



OLD KISSIMMEE RD MULTIFAMILY DEVELOPMENT

OLD KISSIMMEE RD
DAVENPORT, FL 33896

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Property Overview



Sale Price **\$4,875,000**

OFFERING SUMMARY

Acreage:	10.34 ± Acres
Upland Acres:	8.4 ± Acres
Price / Acre:	\$471,470
City:	Davenport
County:	Polk
Road Frontage:	900 ± FT
Price/Unit:	\$40,625 [120 units] \$27,083 [180 units]

PROPERTY OVERVIEW

This site is a great multifamily development opportunity, located within the fastest growing area of the county. It is just over 10 acres and there are about 8.4 ± upland acres and 2 ± wetland acres. The vacant land is zoned RMX which allows for 15 units/acre however, with planning commission approval it could allow for 20 units/acre.

Townhouse or multifamily developments such as apartments would be ideal for this site. The RMX zoning allows for a 3-4 story complex with a 50 FT height allowance and 120 units or with planning commission approval, 180 units. In addition, the site would require two [2] access points.

A major advantage of this property is its location. With Polk County being one of the fastest growing counties in the state, there is a continued demand for real estate. This site in particular is within the I-4 corridor, only 1 ± hour east of Tampa and 35 ± minutes south of Orlando. Major developments are underway with the recent development of the Publix Super Market at Loughman Crossing, the new Mater Academy charter school just south of the site, and a proposed 288 unit apartment complex at the southwest corner of Ronald Reagan Pkwy and Hwy 17-92. In addition, this site is adjacent to Loughman Park with amenities such as soccer, basketball, and a playground.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Residential Development• Commercial
Uplands / Wetlands:	8.4 ± Uplands / 1.94 ± Wetlands
Taxes & Tax Year:	\$2,185.57 (2022)
Zoning / FLU:	RMX - 0-15 units/acre
Water Source & Utilities:	County water & sewer serves part of Old Kissimmee Rd; however it does not yet extend to the subject site. The charter school has installed a master lift station that you could tie into.
Road Frontage:	900 ± FT (Old Kissimmee Rd)
Nearest Point of Interest:	I-4 [10 ± minutes] Disney World [20 ± minutes] Orlando [30 ± minutes]
Current Use:	Vacant land



