

# RESIDENTIAL DEVELOPMENT SITE FOR SALE

16445 - 16701 Davenport Rd, Winter Garden, FL 34787

**Strategic Location Within Lake Avalon Rural Settlement Boundary:** Positioned inside the established Lake Avalon Rural Settlement Boundary, the property offers a rare blend of privacy and natural surroundings while remaining just minutes from major roadways, retail, and daily conveniences; delivering seclusion without sacrificing accessibility.

**Excellent Regional Accessibility:** Conveniently located just 6 minutes from the Florida Turnpike, 10 minutes from Winter Garden Village, and 17 minutes from downtown Winter Garden, offering seamless connectivity to major employment and retail hubs.

**Flexible Development Potential:** The property is well-suited for turnkey agricultural operations or luxury estate lot development, offering versatility for both income-producing use and high-end residential positioning.

**Due Diligence:** A current survey is available, providing a head start for site planning and development evaluation. Seller is in the process of conducting a wetland delineation to be provided upon completion.



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# LOCATION

## Drive Times & Traffic Counts



6 minute  
(2.8 miles)



9 minutes  
(6.8 miles)



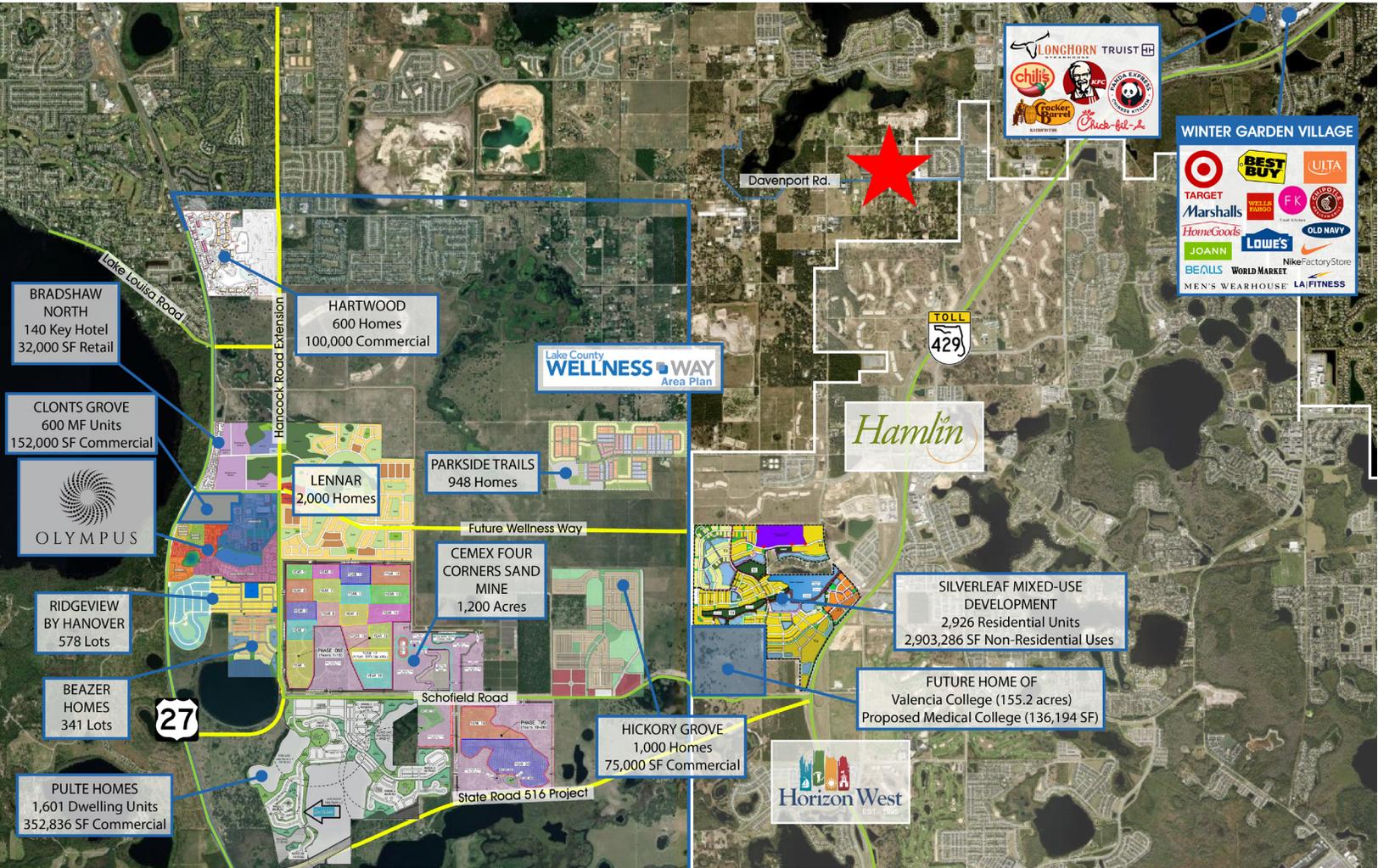
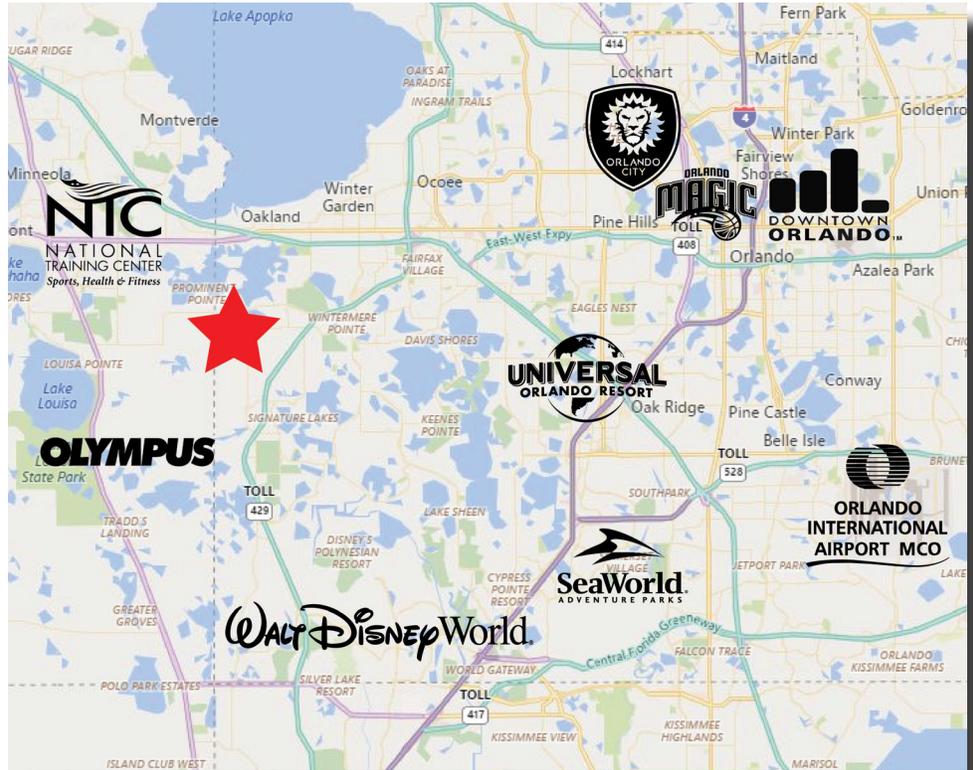
10 minutes  
(7.2 miles)



12 minutes  
(8.6 miles)



18 minutes  
(15.3 miles)



# LOCATION



**AVERAGE INCOME**  
\$193,835  
(10 min drive time)



**MEDIAN AGE**  
35.6  
(5 min drive time)



**AVERAGE HOUSEHOLD SIZE**  
3.30  
(5 min drive time)



**DAYTIME POPULATION**  
61,034  
(15 min drive time)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2025	1,344	337	407	\$184,806
	2030	1,447	361	438	\$210,380
10 mins	2025	19,961	5,246	6,177	\$193,835
	2030	21,183	5,547	6,548	\$217,210
15 mins	2025	77,462	19,892	25,473	\$171,503
	2030	82,170	21,046	26,983	\$192,028

## Average Annual Daily Trips

### 2024

SR 429	60,500
Avalon Rd	15,700

## Surrounding Businesses

### 2025

	5 Mins	10 Mins	15 Mins
Retail Businesses	8	85	463
Food & Drink Businesses	3	131	183

**CALL FOR PRICING**

### SUBJECT PARCELS:

06-23-27-4284-04-110  
06-23-27-4284-04-120  
06-23-27-4284-04-130

