DAVENPORT COMMERCIAL LAND FOR SALE

BRIARGROVE CORNERS

A ±9 AC NACX DEVELOPMENT SITE ON RONALD REAGAN PARKWAY



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

RONALD REAGAN PKWY & BRIARGROVE AVE | DAVENPORT, FL

PRICE	LAND SIZE	ZONING	TRAFFIC	FRONTAGE
$2,900,000	±9 AC 5.41 AC West + 3.59 AC East	NACX Neighborhood Activity Center-X	29,500 AADT Ronald Reagan Parkway	1,247 FT Two parcels at the Briargrove Ave entrance

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THE OPPORTUNITY

Two retail nodes, 2.2 miles apart.
Thousands of rooftops in between.



WHY THIS LOCATION MATTERS

The interchange is where the region shops. The parkway is where the region lives. 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.

THE GAP, MEASURED · NEAREST

3.6 MI DRIVE-THRU COFFEE	**1.3 MI** DRIVE-THRU QSR
5.0 MI EARLY EDUCATION	**2.8 MI** WALK-IN URGENT CARE

CONTACT: DANIEL BUTTS | 407.637.9162 | DANIEL@4ACRE.COM

PROPERTY DETAILS

±9 acres on Ronald Reagan Parkway, zoned for daily needs.



DETAILS AT A GLANCE

PRICE	$2,900,000
LAND	±9.0 AC (5.41 W + 3.59 E)
PARCEL IDS	272604-000000-021010 (West) 272604-000000-021020 (East)
ZONING	NACX (Polk County)
FRONTAGE	1,247 ft on Ronald Reagan Parkway
TRAFFIC	29,500 AADT · I-4: 140,500 AADT

PERMITTED USES

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.

92,772	$107,382	5.4%
5-MI POPULATION	AVG HH INCOME	5-YR GROWTH

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.
- **1,400+ households** in the two-mile pipeline over the next 24–36 months; 1,442 students at Davenport High School, 1.2 mi.

Residential pipeline based on projects under construction, approved or proposed as of September 2026. 5-mile ring demographics per ESRI/STDB as carried in the prior listing.

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LOCATION

Established retail nodes. Growing residential corridor.



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BRIARGROVE CORNERS · DAVENPORT, FL

Fill the Gap on the Parkway

±9 acres of NACX land on Ronald Reagan Parkway, passed by 29,500 cars a day.

Contact Daniel for the site plan or to walk the property.

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Daniel Butts
daniel@4acre.com
407.637.9162

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