

LAND FOR SALE

# MINUTE MAID RAMP ROAD DEVELOPMENT LAND

MINUTE MAID RAMP RD

Davenport, FL 33837

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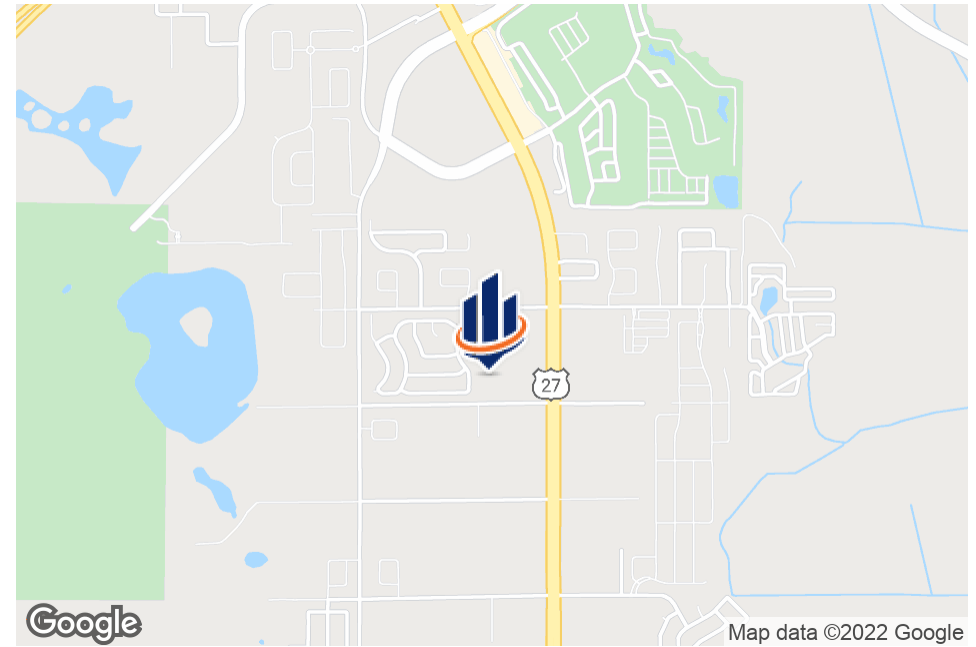
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SECTION 1

# PROPERTY INFORMATION





<b>SALE PRICE</b>	<b>\$800,000</b>
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### OFFERING SUMMARY

<b>LOT SIZE:</b>	4.93 +/- Acres
<b>PRICE / ACRE:</b>	\$162,272
<b>FLU:</b>	Polk County TCCX
<b>UTILITIES:</b>	County water and sewer on US 27
<b>TAXES:</b>	\$922.60 (2021)
<b>TRAFFIC COUNT:</b>	57,875 cars/day on US 27
<b>PIN:</b>	272619704500010270

### PROPERTY OVERVIEW

This vacant development parcel is located 1.5 miles south of I-4 near US 27, between Posner Park and the Davenport Advent Health hospital. The property has a Tourism Commercial Center future land use, which allows for a variety of commercial and residential uses.

