

TURN-KEY NURSERY 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.

Turn-Key Agricultural Opportunity: The property is ideally suited for established or new agricultural operations, including turnkey nursery use, offering immediate functionality and long-term productivity.

Due Diligence: A current survey is available, providing a head start for site planning and development evaluation.



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F C FIRST CAPITAL
P G Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm

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