LOCATION & DRIVING DIRECTIONS

Parcel: 27-26-12-702500-004191

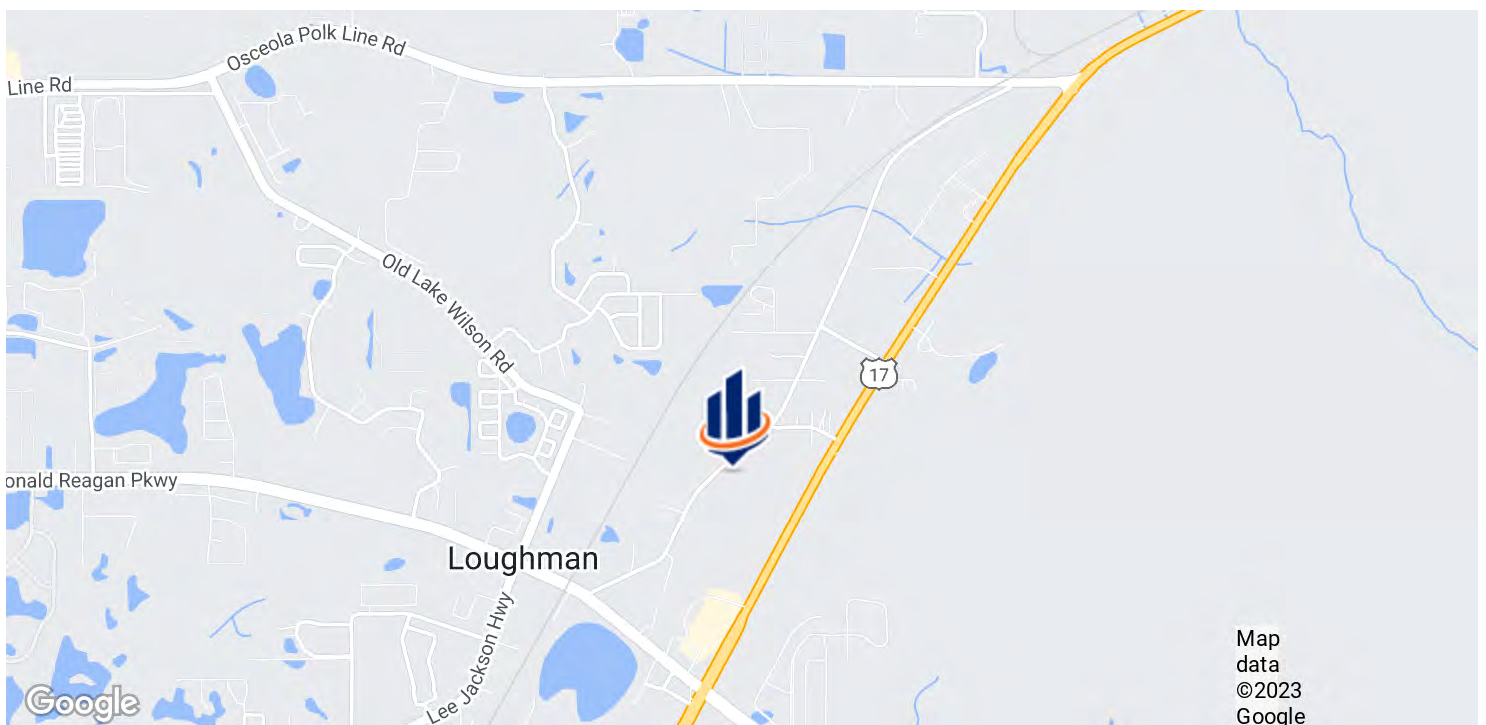
GPS: 28.2450147, -81.5576082

Driving Directions:

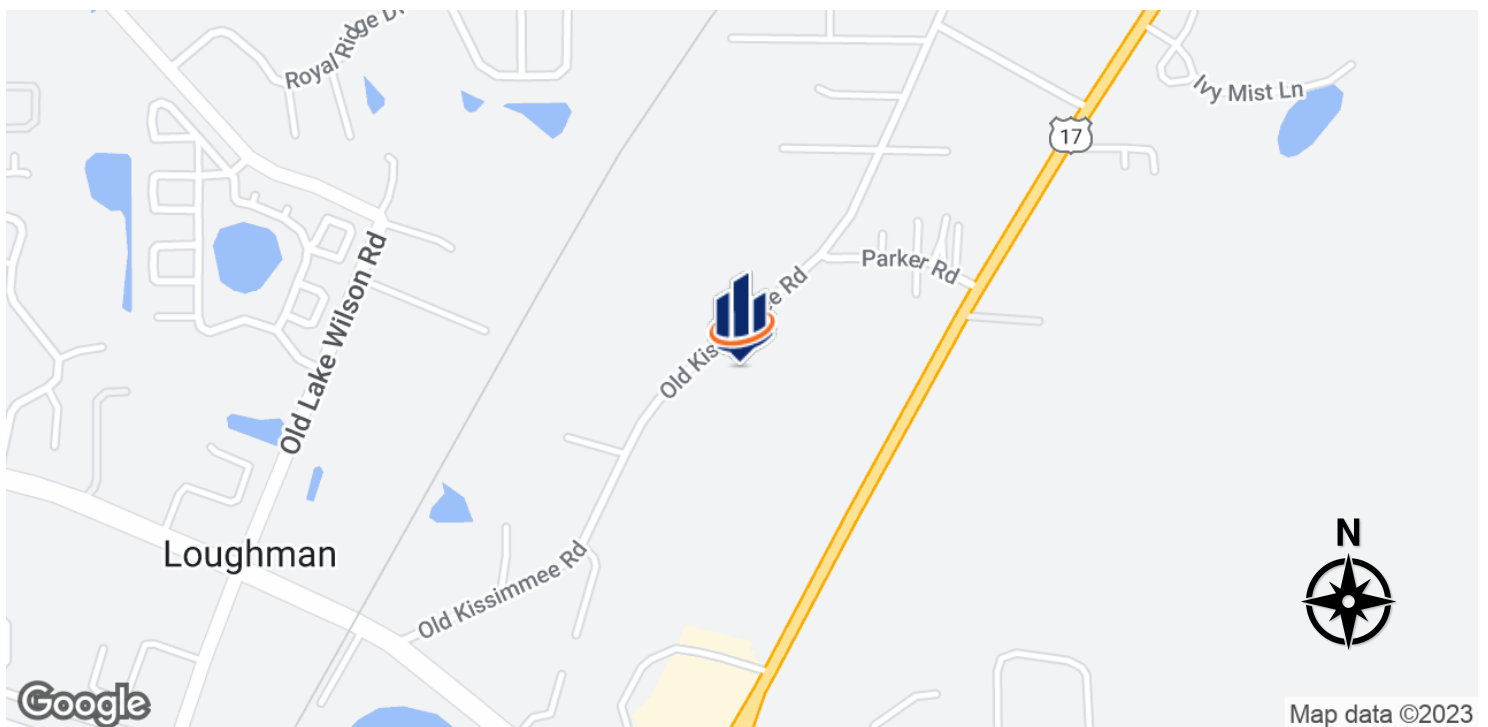
