

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
P G
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Commercial Real Estate Services

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615 E. Colonial Drive, Orlando, Florida 32803 | www.FCPG.com

LOCATION

Drive Times & Traffic Counts



6 minute
(2.8 miles)



9 minutes
(6.8 miles)



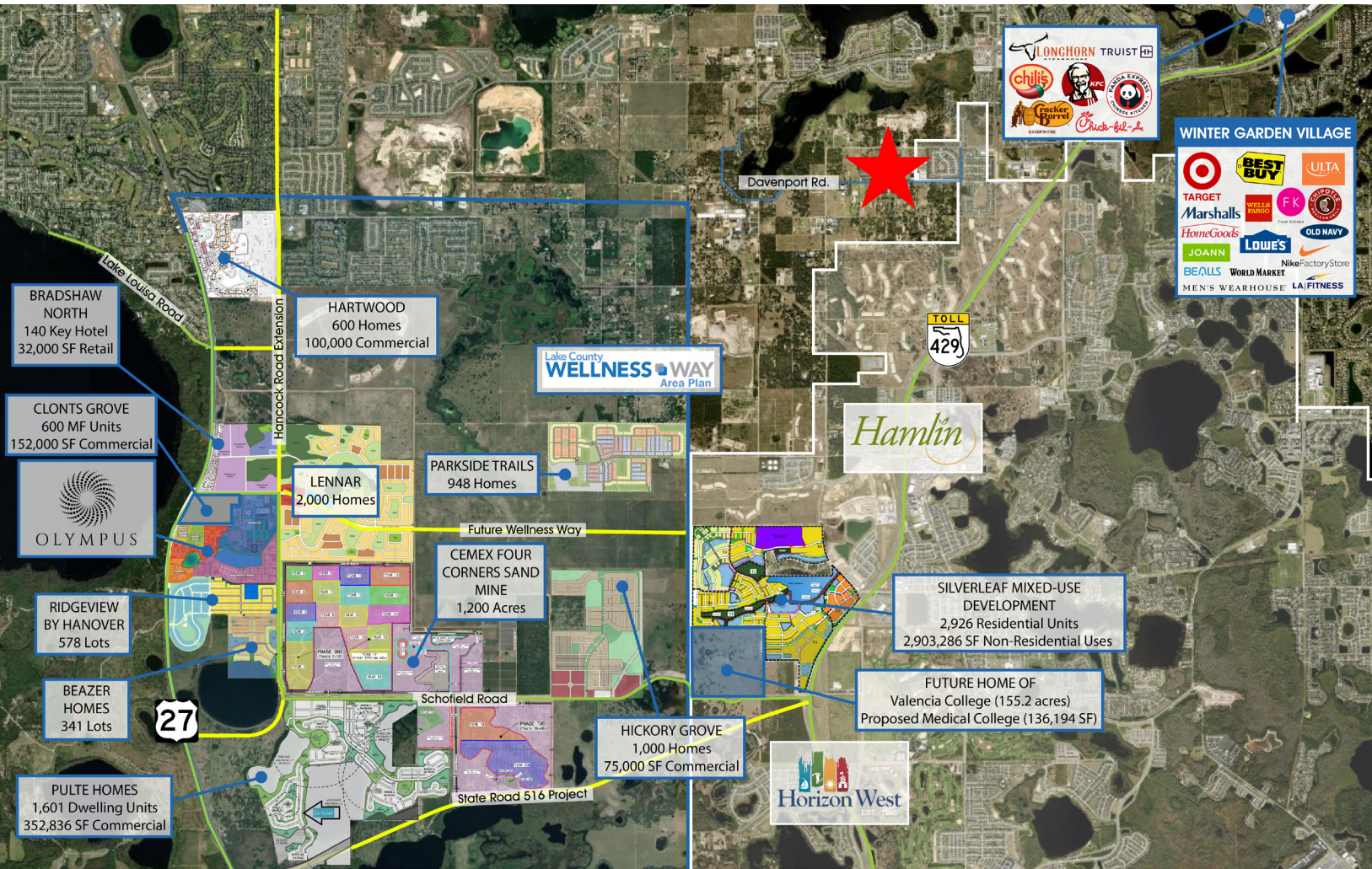
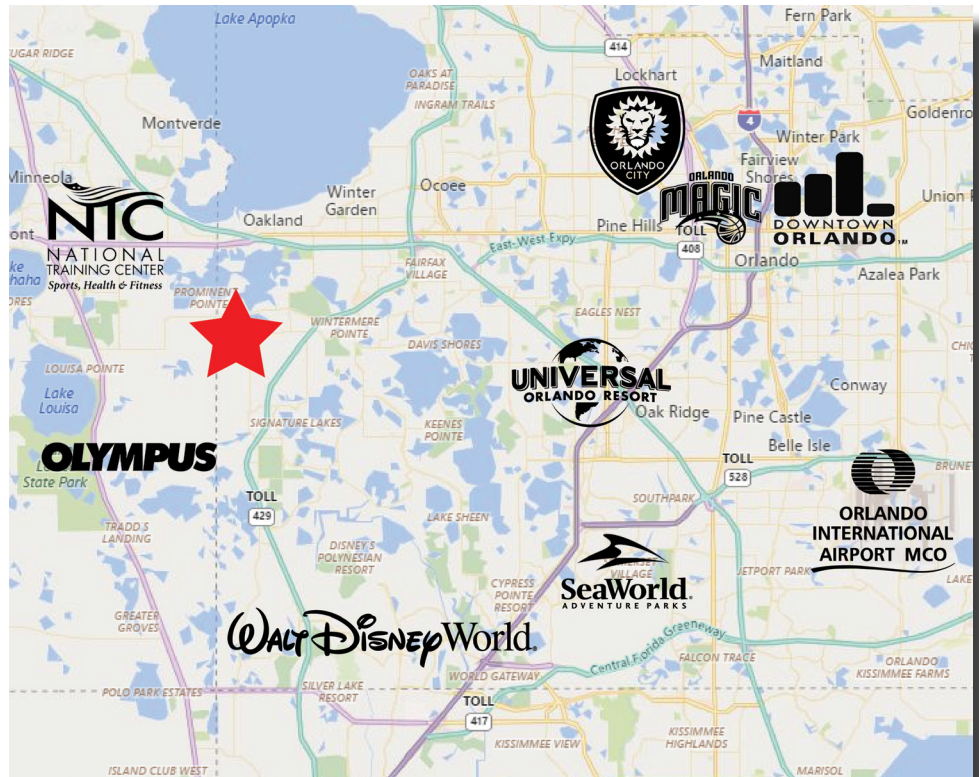
10 minutes
(7.2 miles)



12 minutes
(8.6 miles)



18 minutes
(15.3 miles)



LOCATION



AVERAGE INCOME
\$204,869
(10 min drive time)



MEDIAN AGE
35.8
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
3.08
(5 min drive time)



DAYTIME POPULATION
99,792
(15 min drive time)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2026	4,296	1,157	1,396	\$189,926
	2031	4,708	1,271	1,537	\$221,473
10 mins	2026	34,834	9,076	10,845	\$204,869
	2031	37,383	9,747	11,669	\$235,370
15 mins	2026	111,903	28,718	37,257	\$180,124
	2031	121,593	31,244	40,529	\$207,412

Average Annual Daily Trips

2025

SR 429	68,000
Avalon Rd	15,900

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	20	73	415
Food & Drink Businesses	17	53	285

CALL FOR PRICING

SUBJECT PARCELS:

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

