

# HIGHWAY 27 DEVELOPMENT LOT

45990 HIGHWAY 27  
DAVENPORT, FL 33897



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I-4  
1.5 ± Miles



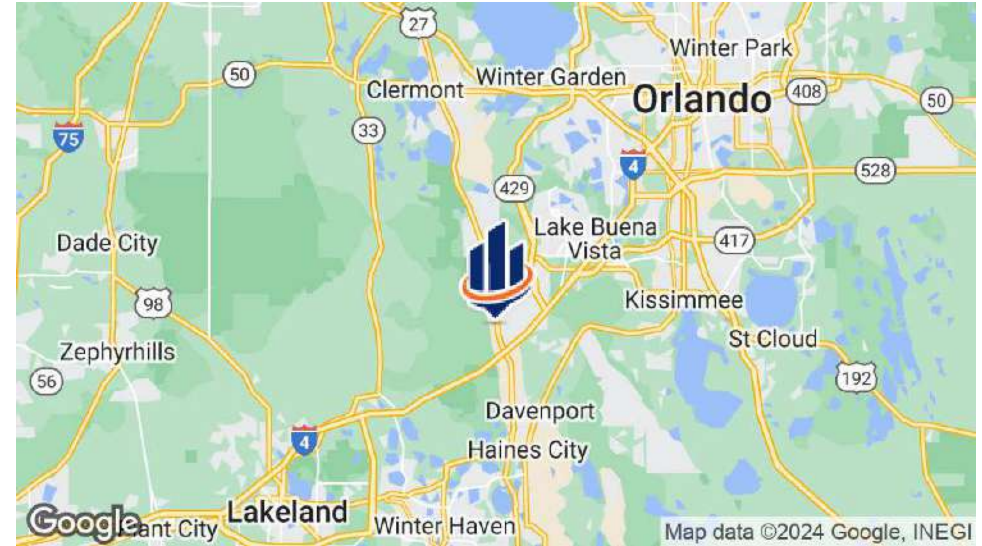
57,000 ±  
Cars/Day

N

SUBJECT



# Property Summary



## OFFERING SUMMARY

|                    |   |
|--------------------|---|
| <b>Sale Price:</b> | <b>\$890,000</b>                              |
| Lot Size:          | 0.93 Acres                                    |
| Land Use:          | OCX   |
| Traffic Count:     | 57,000 Cars/Day                               |
| APN:               | 26253600000022010                             |
| Road Frontage:     | 145 ± FT [US Hwy 17]<br>250 ± FT [Ogelthorpe] |

## PROPERTY OVERVIEW

This property is located on Hwy 27, approximately 1.5 miles north of I-4 Exit 55. The property consists of 0.93 acres with a land use of OCX. The site has 145 ± FT of frontage on Hwy 27 which has over 57,000 cars/day. The site is surrounded by thousands of new apartments and single-family units being developed. It has good visibility for US Hwy 27.

The land use is OCX - Office Center located within the North US 27 Selected-Area Plan. Uses within this land use include office-based services and professional office establishments. It also allows for retail and live-work units.

Prohibited Uses include: [i] a medical marijuana dispensary or other smoke, tobacco or “vape” shop; [ii] an establishment engaging in the retail sales of distilled spirits and other alcoholic beverages for off-premises consumption [i.e. a liquor store]; [iii] a twenty-four-hour gymnasium or fitness facility; or [iv] any other use engaging in operations that are open to the public outside of the hours of 6:00am to 10:00pm.