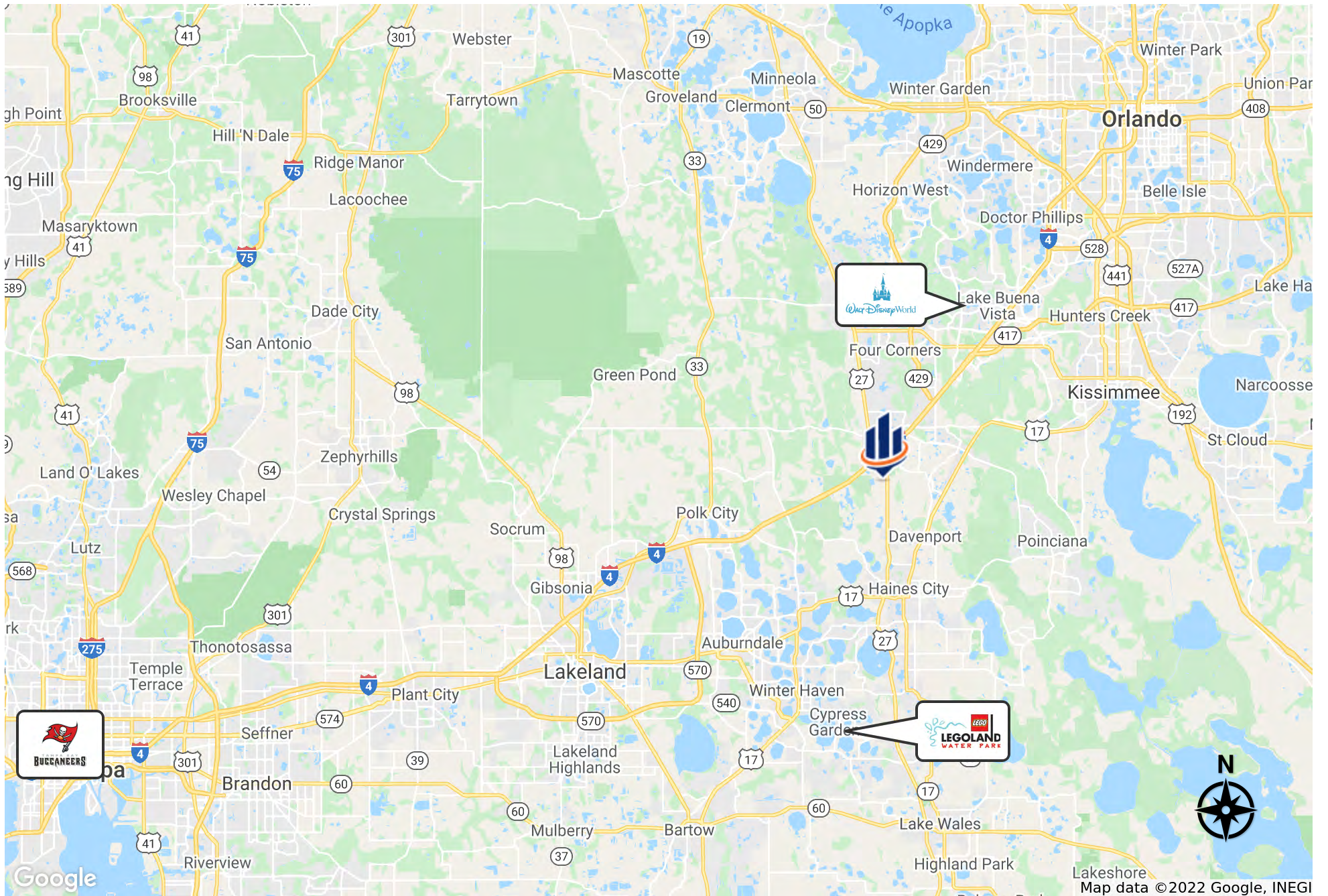
#### The highest and best uses include:

