



Lake Wilson Road Acreage

0 Hummingbird Pass, Davenport, Florida 33896

Dusty Calderon
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PROPERTY OVERVIEW



Sale Price

\$1,500,000

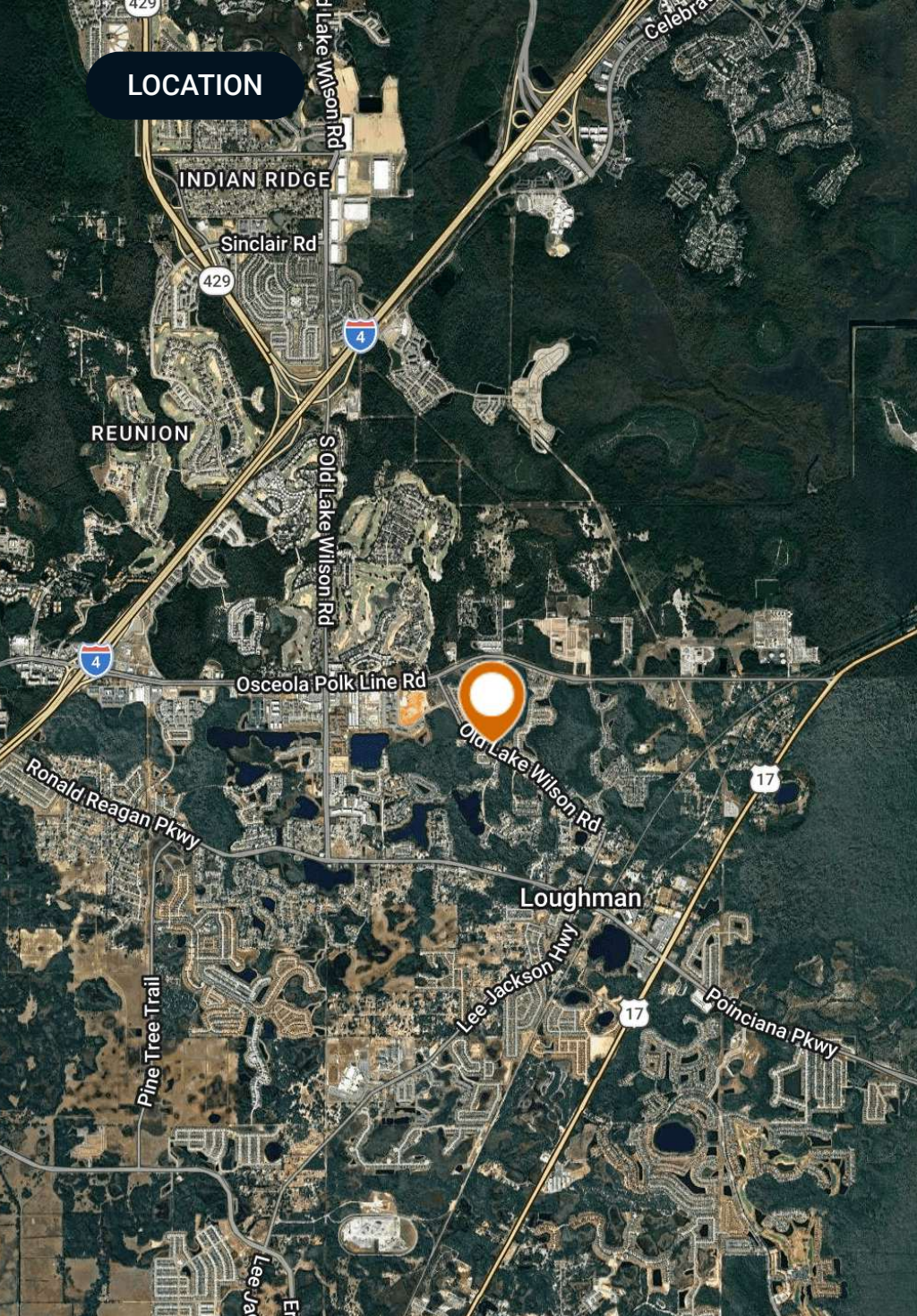
Offering Summary

Acreage:	26.84 Acres
Uplands/Wetlands:	2.97 Upland Acres 23.87 Wetland Acres
Price / Acre:	\$55,887
State:	Florida
City:	Davenport
County:	Polk
Property Type:	Acreage and Estates, Recreation

Property Overview

This 26.84-acre parcel is located within a residential area of Davenport, Florida, near Reunion, Walt Disney World, and Central Florida's primary tourism corridors. Given its environmental characteristics and location, the property is well suited for recreational use, mitigation, or long-term acreage ownership. Surrounding development includes established residential communities and short-term rental properties, along with convenient access to major roadways, shopping, dining, and regional attractions.