# Conceptual Site Plan



# Surrounding Developments



# Commercial Outparcels To The South



# Benchmark Demographics



|   | 1 Mile    | 2 Miles   | 3 Miles   | 5 Mins    | 10 Mins  | 15 Mins  | Davenport | Polk County | Orlando MSA | FL         | US          |
|---|-----------|-----------|-----------|-----------|----------|----------|-----------|-------------|-------------|------------|-------------|
| Population                                    | 6,560     | 17,434    | 29,241    | 13,762    | 46,465   | 106,599  | 11,895    | 775,084     | 2,831,437   | 22,381,338 | 337,470,185 |
| Households                                    | 2,347     | 6,176     | 10,501    | 4,932     | 17,028   | 39,979   | 3,840     | 290,783     | 1,052,205   | 8,909,543  | 129,917,449 |
| Families                                      | 1,731     | 4,491     | 7,343     | 3,576     | 11,902   | 27,835   | 3,128     | 201,187     | 699,851     | 5,732,103  | 83,890,180  |
| Average Household Size                        | 2.80      | 2.80      | 2.76      | 2.78      | 2.72     | 2.66     | 3.09      | 2.61        | 2.64        | 2.46       | 2.53        |
| Owner Occupied Housing Units                  | 1,778     | 4,520     | 7,522     | 3,687     | 11,793   | 25,316   | 3,401     | 205,460     | 651,728     | 5,917,802  | 84,286,498  |
| Renter Occupied Housing Units                 | 569       | 1,656     | 2,979     | 1,245     | 5,235    | 14,663   | 439       | 85,323      | 400,477     | 2,991,741  | 45,630,951  |
| Median Age                                    | 36.4      | 37.6      | 37.4      | 37.3      | 39.9     | 38.8     | 51.4      | 42.0        | 37.9        | 42.9       | 39.1        |
| Housing Unit/Household Ratio                  | 1.53      | 1.58      | 1.52      | 1.58      | 1.63     | 1.59     | 1.29      | 1.23        | 1.17        | 1.25       | 1.13        |
| Adjusted Population                           | 8,657     | 19,622    | 43,348    | 23,542    | 73,710   | 155,243  | 13,578    | 843,139     | 2,927,919   | 24,685,982 |             |
| <b>Income</b>                                 |           |           |           |           |          |          |           |             |             |            |             |
| Median Household Income                       | \$79,178  | \$76,351  | \$75,761  | \$75,761  | \$67,669 | \$65,159 | \$64,019  | \$57,572    | \$67,669    | \$65,081   | \$72,603    |
| Average Household Income                      | \$107,651 | \$103,377 | \$103,053 | \$103,053 | \$93,399 | \$88,454 | \$87,855  | \$81,989    | \$98,451    | \$97,191   | \$107,008   |
| Per Capita Income                             | \$39,121  | \$36,822  | \$36,331  | \$36,331  | \$34,528 | \$32,804 | \$28,367  | \$30,811    | \$36,652    | \$38,778   | \$41,310    |
| <b>Trends: 2023 - 2028 Annual Growth Rate</b> |           |           |           |           |          |          |           |             |             |            |             |
| Population                                    | 2.15%     | 3.77%     | 3.33%     | 2.98%     | 3.38%    | 3.21%    | 2.30%     | 0.85%       | 1.07%       | 0.63%      | 0.30%       |
| Households                                    | 2.22%     | 3.77%     | 3.37%     | 3.04%     | 3.37%    | 3.26%    | 2.28%     | 0.81%       | 1.18%       | 0.77%      | 0.49%       |
| Families                                      | 1.74%     | 3.43%     | 3.22%     | 2.64%     | 3.29%    | 3.15%    | 2.02%     | 0.76%       | 1.16%       | 0.74%      | 0.44%       |
| Owner HHs                                     | 2.22%     | 2.62%     | 2.35%     | 2.57%     | 2.53%    | 2.76%    | 2.42%     | 1.02%       | 1.38%       | 0.93%      | 0.66%       |
| Median Household Income                       | 1.80%     | 1.91%     | 2.00%     | 1.88%     | 2.86%    | 3.04%    | 3.59%     | 2.77%       | 3.01%       | 3.34%      | 2.57%       |

- Population growth is 4 times the rate of growth in Florida
- Over 106,000 people with a median age of 38.8 within a 15-minute drive from the property
- Median household income of over \$79,000 within 1-mile radius from the property
- One of the fastest growing markets in Central Florida

# Benchmark Demographics



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

## Households by Income

|                       |        |        |        |        |        |        |        |        |        |        |        |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000             | 5.30%  | 5.80%  | 5.00%  | 6.10%  | 5.30%  | 5.40%  | 5.80%  | 10.60% | 8.70%  | 9.70%  | 9.50%  |
| \$15,000 - \$24,999   | 4.60%  | 5.50%  | 5.18%  | 5.10%  | 5.90%  | 6.70%  | 8.90%  | 8.70%  | 7.40%  | 7.80%  | 7.10%  |
| \$25,000 - \$34,999   | 7.20%  | 7.10%  | 6.91%  | 7.20%  | 8.10%  | 8.30%  | 8.90%  | 9.70%  | 8.40%  | 8.40%  | 7.40%  |
| \$35,000 - \$49,999   | 9.40%  | 10.20% | 9.82%  | 10.50% | 14.10% | 13.00% | 11.00% | 13.20% | 11.20% | 11.80% | 10.80% |
| \$50,000 - \$74,999   | 19.50% | 20.00% | 18.73% | 20.50% | 21.30% | 23.50% | 23.20% | 19.60% | 18.50% | 17.80% | 16.50% |
| \$75,000 - \$99,999   | 18.50% | 17.30% | 14.73% | 17.40% | 15.80% | 15.90% | 14.20% | 13.20% | 14.10% | 13.10% | 12.80% |
| \$100,000 - \$149,999 | 20.10% | 18.20% | 18.18% | 18.40% | 17.00% | 16.10% | 15.10% | 14.70% | 15.60% | 15.90% | 16.90% |
| \$150,000 - \$199,999 | 4.60%  | 6.10%  | 5.00%  | 5.20%  | 5.80%  | 5.80%  | 7.50%  | 5.20%  | 7.50%  | 7.00%  | 8.60%  |
| \$200,000+            | 11.00% | 9.60%  | 7.45%  | 9.90%  | 6.80%  | 5.20%  | 5.40%  | 5.00%  | 8.70%  | 8.40%  | 10.60% |

## Population by Age

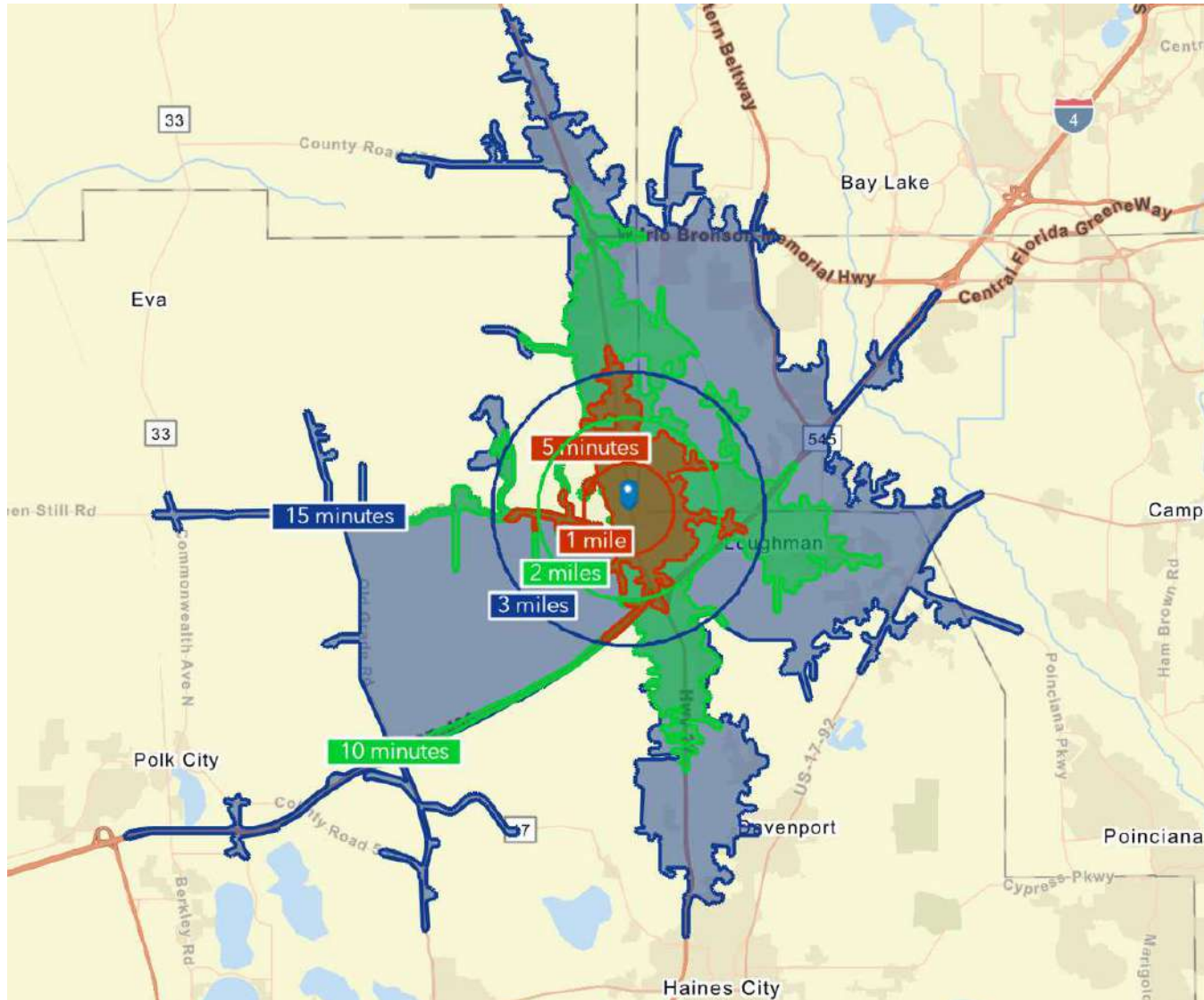
|         |        |        |        |        |        |        |        |        |        |        |        |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4   | 6.50%  | 6.20%  | 6.30%  | 6.30%  | 5.90%  | 6.00%  | 4.80%  | 5.60%  | 5.60%  | 5.00%  | 5.70%  |
| 5 - 9   | 6.80%  | 6.60%  | 6.60%  | 6.60%  | 6.20%  | 6.30%  | 5.10%  | 5.90%  | 5.90%  | 5.30%  | 6.10%  |
| 10 - 14 | 6.70%  | 6.60%  | 6.60%  | 6.70%  | 6.20%  | 6.20%  | 5.00%  | 5.90%  | 5.90%  | 5.50%  | 6.30%  |
| 15 - 19 | 5.90%  | 5.80%  | 5.80%  | 5.80%  | 5.50%  | 5.60%  | 4.30%  | 6.00%  | 6.30%  | 5.60%  | 6.30%  |
| 20 - 24 | 5.70%  | 5.50%  | 5.60%  | 5.50%  | 5.20%  | 5.50%  | 4.10%  | 5.60%  | 6.90%  | 5.90%  | 6.40%  |
| 25 - 34 | 16.10% | 15.40% | 15.50% | 15.50% | 14.00% | 14.80% | 9.60%  | 12.60% | 15.50% | 13.10% | 13.70% |
| 35 - 44 | 15.30% | 15.00% | 14.90% | 15.10% | 14.10% | 14.20% | 10.40% | 11.90% | 13.30% | 12.10% | 13.10% |
| 45 - 54 | 12.60% | 12.50% | 12.50% | 12.60% | 12.30% | 12.00% | 11.00% | 11.10% | 12.00% | 11.70% | 11.90% |
| 55 - 64 | 11.10% | 11.70% | 11.60% | 11.60% | 12.10% | 11.80% | 14.80% | 12.70% | 12.10% | 13.30% | 12.70% |
| 65 - 74 | 8.60%  | 9.30%  | 9.20%  | 9.20%  | 11.00% | 10.60% | 17.60% | 12.90% | 9.80%  | 12.60% | 10.60% |
| 75 - 84 | 3.80%  | 4.20%  | 4.30%  | 4.10%  | 6.00%  | 5.70%  | 10.50% | 7.40%  | 5.00%  | 7.30%  | 5.30%  |
| 85+     | 0.80%  | 1.20%  | 1.20%  | 1.00%  | 1.60%  | 1.40%  | 2.90%  | 2.30%  | 1.70%  | 2.70%  | 1.90%  |

## Race and Ethnicity

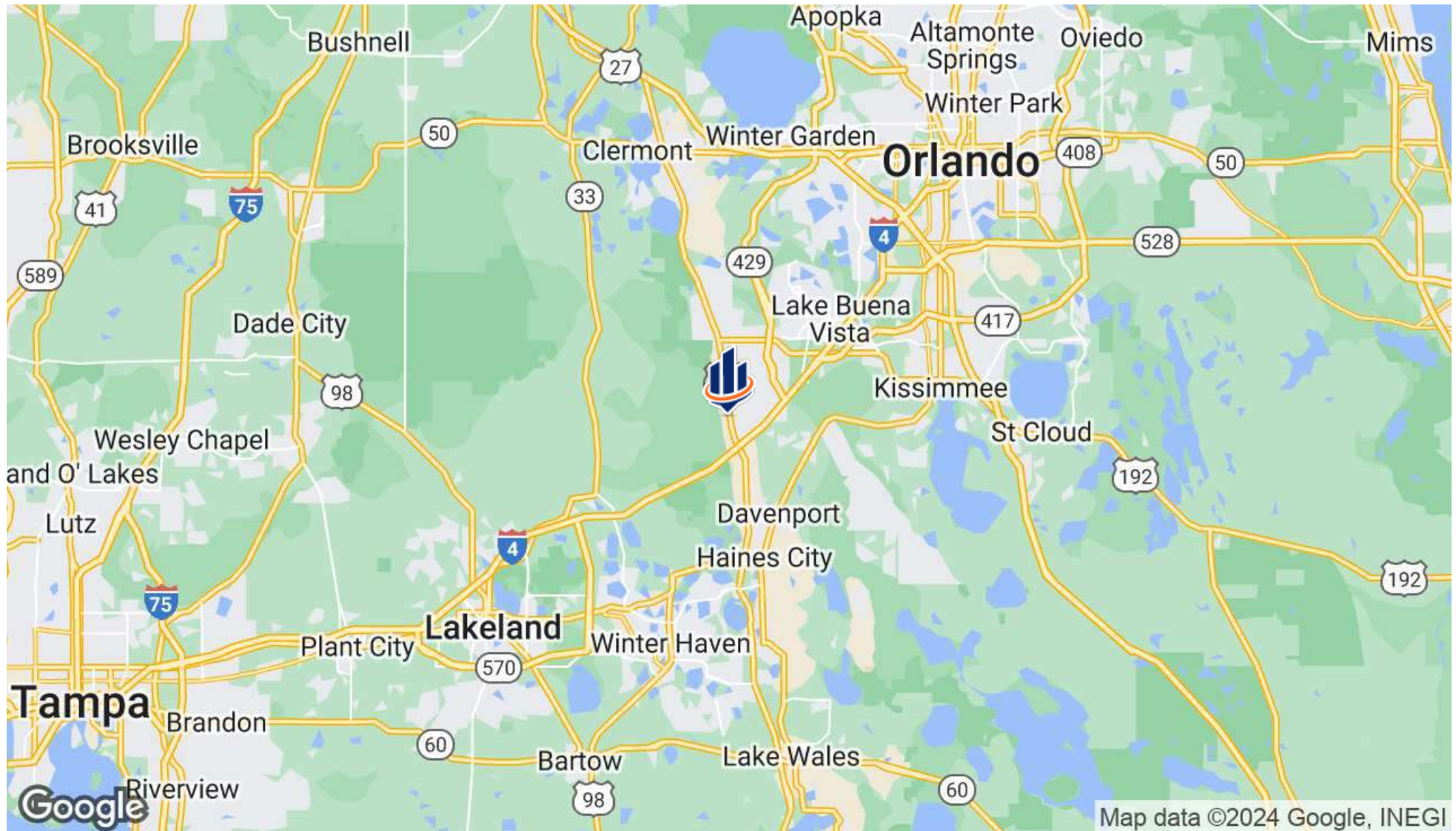
|                            |        |        |        |        |        |        |        |        |        |        |        |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone                | 54.10% | 54.00% | 53.90% | 54.00% | 54.30% | 53.20% | 46.20% | 59.60% | 49.30% | 57.10% | 60.60% |
| Black Alone                | 9.10%  | 9.10%  | 9.20%  | 9.10%  | 9.60%  | 9.50%  | 12.20% | 14.60% | 15.20% | 15.00% | 12.50% |
| American Indian Alone      | 0.40%  | 0.40%  | 0.40%  | 0.40%  | 0.40%  | 0.50%  | 0.70%  | 0.60%  | 0.50%  | 0.50%  | 1.10%  |
| Asian Alone                | 3.00%  | 2.90%  | 2.80%  | 2.90%  | 2.60%  | 2.50%  | 2.50%  | 2.00%  | 4.80%  | 3.10%  | 6.20%  |
| Pacific Islander Alone     | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.10%  | 0.20%  |
| Some Other Race Alone      | 13.00% | 12.70% | 12.90% | 12.70% | 13.20% | 14.20% | 17.40% | 9.90%  | 11.90% | 7.60%  | 8.70%  |
| Two or More Races          | 20.50% | 20.80% | 20.70% | 20.80% | 19.90% | 20.00% | 20.90% | 13.20% | 18.20% | 16.70% | 10.60% |
| Hispanic Origin (Any Race) | 36.80% | 37.20% | 37.30% | 37.20% | 37.20% | 38.60% | 46.20% | 26.80% | 33.30% | 27.00% | 19.40% |



