

# OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

6670 OSCEOLA POLK LINE ROAD  
DAVENPORT, FL 33896

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# Property Overview



Sale Price **\$2,200,000**

## OFFERING SUMMARY

Acreage: 13.75 Acres  
Price / Acre: \$160,000  
City: Davenport  
County: Osceola  
Property Type: Investment Land & Development Opportunity

## 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.

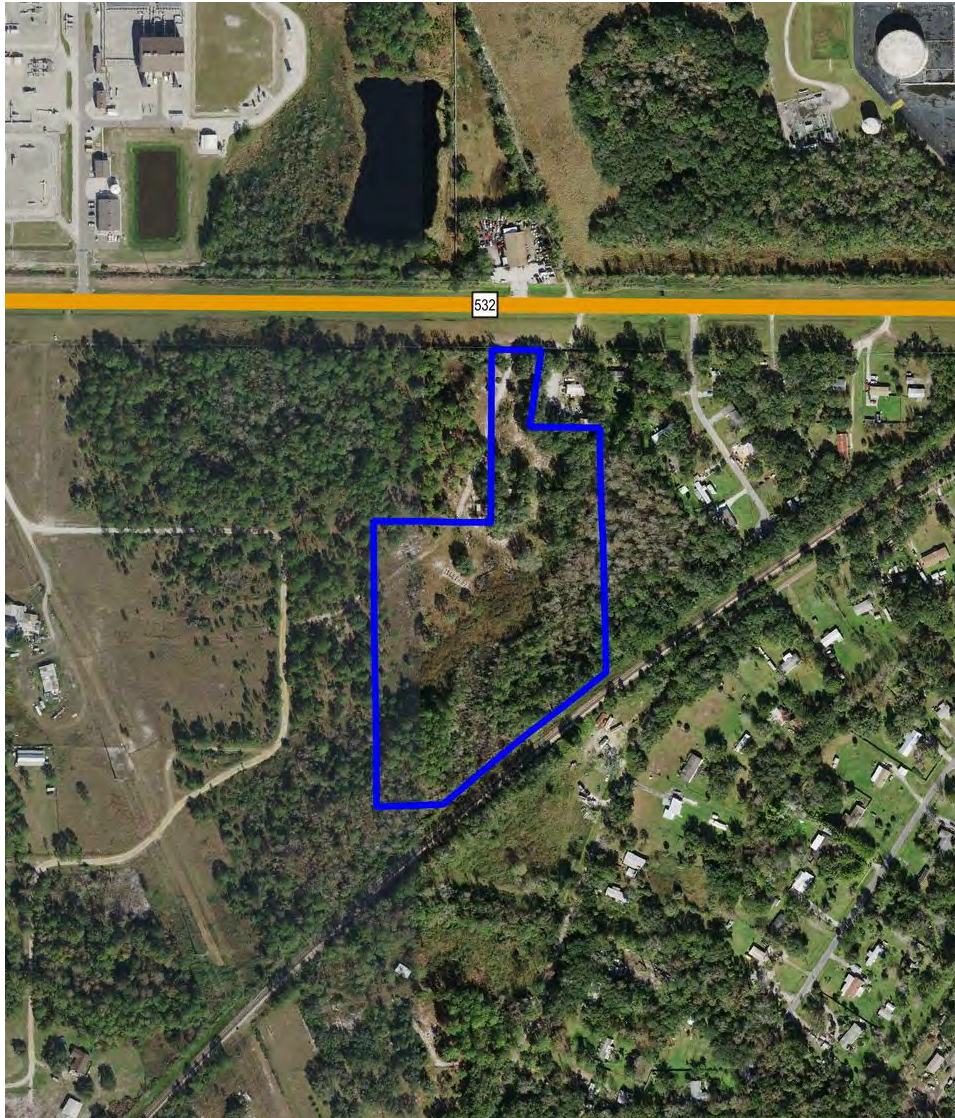
The property is currently in agricultural zoning, allowing for a wide range of agricultural activities, while the Future Land Use designation of Low Density Residential indicates the potential for future residential development. This makes it an attractive opportunity for investors and developers looking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





## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Residential Development</li><li>• Transitional</li></ul>
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

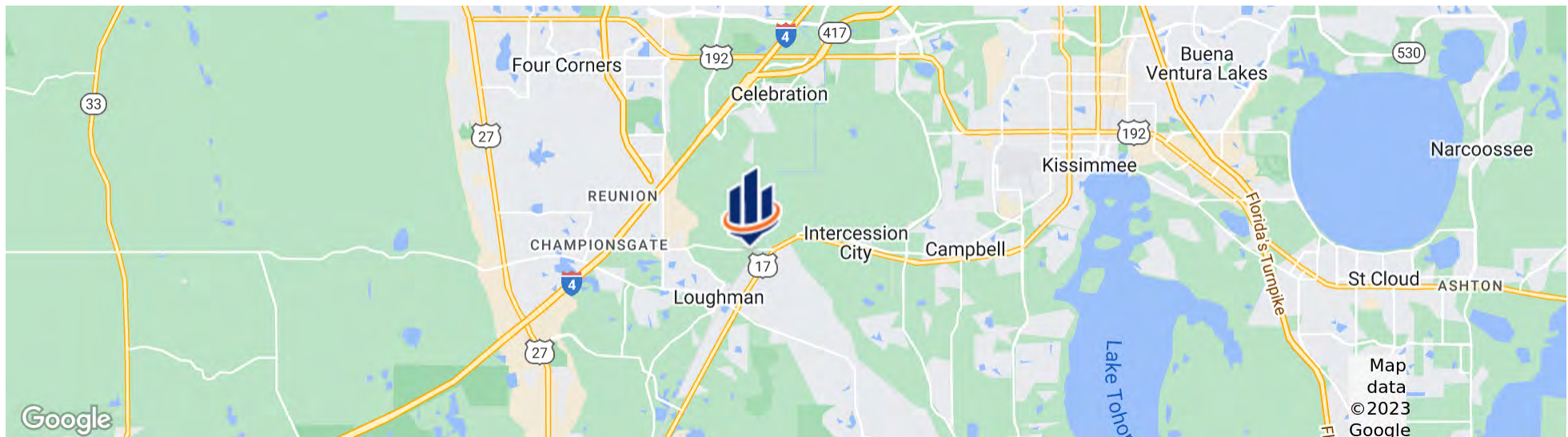


# Location



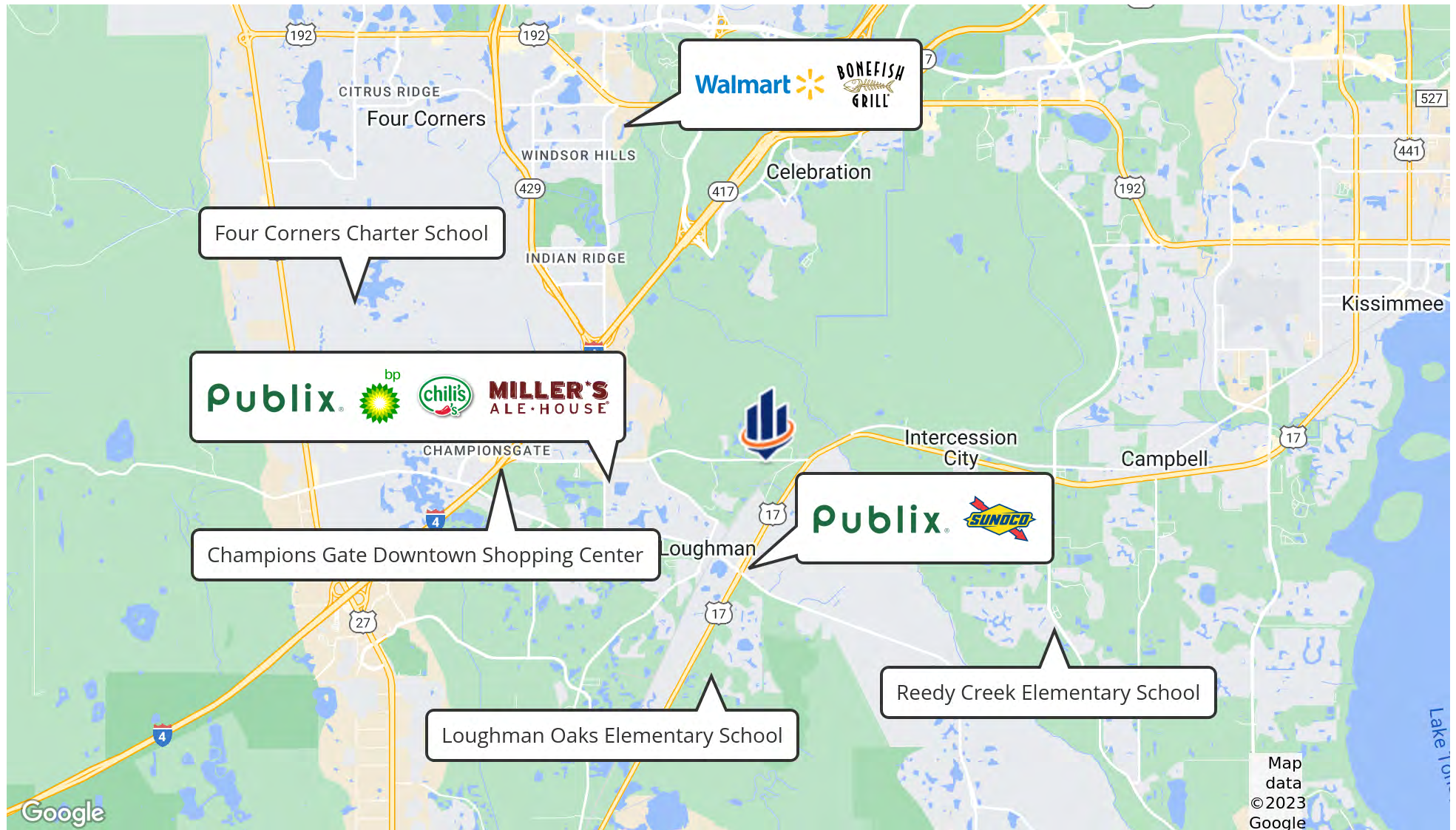
## LOCATION & DRIVING DIRECTIONS