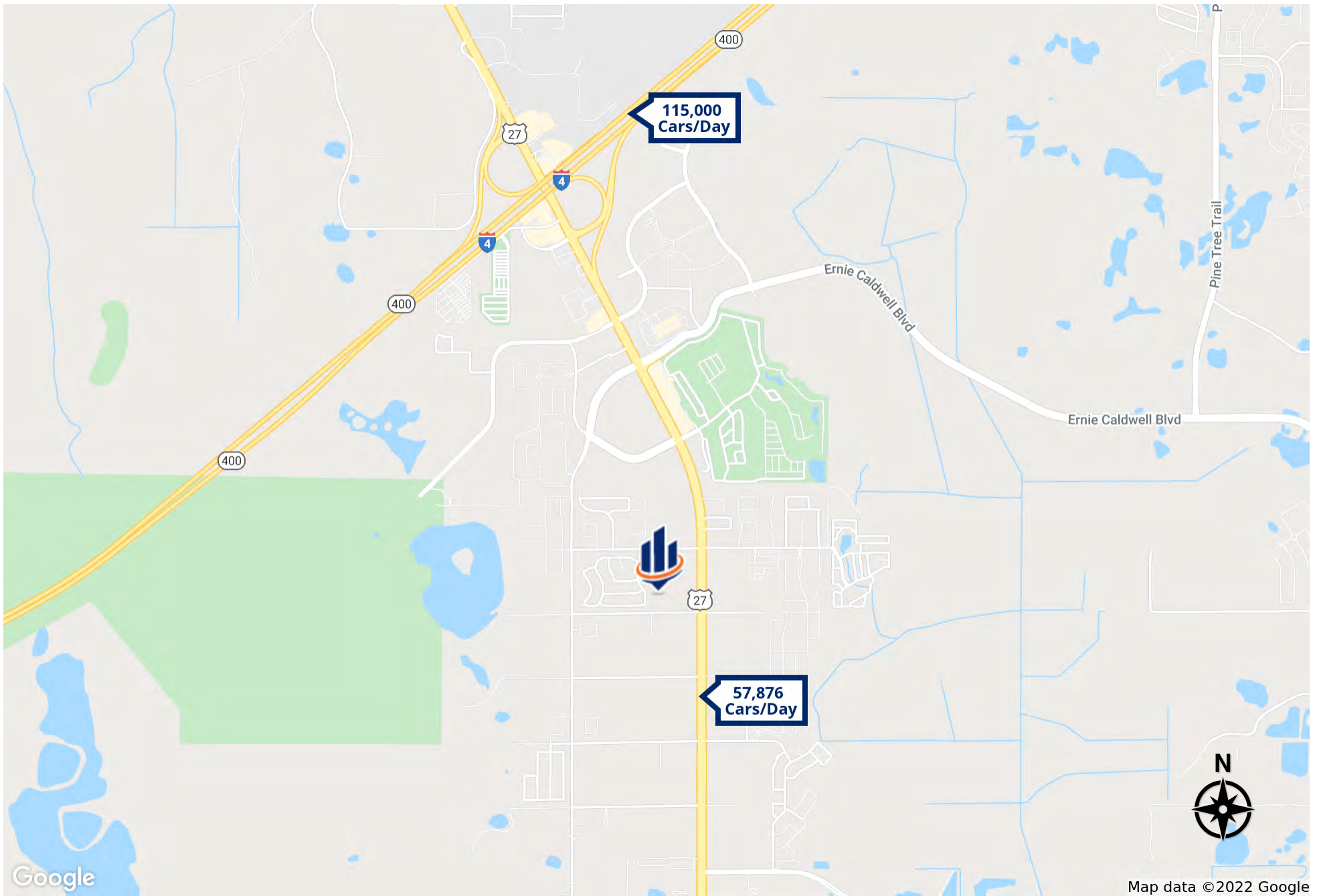
- Medical office [permitted]
- Professional office [permitted]
- Hotel [permitted]
- Religious institution [permitted]
- Retail [conditional level 2]
- Multi-family [conditional level 3]

