



OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

6670 Osceola Polk Line Road, Davenport, FL 33896

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PROPERTY OVERVIEW



Sale Price

\$4,200,000

PROPERTY OVERVIEW

Conveniently located near Orlando, Disney, I-4, and Four-Corners - This property offers a wealth of possibilities for potential buyers.

The property is 13 ± total acres featuring 6.3 ± upland acres, providing ample space for various development options, and 6.8 ± wetland acres that contributes to the ecological services of the area.

The property is currently in agricultural zoning, allowing for a wide range of agricultural activities, while the Future Land Use designation of Low Density Residential indicates the potential for future residential development. This makes it an attractive opportunity for investors and developers looking to capitalize on the growing demand for residential properties in the region.

Situated within the Toho Service Area, this property offers access to essential utilities and services, ensuring convenience and ease of development. Furthermore, with 145 feet of frontage on Osceola Polk Line Road, the property enjoys excellent visibility and accessibility.

The location is truly outstanding, with Kissimmee, Orlando, Disney, I-4, and Four-Corners all in close proximity. This provides future residents or visitors with easy access to world-renowned attractions, entertainment, shopping, dining, and employment opportunities, making it an ideal location for potential homeowners or vacation rental investors.

Whether you envision a picturesque residential development, agricultural endeavors, or other possibilities, this property presents an exceptional opportunity. Don't miss your chance to own a piece of land in a highly sought-after area with tremendous potential for growth and prosperity.

OFFERING SUMMARY

Acreage: 13.75 Acres

Price / Acre: \$305,455

City: Davenport

County: Osceola

Property Type: Investment Land & Development Opportunity

Video: [View Here](#)

SPECIFICATIONS & FEATURES



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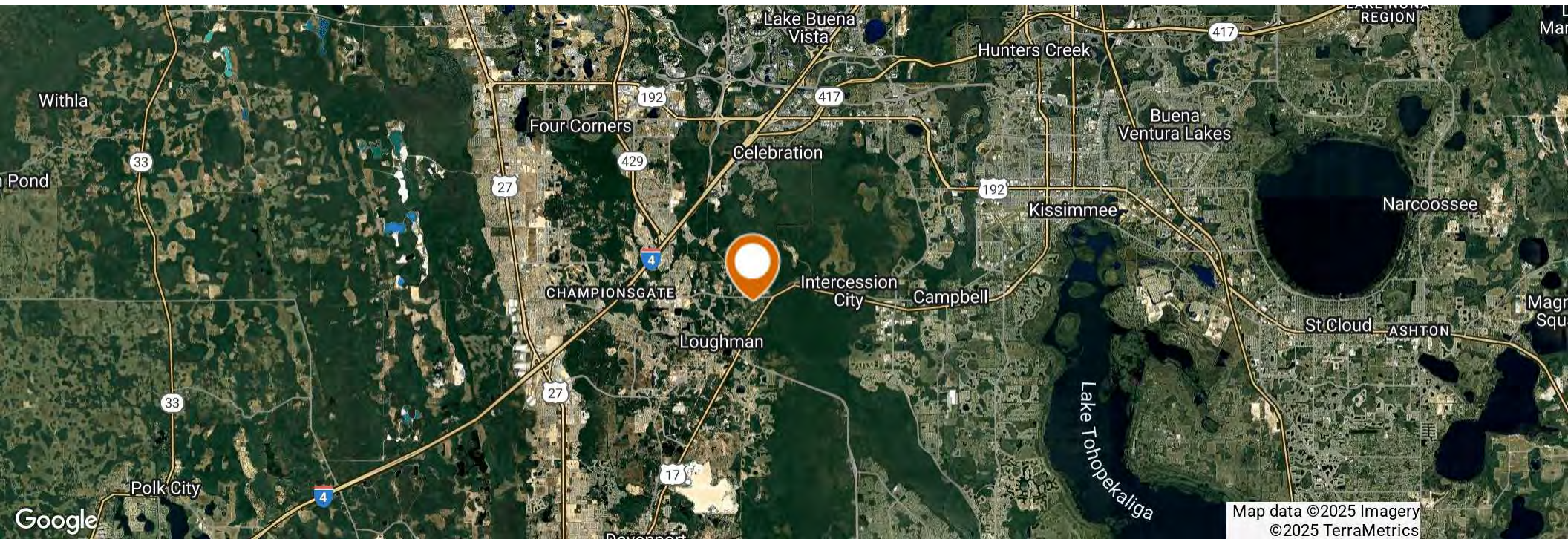
Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development• Transitional• Commercial
Uplands / Wetlands:	6.3 ± Upland Acres / 6.8 ± Wetland Acres
Soil Types:	Immokalee (6 Ac); Myakka (1.19 Ac); Riviera (1.28 Ac); Riviera Fine Sand/Depressional (4.68 Ac)
Taxes & Tax Year:	\$4,426.77 for 2022
Zoning / FLU:	Zoning: Agricultural / FLU: Low Density Residential
Water Source & Utilities:	Inside the Toho Service Area
Road Frontage:	145' FT on Osceola Polk Line Rd.
Nearest Point of Interest:	Kissimmee, Orlando, Disney, I-4, and Four-Corners All Nearby
Land Cover:	Improved Pastures; Woodland Pastures; Mixed Shrubs; Cypress-Mixed Hardwoods