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

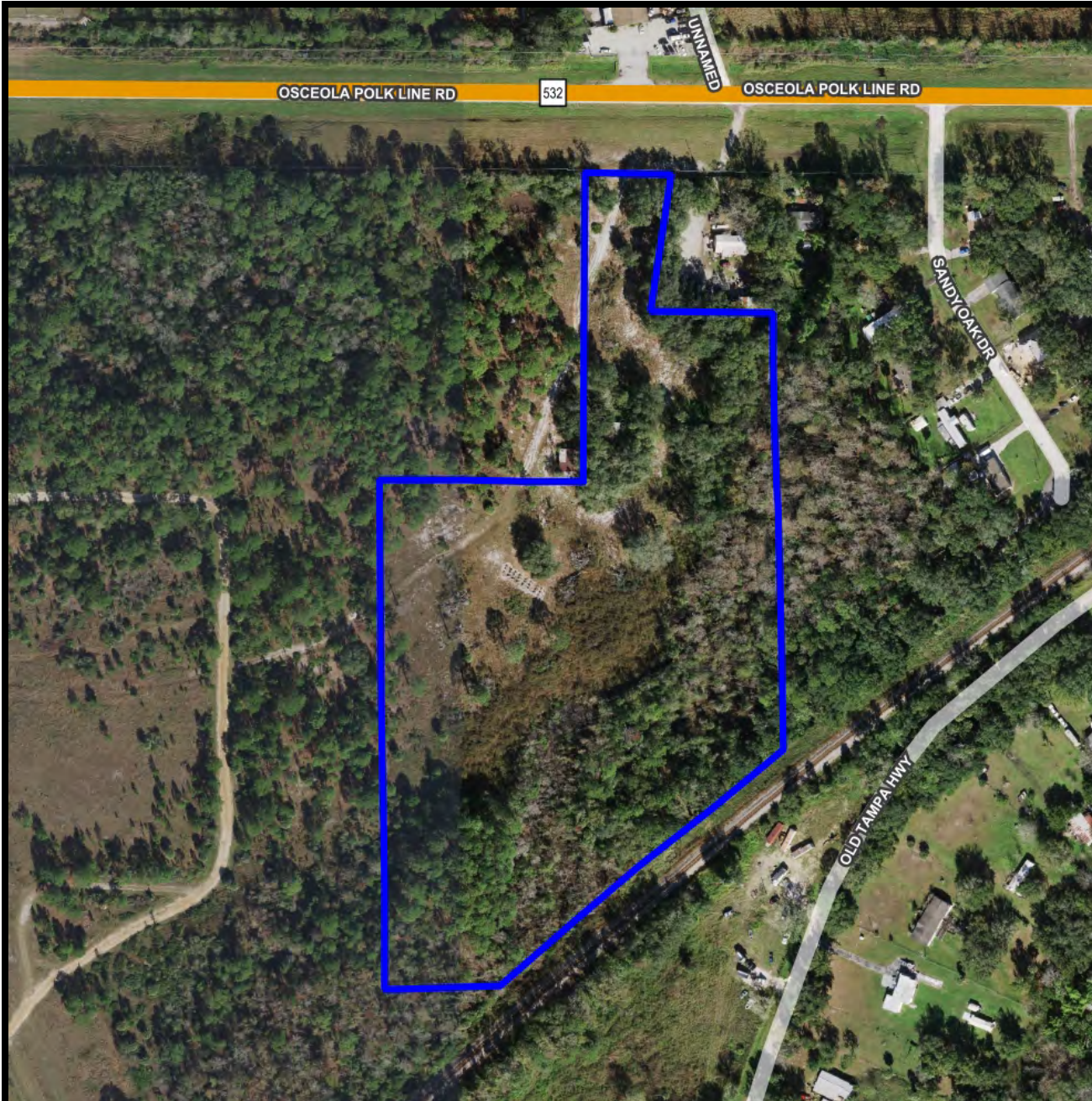




# Retailer Map

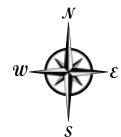