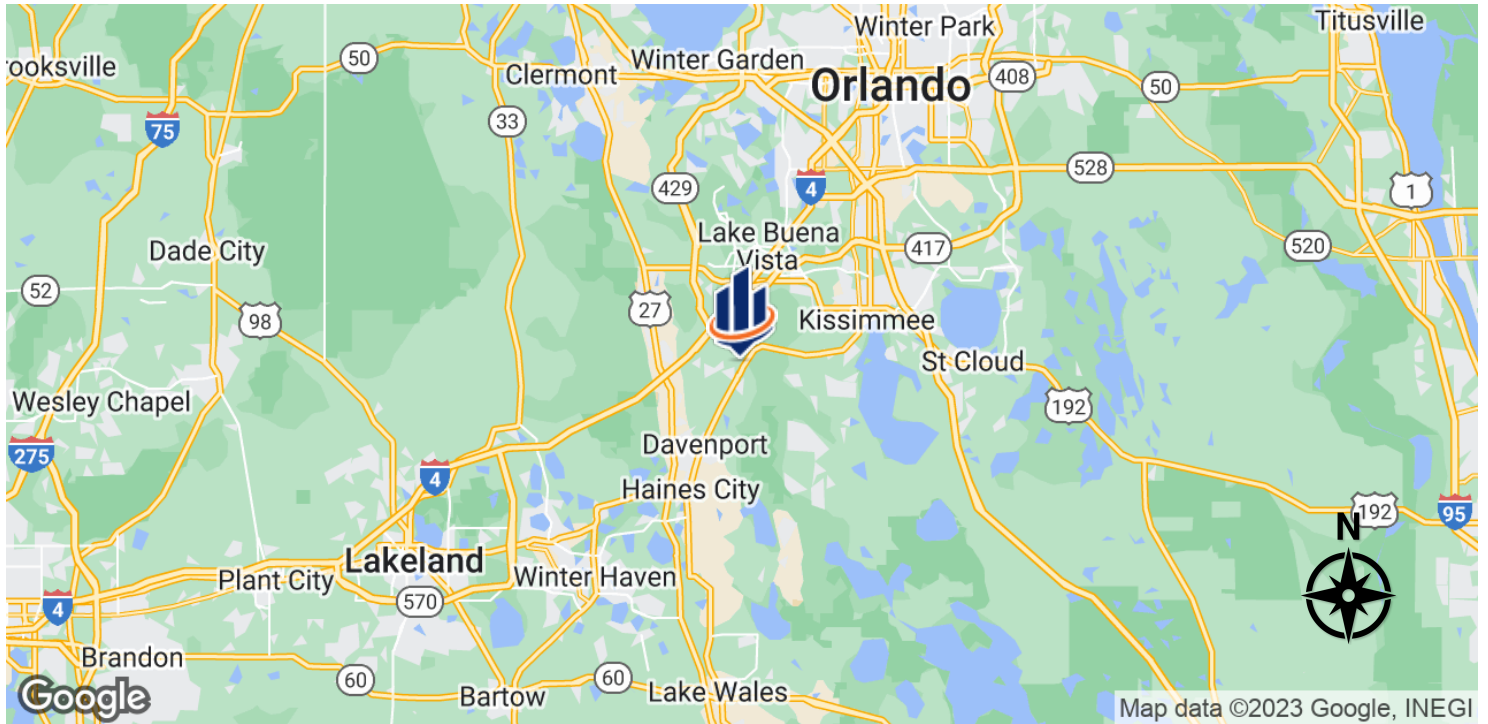
From I-4 E; take exit 58 onto Osceola Polk Line toward Poinciana/Kissimmee & continue for 5 ± miles; turn right on Old Tampa Hwy & head south for 1 ± mile; property will be to the left

