



MAGIC KINGDOM

DISNEY SPRINGS

Disney's HOLLYWOOD STUDIOS

Epc

ANIMAL KINGDOM

ESPN WIDE WORLD OF SPORTS



MARGARITAVILLE

Central Florida's
Premier
Residential &
Commercial Area







VISION ORLANDO

MH MARTY & HUGGINS REALTY

COMMERCIAL DIRECTOR
Harry Champ, CCIM
407.461.8812
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REUNION RESORT

MULTIFAMILY
HIGH DENSITY
18 UNITS PER ACRE
2.56 ACRES

INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE HOWEVER CANNOT BE WARRANTED BY MARTY & HUGGINS REALTY OR ITS AGENTS



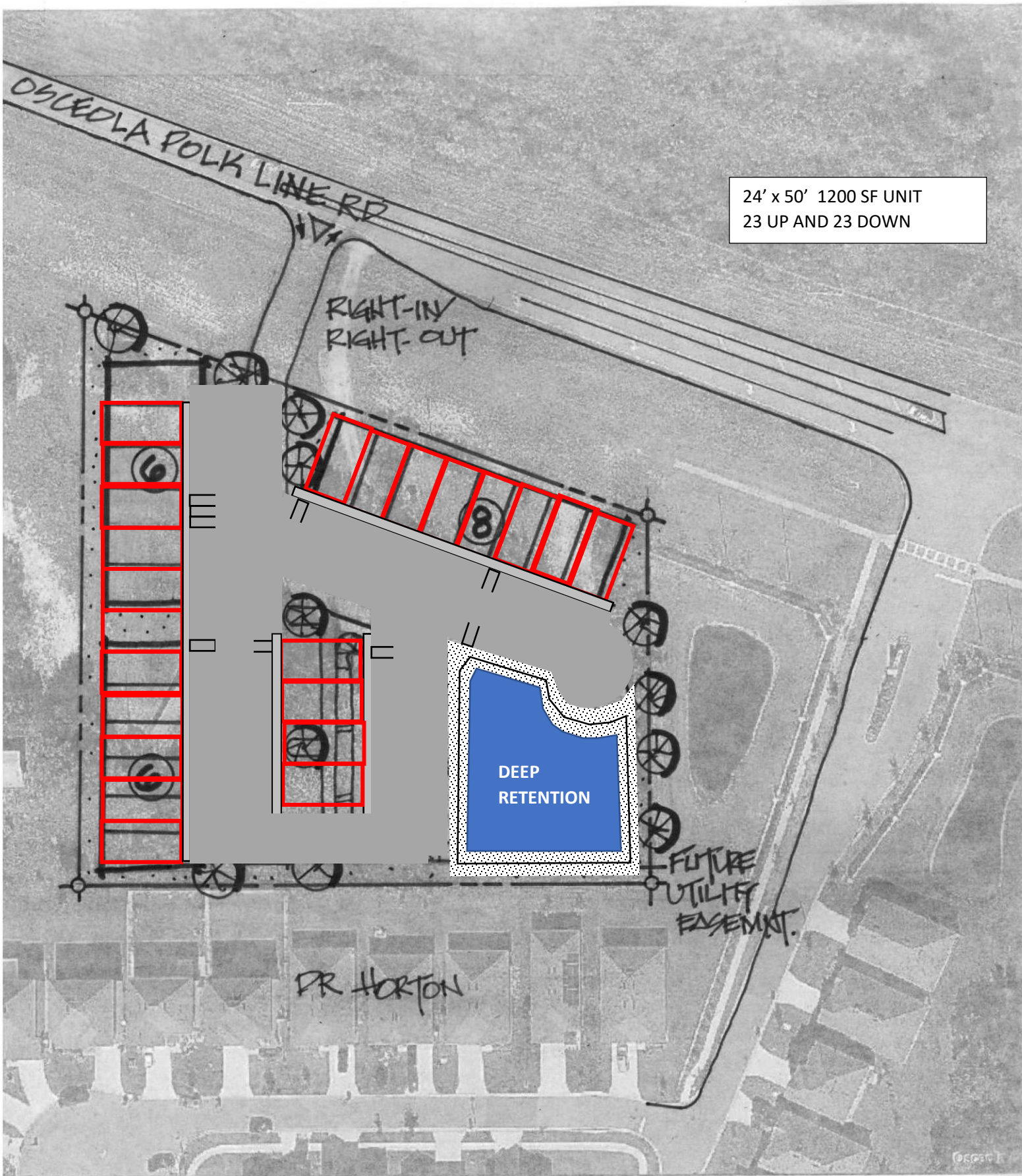
\$ 1,999,000

Area Comparables Available

Hi & Dry Land

**HOUSE & ANY SHEDS REMOVED
AND ANY DEBRI REMOVED AS WELL**

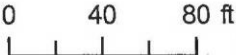


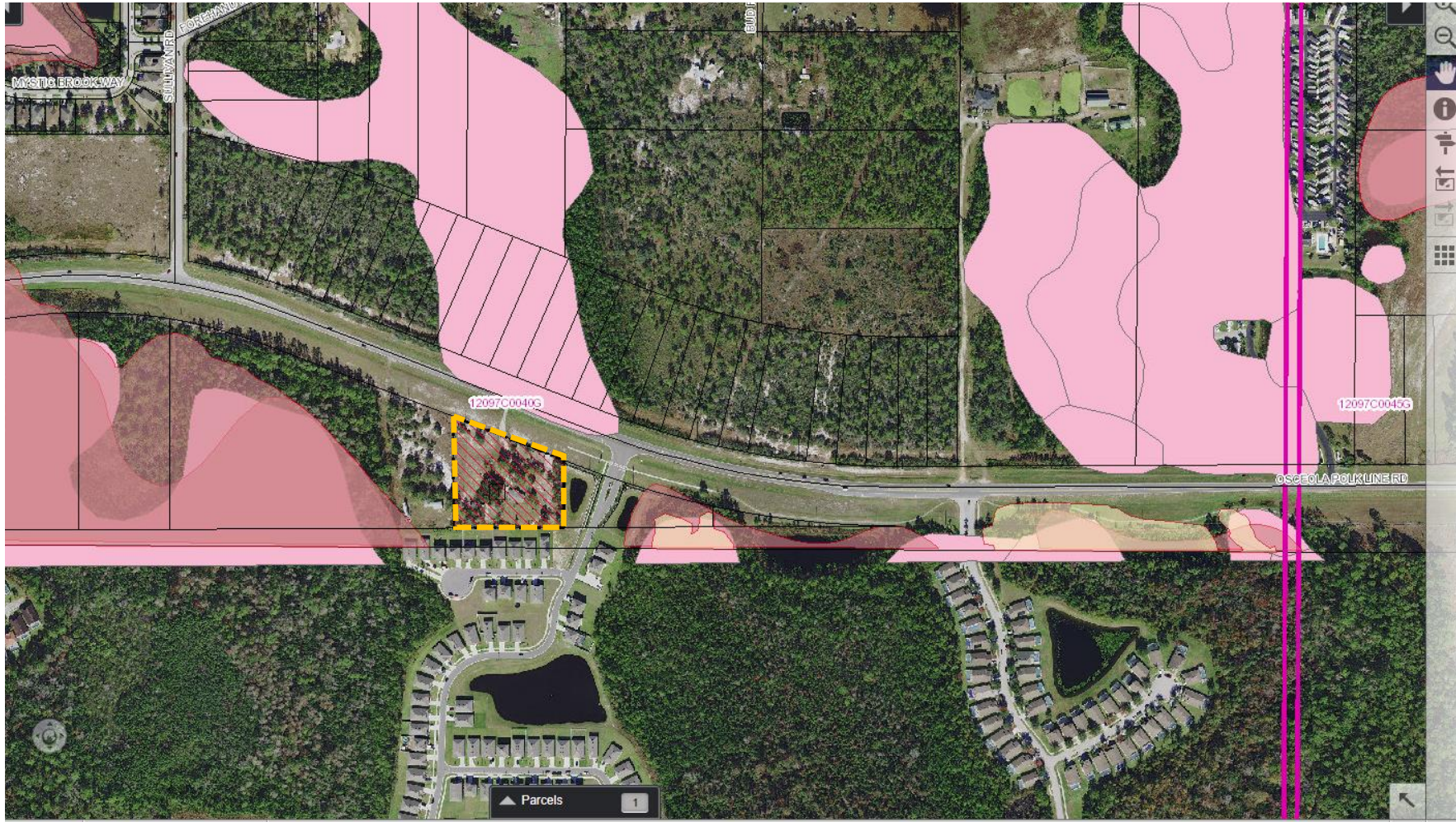


24' x 50' 1200 SF UNIT
23 UP AND 23 DOWN

OSCEOLA POLK LINE RD. CONCEPT