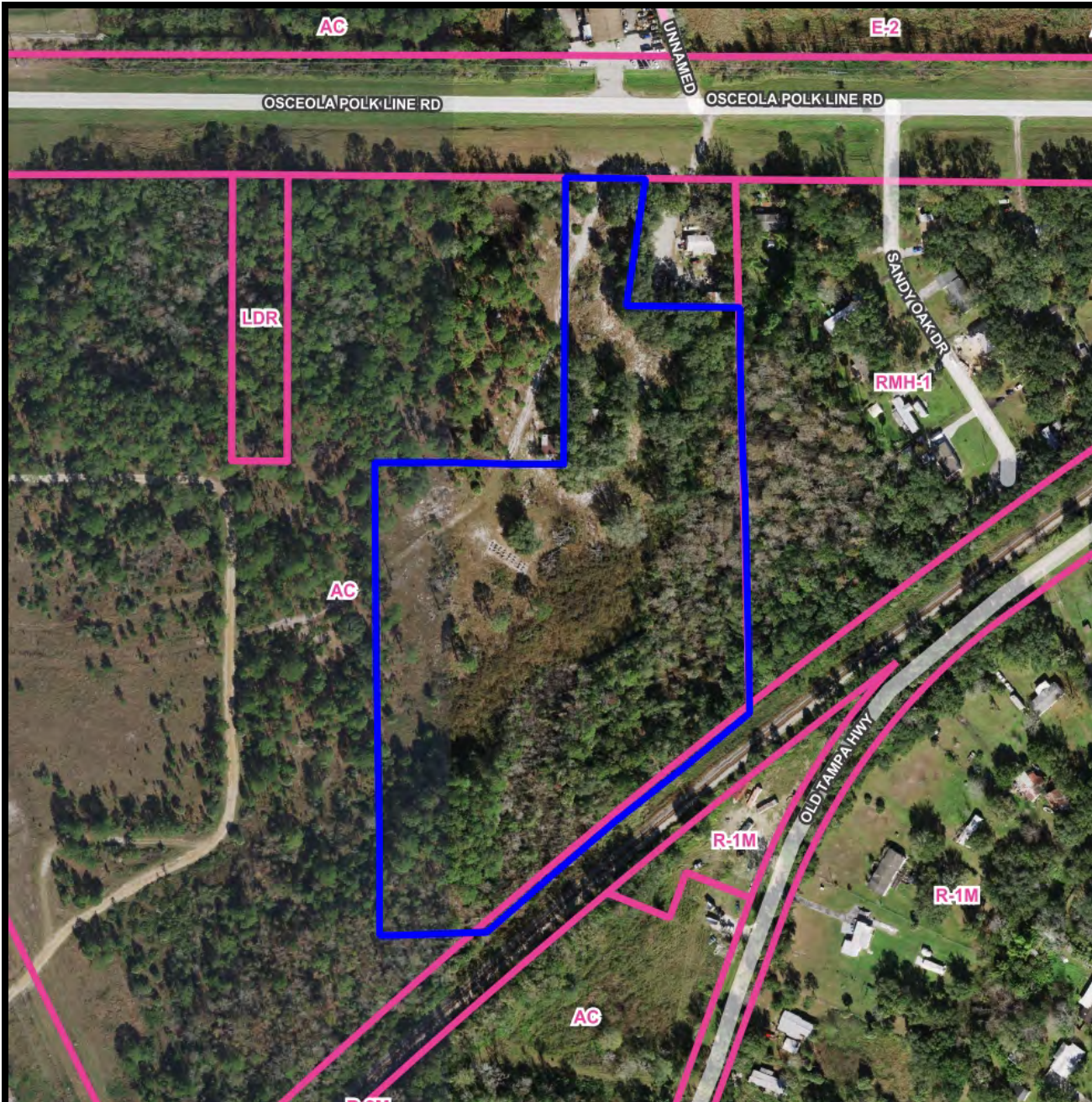
## Aerial

- Polygons Drawing
- 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



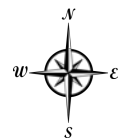
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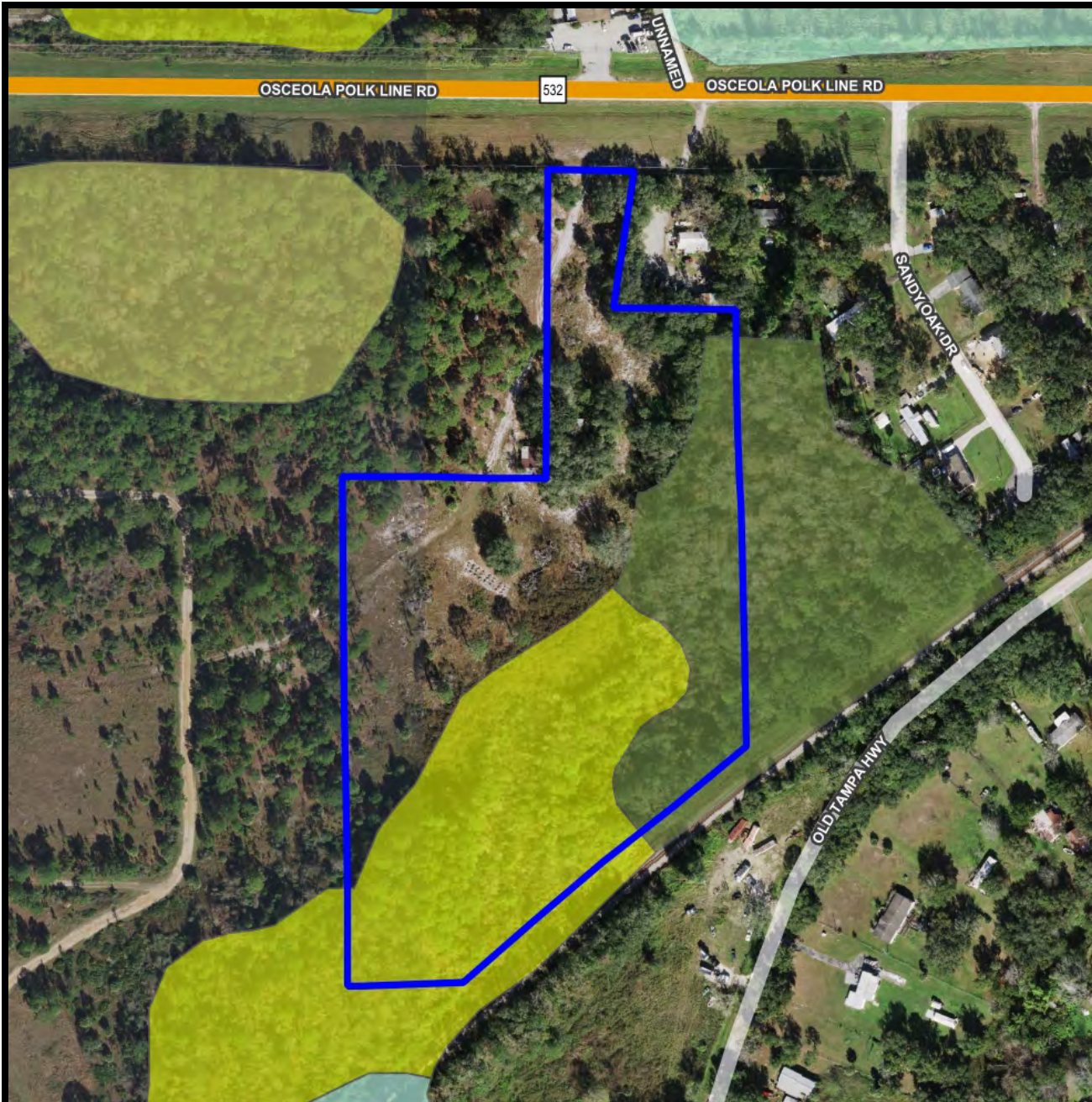
## Zoning

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



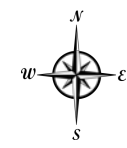
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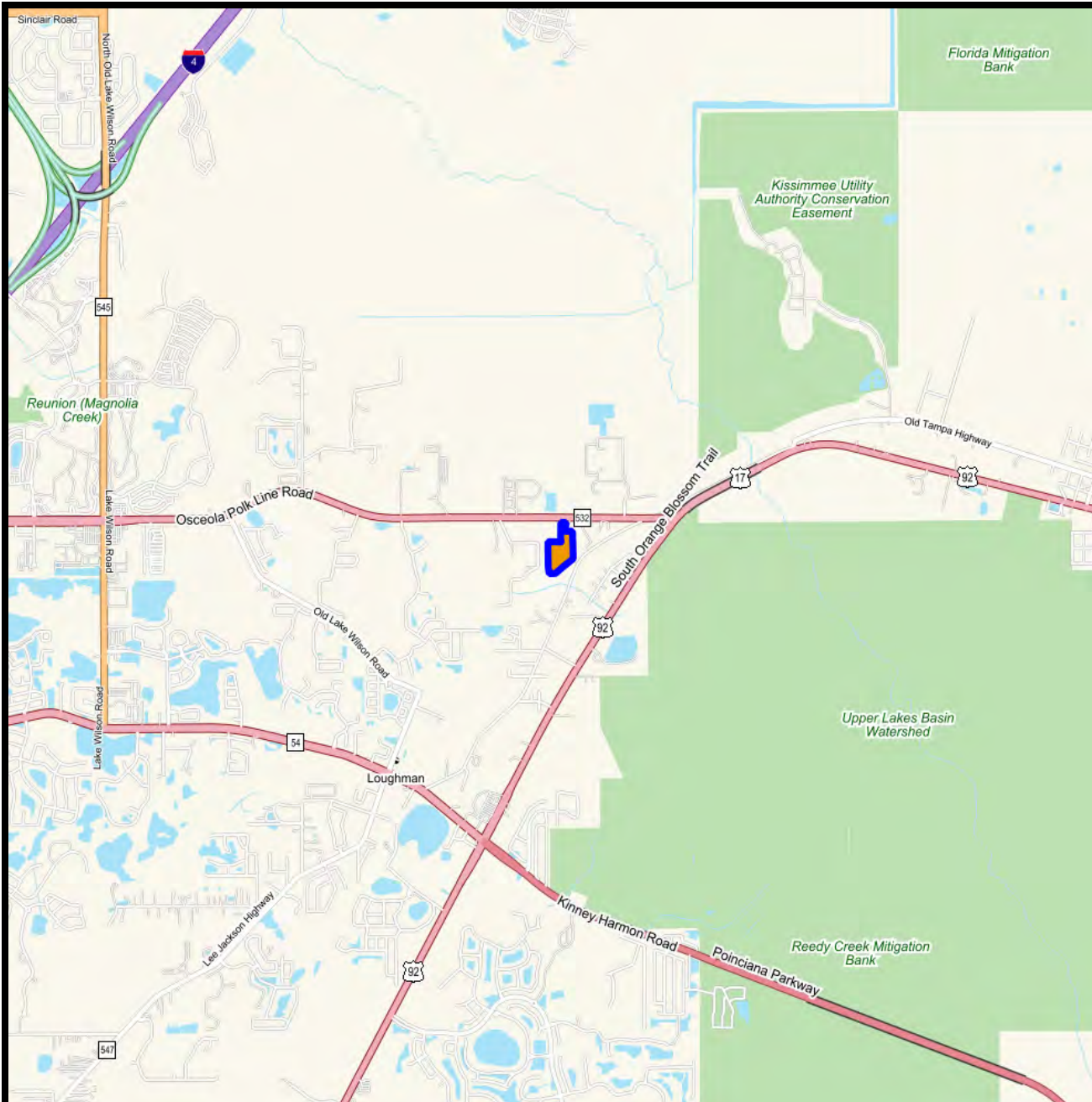
## Wetlands

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- Points Drawing
- Toll Roads
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- Streets MapWise
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- 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 Wetland



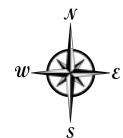
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### Vicinity

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



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# Additional Photos







## OSCEOLA COUNTY FLORIDA

Founded	1887	Density	284.2 [2019]
County Seat	Kissimmee	Population	375,751 [2019]
Area	1,322 sq mi	Website	<a href="http://www.osceola.org">www.osceola.org</a>

Created in 1887, Osceola County is included in the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The county serves as the south/central boundary of the Central Florida greater metropolitan area. Kissimmee, the county seat, is 18 miles south of Orlando and the other large city, St. Cloud, is about 45 miles west of Melbourne on the Atlantic coast.

Historically, the county is home to the cracking sound of cowboys' whips. The “Crackers” drove herds of lean cattle through the scrub brush of Osceola's open ranges. Heartier Brahma cattle introduced in the 1930s improved the beef industry.





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

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