Showing Instructions:

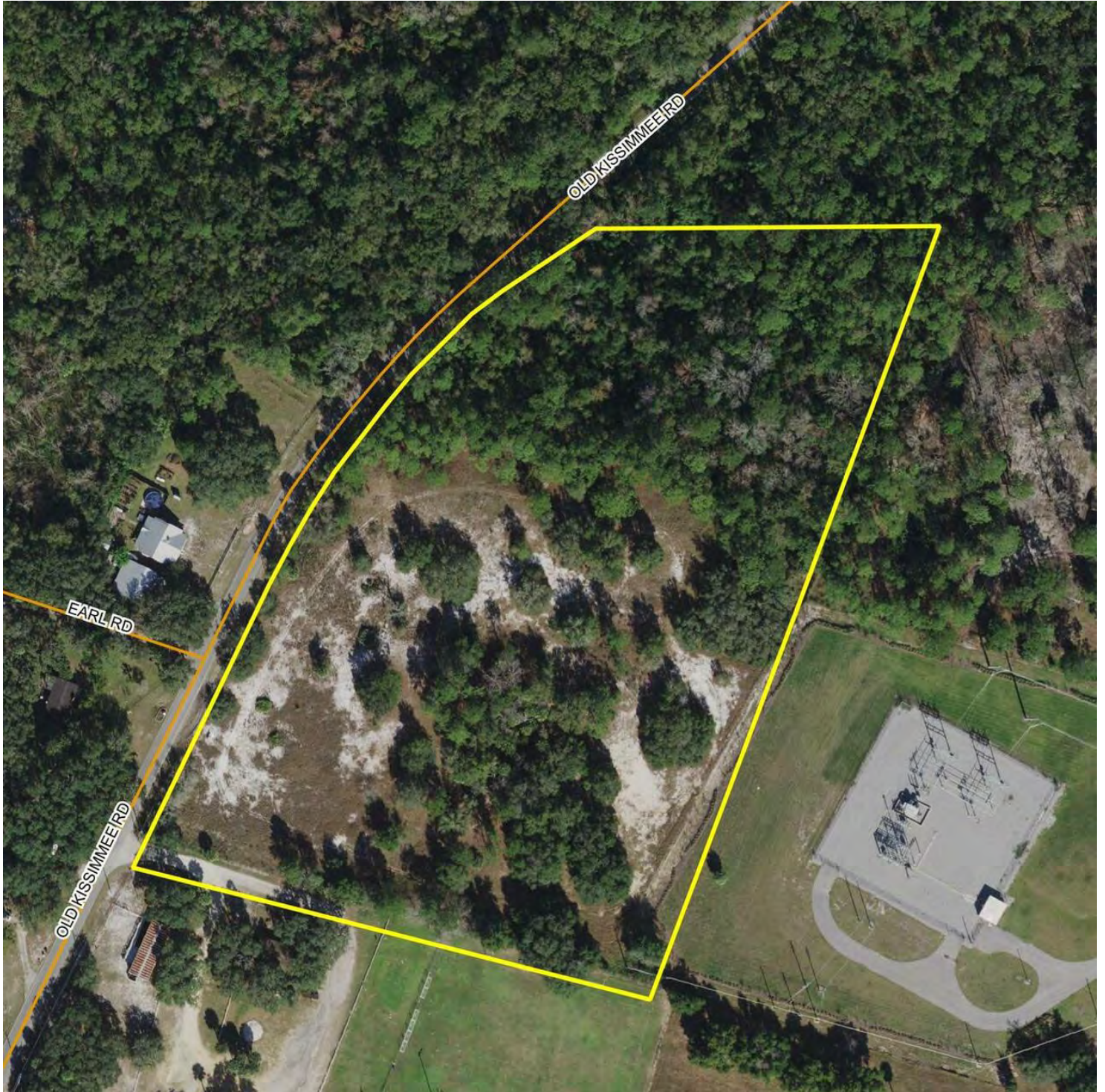
Please contact listing agents.