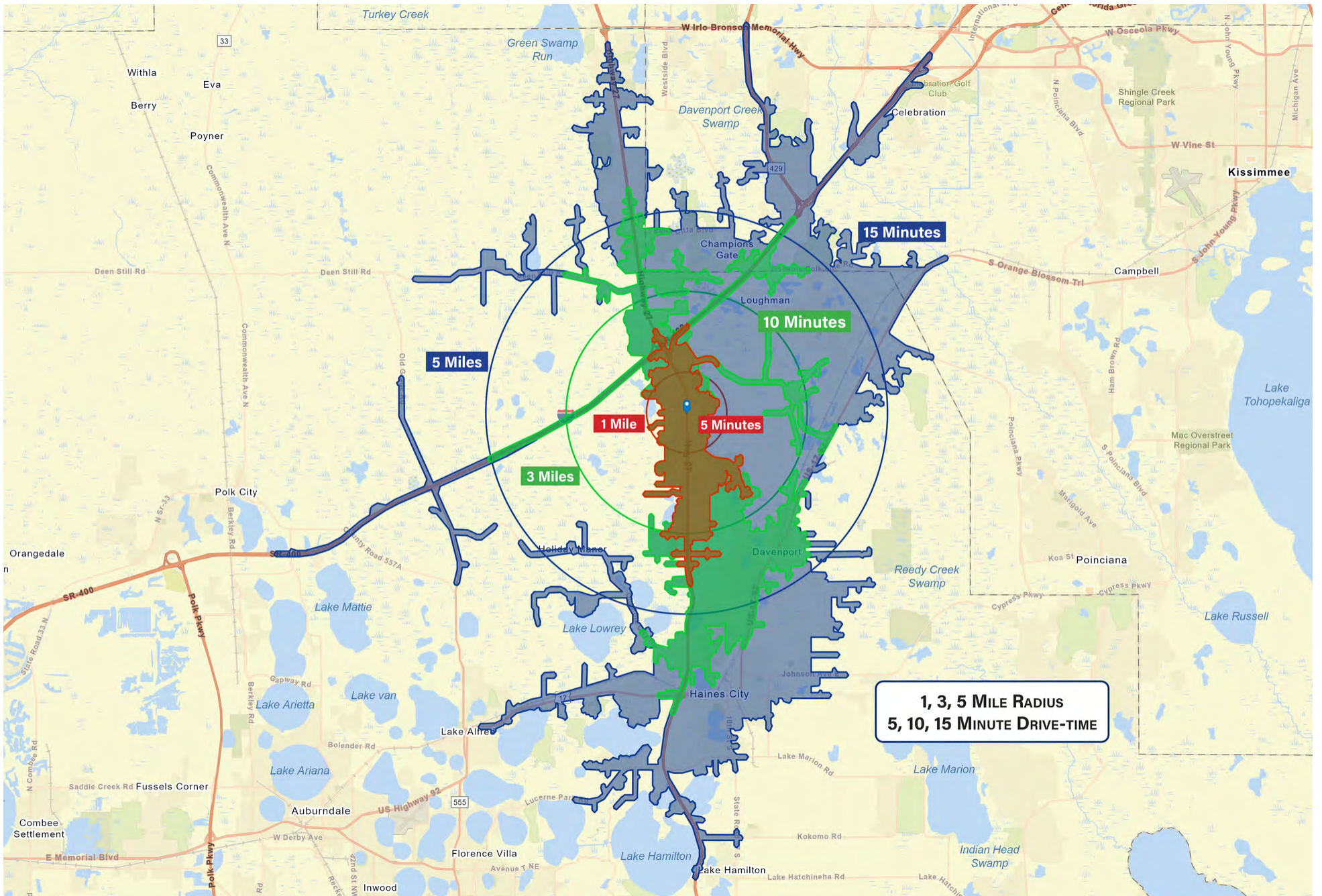
SECTION 2

LOCATION  
INFORMATION











# Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	5,143	15,431	47,063	7,350	31,870	85,046	721,312	21,733,419	333,934,112
Households	1,821	6,082	17,527	2,675	11,969	30,799	269,314	8,514,543	126,470,675
Families	1,301	4,470	12,761	1,947	8,800	22,231	186,883	5,499,508	82,824,624
Average Household Size	2.82	2.53	2.68	2.75	2.65	2.75	2.63	2.50	2.58
Owner Occupied Housing Units	1,386	4,944	13,535	2,139	9,869	22,680	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	435	1,138	3,993	536	2,101	8,119	78,942	2,881,106	44,563,900
Median Age	40.8	44.8	41.9	40.9	44.9	40.9	41.9	42.80	38.80
<b><i>Income</i></b>									
Median Household Income	\$54,876	\$57,605	\$60,245	\$57,556	\$56,846	\$53,829	\$52,507	\$58,462	\$64,730
Average Household Income	\$68,557	\$72,261	\$75,030	\$69,535	\$70,523	\$67,858	\$68,539	\$83,820	\$92,435
Per Capita Income	\$24,235	\$26,936	\$27,328	\$24,421	\$26,228	\$24,435	\$25,640	\$32,917	\$35,106
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	1.76%	2.78%	3.77%	1.72%	2.48%	3.08%	1.50%	1.31%	0.71%
Households	1.74%	2.78%	3.67%	1.65%	2.46%	2.99%	1.43%	1.27%	0.71%
Families	1.68%	2.72%	3.56%	1.57%	2.40%	2.90%	1.37%	1.22%	0.64%
Owner HHs	1.46%	2.09%	2.50%	1.59%	2.14%	2.34%	1.67%	1.45%	0.91%
Median Household Income	2.40%	2.48%	2.35%	2.21%	2.24%	2.05%	1.83%	2.38%	2.41%

**S**trong population density with more than 85,000 people within a 15-minute drive time from the property.

**T**he market area is one of the fastest growing one is Central Florida. It is currently growing more than twice as fast as Polk County and 2.5 times faster than Florida.

# Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Polk FL US

## Households by Income

<\$15,000	6.90%	8.10%	7.10%	6.70%	8.80%	9.80%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	7.00%	8.60%	9.00%	8.20%	10.30%	11.20%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	11.80%	10.60%	9.10%	9.20%	9.60%	10.70%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	17.40%	13.60%	13.20%	15.40%	13.10%	13.70%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	24.90%	22.60%	22.30%	25.50%	21.90%	21.10%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	14.40%	17.80%	18.70%	17.60%	18.80%	16.00%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	12.00%	11.70%	12.70%	11.70%	10.60%	11.10%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	3.60%	4.00%	4.40%	3.70%	3.80%	3.80%	3.70%	5.60%	7.20%
\$200,000+	2.20%	3.10%	3.50%	2.00%	3.00%	2.70%	3.30%	6.80%	8.50%

## Population by Age

0 - 4	5.80%	5.20%	5.70%	5.90%	5.40%	6.20%	5.80%	5.10%	5.90%
5 - 9	6.50%	5.70%	6.00%	6.40%	5.80%	6.30%	5.90%	5.30%	6.10%
10 - 14	6.40%	5.80%	6.00%	6.40%	5.80%	6.20%	5.90%	5.50%	6.20%
15 - 19	5.40%	4.80%	5.20%	5.50%	4.90%	5.40%	5.80%	5.50%	6.30%
20 - 24	4.80%	4.30%	5.10%	5.00%	4.60%	5.30%	5.60%	5.90%	6.50%
25 - 34	12.80%	11.40%	12.90%	12.60%	11.40%	13.00%	12.90%	13.30%	14.00%
35 - 44	15.00%	13.10%	13.10%	14.20%	12.30%	12.50%	11.60%	11.90%	12.80%
45 - 54	14.00%	13.00%	12.70%	13.60%	12.10%	11.50%	11.20%	12.00%	12.10%
55 - 64	11.30%	12.80%	12.70%	11.70%	13.20%	12.20%	12.90%	13.60%	13.00%
65 - 74	9.90%	13.20%	11.80%	10.40%	13.70%	11.80%	12.60%	12.20%	10.20%
75 - 84	6.20%	8.40%	6.80%	6.30%	8.40%	7.20%	7.20%	6.90%	5.00%
85+	1.90%	2.30%	1.90%	1.80%	2.40%	2.20%	2.50%	2.80%	2.00%

## Race and Ethnicity

White Alone	72.20%	73.30%	71.80%	70.00%	67.70%	66.10%	70.50%	72.30%	69.20%
Black Alone	10.50%	9.90%	9.70%	11.50%	13.90%	14.00%	15.60%	16.40%	13.00%
American Indian Alone	0.70%	0.60%	0.50%	0.60%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.90%	2.10%	1.90%	1.80%	1.80%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.10%	10.20%	11.80%	11.70%	12.20%	13.90%	8.20%	4.70%	7.10%
Two or More Races	4.40%	4.10%	4.00%	4.30%	3.70%	3.60%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	45.70%	40.70%	41.40%	47.10%	40.60%	42.30%	26.50%	27.40%	18.90%

