

For Sale

ChampionsGate Area Development Site

62.44 Acres | \$176,169 / Acre

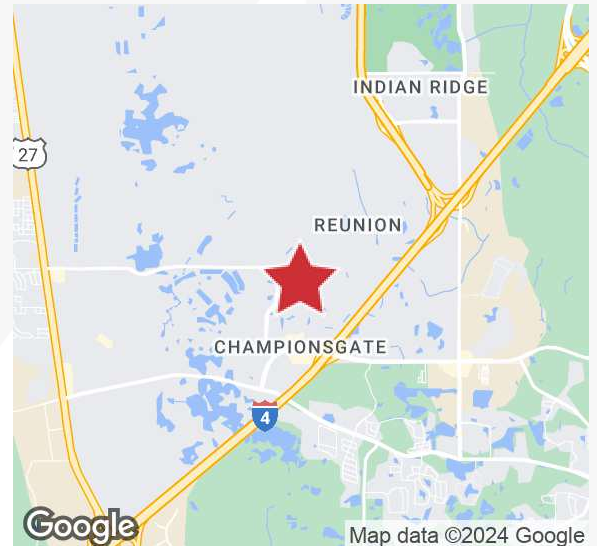


South Goodman Road

Davenport, Florida 33896

Property Highlights

- 62.44± acre site - direct frontage on planned SR 429 extension road
- 31.73± acres usable
- Located between ChampionsGate & Reunion Resort
- 4.5 miles from Walt Disney World Resort
- High-density residential and tourist commercial future land uses allow up to 40 units per acre
- Close to Interstate 4 and SR 429 (Western Beltway)
- A direct connection to SR 429 is in the preliminary engineering design stage
- No building height limitations



For more information

Mary Frances West, CCIM

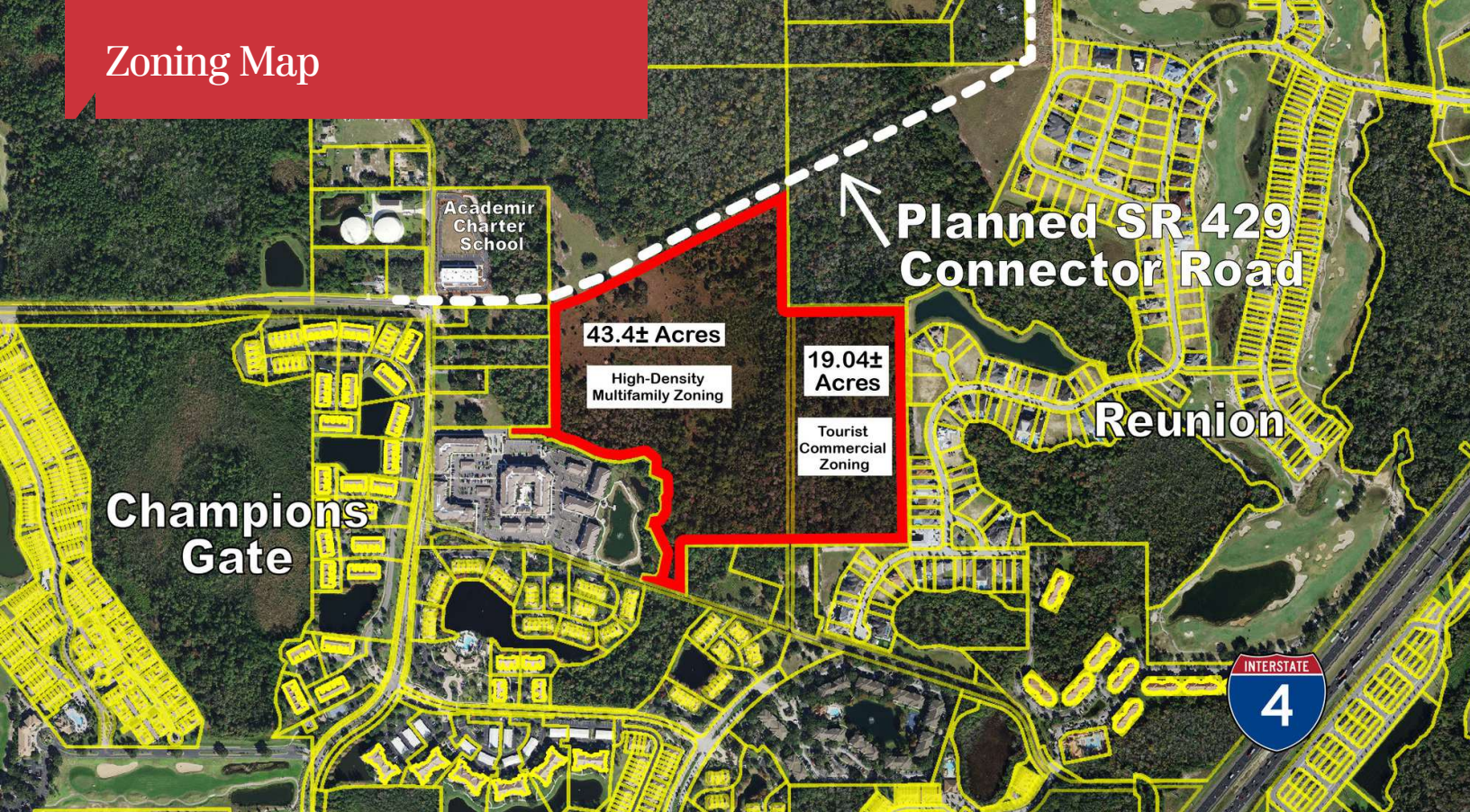
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Jon D. Walls, RLA, MiCP

