

17-92 N

**SALE / LEASE**  
**WaterSong -2 Pads For  
Lease/Sale**

**4304 ORANGE COSMOS BLVD**

Davenport, FL 33837

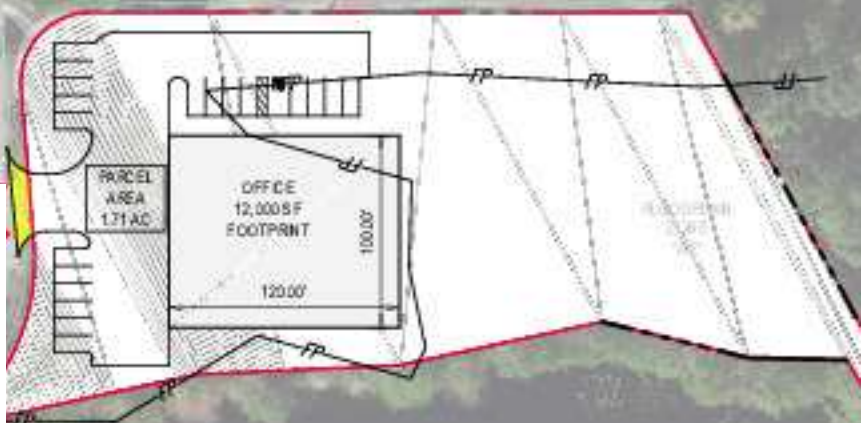
**PRESENTED BY:**

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**CONCEPT PLAN 'B'**  
**4304 ORANGE COSMOS BLVD**  
**DAVENPORT, FL 33837**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

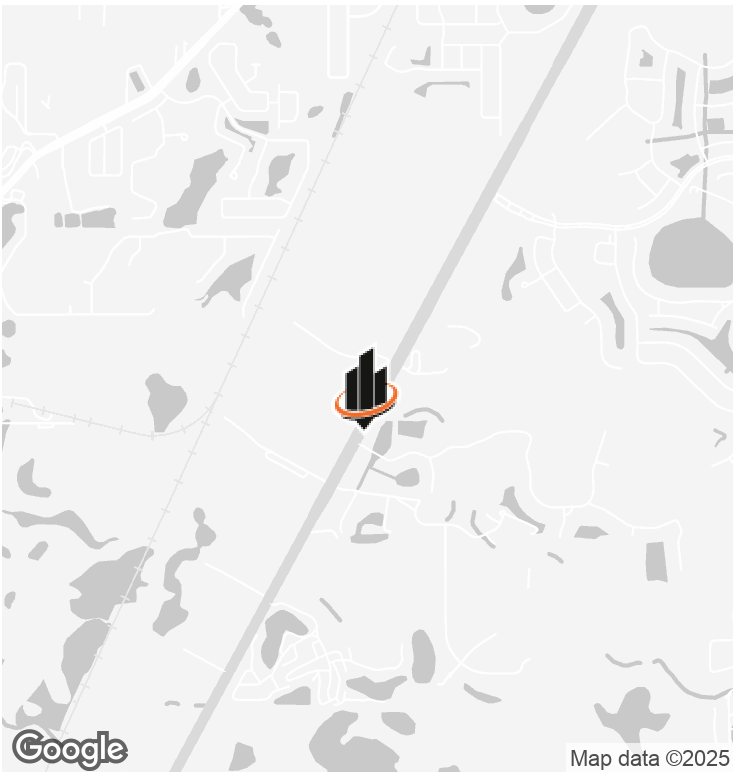
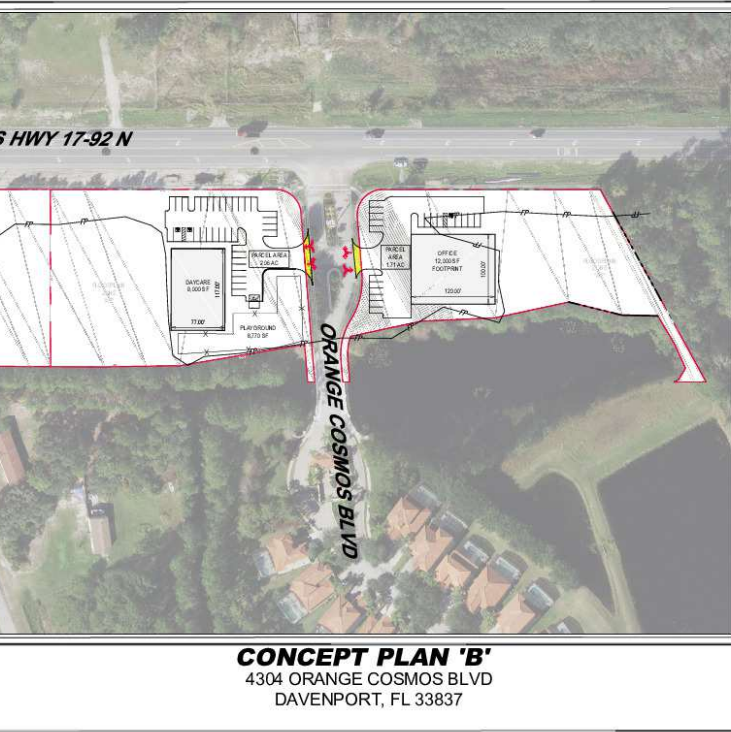
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	38,011 - 47,215 SF
LOT SIZE:	3.29 Acres
PRICE / ACRE:	-
ZONING:	Commercial
MARKET:	Davenport
SUBMARKET:	Loughman
APN:	272624706191002110 & 272624706191002120

