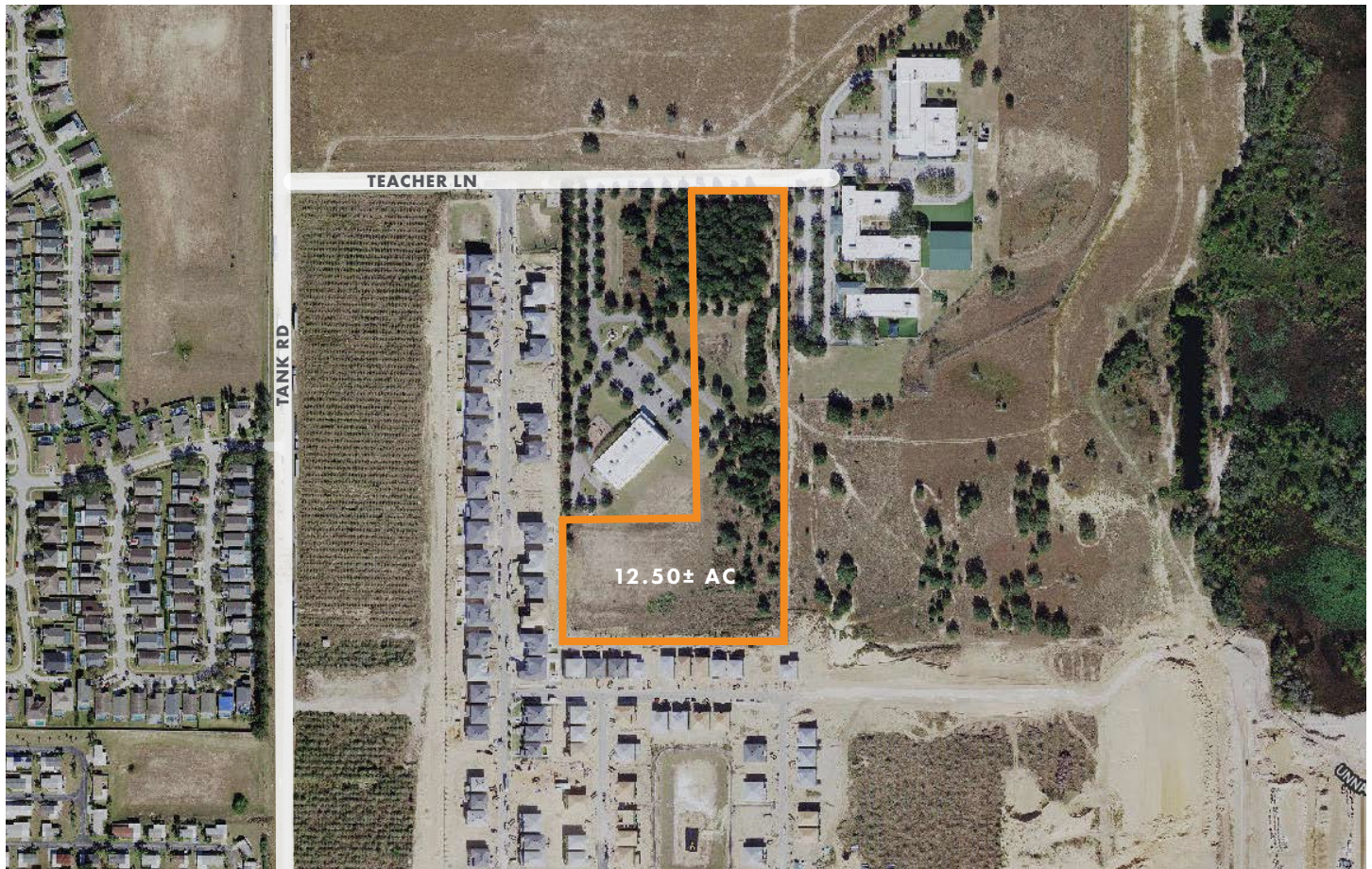


# DEVELOPMENT OPPORTUNITY - FOUR CORNERS AREA

9120 TEACHER LANE, DAVENPORT, FL 33897

[foundrycommercial.com](http://foundrycommercial.com)

12.50± AC FOR SALE IN DAVENPORT, FLORIDA - FOR MORE INFO, PLEASE CONTACT: **407.540.7737**



## PROPERTY OVERVIEW

Foundry Commercial is pleased to present a development opportunity consisting of approximately 12.50 acres of land located in the high growth Four Corners area of Southwest Orlando.

Current zoning designation is PD (Planned Development), currently permitting religious uses. Any other uses will require a zoning change or PD amendment. The current future land use, Tourist Commercial, requires a minimum of 5 dwelling units per acre.

Sale is subject to a lot split to separate the property from the existing church building.