LOCATION

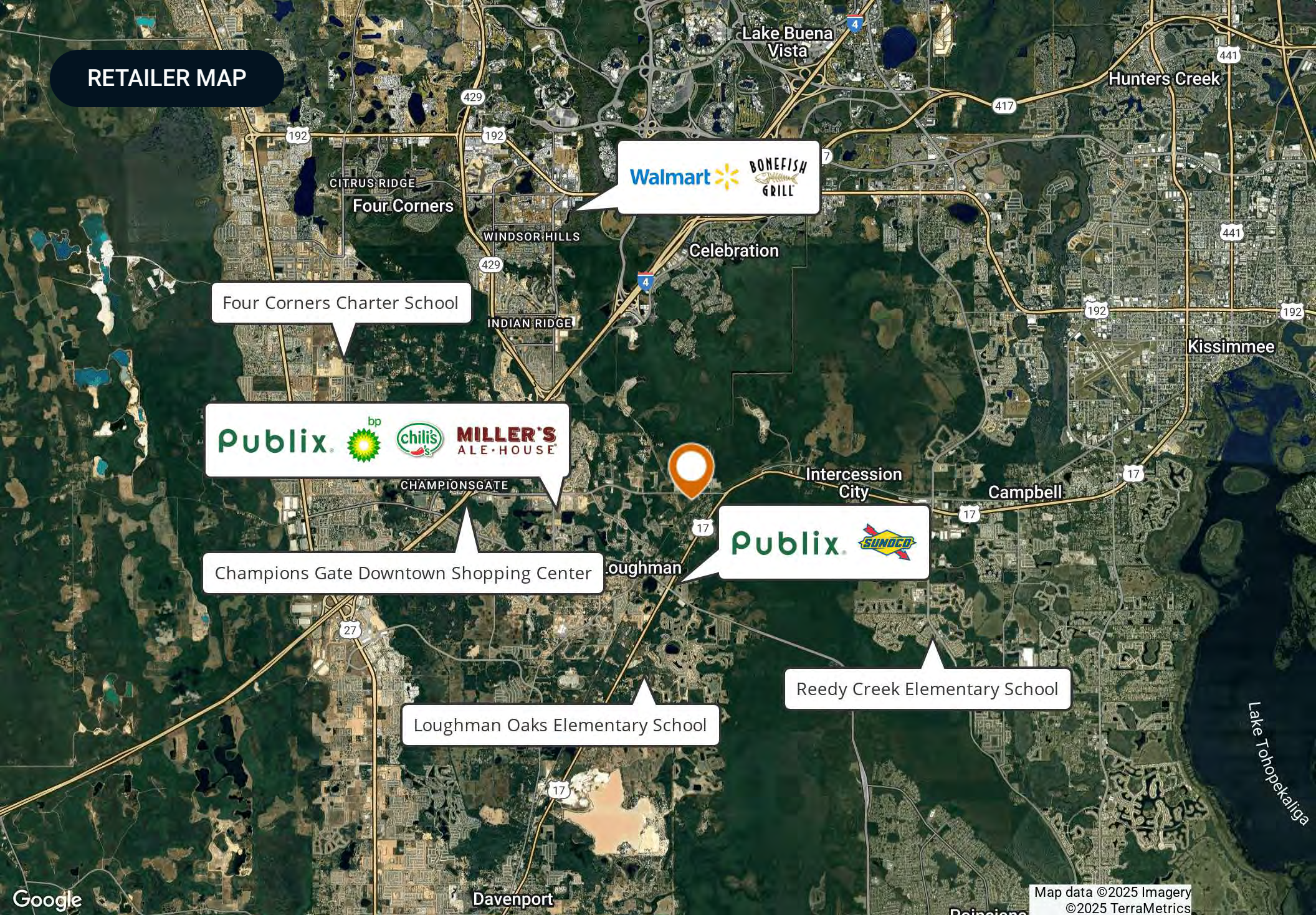


LOCATION & DRIVING DIRECTIONS

Parcel:	06-26-28-4785-0001-0150
GPS:	28.2584708, -81.5524224
Driving Directions:	Contact Listing Agents
Showing Instructions:	Contact Listing Agents



