



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

Highway 27  
Davenport, Florida 33837

## RETAIL/HOTEL OPP. IN DAVENPORT



## AVAILABLE

- + **Sale Price:** Negotiable
- + **Land Size:** Up to 6.49 Acres
- + **Primary Use:** Commercial/  
Hotel



## Highlights

- Located Directly Across from Posner Park Shopping Mall with Anchor Tenants Like Target, JCPenney and Cinépolis & Over 200,000 SF of Retail
- A Few Hundred Feet from the Interstate 4 Interchange
- Heavily Tourist-Focused Area with Mixture of Permanent Residential & Vacation Homes
- Ideal For Hotel & Retail Users
- Major Area Employers: Walmart, FedEx, & Geico with over 19,000 Employees
- 58,230 AADT on Highway 27
- 131,000 AADT on Interstate 4

**JILL ROSE**  
VP of Retail Services  
(407) 734.7204  
Jill@BBDRE.com

**JP BEAULIEU, CCIM, CLS**  
Director of Retail Services  
(407) 734.7201  
JP@BBDRE.com



**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)



# Conceptual Site Plan

Heller Court @ US Highway 27  
Polk County, FL

## CONCEPT PLAN "E2"

### PROJECT DATA

**TOTAL PROJECT AREA:**  
 PARCEL 'A' 0.94± Ac  
 PARCEL 'B' 2.00± Ac  
 PARCEL 'C' 2.02± Ac  
 STORM POND TRACT 1.53± Ac  
**TOTAL 6.49± Ac**

**JURISDICTION:**  
 POLK COUNTY, FL

**PROPERTY FUTURE LAND USE:**  
 "RAC" (REGIONAL ACTIVITY CENTER)

**PROPERTY ZONING:**  
 -

#### PROPOSED DENSITY:

PARCEL 'A' 2,800 SF  
 PARCEL 'B' 11,120 SF  
 PARCEL 'C' 124 KEYS (4-STORY HOTEL)

#### PROPOSED PARKING:

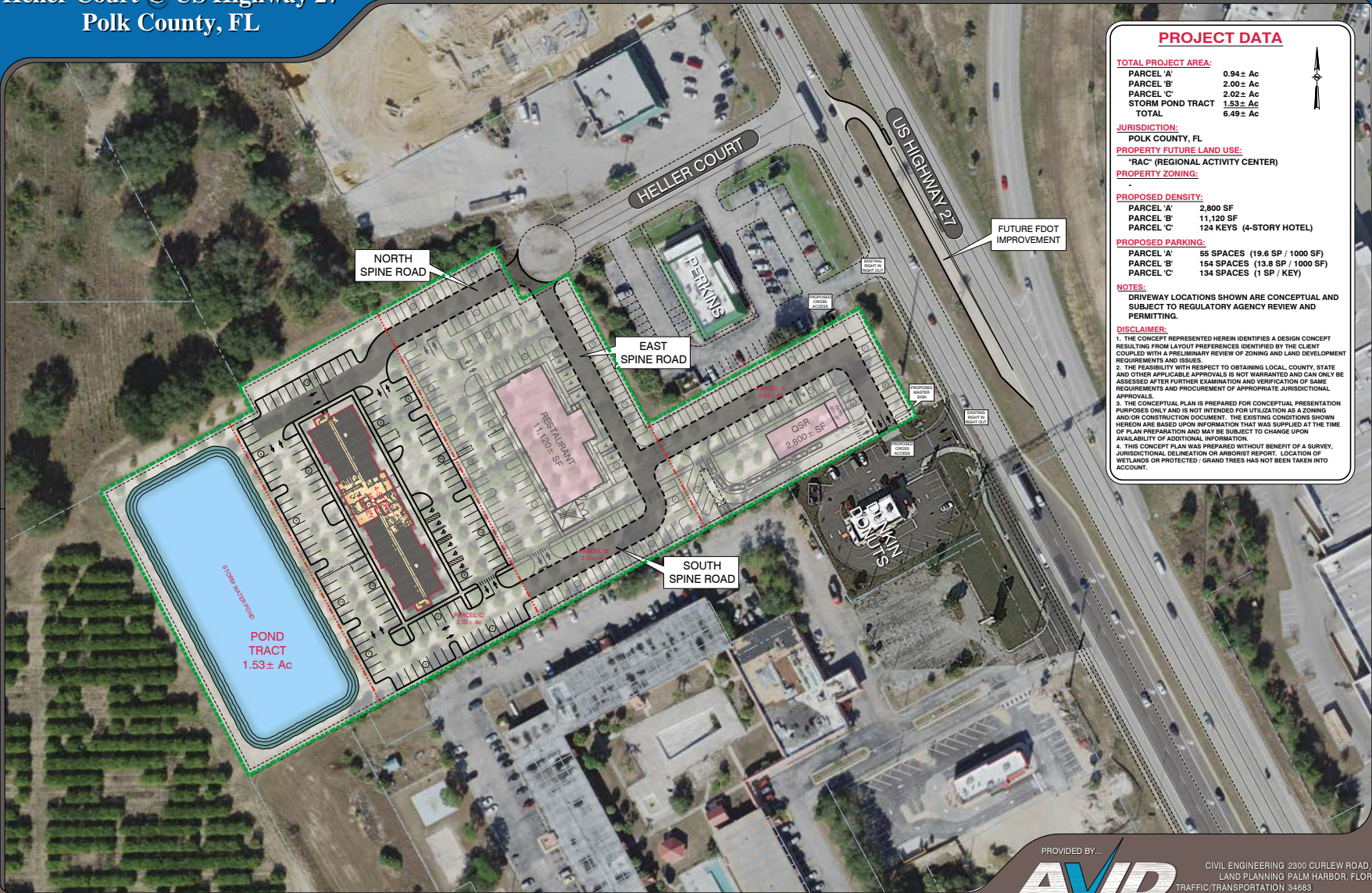
PARCEL 'A' 55 SPACES (19.6 SP / 1000 SF)  
 PARCEL 'B' 154 SPACES (13.8 SP / 1000 SF)  
 PARCEL 'C' 134 SPACES (1 SP / KEY)

#### NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

#### DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COULDED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME, REQUIREMENTS AND PROCUREMENT OF APPROPRIATE, JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND WEIRS, RETAINING WALLS, UTILITIES, ETC.). ITEMS IDENTIFIED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE UTILITY, AND/OR FLOOR PLAN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1013757 / 3318001  
 SCALE: 1" = 50' DATE: 08.05.19  
 DRAWN BY: SJS/bsa PROJ: MGR: SJS/bsa

PROVIDED FOR... Wire Development

PROVIDED BY...  
**AVID GROUP**  
 CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201  
 LAND PLANNING PALM HARBOR, FLORIDA  
 TRAFFIC/TRANSPORTATION 34683  
 SURVEYING PHONE (727) 789-9500  
 GIS AVIDGROUP.COM





# Merchant Aerial