PROPERTY OVERVIEW

SVN Alliance is proud to bring 1st time to market the 2 outparcel pads to WaterSong a community built by Park Square Homes located in Hwy 17-92 & Orange Cosmos Blvd.

north pad # 1 is 47,215( 1.083 acre) SF & south Pad #2 is 38,011 SF( .872 acre) net usable.

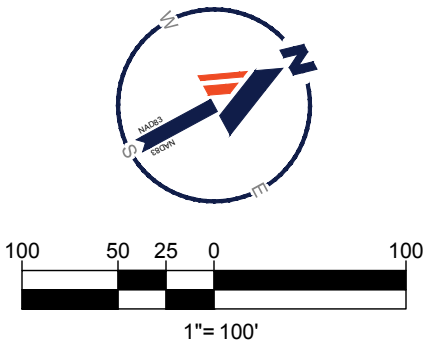
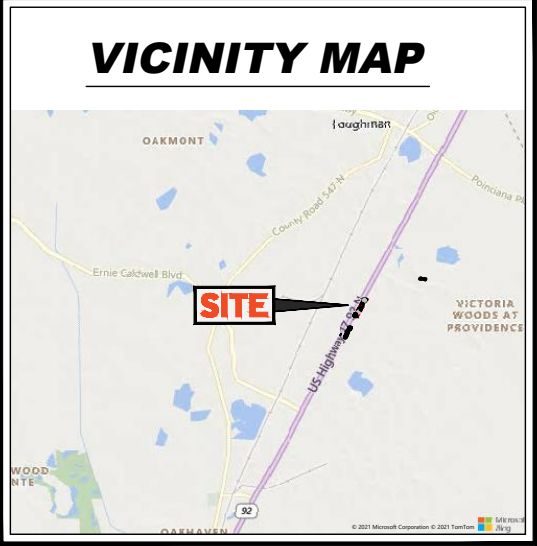
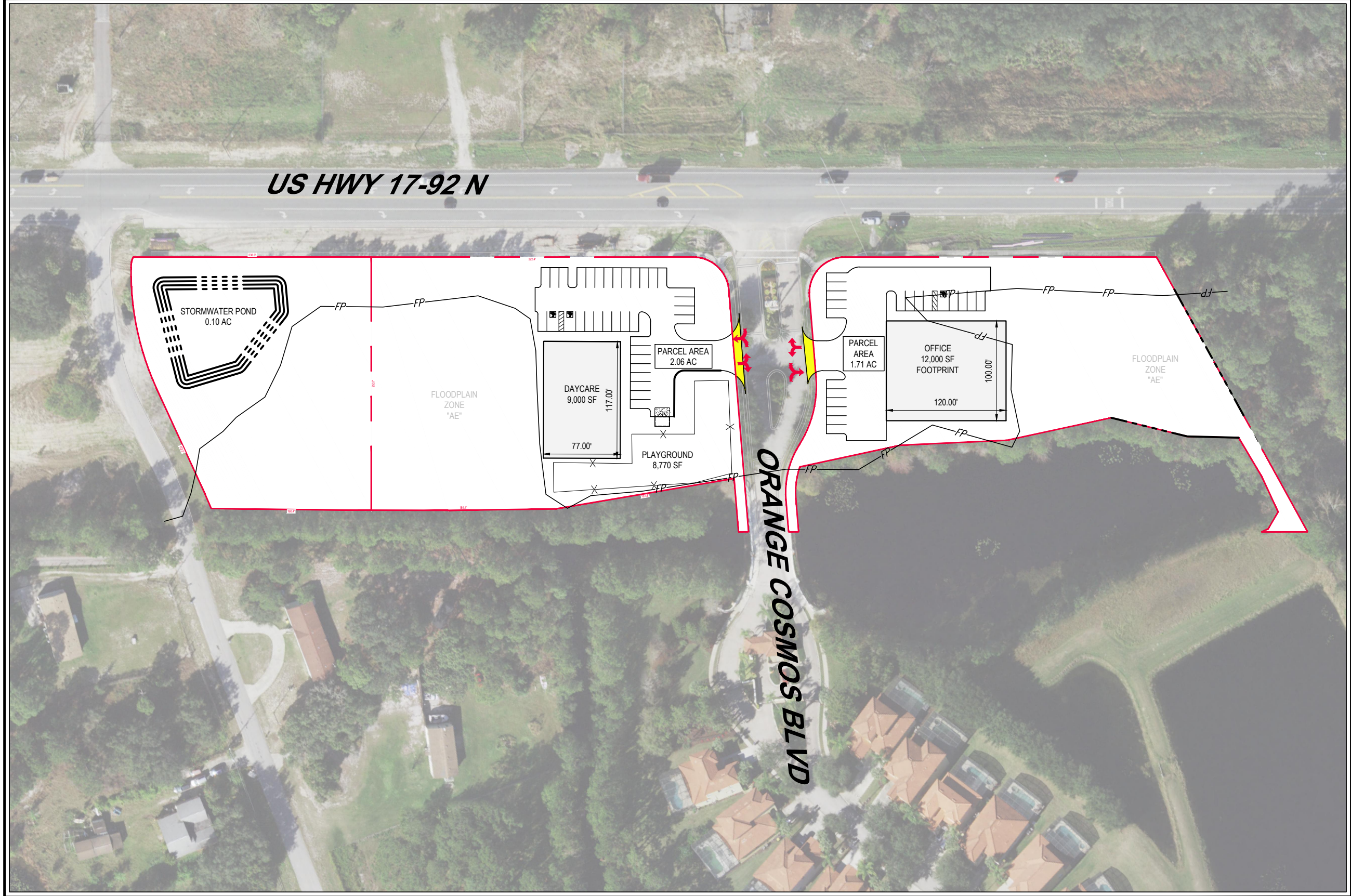