RETAILER MAP



Loughman Oaks Elementary School

Publix 

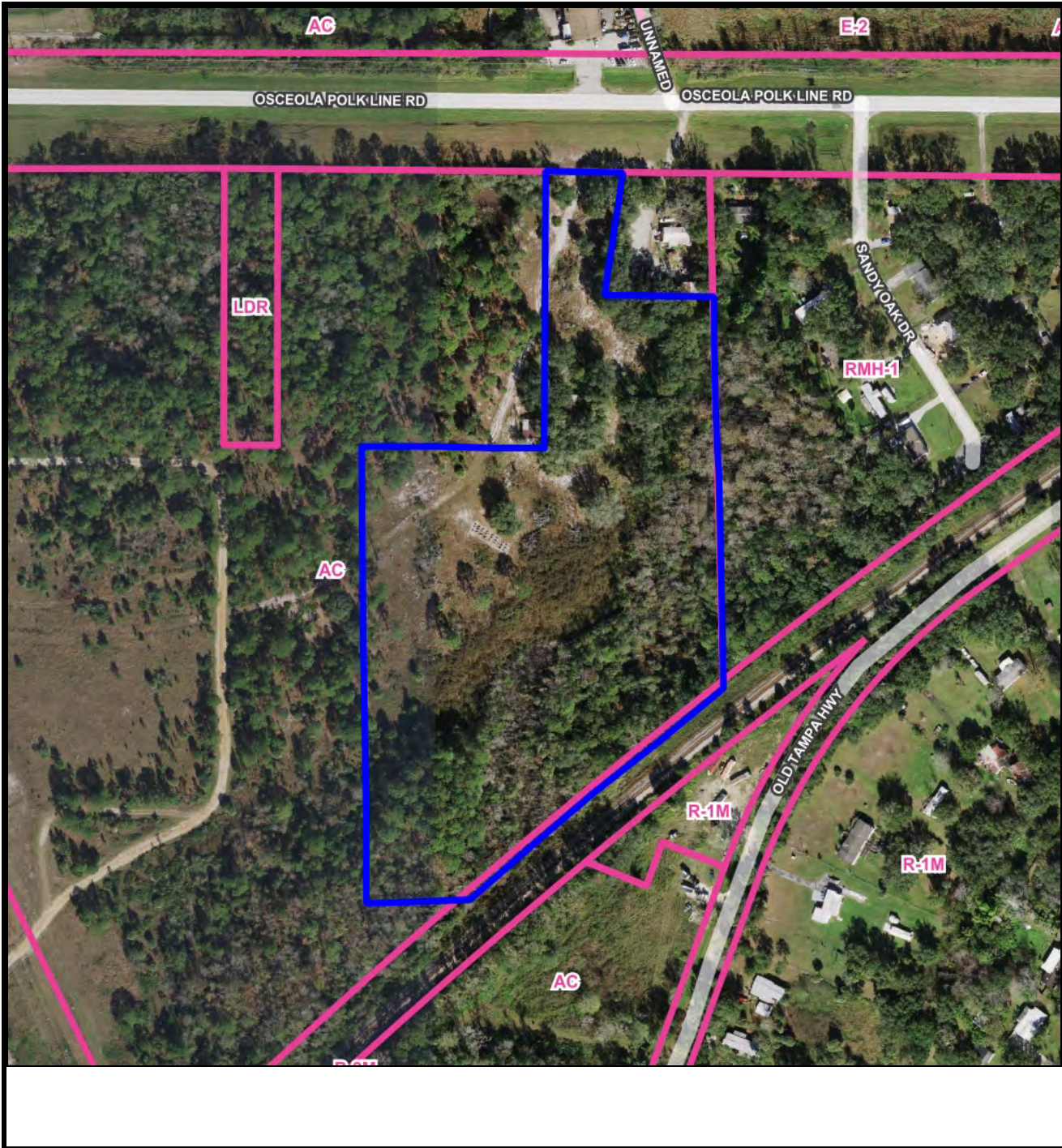
Champions Gate Downtown Shopping Center

Publix   MILLER'S ALE HOUSE

Four Corners Charter School

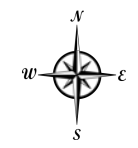
Walmart 

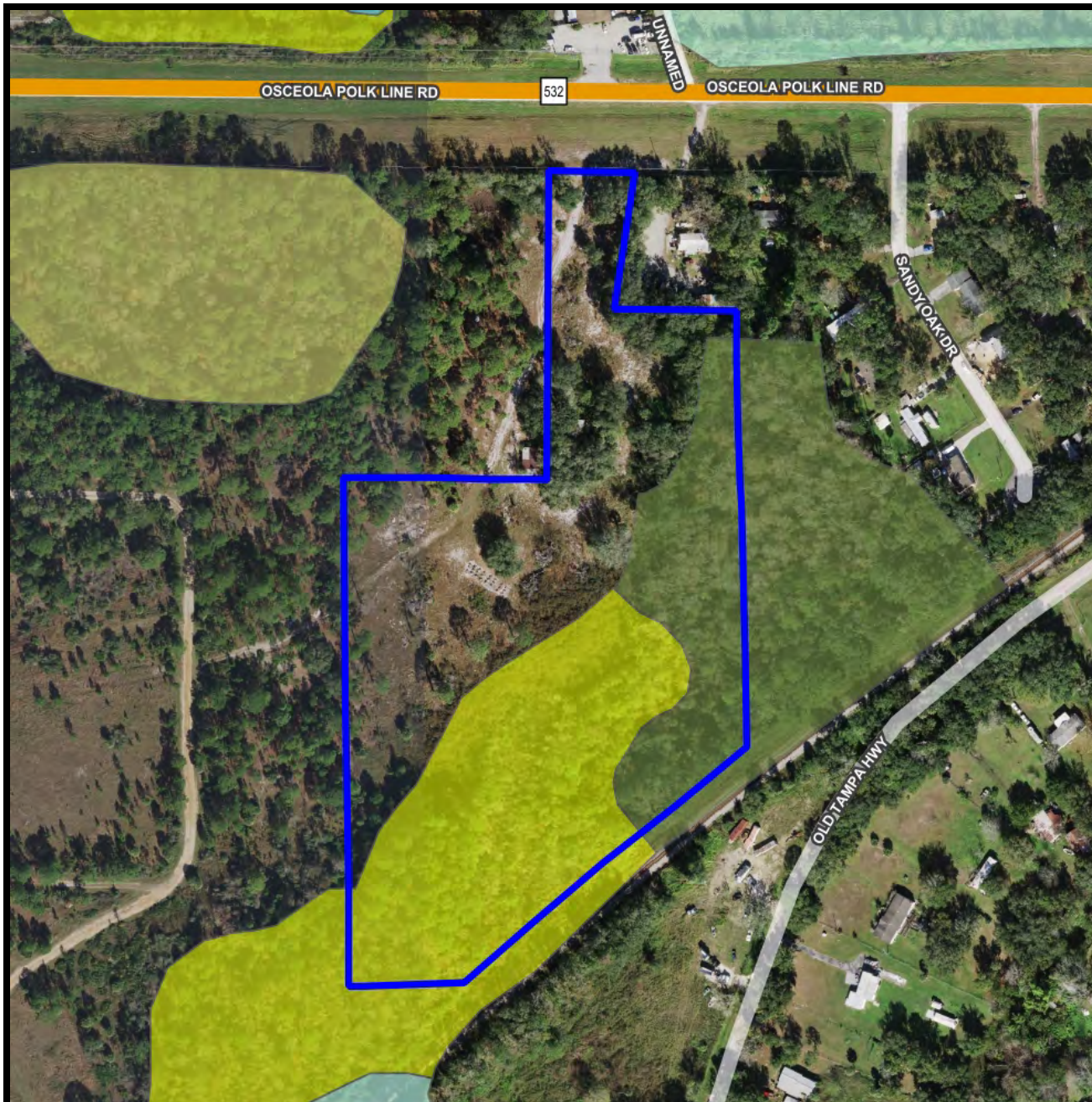
Reedy Creek Elementary School



Zoning

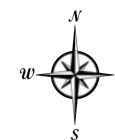
