



AVAILABLE

18.11± ACRES OF COMMERCIAL LAND

AT ERNIE CALDWELL BLVD & LEE JACKSON HIGHWAY (US HWY 547)

3519 US HWY 547 N., DAVENPORT, FL 33837



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3519 US HWY 547 N PROPERTY SUMMARY

PROPERTY DESCRIPTION

This 18.11± acre vacant land offering sits at the prominent intersection of Ernie Caldwell Blvd and Lee Jackson Highway (US Hwy 547) in Davenport, Polk County, Florida. Positioned at a signalized corner in one of Central Florida's fastest-growing corridors, this site offers exceptional visibility and access along two well-traveled roadways serving a rapidly expanding residential and student population.

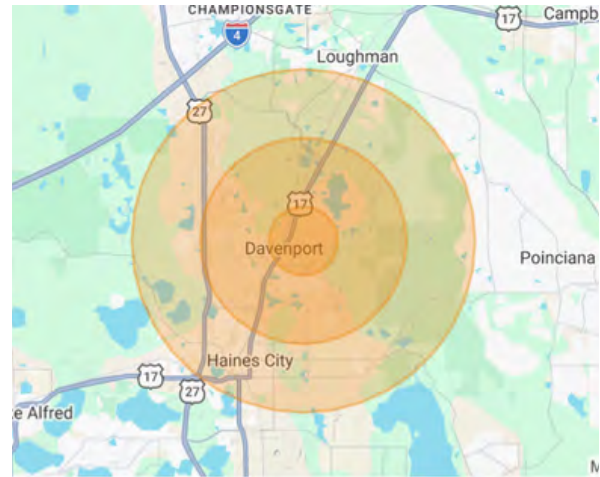
Located less than one mile from Davenport High School and surrounded by established and growing residential communities, including the Astonia subdivision visible directly to the west, this property is ideally suited for a convenience store, fuel center, or similar daily-needs retail use. With strong rooftop density in the immediate area and continued residential growth fueling demand, this is a rare opportunity to capture a premier corner position before the market matures.

PROPERTY HIGHLIGHTS

- 18.11± acres at the NW corner of Ernie Caldwell Blvd & Lee Jackson Hwy (US 547)
- Located in Davenport, Polk County, FL 33837
- Excellent access and visibility at a key intersection
- Less than 1 mile from Davenport High School
- Immediately adjacent to Astonia residential community
- Perfect for C-Store, fuel center, or daily-needs retail
- Surrounded by strong and growing residential rooftop density

LOCATION ADVANTAGES

LOCAL MARKET DEMOGRAPHICS



TRAFFIC COUNTS

Lee Jackson Hwy / US 547	9,000	AADT
Ernie Caldwell Blvd	16,600	AADT

Demographics	1-Mile	3-Mile	5-Mile
Population	3,573	31,450	70,299
Employed Population	1,964	14,123	30,359
Average HH Income	\$104,470	\$88,186	\$81,227
Median Age	34.4	37.3	38.5



3519 US HWY 547 N CONCEPTUAL DEVELOPMENT PLANS



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



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PROJECT NAME:
 COMMERCIAL DEVELOPMENT
 IN DAVENPORT, FL

DRAWING DATA
 DATE: 5/28/2025
 PROJECT NO.: 25.1396 / CONCEPT 1A

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 CONFIRMED BY SUBJECT JURISDICTION AND
 MAY BE SUBJECT TO CHANGE. A SURVEY IS
 RECOMMENDED TO DETERMINE THE PROPERTY
 BOUNDARIES AND RESTRICTIONS.

PROPERTY BOUNDARY GENERATED
 REFERENCING AVAILABLE GIS SOURCES

LEGEND

BOUNDARY LINE	8FT	LSB
BUILDING SETBACK	8FT	LSB
LANDSCAPE BUFFER	8FT	LSB
PROPOSED PAVEMENT	8FT	LSB

80 0 80
 SCALE: 1" = 80'

USER AREA PARKING

G-STORE	±2.98 AC	50 STALLS
MEDICAL	±1.71 AC	50 STALLS
QSR	±1.77 AC	45 STALLS
REMAIN	±11.65 AC	N/A
TOTAL	±16.11 AC	145 STALLS

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3519 US HWY 547 N
RESIDENTIAL MAPS