The 41 Acres across the street referred as Hwy 17 Apartments will consist of estimated 416 apartments & will be aligned with Orange Cosmos Blvd Entrance.

PROPERTY HIGHLIGHTS

- 1st Time to Market
- Available for Lease or Sale
- 2 Outparcel Pads entrance to WaterSong Community
- .60 miles from Loughman Oaks Elementary School

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**BOHLER //**

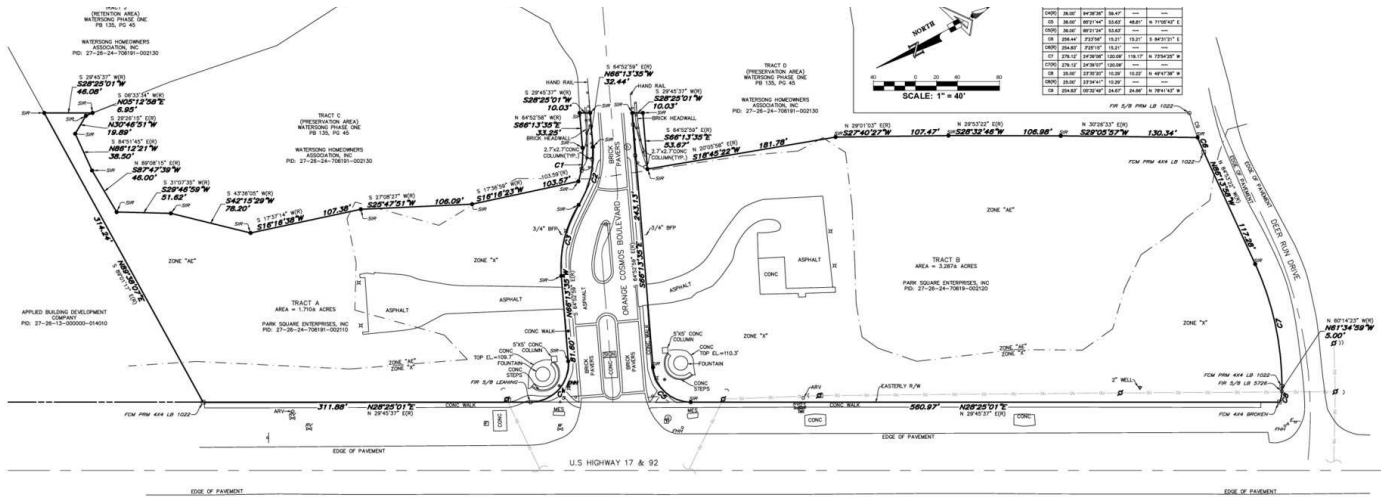
3820 NORTHDAL BLVD., SUITE 300B  
TAMPA, FLORIDA 33624  
Phone: (813) 812-4100  
Fax: (813) 812-4101