## PROPERTY SPECIFICATIONS

LOT SIZE	12.50± AC For Sale
PARCEL ID	1925273160000C0070
COUNTY	Osceola
ZONING	PD
FUTURE LAND USE	Tourist Commercial
CURRENT USE	Vacant land
ASKING PRICE	<b>\$3,900,000</b>

### FOR MORE INFORMATION, PLEASE CONTACT:

JOEY BLAKLEY | **407.540.7737**  
 Senior Vice President  
 Joey.Blakley@foundrycommercial.com  
 Licensed Real Estate Broker

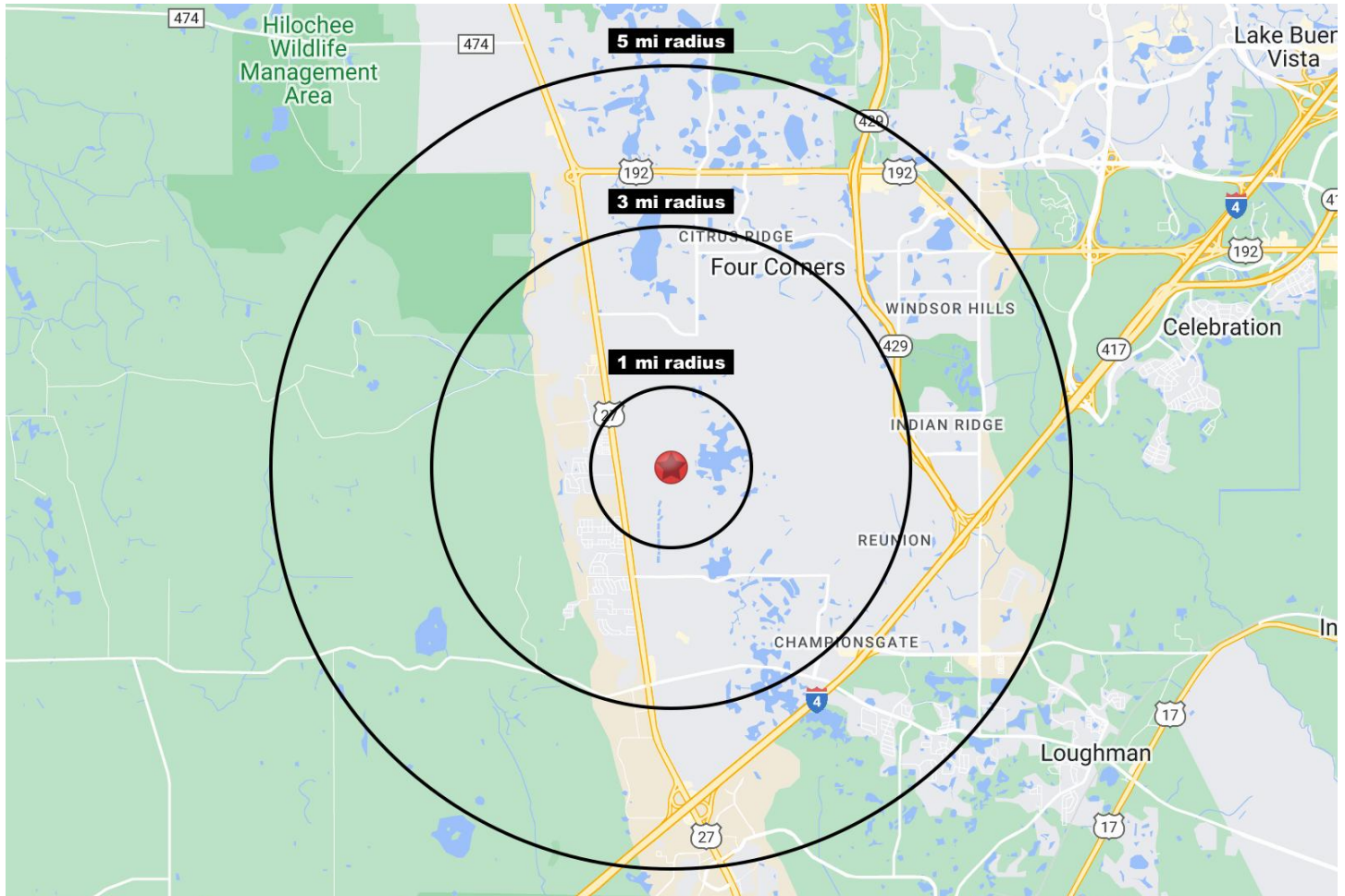


MISSION  
PROPERTY  
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.



## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>5,409</b> ESTIMATED POPULATION 2023
	<b>38.1</b> MEDIAN AGE
	<b>\$177,914</b> MEDIAN HOME VALUE 2023
	<b>770</b> TOTAL EMPLOYEES
	<b>\$75,318</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>29,091</b> ESTIMATED POPULATION 2023
	<b>37.5</b> MEDIAN AGE
	<b>\$277,099</b> MEDIAN HOME VALUE 2023
	<b>5,684</b> TOTAL EMPLOYEES
	<b>\$96,573</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>61,866</b> ESTIMATED POPULATION 2023
	<b>38.3</b> MEDIAN AGE
	<b>\$265,400</b> MEDIAN HOME VALUE 2023
	<b>15,968</b> TOTAL EMPLOYEES
	<b>\$86,162</b> AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

**JOEY BLAKLEY | 407.540.7737**  
Senior Vice President  
Joey.Blakley@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.