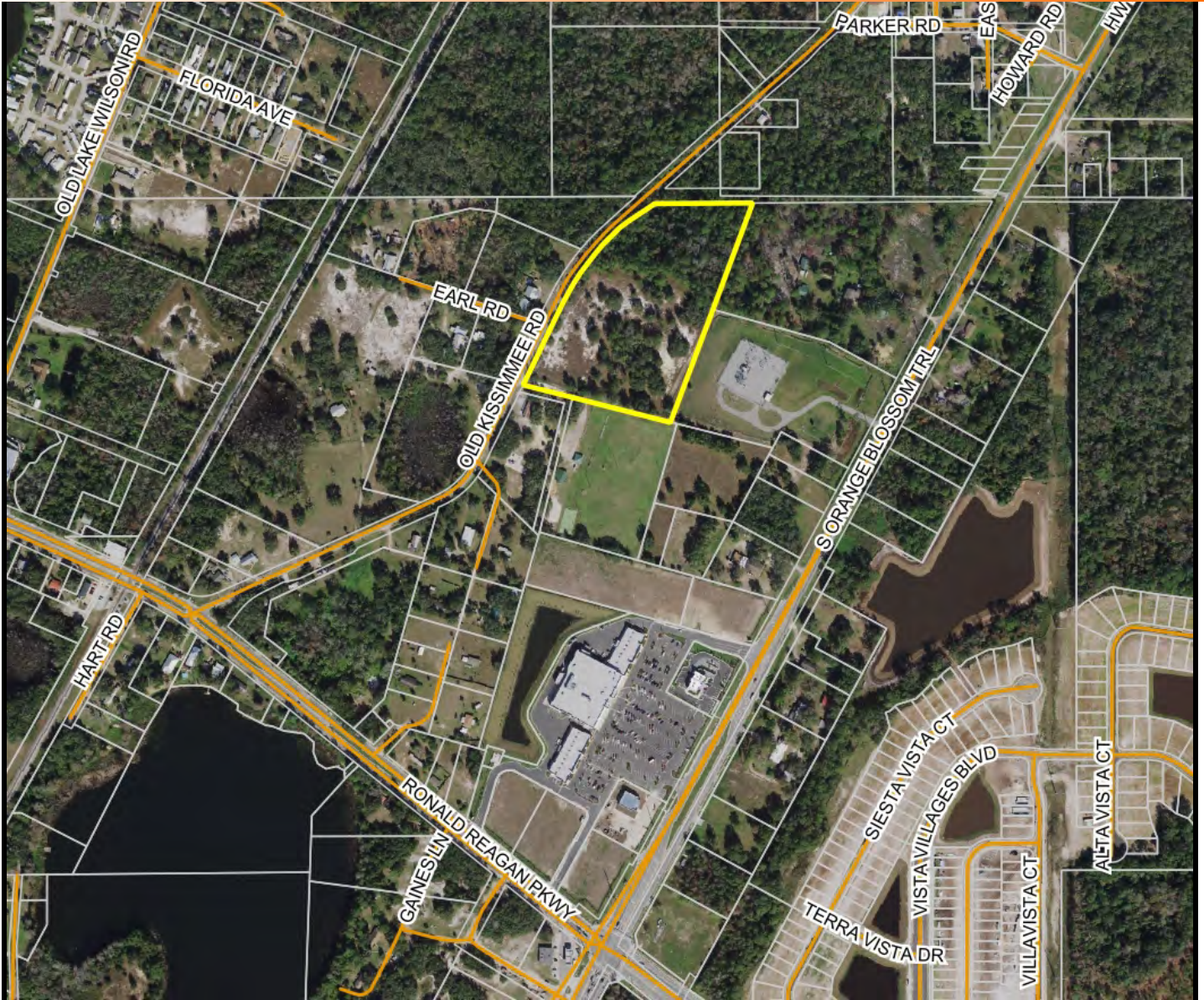
Regional & Location Map



Aerial Photo

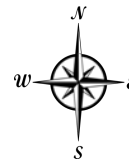


Site Map



Site Map

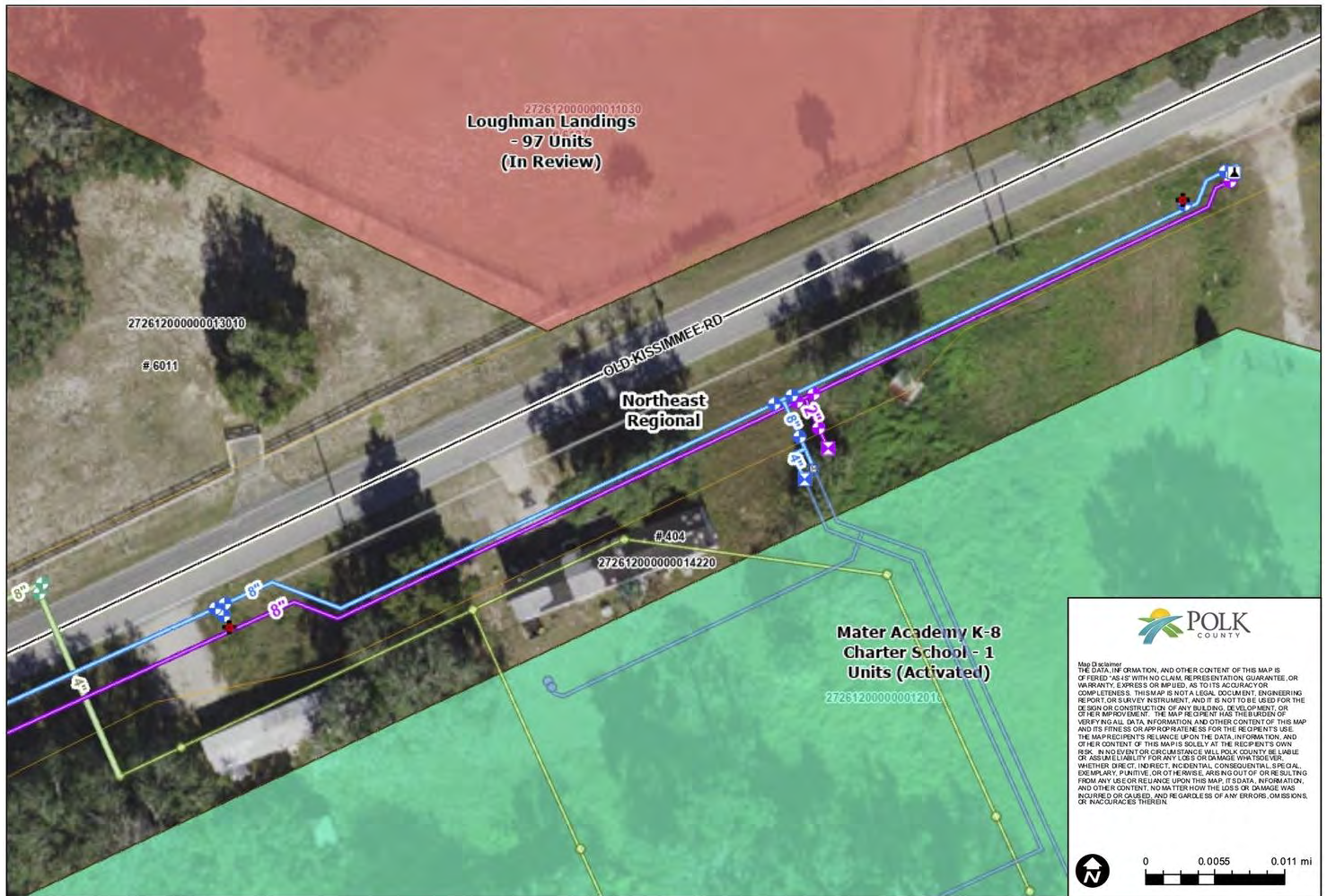
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