- * SCENARIO #1 - YIELD OF 20 - 2 STORY UNITS
- * SCENARIO #2 - YIELD OF 28 - 2 & 3 STORY UNITS





DEMOGRAPHIC SUMMARY

7120 Osceola Polk Line Rd, Davenport, Florida, 33896

Ring of 1 mile

KEY FACTS

5,836

Population

33.6

Median Age



2,176

Households

\$62,096

Median Disposable Income

EDUCATION

8.2%

No High School Diploma



23.3%

High School Graduate



33.2%

Some College/
Associate's Degree



35.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$78,166

Median Household Income



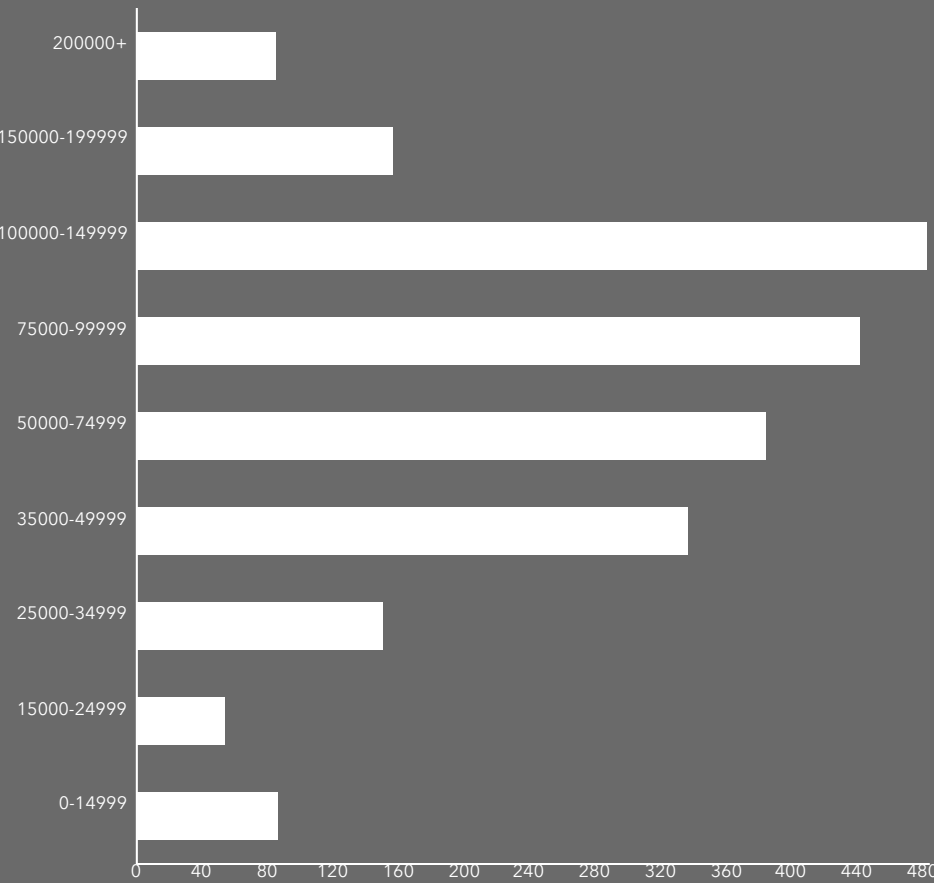
\$33,949

Per Capita Income

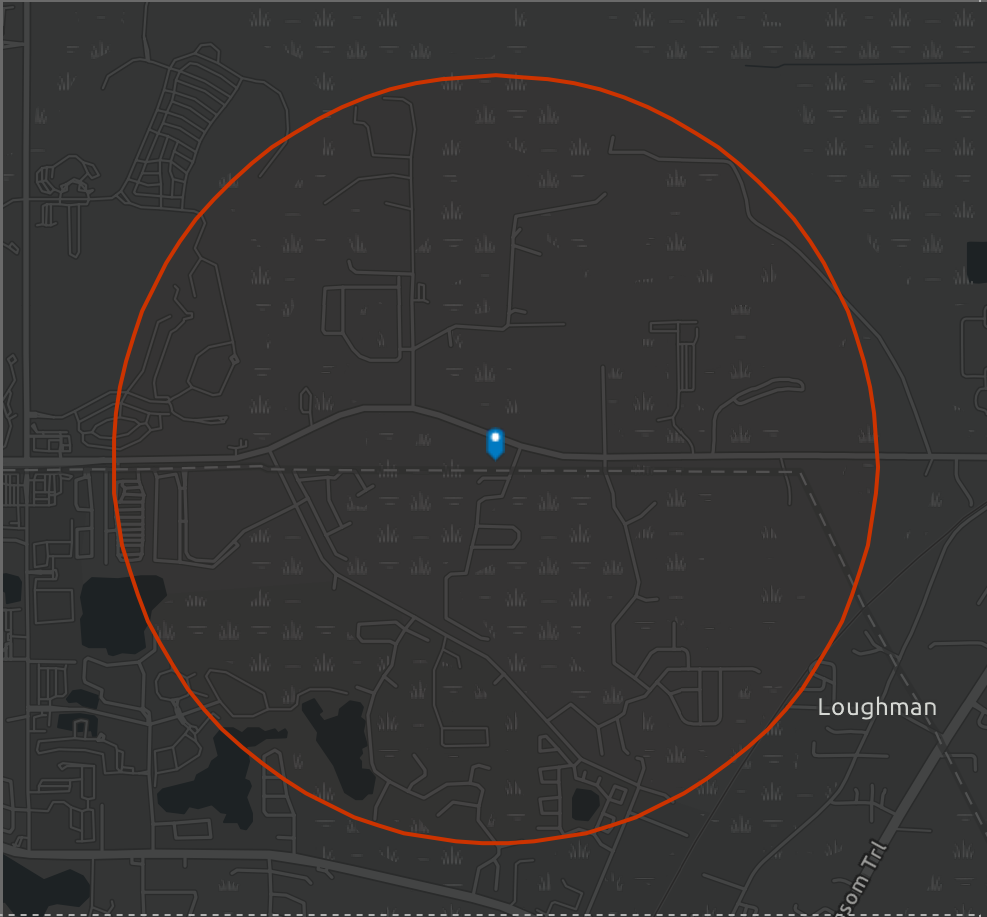


\$106,404

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

49.4%



Blue Collar

23.1%



Services

28.5%

2.5%

Unemployment Rate

DEMOGRAPHIC SUMMARY

7120 Osceola Polk Line Rd, Davenport, Florida, 33896