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Sale Price: \$11,000,000

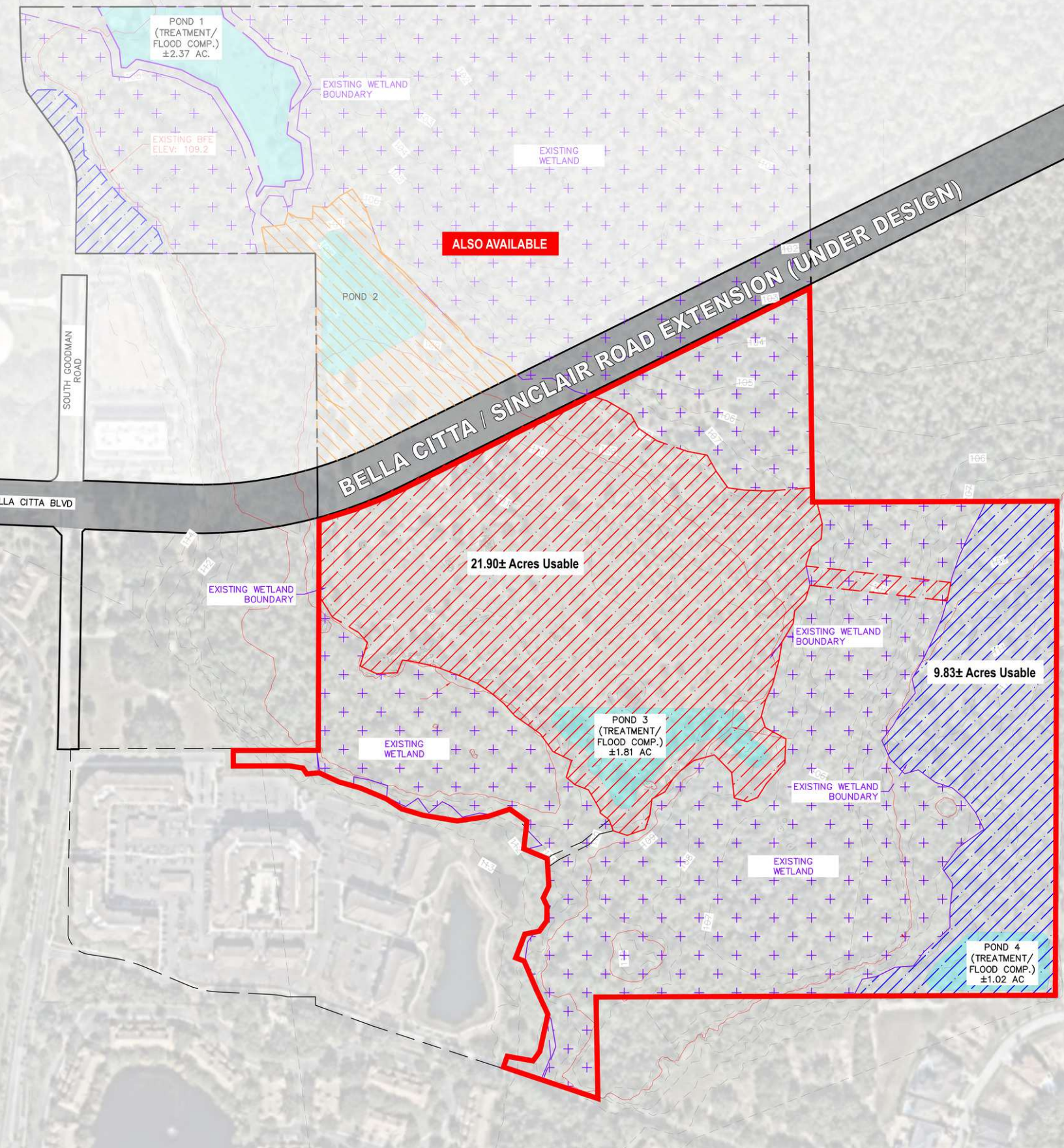
Zoning Map



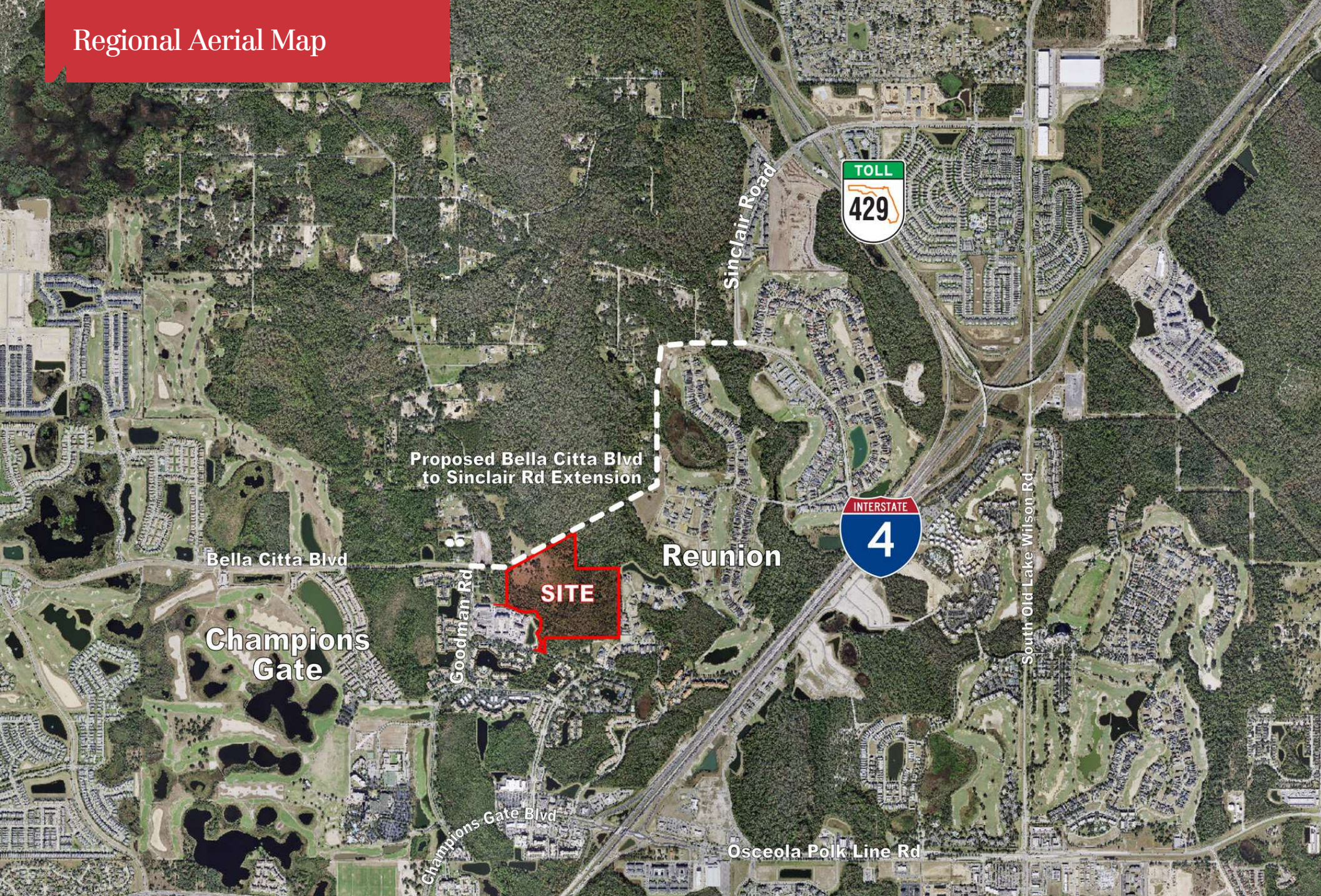
Zoning Highlights

- 43.4± acres with Future Land Use and Zoning of High Density Residential allows up to 40 units per acre.
- 19.04± acres with Future Land Use and Zoning of Tourist Commercial allows for multifamily residential, hotel and resort land uses.
- No building height limitations.

