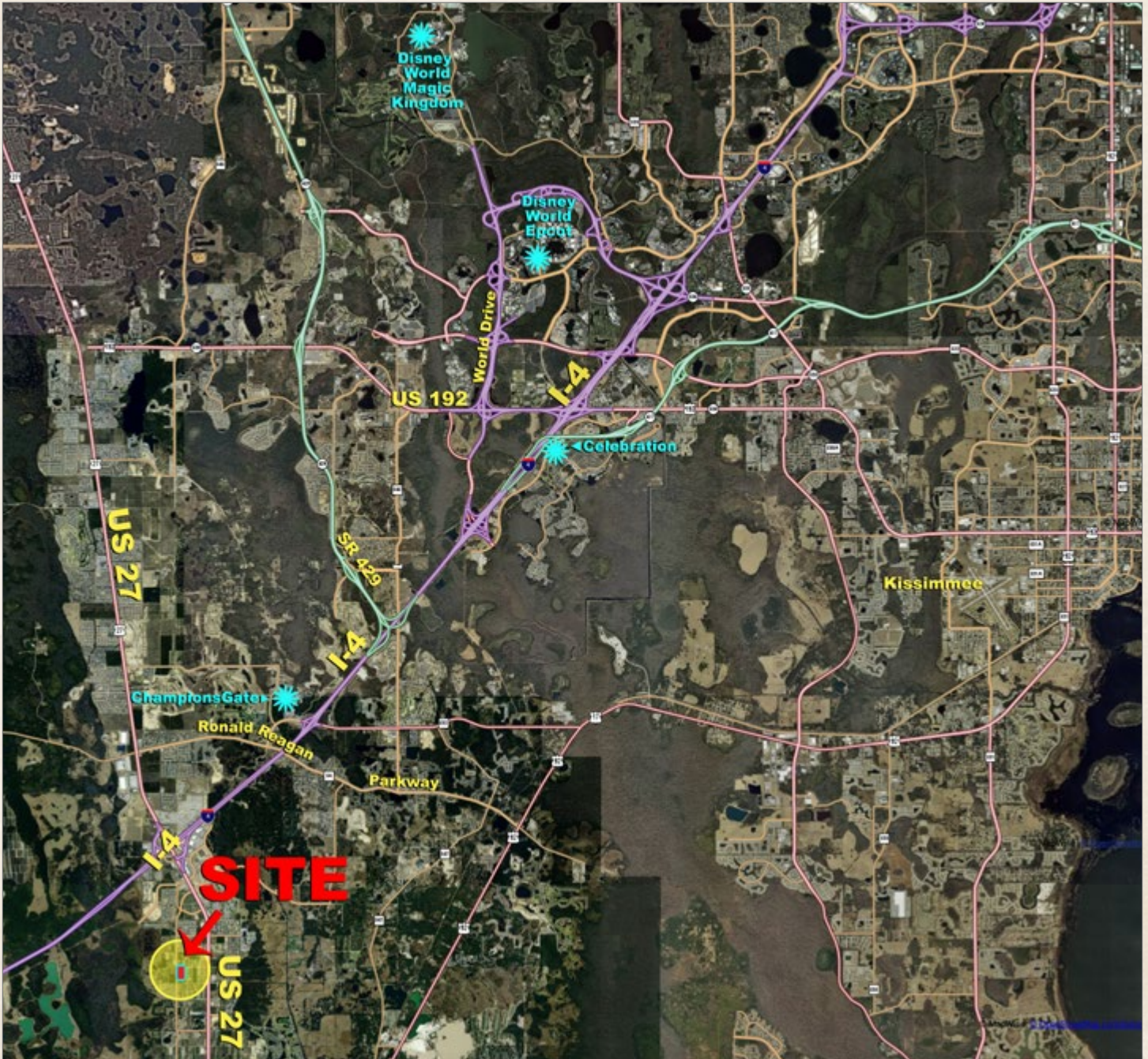


US 27 & I-4 RESIDENTIAL

Davenport, FL • Polk County

4.4 +/- ACRES

Prime Location • Metropolitan Area • Near Disney, ChampionsGate



US 27 & I-4 RESIDENTIAL

Davenport, FL • Polk County

The property is located only 0.5 miles from US 27 and 2.5 miles from I-4. The new subdivision, Country Walk, is located directly south of the subject property and has several quality homes under construction. Due to the proximity of I-4 and the Orlando metropolitan area, this property is in a great location for development.

Total Acreage: 4.4 +/- acres

Sale Price: \$154,000

Price Per Acre: \$35,000

Property Address: Holly Hill Grove Road #3,
Davenport, FL 33837 - Polk County

Nearest Intersection: Grove Road #3 and US 27

Land Cover: Citrus trees

Uplands/Wetlands: 100 % uplands

Utilities: Provided by Polk County Utilities

- 6-inch waste water force main and 8-inch water main located south of the property on Holly Hill Grove Road #2
- 16-inch waste water force main, 8-inch reclaimed water main, and a 24-inch water main located at the intersection of Holly Hill Grove Road #3 and US 27

Road Frontage:

- 295 +/- ft on Grove Road #3
- 655 +/- ft on FDC Grove Road

Zoning/FLU: ECX that allows for a broad range of commercial and retail, as well as allows for 5-15 residential Units per acre

Planning/Permits: The Polk County Planning Commission would potentially grant a change of Land Use to Residential Low-4X

Permitted Lots: Land Use allows 5-15 Residential Dwelling Units per Acre

Taxes & Tax Year: \$113.62 (2014)

Parcel ID: 272619 705000 020171

GPS: 28 14 14.1 N 81 38 51 W

Driving Directions:

- From Exit 55 on I-4, take US 27 south two miles to Holly Hill Grove Road #3
- Go west on Holly Hill Grove Road #3 for 0.5 miles
- Property will be on the left



*Excellent Location
for Development!*



www.SaundersRealEstate.com/US27Residential



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