



Holly Hill Grove Rd 2

**UNDER
CONSTRUCTION**

Walmart

sam's club

● AVAILABLE ○ LEASED ● AT LEASE

Cottonwood Rd



SITE

Holly Hill Grove 1 Rd

CHAMPIONS CHRISTIAN
ACADEMY (K-12)
334 STUDENTS

75,225 AADT

SEC OF US-27 & COTTONWOOD RD, DAVENPORT, FL 33896

COTTONWOOD COMMONS

COMMERCIAL DEVELOPMENT | OUTPARCELS FOR LEASE

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PROPERTY
DETAILS

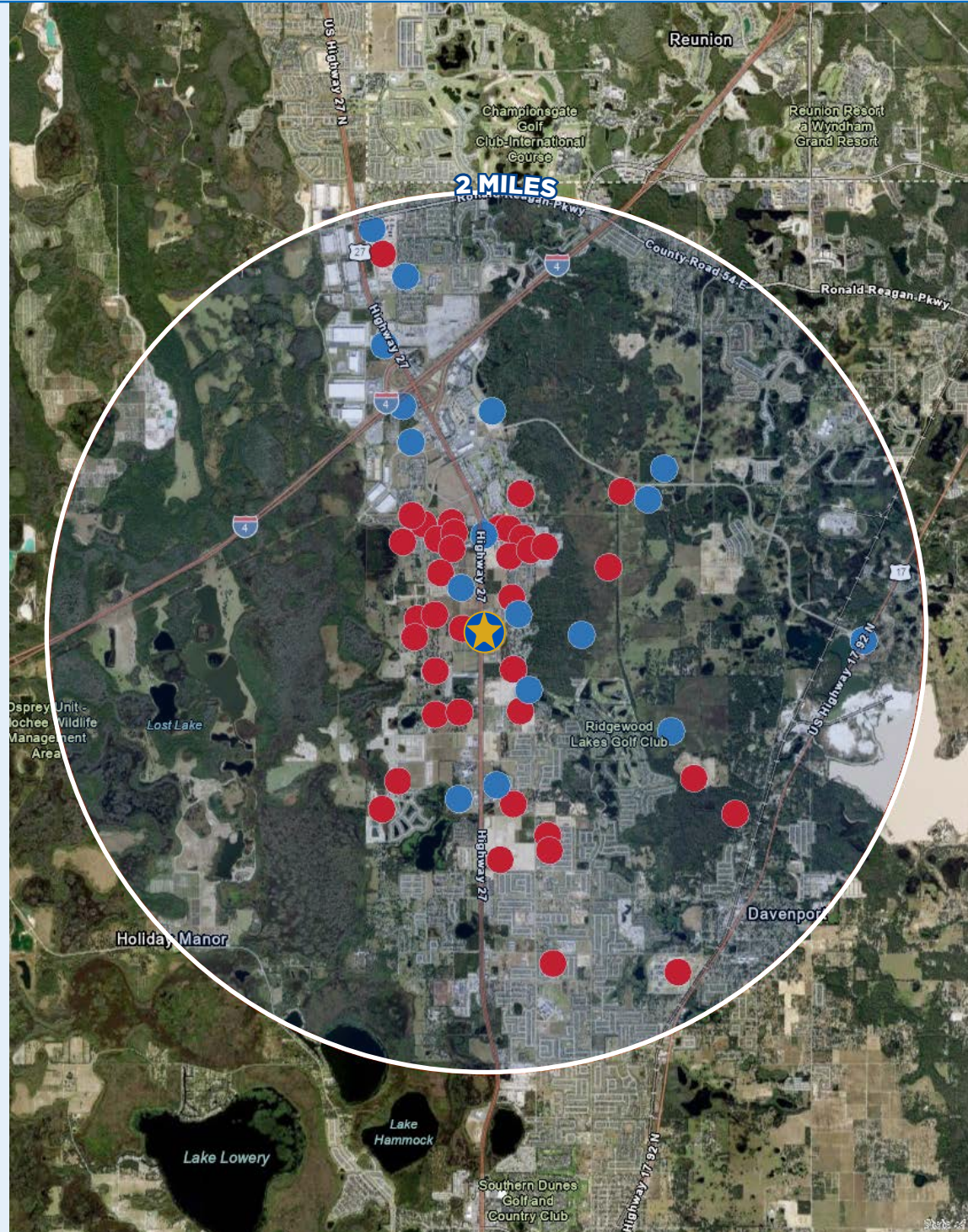
PROPERTY HIGHLIGHTS

- Located at the SEC of the signalized intersection at US-27 & Cottonwood Rd in Davenport, FL
- Shared signal with future Walmart and Sam’s Club (under construction)
- 1,048 FT of Frontage on US-27; 12.8 AC total
- Davenport’s projected 2025 growth rate of 10.8 % is among the highest in Florida (State growth rate 2.04%), nearly doubling the population since 2020
- Polk County ranks among the top 10 fastest growing counties in the US
- 65% of homes (9,930 units) built are south of I4 between 2020-2024

RESIDENTIAL STUDY – 2 MILE RADIUS

13,060 UNITS PLANNED & UNDER CONSTRUCTION!