Positioned in a high-growth area of Osceola and Polk County with ongoing infrastructure investment, this property presents a strategic land-holding opportunity for buyers seeking environmental and recreational uses in close proximity to Central Florida's most active markets.



LOCATION

Location & Driving Directions

Parcel: 272602701010000980
272602701010000970
272602000000012040
272602000000012050

GPS: 28.2580351, -81.5750839

Driving
Directions: Contact Listing Agent

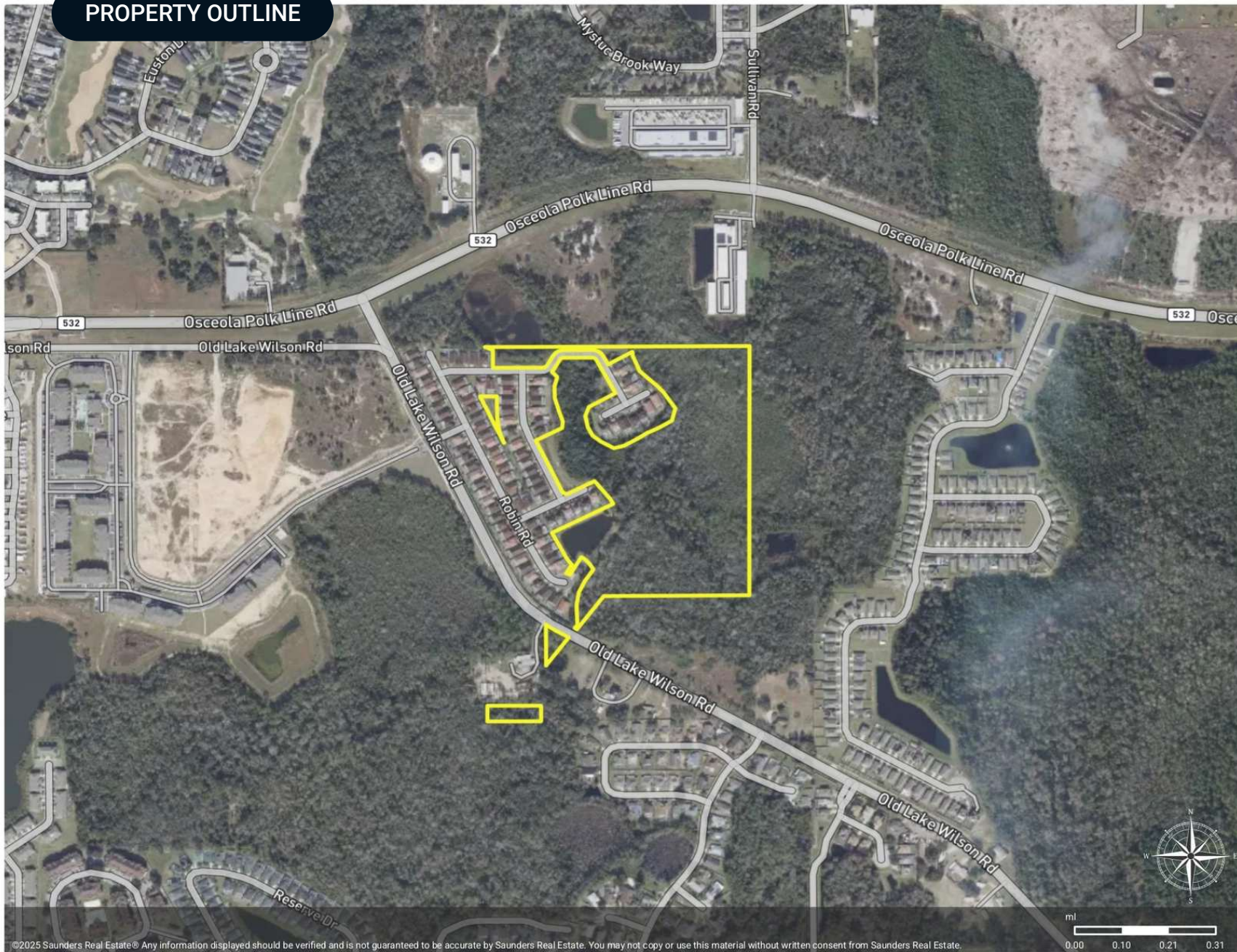
Showing
Instructions: Contact Listing Agent