Ring of 3 miles

KEY FACTS

30,233

Population



11,170

Households

37.3

Median Age

\$65,198

Median Disposable Income

EDUCATION

6.4%

No High School Diploma



25.3%

High School Graduate



32.1%

Some College/
Associate's Degree



36.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$80,761

Median Household Income



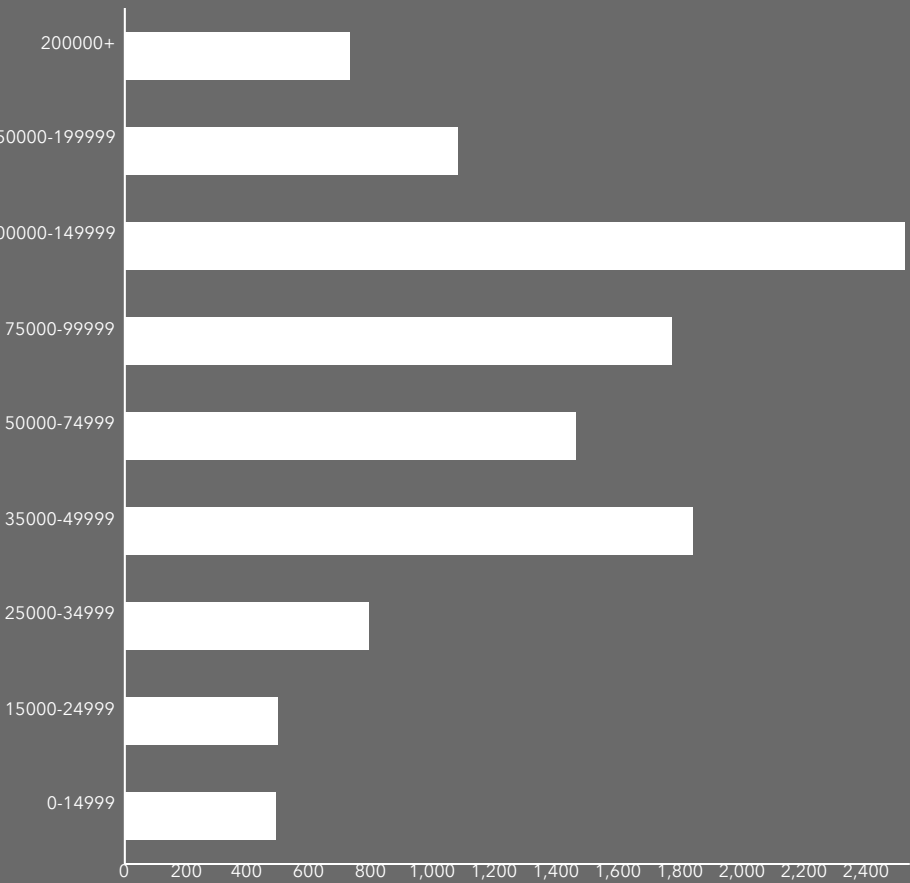
\$36,349

Per Capita Income

