

±9 AC Davenport Development Site For Sale

Early Education/Daycare

Medical/Professional

Neighborhood Shops

Drive-Thru QSR

Drive-Thru Coffee

RONALD REAGAN PKWY

BRIARGROVE AVE

RONALD REAGAN PKWY | 29,500 AADT

HERITAGE PASS

The interchange
is where the
region shops.
The parkway
is where the
region **Lives.**

THE SITE PLAN IS A CONCEPTUAL ARTIST RENDERING. FOR DEMONSTRATION PURPOSES ONLY

Davenport's Four Corners submarket has spent a decade adding rooftops: ChampionsGate, Reunion, Bella Vida, Heritage Pass, Briargrove, and a wave of workforce apartments along US 27 – while its daily-needs retail stayed clustered at the I-4 interchange and at Lake Wilson Road. The mile and a half of Ronald Reagan

Parkway between those two nodes now carries 29,500 cars a day past thousands of homes with nowhere to stop for coffee, a prescription refill, a pediatrician, or a daycare drop-off. Briargrove Corners is positioned to fill that gap, with an existing zoning specifically intended to accommodate these uses.

PRICE
\$2,900,000

LAND SIZE
±9 AC
5.41 AC WEST + 3.59 AC EAST

ZONING
NACX
NEIGHBORHOOD ACTIVITY CENTER-X

TRAFFIC
29,500 AADT

THE OPPORTUNITY

Two Retail Nodes, 2.2 miles apart. Thousands of rooftops in between.



WHERE THE REGION SHOPS
ChampionsGate Village
Publix · Starbucks · Walgreens · PNC ·
Orlando Health · restaurant row

OSCEOLA POLK LINE RD

WHERE THE REGION SHOPS
Lake Wilson Rd · Osceola Polk Line
Publix · Aldi · CVS · McDonald's · Taco
Bell · Panda Express

WHERE THE REGION LIVES
Briargrove · Heritage Pass ·
Bella Vida
1,400+ households in the two-mile
pipeline

RONALD REAGAN PKWY

THE SITE | BRIARGROVE CORNERS
9.0± AC · NACX · two parcels · 1,247 ft
of Ronald Reagan Parkway Frontage

Drive-thru coffee
3.6 mi
NEAREST

Drive-thru QSR
1.3 mi
NEAREST

Early education
5.0 mi
NEAREST BRANDED

Walk-in urgent care
2.8 mi
NEAREST

Households, 2-mi pipeline
1,400+
NEXT 24-36 MONTHS

DEMOGRAPHIC SNAPSHOT — 5-MILE RING

92,772
POPULATION

\$107,382
AVG HH INCOME

5.4%
5-YR GROWTH

1,442
DAVENPORT HS
STUDENTS

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Property Details



NACX - Neighborhood Activity Center-X:

Retail:

- Restaurants
- Medical
- Childcare

Office

- Personal Services
- Veterinary
- Financial Institutions;

Drive-thru and certain other uses subject to applicable Polk County approval requirements.

ROOFTOPS ON THE WAY

- **Epic Development Group** — 360 apartments plus 51 homes at 1211 Ronald Reagan Pkwy; concept stage.
- **Hillpointe Pointe Grand Champions Village** — 445 workforce apartments, US 27 at I-4; delivering 2026.
- **Redgrave / Loeber / Dudney assemblage** — 525-lot single-family PD south of the parkway; pre-application June 2026.
- **ChampionsGate and Reunion** — established master plans anchoring the submarket.

92,772

5-MILE POPULATION

\$107,382

AVG HH INCOME

1,400+

PIPELINE HH, 2 MI

5.4% projected five-year population growth · 29,500 AADT at the site · 140,600 AADT on I-4, under one mile west · 1,442 students at Davenport High School, 1.2 mi. Ring demographics per ESRI/STDB as carried in the prior listing.

Residential pipeline based on projects under construction, approved or proposed as of September 2026.

Established Retail Nodes. Growing Residential Corridor.



TO LEARN MORE:



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