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- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Zoning Outlines
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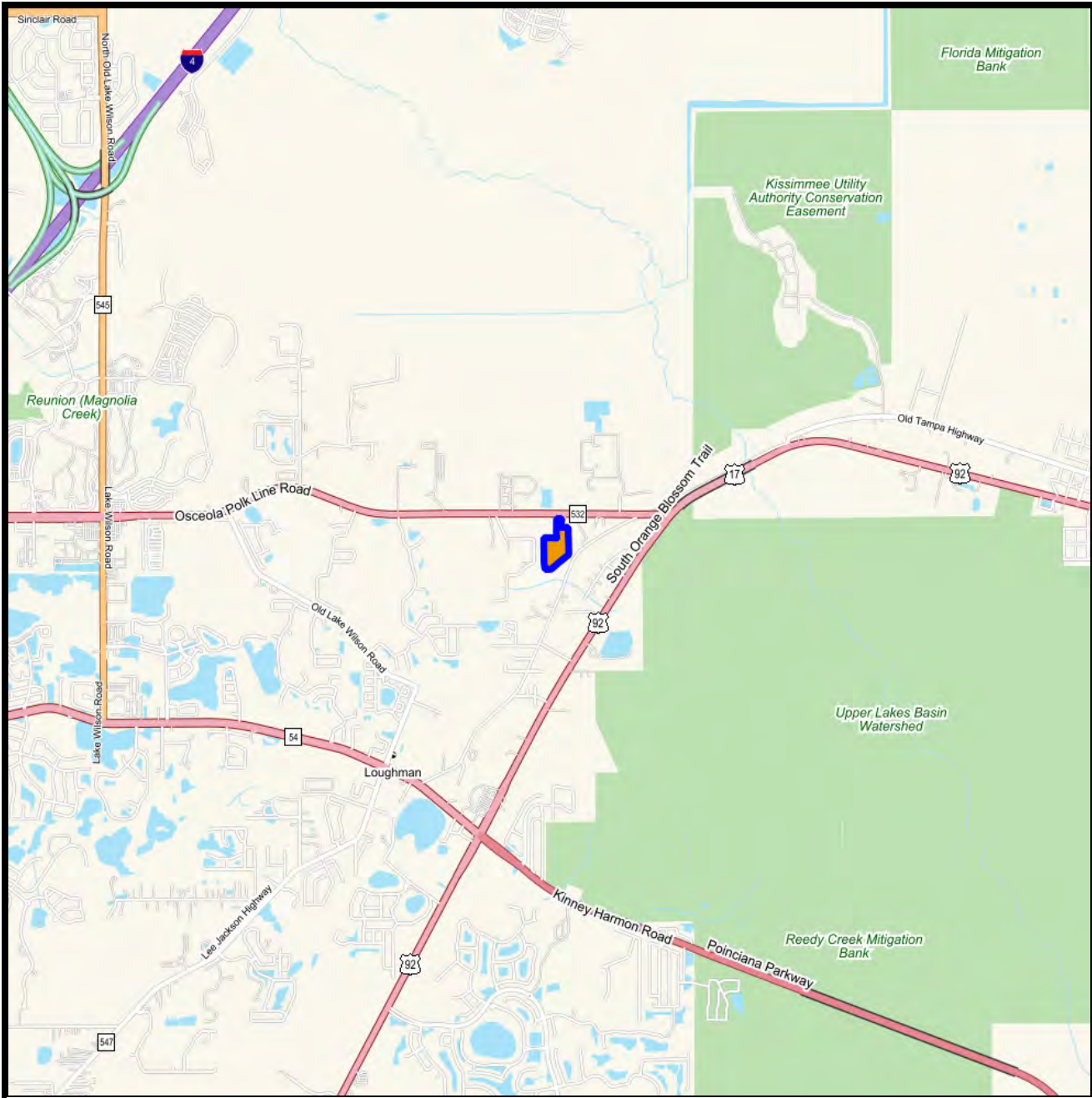




Wetlands

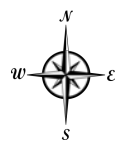
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- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands





Vicinity

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing



ADDITIONAL PHOTOS



COUNTY



OSCEOLA COUNTY

FLORIDA



Founded	1887	Density	284.2 (2019)
County Seat	Kissimmee	Population	436,336 (2023)
Area	1,322 sq mi	Website	www.osceola.org

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.



For more information visit www.saundersrealestate.com

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