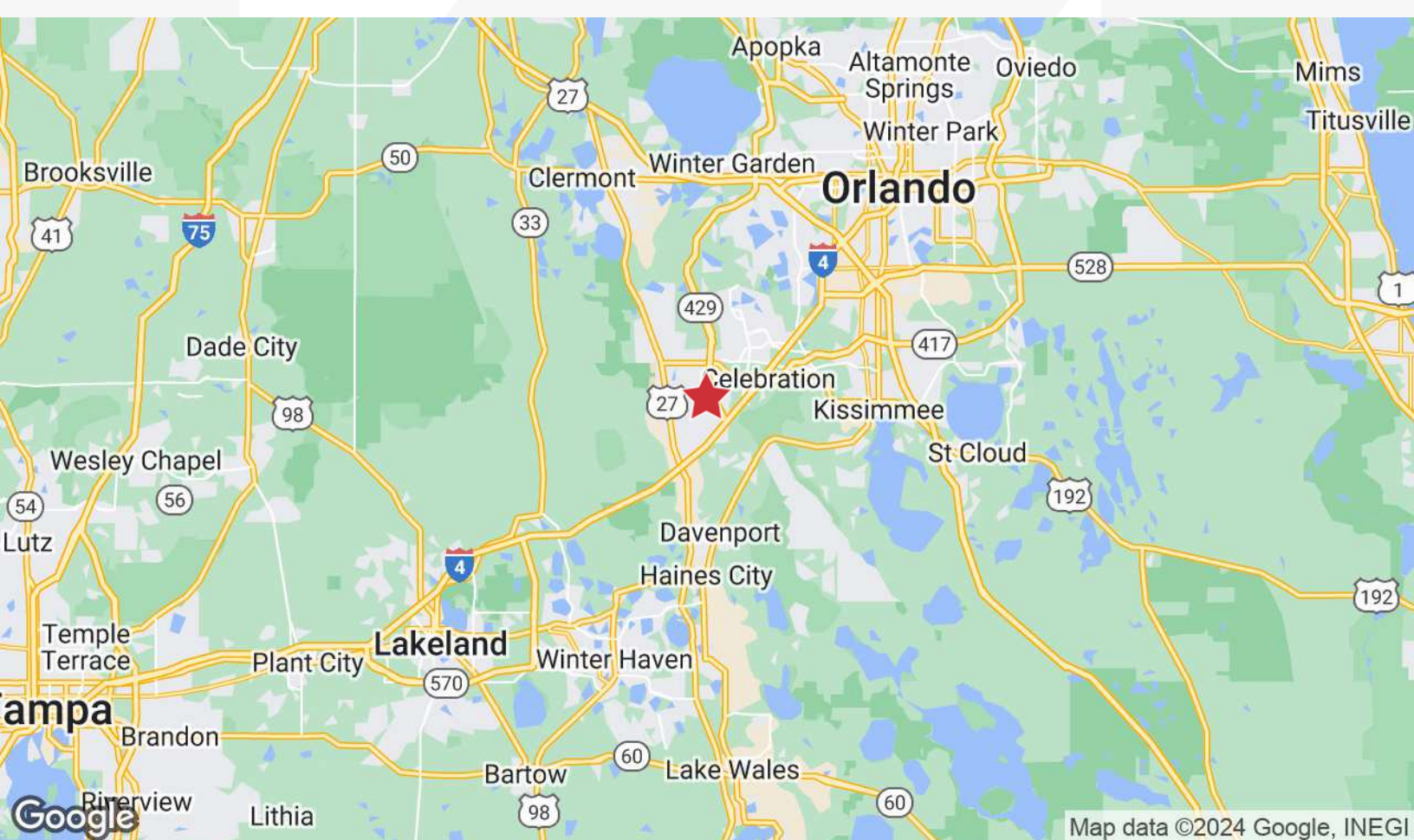