SECTION 3

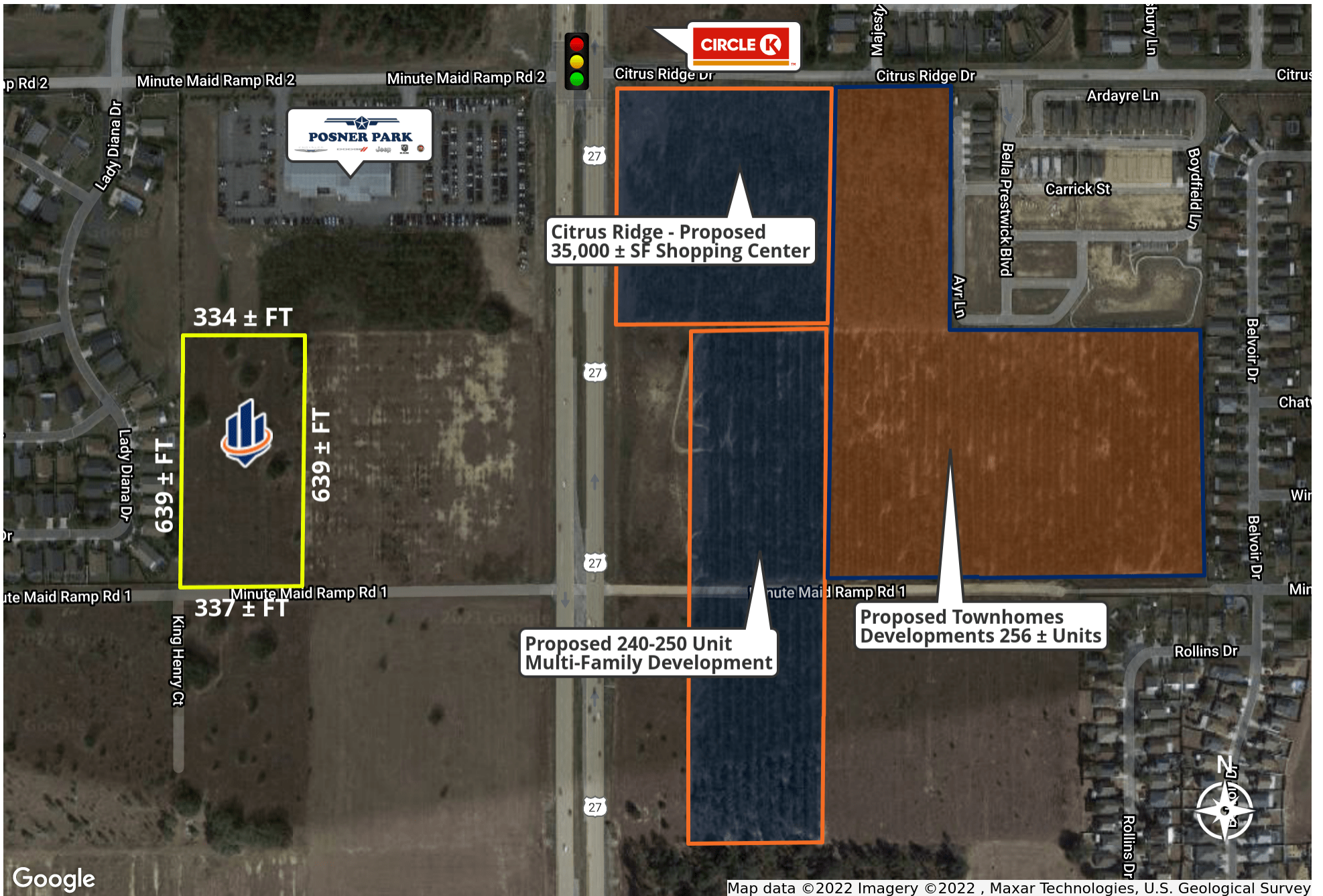
MAPS AND  
PHOTOS







Google



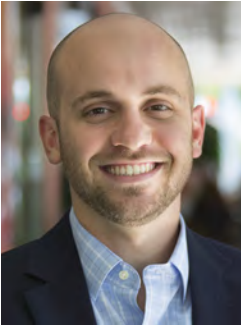
Google

Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey

SECTION 4

AGENT AND  
COMPANY





## DAVID HUNGERFORD, CCIM

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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm’s Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

### Disciplines

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

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### PROFESSIONAL BACKGROUND

Gary Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – 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.

Gary holds 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 professional designations. He is also a Florida licensed real estate broker and certified building contractor.

#### Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty

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