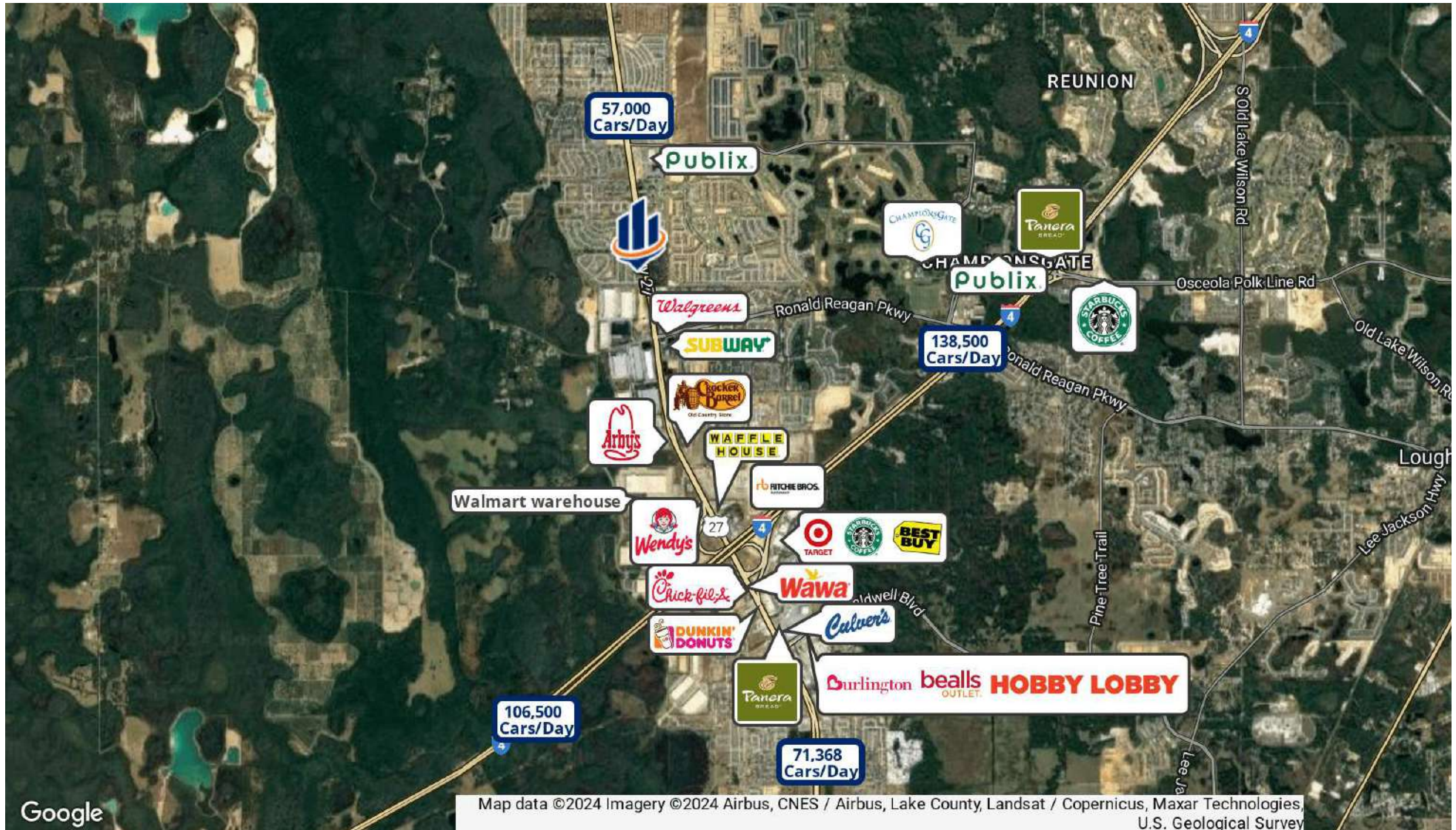
# Drive Times



# Location Map



# Market Area Map



# Neighborhood Retailer Map





## POLK COUNTY FLORIDA

|             |               |            |                      |
|-------------|---------------|------------|----------------------|
| FOUNDED     | 1861          | DENSITY    | 413.4 people/sq. mi. |
| 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.





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## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

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For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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