Utilities Map

8/23/2023, 1:18:45 PM

Utilities GIS Viewer-Old Kissimmee Rd



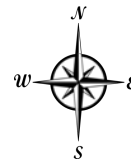
Wetlands Map



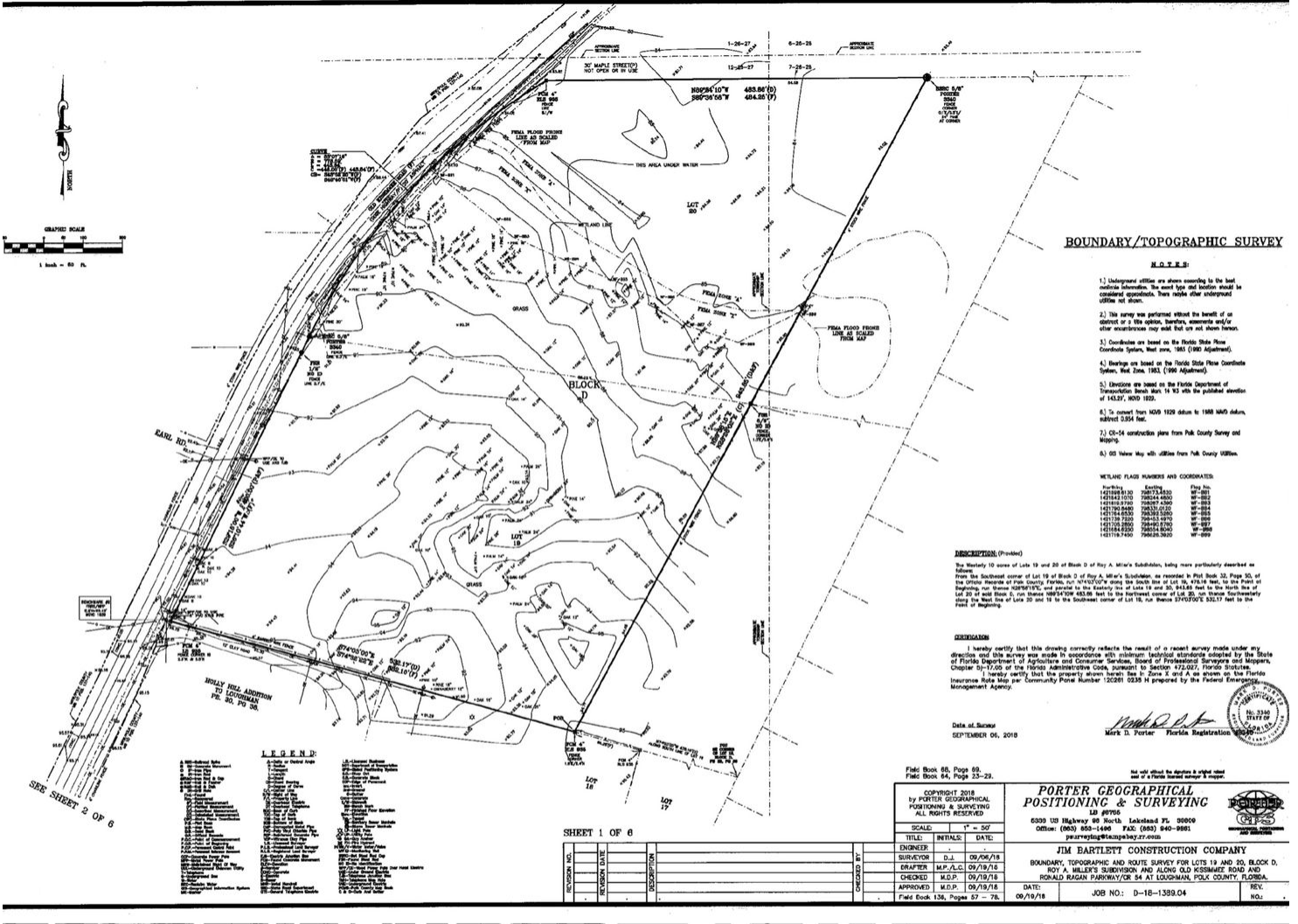
Wetlands Map



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



Boundary Survey



BOUNDARY/TOPOGRAPHIC SURVEY

- NOTES:**
- 1) Underlaid offices are shown according to the last available information. The most type and location should be confirmed on-site. There might be other underground utilities not shown.
 - 2) This survey was performed without the benefit of an abstract or plat. Therefore, monuments and/or other encumbrances may exist but are not shown herein.
 - 3) Coordinates are based on the Florida State Plane Coordinate System, NAD 83, (1983 Adjustment).
 - 4) Bearings are based on the Florida State Plane Coordinate System, NAD 83, (1983 Adjustment).
 - 5) Elevations are based on the Florida Department of Transportation bench mark 19 93 with the published elevation of 143.57, MDD 1922.
 - 6) To connect from MDD 1922 datum to 1988 MGS datum, subtract 0.554 feet.
 - 7) C&G-14 construction plans from Polk County Survey and Mapping.
 - 8) US NAD 83 map with 2016a from Polk County USGS.