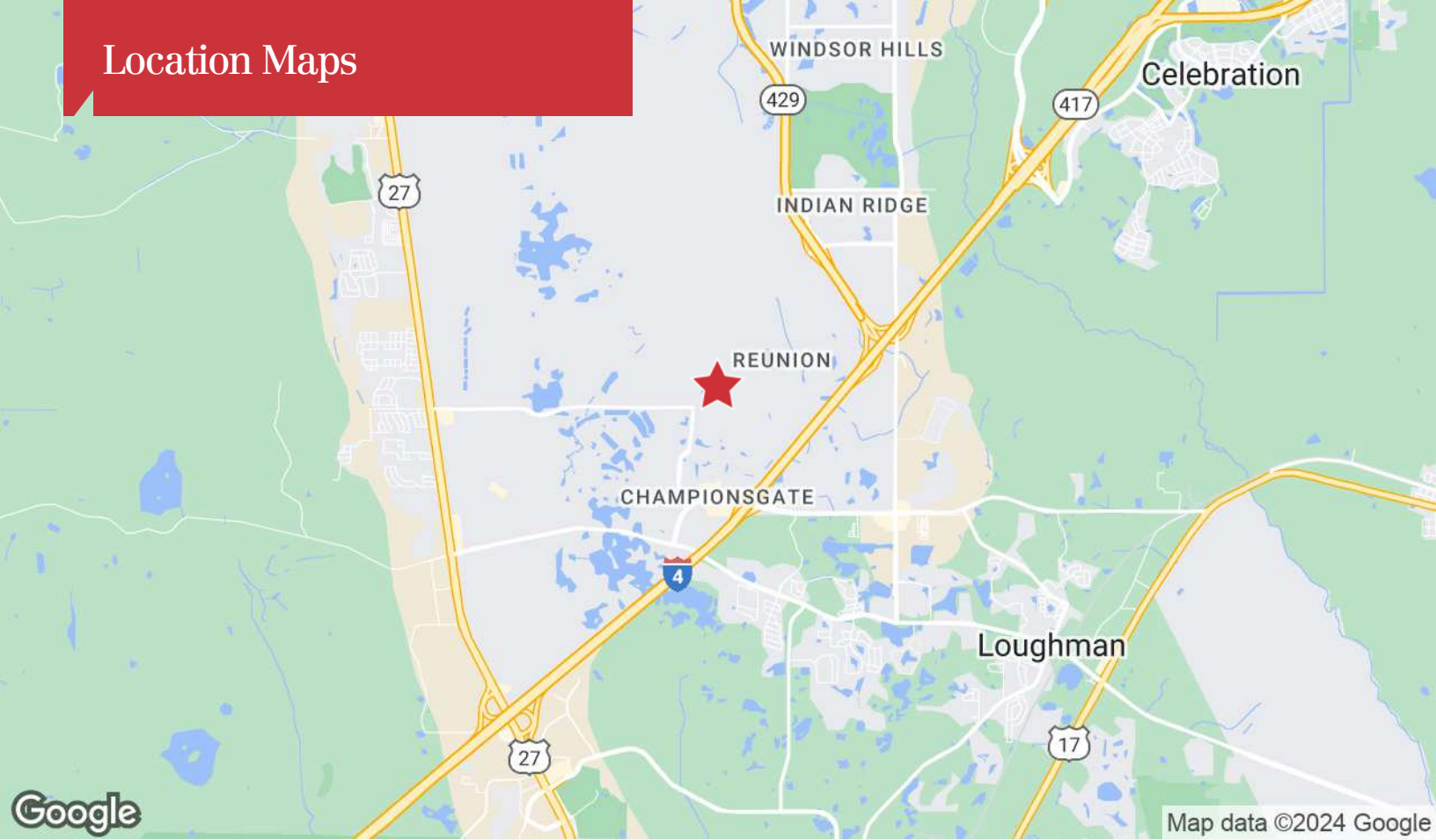
Property Map