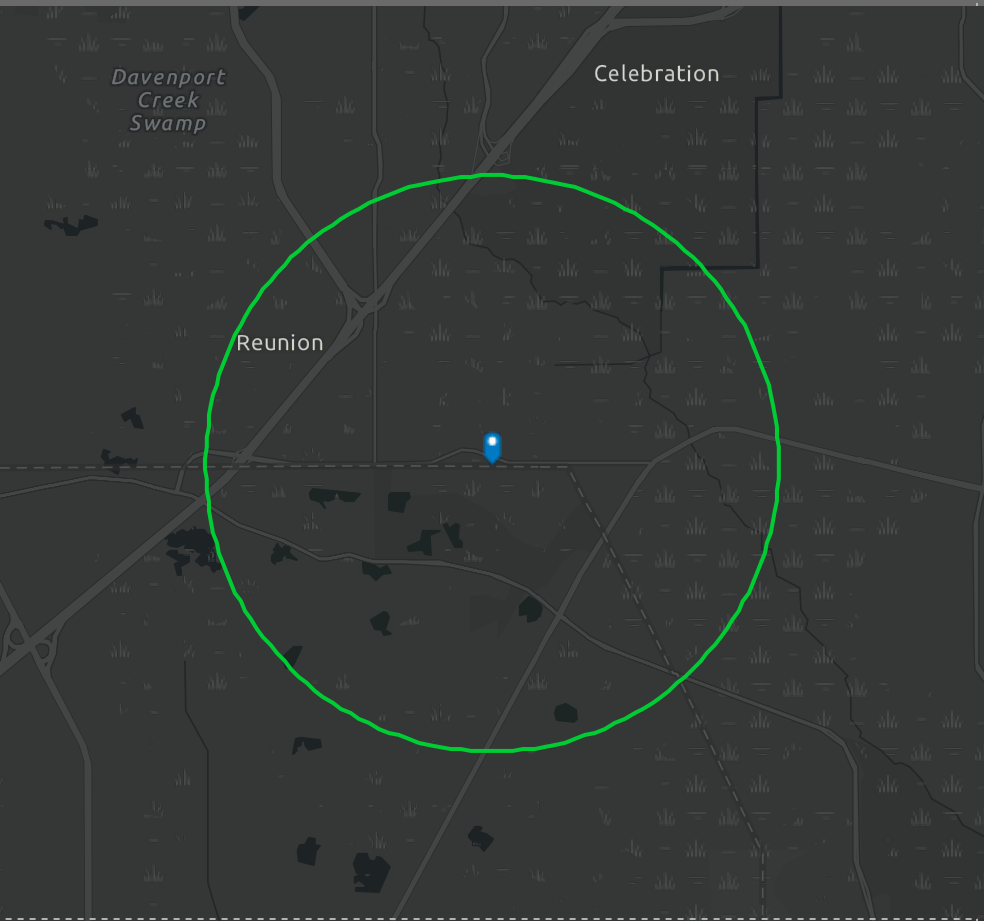


\$147,305

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

61.2%



Blue Collar

18.8%



Services

22.1%

2.3%

Unemployment Rate

DEMOGRAPHIC SUMMARY

7120 Osceola Polk Line Rd, Davenport, Florida, 33896
Ring of 5 miles

KEY FACTS

65,736

Population

38.4

Median Age



24,324

Households

\$68,437

Median Disposable Income

EDUCATION

5.3%

No High School Diploma



25.5%

High School Graduate



