



AVAILABLE

12.16± ACRES OF COMMERCIAL LAND

AT ERNIE CALDWELL BLVD & US HIGHWAY 17-92

US HIGHWAY 17/92 N, DAVENPORT, FL, 33837



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US HIGHWAY 17-92 N PROPERTY SUMMARY

PROPERTY DESCRIPTION

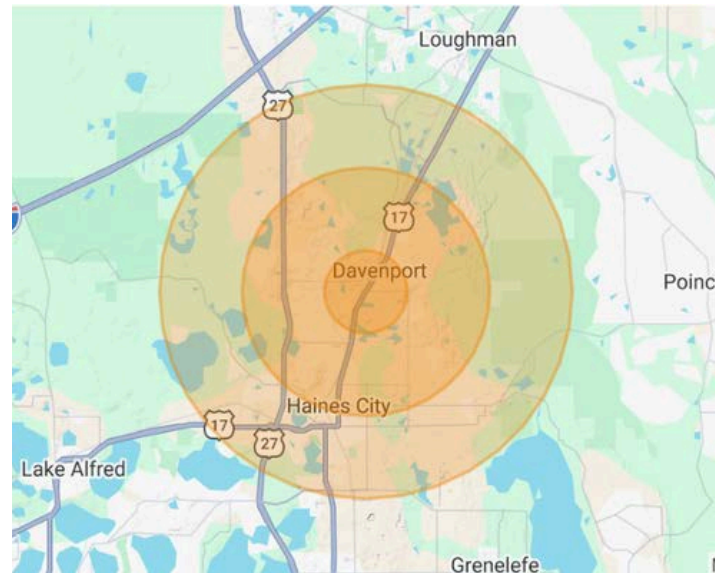
This 12.16± acre vacant land offering sits at the prominent intersection of Ernie Caldwell Blvd and US Highway 17-92 in Davenport, Polk County, Florida – one of the fastest-growing corridors in Central Florida. Comprised of two parcels with excellent frontage and visibility along a high-traffic arterial, this site is ideally positioned to serve the rapidly expanding residential base surrounding it. Located at the entrance to a new Pulte residential development, this property presents a rare opportunity for retailers, restaurateurs, grocers, and medical operators to establish a premier presence in a high-demand, supply-constrained market. With strong traffic counts on US 17-92 and Ernie Caldwell Blvd feeding directly to the site, this is a turnkey commercial land opportunity in the path of Davenport's continued explosive growth.

PROPERTY HIGHLIGHTS

- 12.16± total acres | Two parcels at Ernie Caldwell Blvd & US Hwy 17-92
- Located in Davenport, Polk County, FL 33837
- Excellent access and high visibility on US Highway 17-92
- Ideal for QSR, grocery, medical, and retail development
- Strong traffic counts on US 17-92
- Financing terms: Cash, Conventional, USDA
- Surrounded by rapid residential and commercial growth

LOCATION ADVANTAGES

LOCAL MARKET DEMOGRAPHICS



TRAFFIC COUNTS

US Hwy 17-92	22,500	AADT
Ernie Caldwell Blvd	16,600	AADT

Demographics	1-Mile	3-Mile	5-Mile
Population	6,661	40,236	71,447
Employed Population	3,413	17,461	30,316
Average HH Income	\$86,632	\$82,441	\$80,823
Median Age	33.1	37.8	39.0



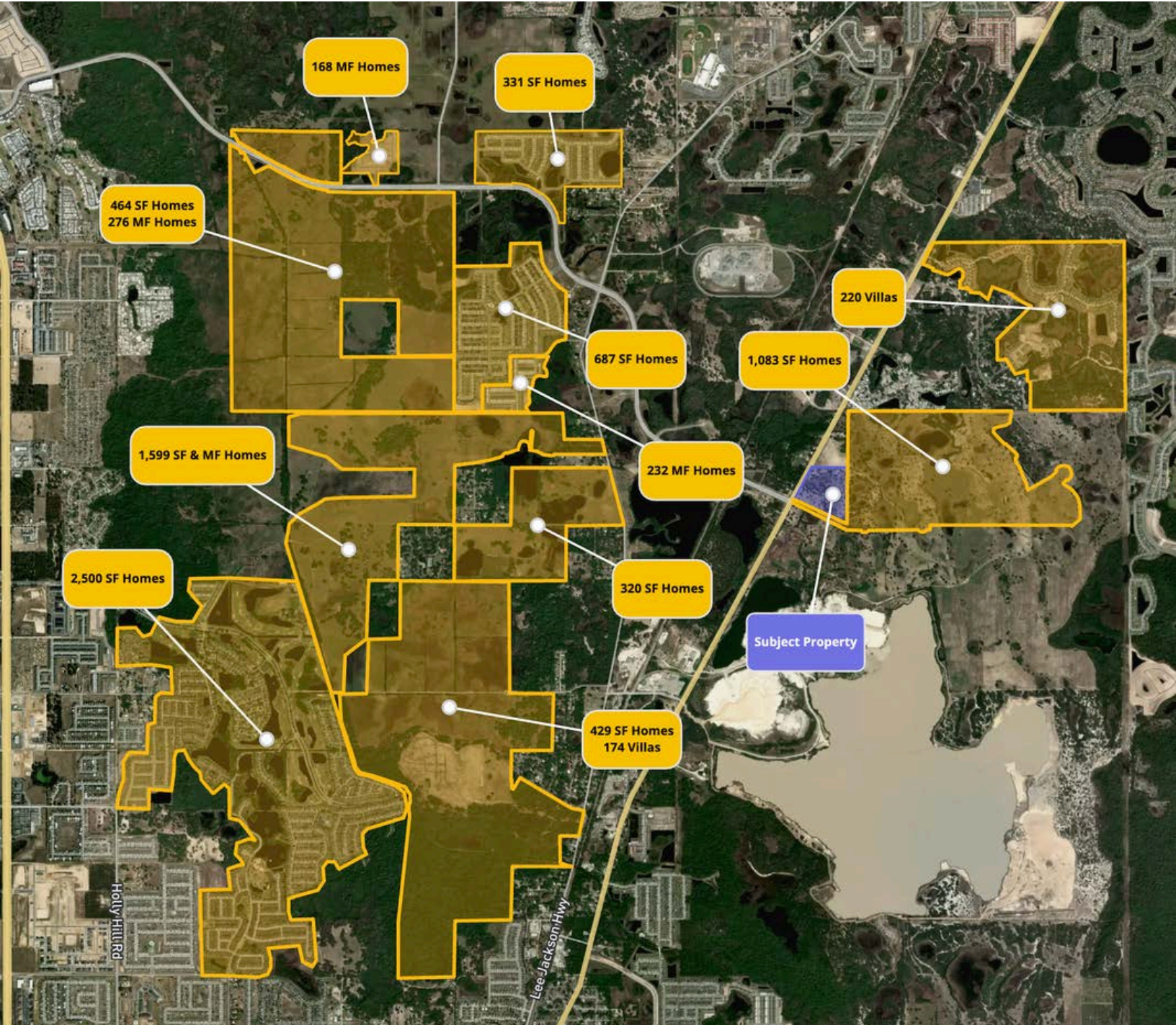
US HIGHWAY 17-92 N CONCEPTUAL DEVELOPMENT PLANS



- Plans depicted are conceptual only and do not represent a commitment or guarantee of development.



US HIGHWAY 17-92 N RESIDENTIAL MAPS



US HIGHWAY 17-92 N POINTS OF INTEREST MAP