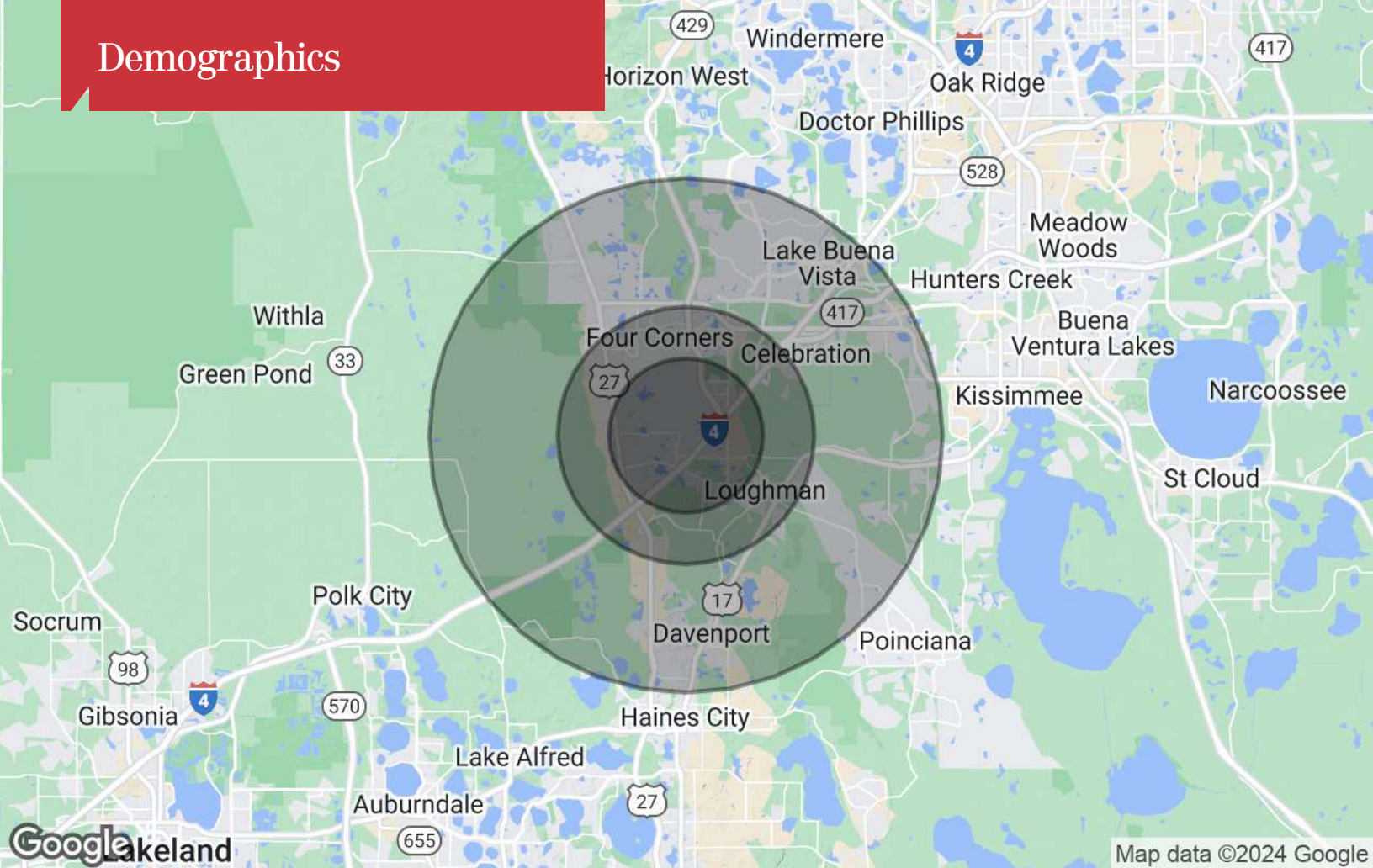
Regional Aerial Map



Location Maps



Demographics



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	29,901	78,926	216,531
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	40	40	40

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	11,405	28,689	78,738
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$99,936	\$94,625	\$91,203
AVERAGE HOUSE VALUE	\$382,960	\$380,689	\$360,442

* Demographic data derived from 2020 ACS - US Census