31.8%

Some College/
Associate's Degree



37.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,381

Median Household Income



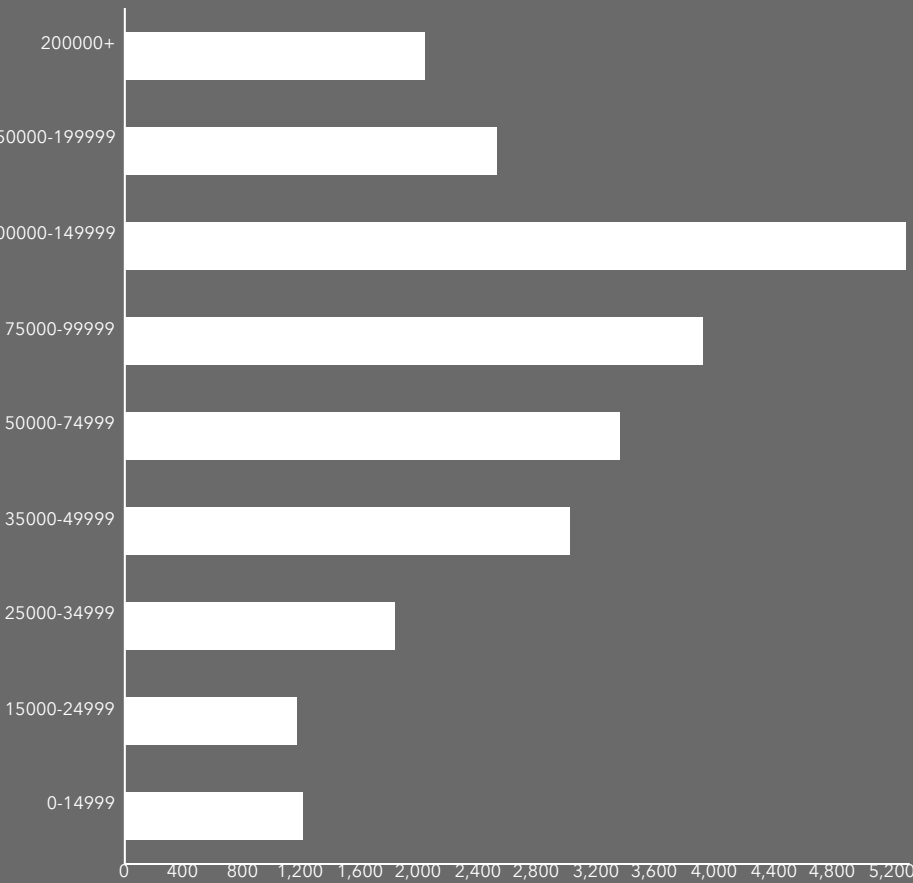
\$38,406

Per Capita Income

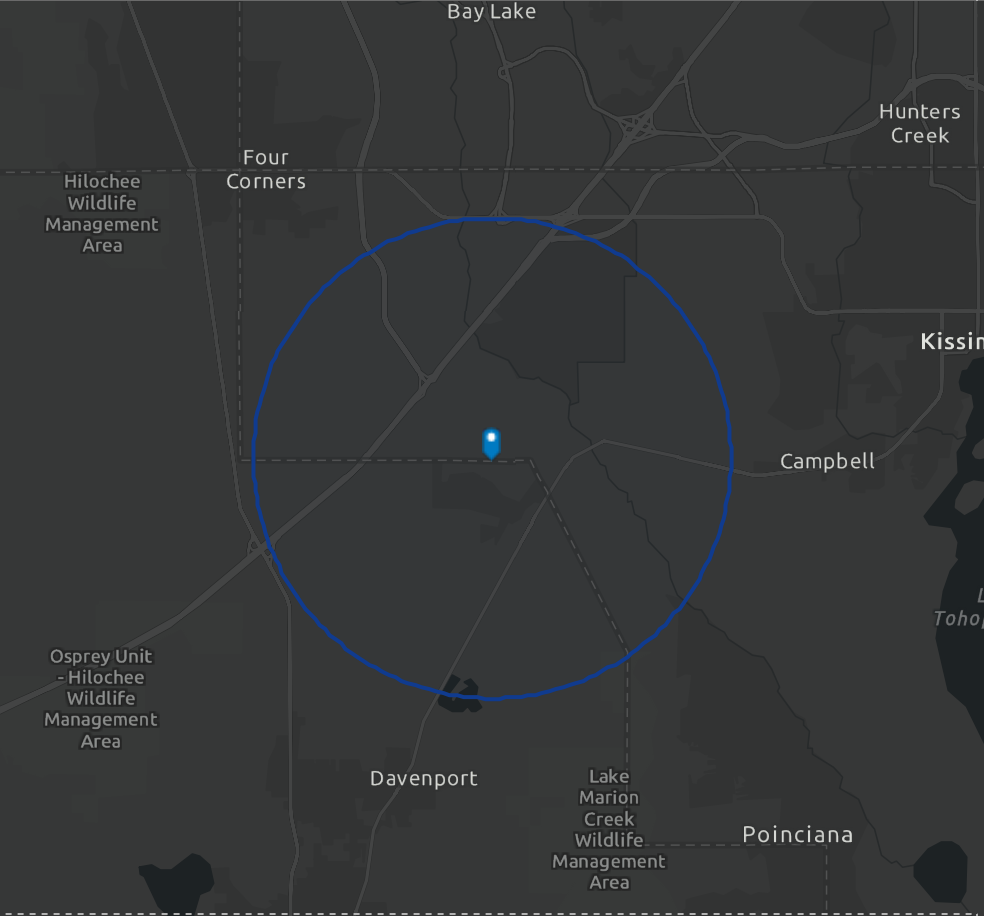


\$184,484

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

64.1%



Blue Collar

17.2%



Services

20.6%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri