

Multifamily
Approved Development Opportunity

14.6 Acres

Holly Hill Grove Road

Davenport, FL 33837

David Calcanis

Executive Vice President | Land Services

+1 407 421 2311

david.calcanis@colliers.com

SUBJECT

Hadley
Built in 2025
367 Units

Alta Citron
Built in 2024
324 Units

Bob Evans
Wawa
Chick-fil-A

DUNKIN'
POPEYES
LOUISIANA KITCHEN

RaceTrac

Starbucks

Panera
BREAD & BUTTER

FIRST WATCH
THE DAYTIME CAFE

TACO BELL

FAMILY DOLLAR

SPRINGS
Built in 2020
288 Units

The Pointe
Built in 2022
163 Units

Posner Village

DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
HOBBY LOBBY
PETSMART
Marshall's
Michaels
HomeGoods
Bath & Body Works
ULTA BEAUTY
CATCO
DOLLAR TREE
FIVE BELOW
MATTRESS FIRM
BEALLS
Burlington Coat Factory

Deer Creek Country Club
900 Units

The Shoppes at Citrus Creek
(Built in 2026)
Publix

K

Under Construction
ALDI
7-ELEVEN

Towne Grove at Citrus Ridge
222 Townhomes

Sunset View
381 Units

Under Construction
DR Horton
942 Townhomes
262 MF Units

Proposed
RaceTrac

DOLLAR GENERAL

Proposed
Walmart
Sam's Club

Colliers
Accelerating success.

Holly Hill Grove Rd 1

Holly Hill Grove Rd 2

Multifamily Development Site

This ±14.6-acre land assemblage offers a rare opportunity to secure a large, strategically positioned development site in one of Central Florida's most dynamic growth corridors. Located in Davenport along the rapidly expanding US-27 corridor, the property sits directly behind a proposed Walmart Supercenter and Sam's Club development, placing it in the path of significant commercial momentum and future traffic generation.

The surrounding area has experienced sustained residential and retail expansion, driven by strong in-migration, rising household formation, and proximity to major employment centers throughout the Orlando metro. The proposed big-box retail anchors will further elevate the corridor's profile, enhancing visibility, accessibility, and long-term demand for complementary uses.

With its scale, location, and adjacency to major planned commercial anchors, the site is well-suited for residential, mixed-use, or commercial development. The assemblage allows for efficient site planning and the ability to capture demand from both the growing local population and the regional draw created by the future Walmart and Sam's Club.

Davenport continues to rank among Central Florida's fastest-growing submarkets, supported by expanding infrastructure, strong demographic trends, and limited availability of large, developable parcels. This offering provides investors and developers with a strategic foothold in a corridor poised for long-term appreciation and sustained development activity.

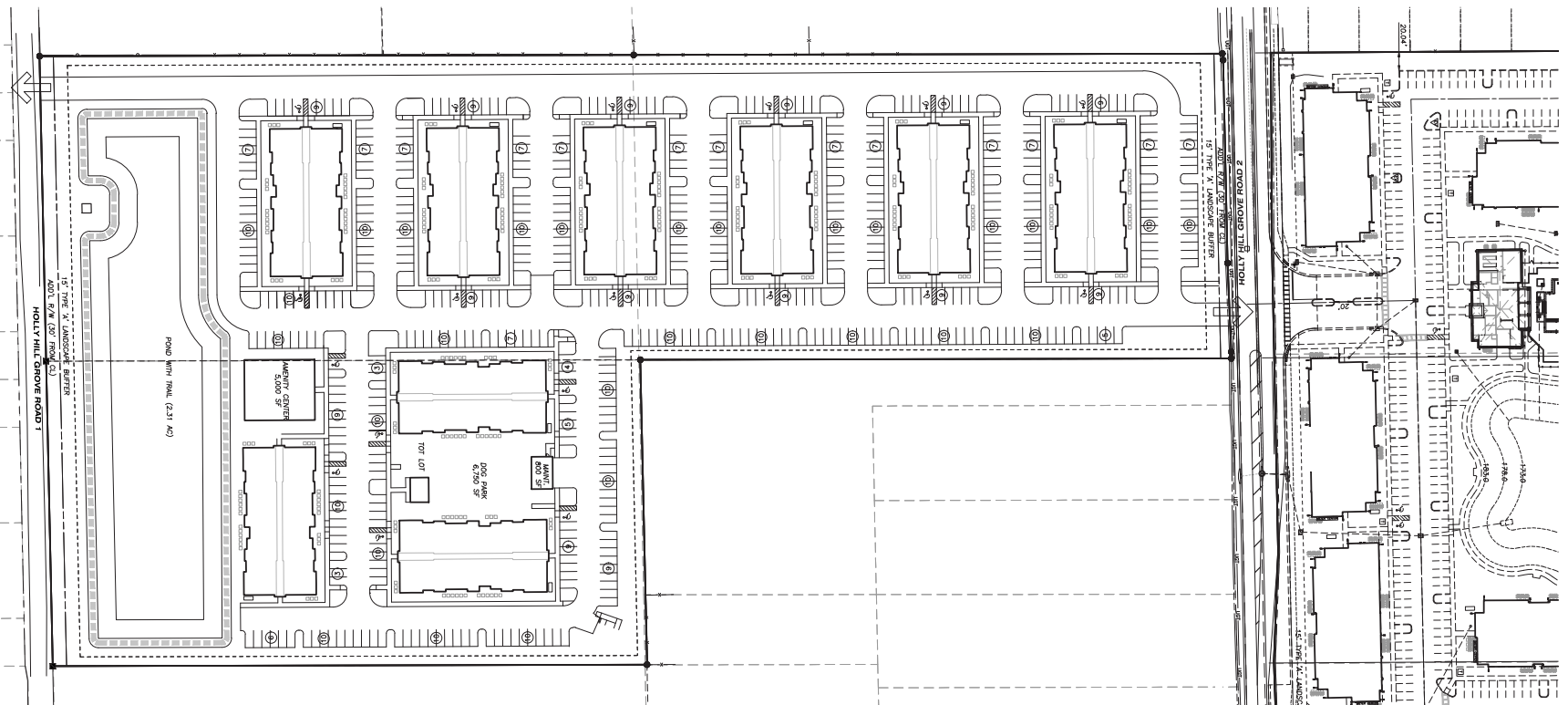
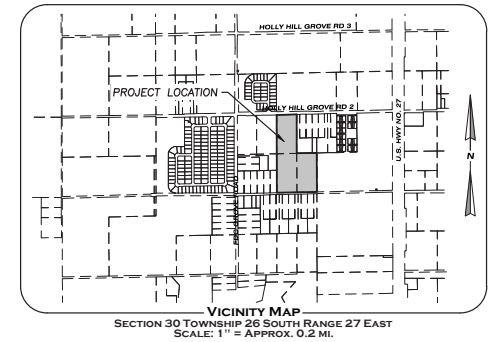
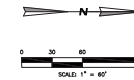
APN	27-26-30-708000-010030 27-26-30-708000-010130 27-26-30-708000-010140
Legal Address	Holly Hill Grove Road Davenport, FL 33837
Site Area	14.6 Acres Total
Location	Davenport, FL - Polk County
Zoning	RHX (Residential High Density) Allows for up to 292 Units
Utilities	6" and 8" Force Main



New Walmart Supercenter and Sam's Club coming soon directly in front of the opportunity

- Walmart Supercenters are large-format, one-stop retail destinations that combine a full grocery store with an expansive general merchandise selection. The average Supercenter spans roughly 178,000 square feet, offering everything from fresh food and household essentials to apparel, electronics, and pharmacy services.
- Sam's Club is a membership-only warehouse retail chain operated by Walmart Inc., offering bulk groceries, general merchandise, and value-driven services designed for both households and small businesses. Founded in 1983 and named after Sam Walton, the brand has grown to roughly 600 U.S. locations, supported by a member base of about 69 million and a strong national footprint.

SITE DATA
 * PARCEL ID NUMBERS: 276330-708000-010030, 276330-708000-010040, 276330-708000-010130
 * UPLAND AREA: 14.61 ACRES
 * WETLAND ACREAGE: 0.00 ACRES
 * PROJECT AREA: 14.61 ACRES
 * FUTURE LAND USE (FLU): R1X (RESIDENTIAL, HIGH)
 * NORTH RIDGE SP OVERLAY DISTRICT
 GREEN SWAMP SPECIAL PROTECTION AREA
 RIDGE SPECIAL PROTECTION AREA
 TRANSIT SUPPORTIVE DEVELOPMENT AREA
 * PROPOSED USES: MULTI-FAMILY
 * DENSITY ALLOWED: 20 UNITS/ACRE PER R1X/GREEN SWAMP PROTECTION AREA/TCOO:
 14.61 = 282 UNITS
 PROPOSED NUMBER OF UNITS: 270
 DENSITY PROPOSED: 270 / 14.61 = 18.48 UNITS / AC
 PROPOSED NUMBER OF BUILDINGS: 9
 UNITS PER BUILDING: 30
 BUILDING SETBACKS
 HOLLY HILL GROVE RD: 1: 15 FT
 HOLLY HILL GROVE RD: 2: 35 FT
 FRONT: 5' FROM PARKING AREAS
 REAR: 10'
 SIDE/10'
 MIN. SEPARATION BETWEEN BUILDINGS: 20'
 MAX. BLDG HEIGHT: 50'
 NON-RESIDENTIAL BUILDINGS:
 CLUBHOUSE/MAINT.: 5,800 SF
 PARKING SPACES REQUIRED: 5 SPACES/UNIT (270 x 2 = 540 SPACES)
 PARKING SPACES PROVIDED: 540 SPACES
 HANDICAPPED SPACES REQ'D: 2% FOR > 500 SPACES = 11 REQ'D (0.02 x 540 = 10.8, 18 PROVIDED)
 RECREATION REQUIRED: 500 SF PER UNIT, 270 UNITS x 500 SF = 135,000 SF, 310 AC.
 RECREATION PROVIDED: 3.60 AC.
 * OPEN SPACE AREA: 40% (14.61 AC. x 0.40) = 5.84 AC.
 OPEN SPACE PROVIDED: 45.3% (6.62 AC.)
 FLOOD ZONE: X - FEMA F.E.R.M. PANEL NO. 121050022556, DATED 12/22/2016



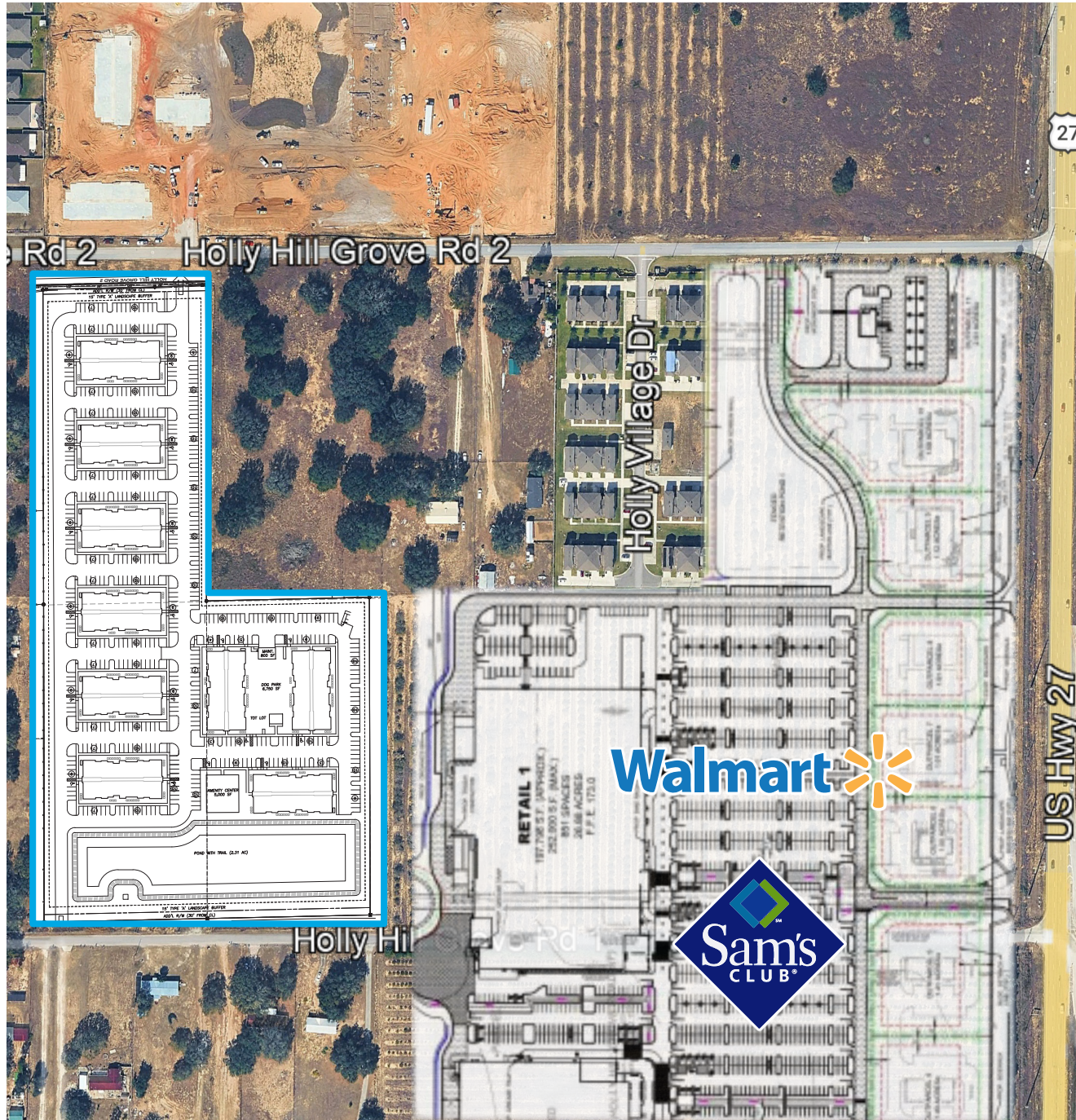
POLK COUNTY, FLORIDA

NO.	DATE	REVISION

DATE: January 12, 2026 JOB #: 00844.0034



Property Aerial



Holly Hill
Grove Rd &
US-27
Davenport, FL

14.6 Acres
Zoned
for
292 Units

Holly Hill Grove Rd & US-27 Davenport, FL

3

miles to I-4
(via US 27)

5

miles to
Downtown
Davenport

18

miles to
Disney

21

miles to
Kissimmee

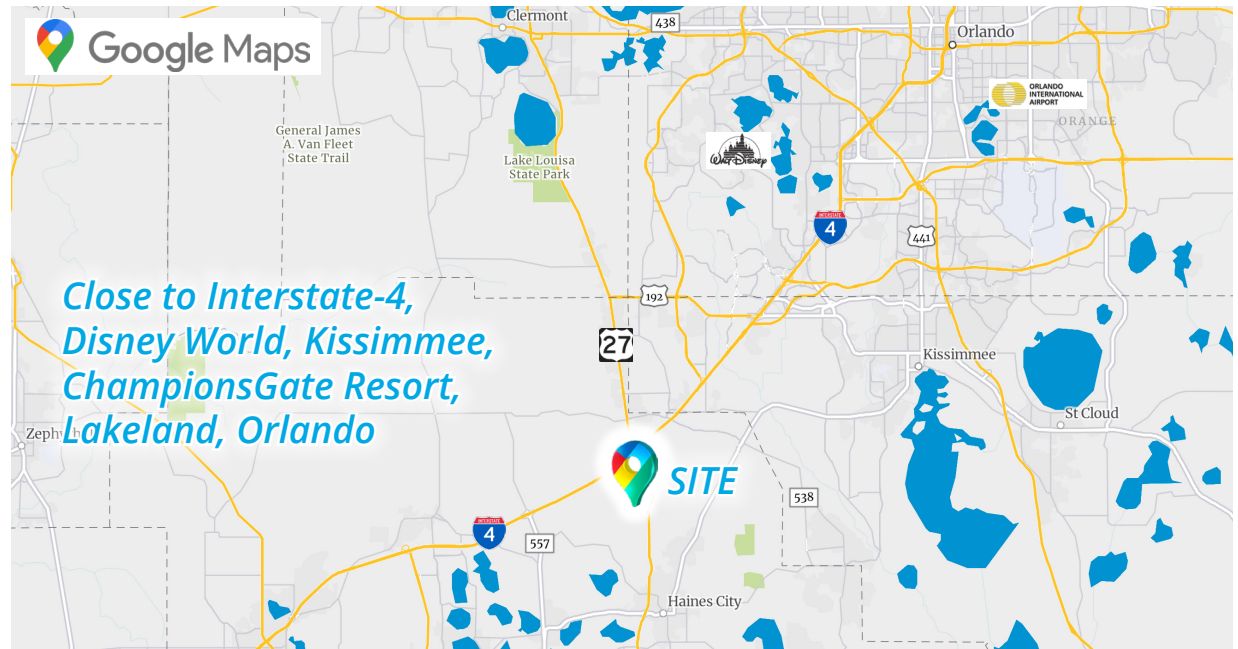
31

miles to
Lakeland

32

miles to
Orlando

Location



Demographics (10 miles)



238,863

Total
Population



\$343,338

Median
home value



4,232

Businesses



187,765

Daytime
Population



39.6

Median Age



121.4%

Population Change
Since 2010



\$98,002

Avg. household
income



\$35,331

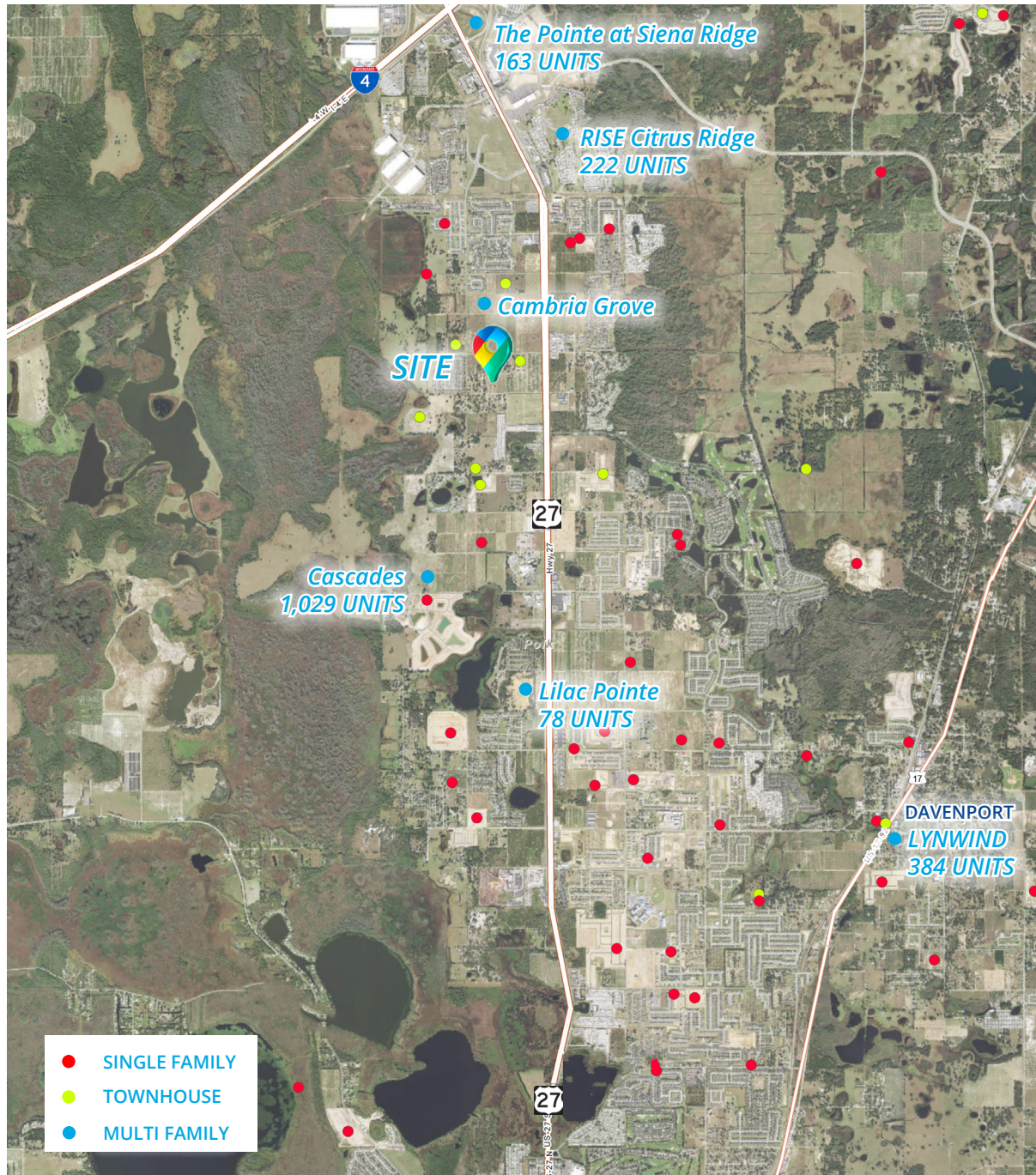
Per capita
income



2.75

Avg. household
size

Future and Under Construction Residential Developments



Residential Developments Davenport, FL

6,974

Future
Homes / Units

1,323

Under Construction
Homes / Units



Offer Process

To receive detailed due diligence material and technical information about the offering, interested parties are required to execute and return the Confidentiality Agreement to David Calcanis at david.calcanis@colliers.com

Our Mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



255 South Orange Ave.
Suite 1300
Orlando, FL 32801
P: +1 407 843 1723

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

David Calcanis
Executive Vice President | Land Services
+1 407 421 2311
david.calcanis@colliers.com