WELSLING FLAG NUMBERS AND COORDINATES:

Number	Easting	Northing	Flag
142189.510	79673.280	147-001	W-001
142189.510	79673.280	147-002	W-002
142179.840	79633.020	147-003	W-003
142179.840	79633.020	147-004	W-004
142179.840	79633.020	147-005	W-005
142179.840	79633.020	147-006	W-006
142179.840	79633.020	147-007	W-007
142179.840	79633.020	147-008	W-008
142179.840	79633.020	147-009	W-009

DESCRIPTION (Private)
 The Westerly 10 acres of Lots 19 and 20 of Block D of Roy A. Miller's Subdivision, being more particularly described as follows:
 From the Southwest corner of Lot 19 of Block D of Roy A. Miller's Subdivision, as recorded in Plat Book 32, Page 52, of the Official Records of Polk County, Florida, run S 89° 57' 00" W 100.00 feet to the South line of Lot 20 of said Block D, run thence S 89° 57' 00" W 100.00 feet to the Northwest corner of Lot 20, run thence S 89° 57' 00" W 100.00 feet to the Northwest corner of Lot 19, run thence S 89° 57' 00" W 100.00 feet to the South line of Lot 20 and 10 to the Southwest corner of Lot 19, run thence S 89° 57' 00" W 100.00 feet to the point of beginning.

DISCLAIMER
 I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with minimum technical standards adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 19-17.02 of the Florida Administrative Code, pursuant to Section 472.02(2), Florida Statutes. I hereby certify that the property shown herein has been surveyed and shown on the Florida Incentive Maps per Community Panel Number 122288-122288 as prepared by the Federal Emergency Management Agency.

Date of Survey: SEPTEMBER 06, 2018
 Mark D. Porter, Florida Registration No. 122288



LEGEND:

Symbol	Description
(Symbol)	Survey Point
(Symbol)	Property Line
(Symbol)	Topographic Contour
(Symbol)	Water
(Symbol)	Grass
(Symbol)	Other