**CONCEPT PLAN 'B'**  
4304 ORANGE COSMOS BLVD  
DAVENPORT, FL 33837

3/30/2022 | JRT | FLT210240 - CPTB - 0



ADDITIONAL PHOTOS



LEGAL DESCRIPTION:

Tract A and Tract B, according to the plat of Watersong Phase One, as recorded in Plat Book 135, Page 45, Polk County Florida.

SURVEYOR'S NOTES:

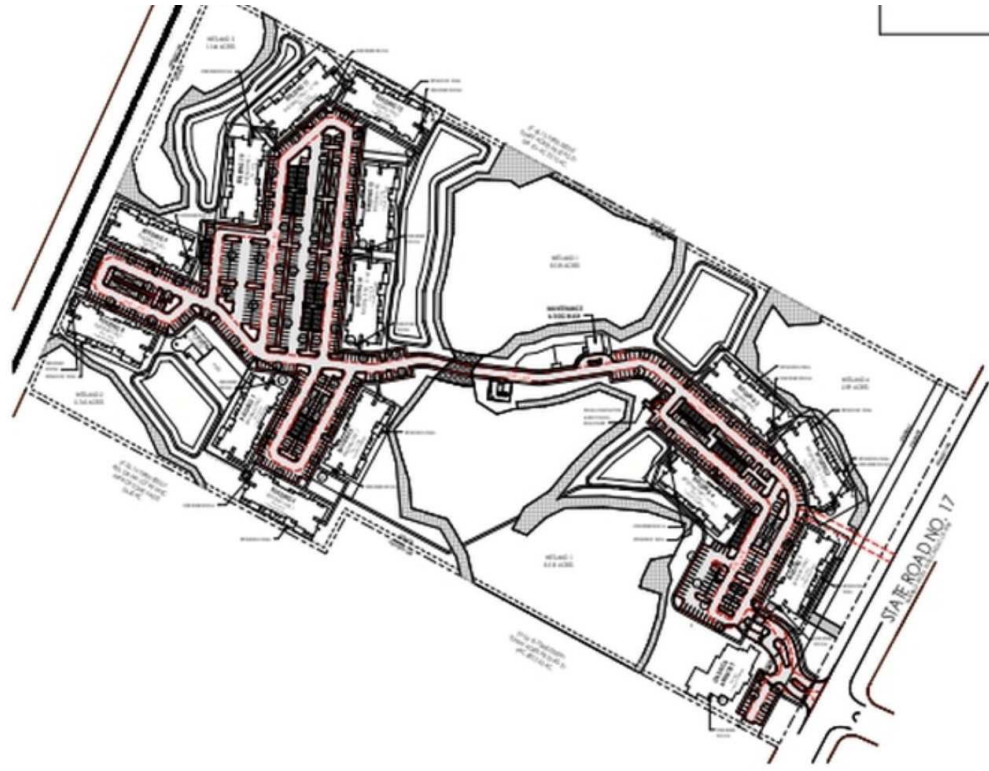
- 1) Current this information on the subject property has not been furnished to (Client/Owner, Inc.) at the time of the survey, and is subject to this survey under protest. (Client/Owner, Inc.) makes no representation or guarantee pertaining to accuracy, reliability, and best time, measurement, operations, and other conditions.
- 2) This survey is limited to above ground visible improvements, and near the boundary lines, except as shown herein, and that nothing below the ground was located including, but not limited to foundations (drainage), utilities, etc.
- 3) Bearings shown herein are based on the Eastern Right-of-Way of U.S. Highway 17 & 92, Polk County, Florida, being a Civil Survey of N 29° 45' 30" E, The Civil Survey is an exact survey in the State Plane Coordinate System, North America National Datum of 1983 (NAD 83) 1011 Adjustment for the North Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 40' or smaller.
- 5) Elevation shown herein are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "A 3547", having a published elevation of 135.21 feet (NAVD 88).
- 6) All measurements, unless otherwise noted, are survey measurements.
- 7) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 8) The subject parcel lies in Flood Zone "X" and "AE" according to Flood Insurance Rate Map, Map No. 12190C0304H for Polk County, Community No. 12085, dated December 22, 2019 and issued by the Federal Emergency Management Agency. Lines shown have been digitally transferred from EFIRM database information supplied by the FEMA Map Service Center (fema.maps.fema.gov).

