



Holly Hill Grove Rd 2

UNDER CONSTRUCTION



DOLLAR GENERAL

+/- 2.63 AC Parcel:
Hotel/Storage/Multi Tenant

SITE

Veterinary Clinic

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

STACY MILLER MENENDEZ 321.303.0884 SMENENDEZ@ATLANTICRETAIL.COM

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

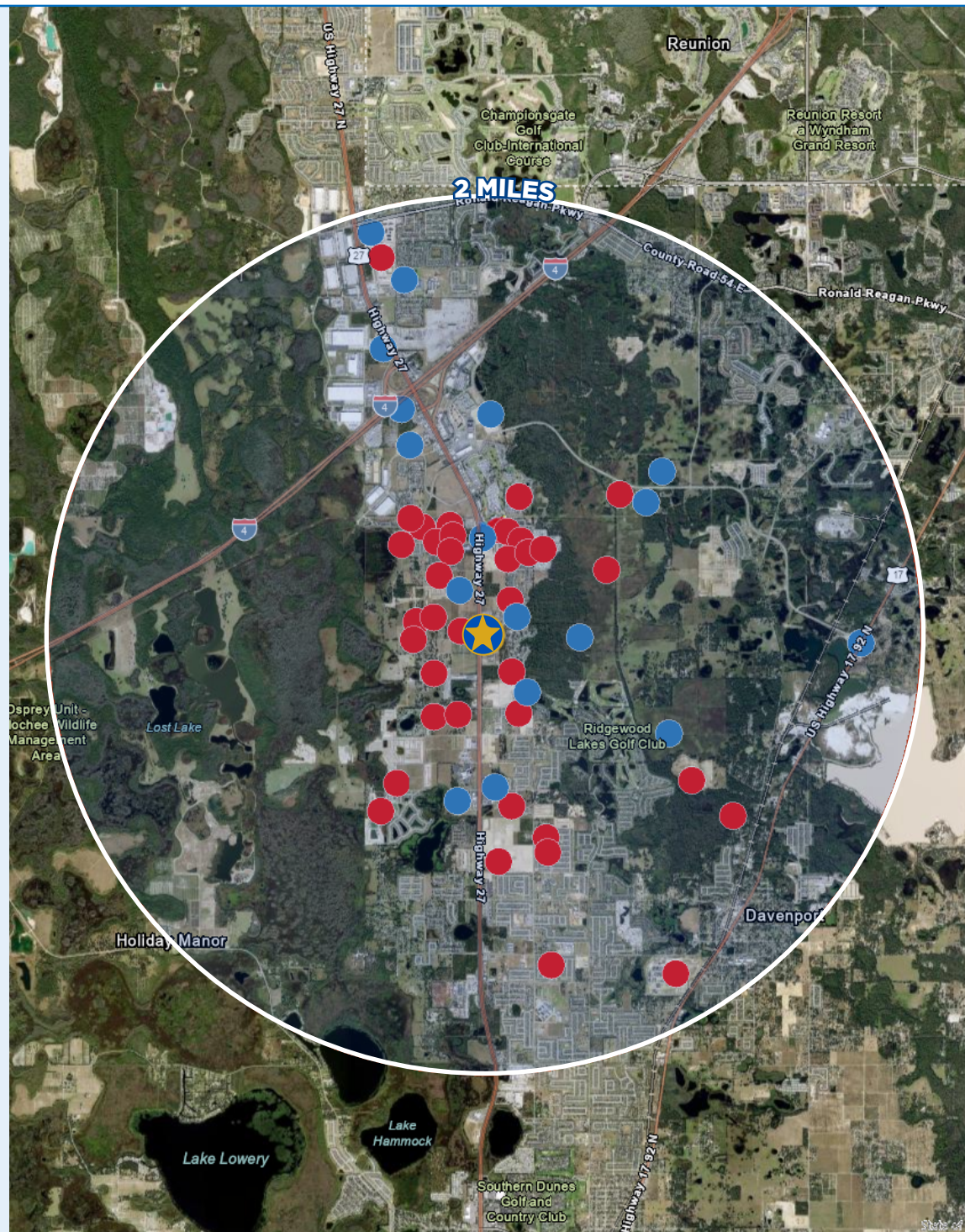
Total	16,740
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Multi-Family

Existing	619
Under Construction	1,261
Planning	3,506

Total	5,386
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TOTAL	22,126
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RESIDENTIAL
GROWTH

Sunset Ridge
381 Homes

Natures Reserve
Single-Family
166 Homes

27

RISE Citrus Ridge
Townhomes
222 Units

Proposed
Multi-Family
581 Homes

Proposed
Multi-Family
350 Homes

Wynstone Subdivision
685 Homes

D.R. Horton
Townhomes (UC)
942 Homes

Ridgewood Lakes
Entitled
5,571 Homes

Holly-Hill-Grove-Rd-2

Cottonwood Rd

SITE

Walmart

sam's club

Orchid Gardens (UC)
342 Homes

Cascades
74 Units

Ridgewood-Lakes-Blvd

Ascend Ridgewood Lakes
Multi-Family (UC)
240 Homes

Ridgewood Lakes
Townhomes (UC)
50 Homes

27

SITE PLAN



NEW HOMES
BUILT
2020-2024

COTTONWOOD COMMONS • DAVENPORT • COMMERCIAL DEVELOPMENT | OUTPARCELS FOR LEASE

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

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