PROPERTY OUTLINE



Lake Wilson Road Acreage

- Polygon
- Polygon
- Polygon
- Polygon



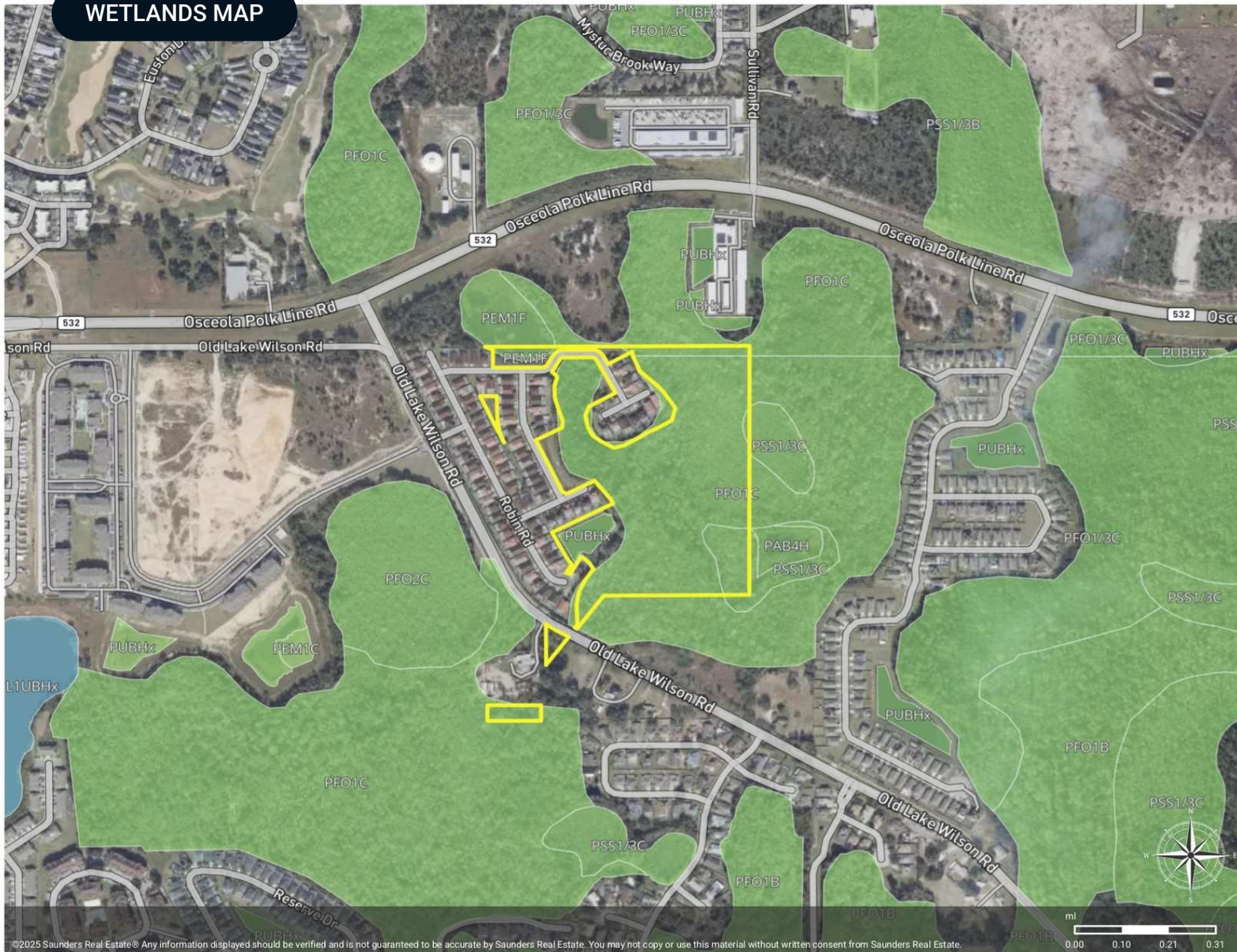
WETLANDS MAP



Wetlands NWI

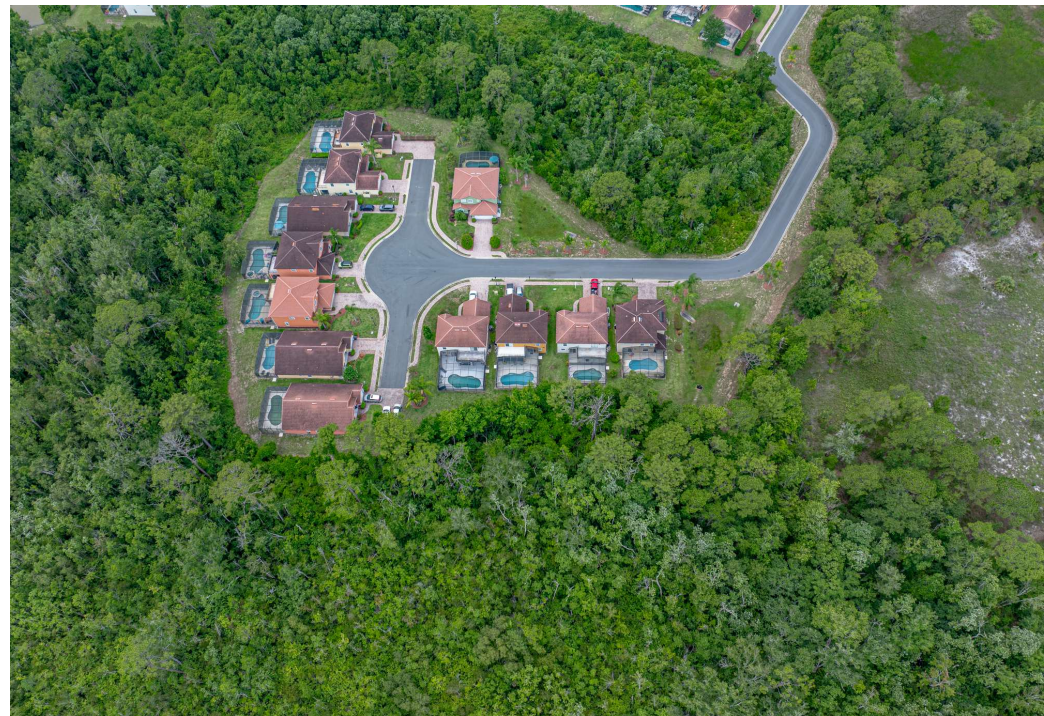
- Polygon
- Polygon
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- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	21.02
PSS1/3C	Freshwater Forested/Shrub Wetland	1.60
PUBHx	Freshwater Pond	0.83
PEM1F	Freshwater Emergent Wetland	0.41
TOTAL UPLAND		2.97
TOTAL WETLAND		23.87
TOTAL		26.84