LEGEND

- Official Records Book
- Reconnaissance Notes
- Field Book
- Asphalt
- Concrete
- Gravel
- Grass
- Water
- Power Line
- Telephone Line
- Survey Station
- Survey Point
- Survey Line
- Survey Boundary
- Survey Easement
- Survey Right-of-Way
- Survey Monument
- Survey Marker
- Survey Bench Mark
- Survey Control Point
- Survey Reference Point
- Survey Identification Number
- Survey Station Number
- Survey Point Number
- Survey Line Number
- Survey Boundary Number
- Survey Easement Number
- Survey Right-of-Way Number
- Survey Monument Number
- Survey Marker Number
- Survey Bench Mark Number
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Vicinity Map. Not To Scale

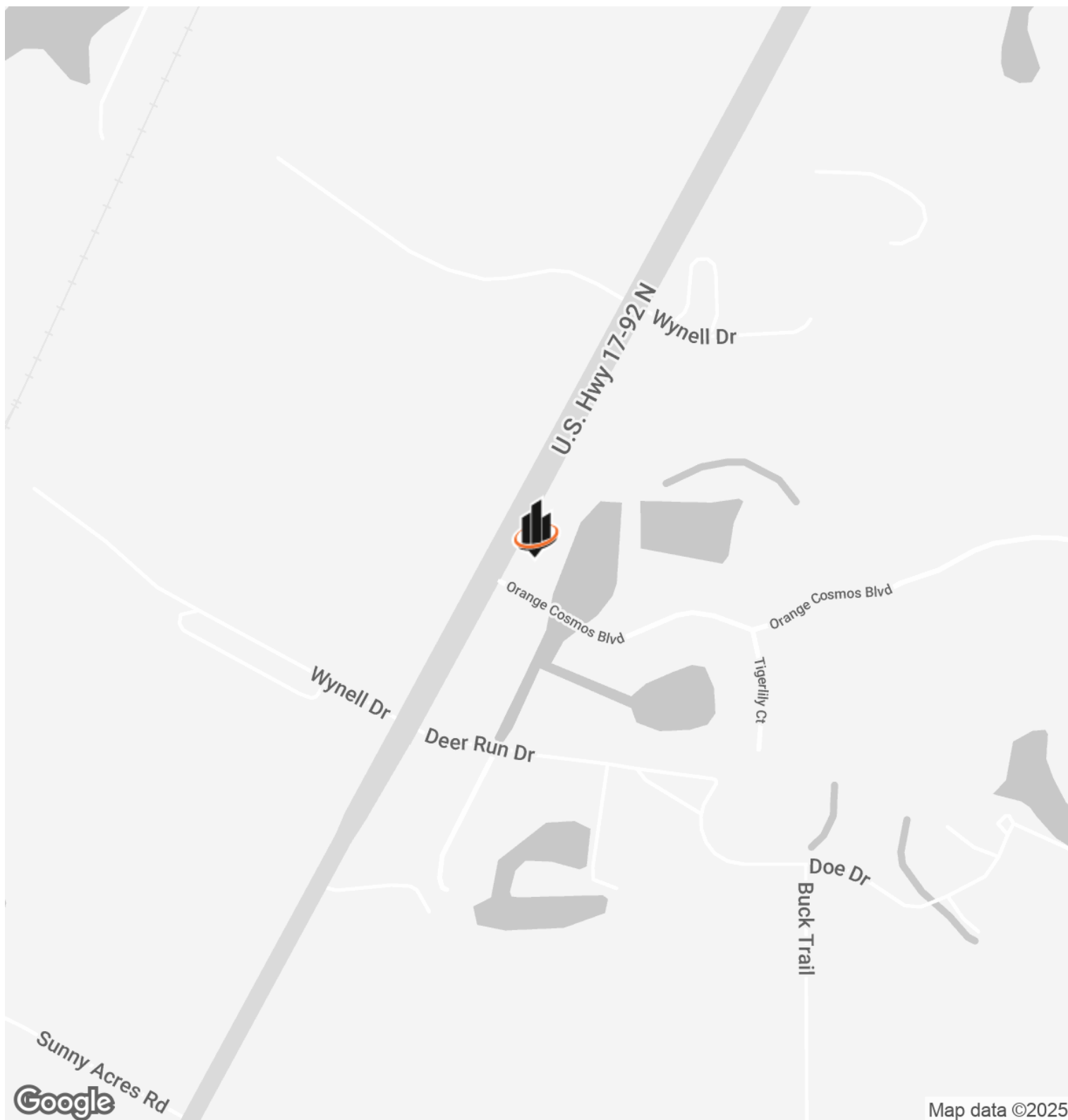


NO.	DESCRIPTION	AMOUNT
1	Site Plan	1.00
2	Survey Map	1.00
3	Survey Station	1.00