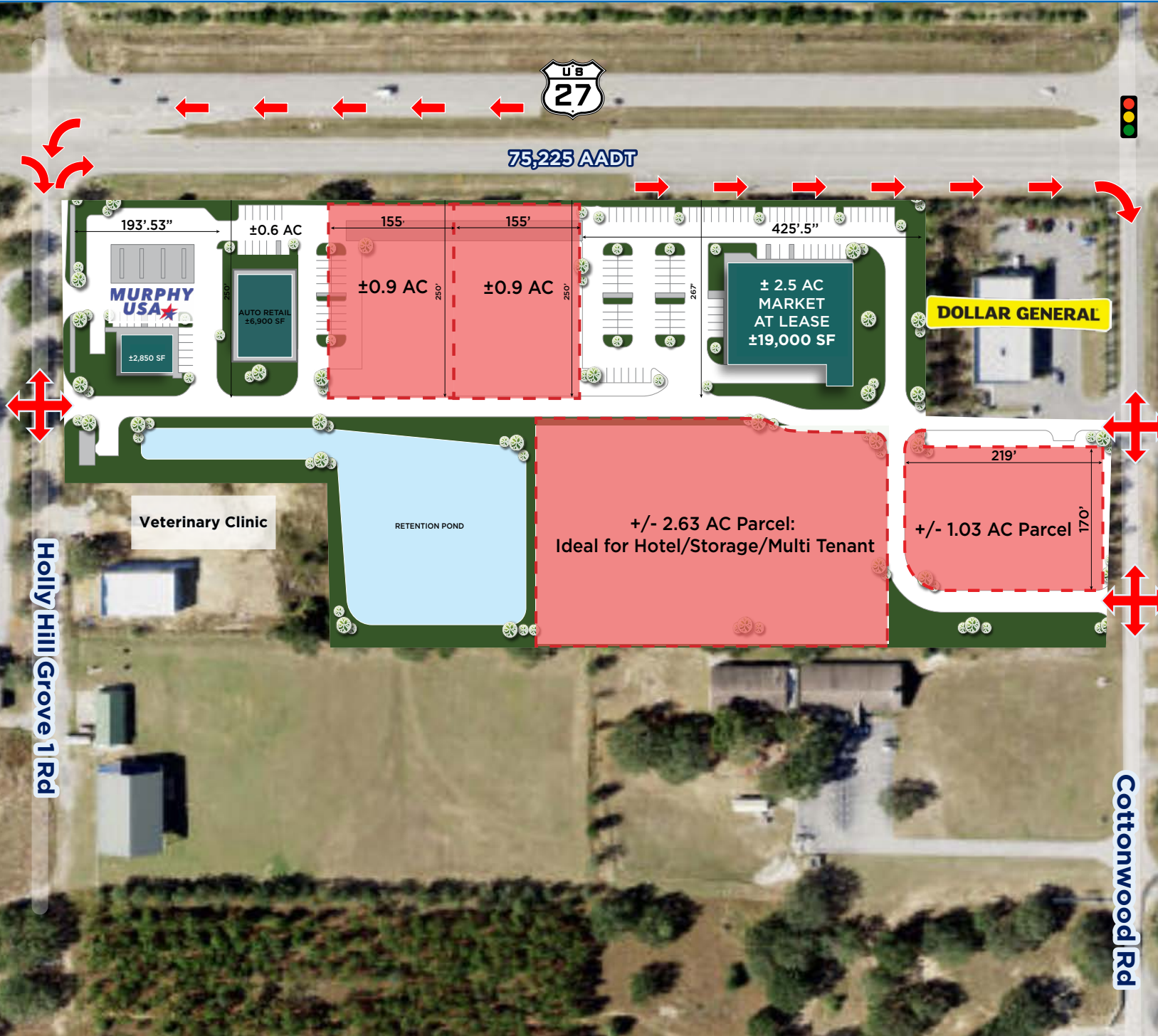
RESIDENTIAL DEVELOPMENT	
Single Family	
Existing	8,447
Under Construction	3,693
Planning	4,600
Total	16,740
Multi-Family	
Existing	619
Under Construction	1,261
Planning	3,506
Total	5,386
TOTAL	22,126



RESIDENTIAL
GROWTH



SITE PLAN



NEW HOMES
BUILT
2020-2024

ZIP CODE	SFR & MFR UNITS BUILT 2020-2024
33837	9,930
33896	3,657
33897	2,007
15,594 SFR & MFR UNITS BUILT 2020-2024	

33897

33896

65% OF NEW HOUSING IN
33837 ZIP CODE

33837

SOURCE: ESRI

AVAILABLE

LEASED

Cottonwood Rd

DOLLAR GENERAL

±0.01 AC Parcel
±1.103 AC Parcel

±2.5 AC MARKET AT LEASE \$19,000 SF

±2.63 AC Parcel: Ideal for Hotel/Storage/Multi Tenant

SITE

±0.9 AC

±0.9 AC

±0.6 AC

Veterinary Clinic

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