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ADDITIONAL PHOTOS



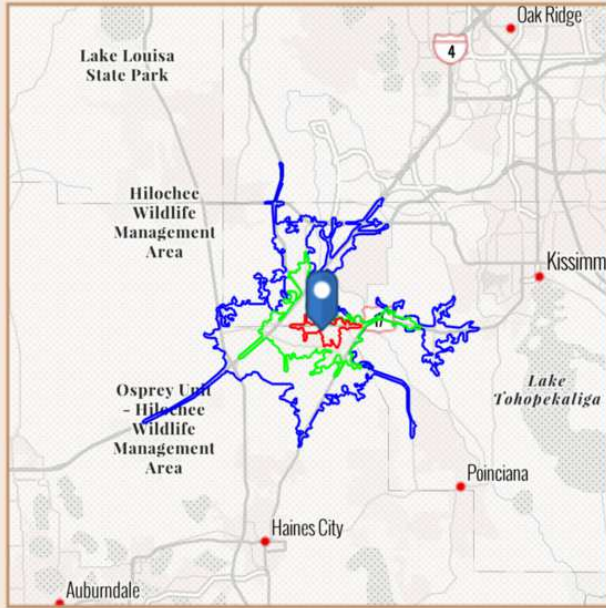
ADDITIONAL PHOTOS



BENCHMARK DEMOGRAPHICS

Hummingbird Pass, Davenport, Florida, 33896

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

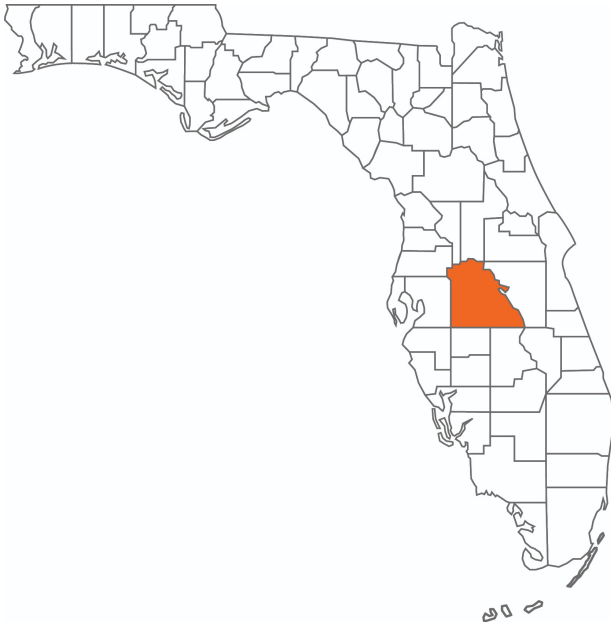


	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.58%	5.12%	5.28%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.63%	5.31%	5.76%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.34%	5.33%	5.82%	6.00%	6.00%	5.34%	5.98%
15 - 19	4.67%	5.17%	5.78%	6.26%	6.26%	5.84%	6.47%
20 - 34	30.57%	26.40%	23.37%	18.85%	18.85%	18.43%	20.33%
35 - 54	26.08%	26.72%	27.63%	24.12%	24.12%	24.41%	25.20%
55 - 74	18.49%	20.60%	20.53%	23.96%	23.96%	25.55%	22.82%
75+	3.64%	5.33%	5.81%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	3.6%	2.5%	4.1%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	1.3%	2.8%	3.5%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	3.7%	3.5%	4.1%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.1%	14.8%	10.4%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	20.0%	21.1%	18.2%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	24.5%	17.7%	17.0%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.7%	20.4%	21.0%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	7.8%	9.8%	11.9%	8.1%	8.1%	8.7%	9.8%
\$200,000+	6.2%	7.4%	9.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	2,080	23,135	60,779	822,142	822,142	23,027,836	339,887,819
Daytime Population	1,220	16,341	52,543	782,956	782,956	22,846,618	338,218,372
Employees	1,089	12,368	29,411	334,740	334,740	10,832,721	167,630,539
Households	754	8,748	22,392	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.76	2.64	2.70	2.57	2.57	2.43	2.50
Median Age	34.1	36.7	37.6	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	351,931	368,309	396,253	319,676	319,676	416,969	370,578
Owner Occupied %	53.2%	43.7%	53.9%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	46.8%	56.3%	46.1%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,064	12,675	33,453	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$82,141	\$80,896	\$87,288	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$34,421	\$37,217	\$39,766	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$153,805	\$133,534	\$178,980	\$224,923	\$224,923	\$253,219	\$228,144



COUNTY

Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

ADVISOR BIOGRAPHY



Dusty Calderon

Senior Advisor

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Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.

Dusty has been able to build many solid lasting relationships and friendships with highly successful clients. Several of these repeat buyers and sellers are heavy hitters in the national and international real estate markets.



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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