4	Survey Point	1.00
5	Survey Line	1.00
6	Survey Boundary	1.00
7	Survey Easement	1.00
8	Survey Right-of-Way	1.00
9	Survey Monument	1.00
10	Survey Marker	1.00
11	Survey Bench Mark	1.00
12	Survey Control Point	1.00
13	Survey Reference Point	1.00
14	Survey Identification Number	1.00
15	Survey Station Number	1.00
16	Survey Point Number	1.00
17	Survey Line Number	1.00
18	Survey Boundary Number	1.00
19	Survey Easement Number	1.00
20	Survey Right-of-Way Number	1.00
21	Survey Monument Number	1.00
22	Survey Marker Number	1.00
23	Survey Bench Mark Number	1.00
24	Survey Control Point Number	1.00
25	Survey Reference Point Number	1.00

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## LOCATION MAP



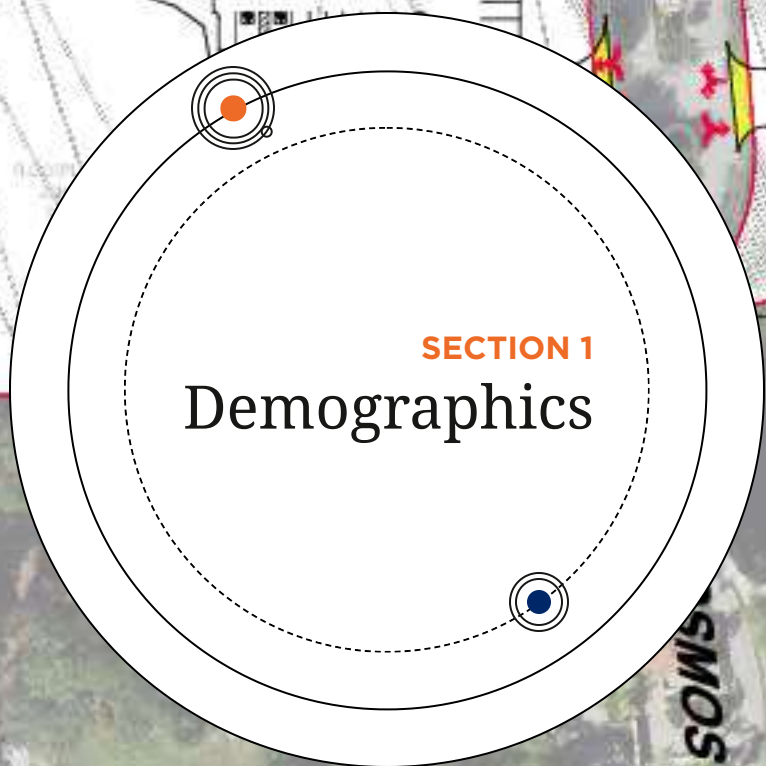
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COSMOS BLVD

PARCEL  
AREA  
1.71 AC

OFFICE  
12,000 SF  
FOOTPRINT

120.00'

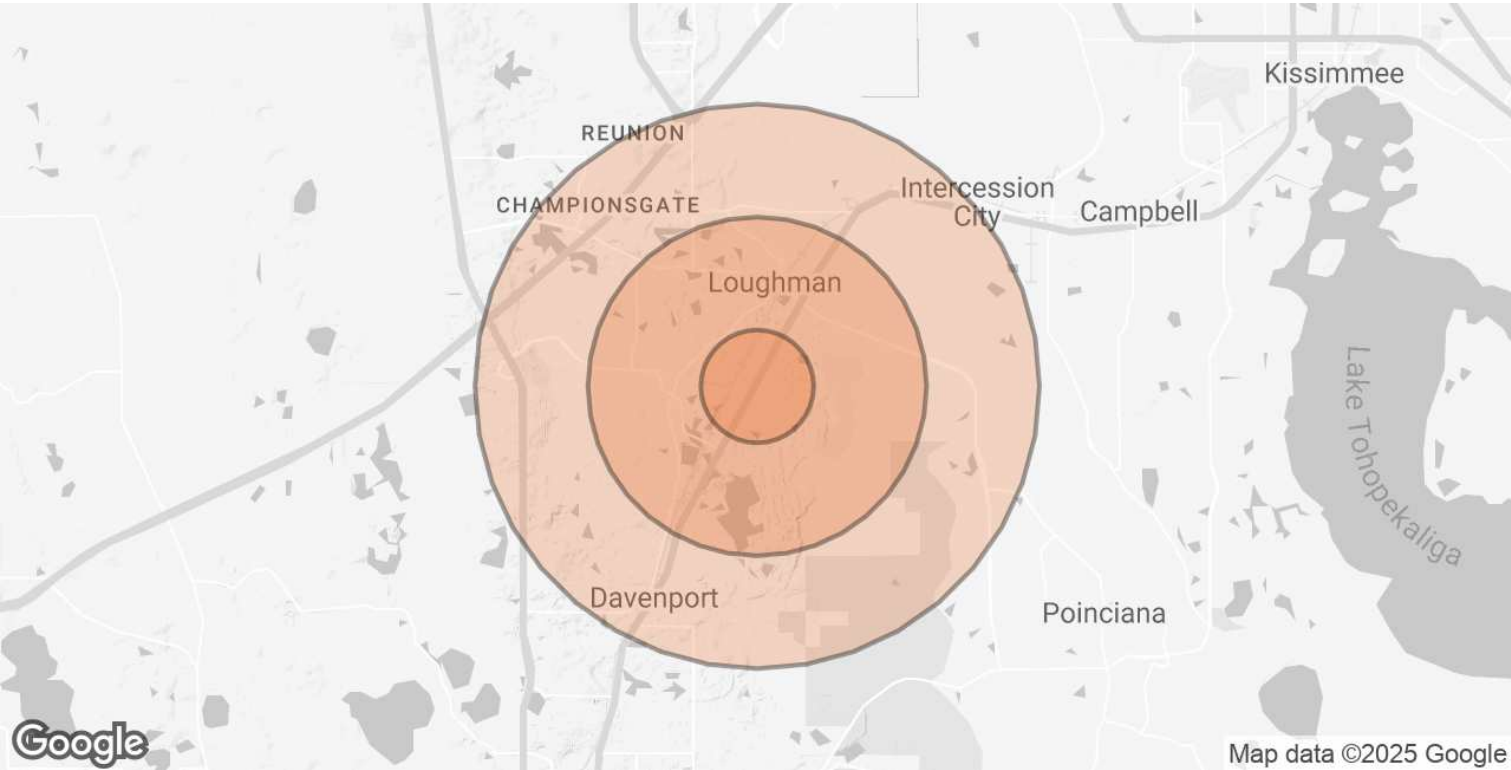
100.00'

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,494	20,838	56,911
AVERAGE AGE	38	38	41
AVERAGE AGE (MALE)	38	38	40
AVERAGE AGE (FEMALE)	39	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,174	7,239	20,223
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$76,440	\$82,517	\$85,736
AVERAGE HOUSE VALUE	\$430,749	\$375,377	\$339,756

Demographics data derived from AlphaMap

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