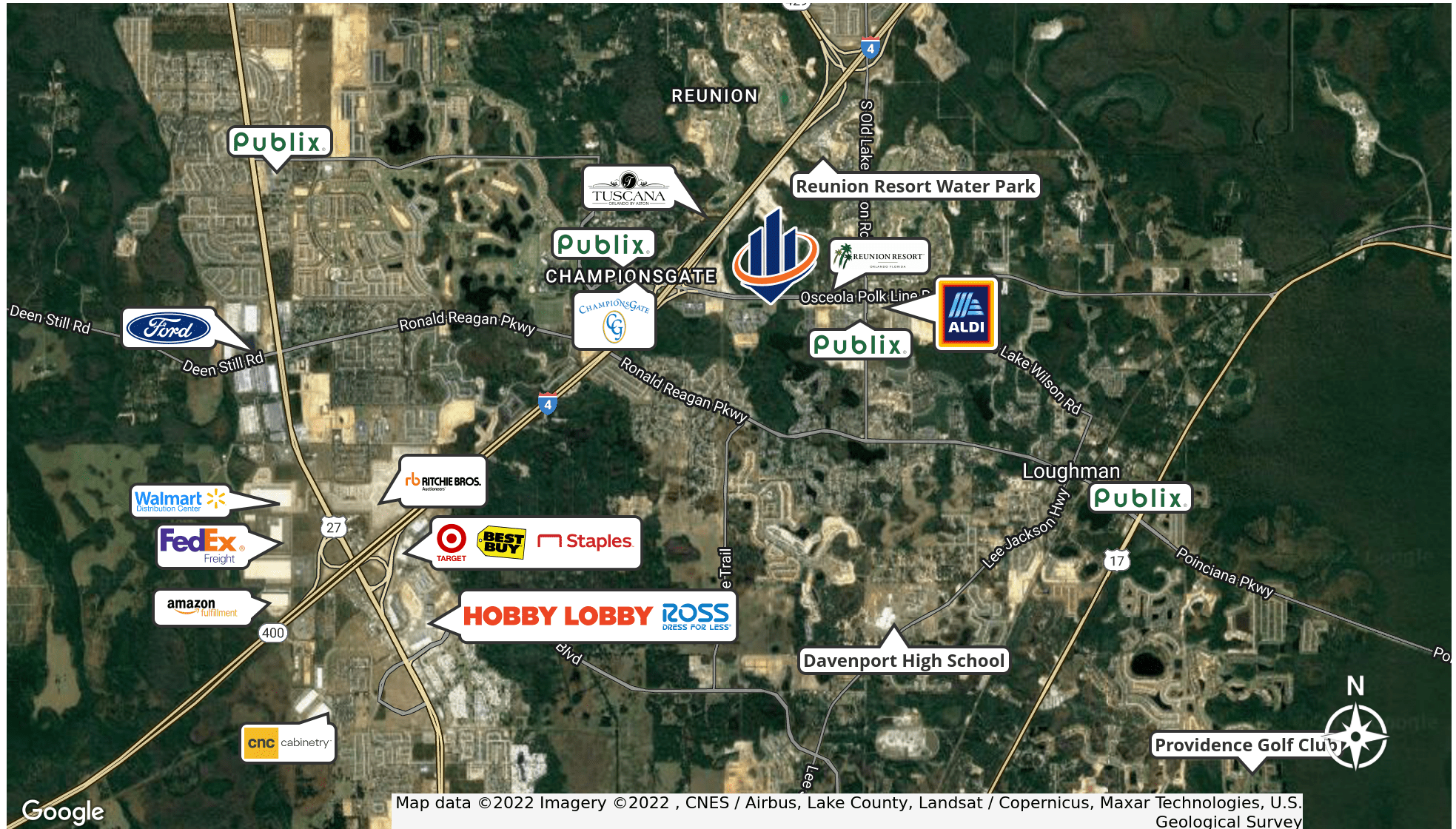


POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 (2020)
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.

Market Area Map



Trade Area Map



Site Aerial



3 AGENT AND COMPANY INFO

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PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is a Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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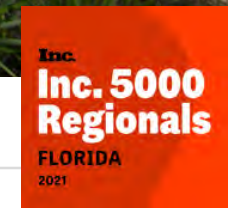
APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List



For more information visit www.SVNsaunders.com

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