SHEET 1 OF 6

Field Book 88, Page 89
 Field Book 84, Page 23-24

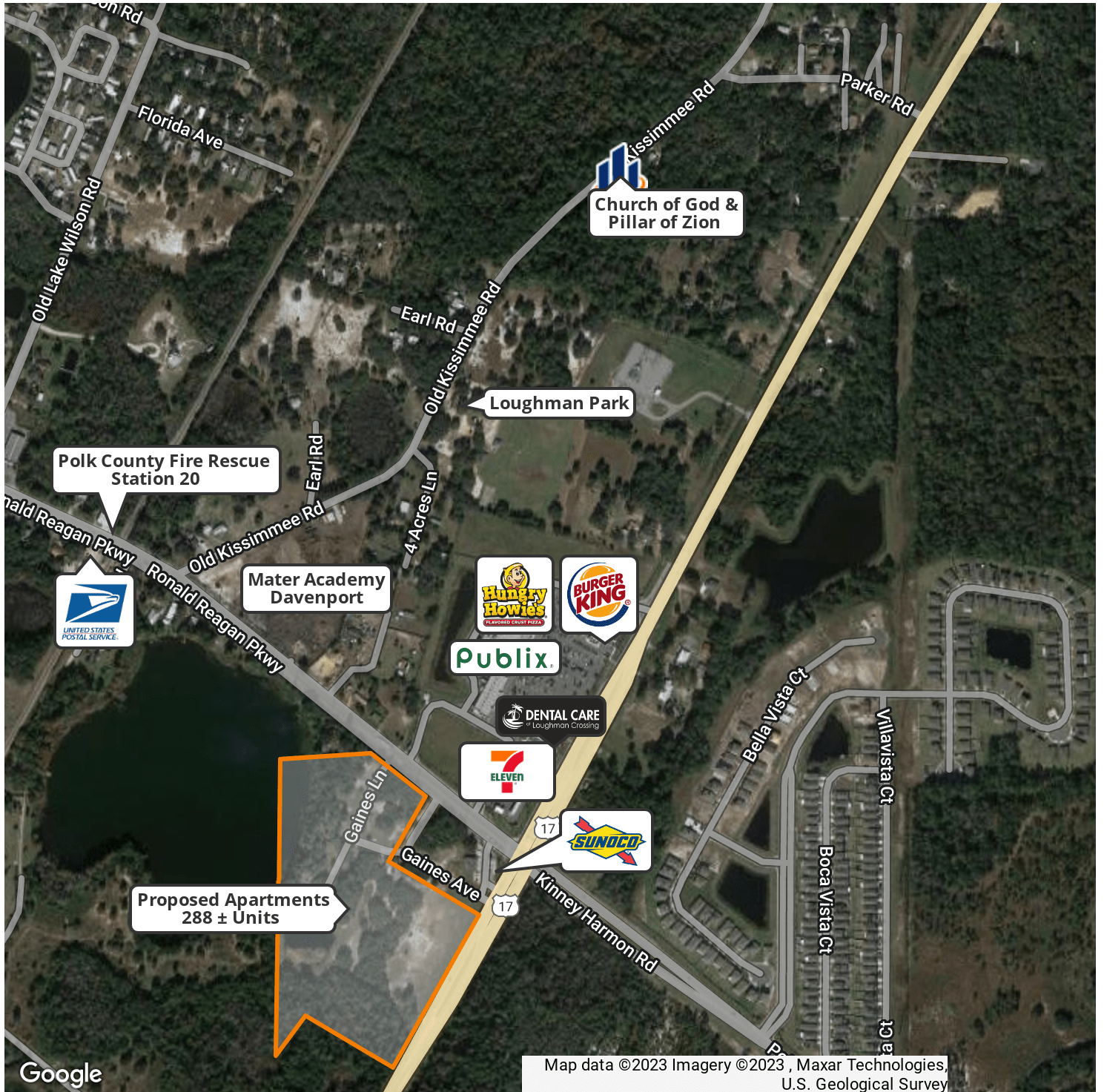
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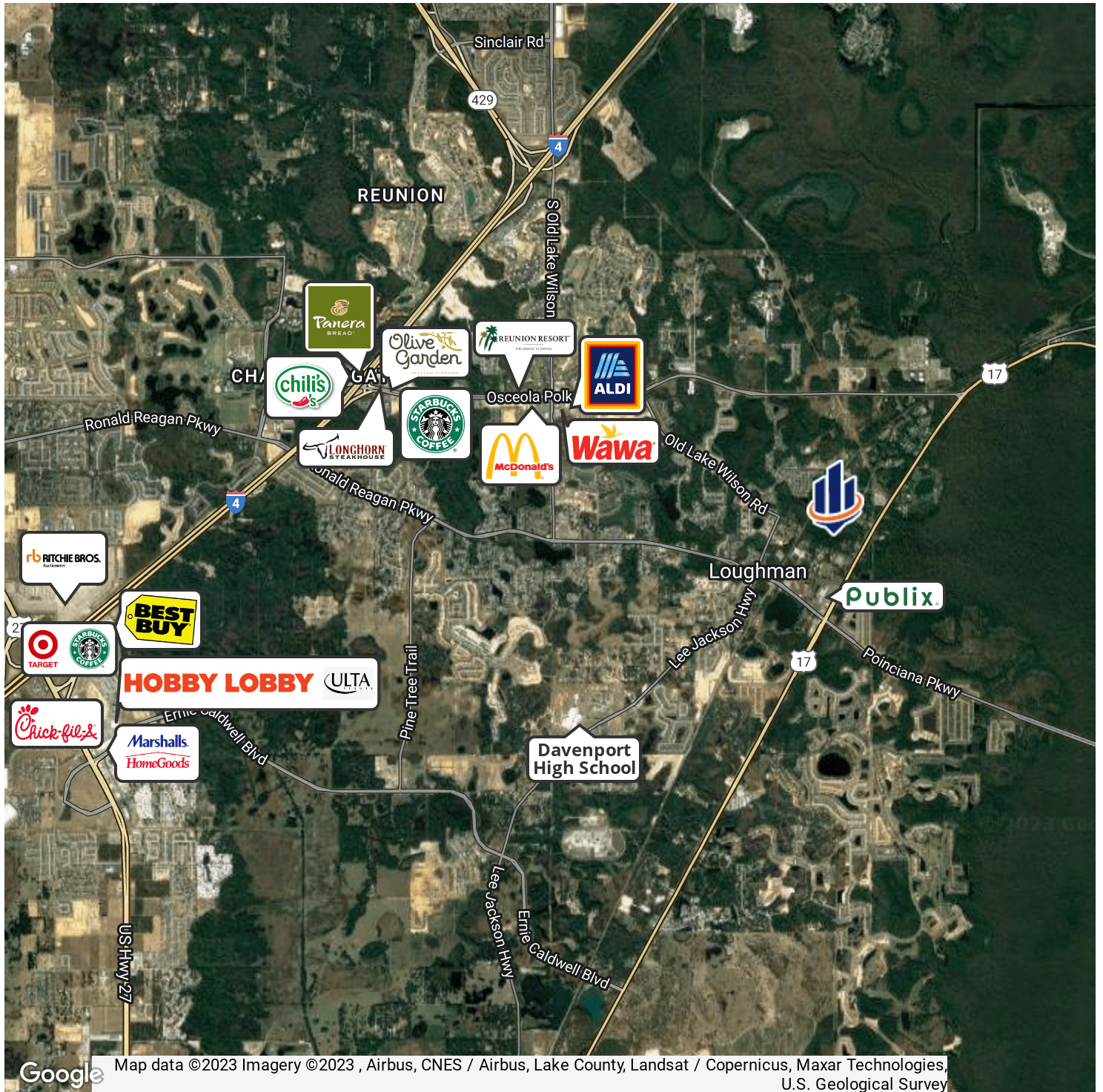
JIM BARTLETT CONSTRUCTION COMPANY
 BOUNDARY, TOPOGRAPHIC AND ROUTE SURVEY FOR LOTS 19 AND 20, BLOCK D, ROY A. MILLER'S SUBDIVISION AND ALONG OLD KISSIMMEE ROAD AND RONALD EUGAN PARKWAY OR AT LUDLOWMAN, POLK COUNTY, FLORIDA.

DATE:	09/16/18	JOB NO.:	D-18-1393.04
REVISION:		REV.:	

Location Map



Trade Area Map





POLK COUNTY FLORIDA



Founded	1861	Density	413.38
County Seat	Bartow	Population	775,084 (2023)
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.

Additional Photos





For more information visit www.SVNSaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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