

Sanders Road 20 Acres

2809 RWS Ranch Road, Davenport, Florida 33837

R. Todd Dantzler, CCIM
863-287-3586
todd@saundersrealestate.com



Sanders Rd



PROPERTY OVERVIEW



Sale Price

\$1,500,000

Offering Summary

Acreage:	20 ± Acres*
Price / Acre:	\$75,000
State:	Florida
City:	Davenport
County:	Polk
Property Type:	Ranches and Pastureland, Hunting and Recreational Land, Development Land

Property Overview

This 20 ± acre property at 2809 RWS Ranch Road in Davenport offers a well-positioned opportunity in an area experiencing steady population growth. Fronting on Sanders Road with access from RWS Ranch Road, the site provides both convenience and privacy, making it well-suited for a range of uses.

The land is generally flat and features a small pond, along with established grasses that support cattle grazing. Whether used as a gentleman's farm, a weekend retreat for family and recreation, or a long-term hold, the property offers flexibility while surrounding development continues to move outward.

As growth progresses in the Davenport market, this tract presents a practical opportunity to enjoy the land today while maintaining long-term flexibility for future use.

*Exact size to be determined by survey. Property is part of a larger parcel.



LOCATION DESCRIPTION

SUBJECT
0.6 ± Miles

27

Sanders Rd

75,334 ±
Cars/Day

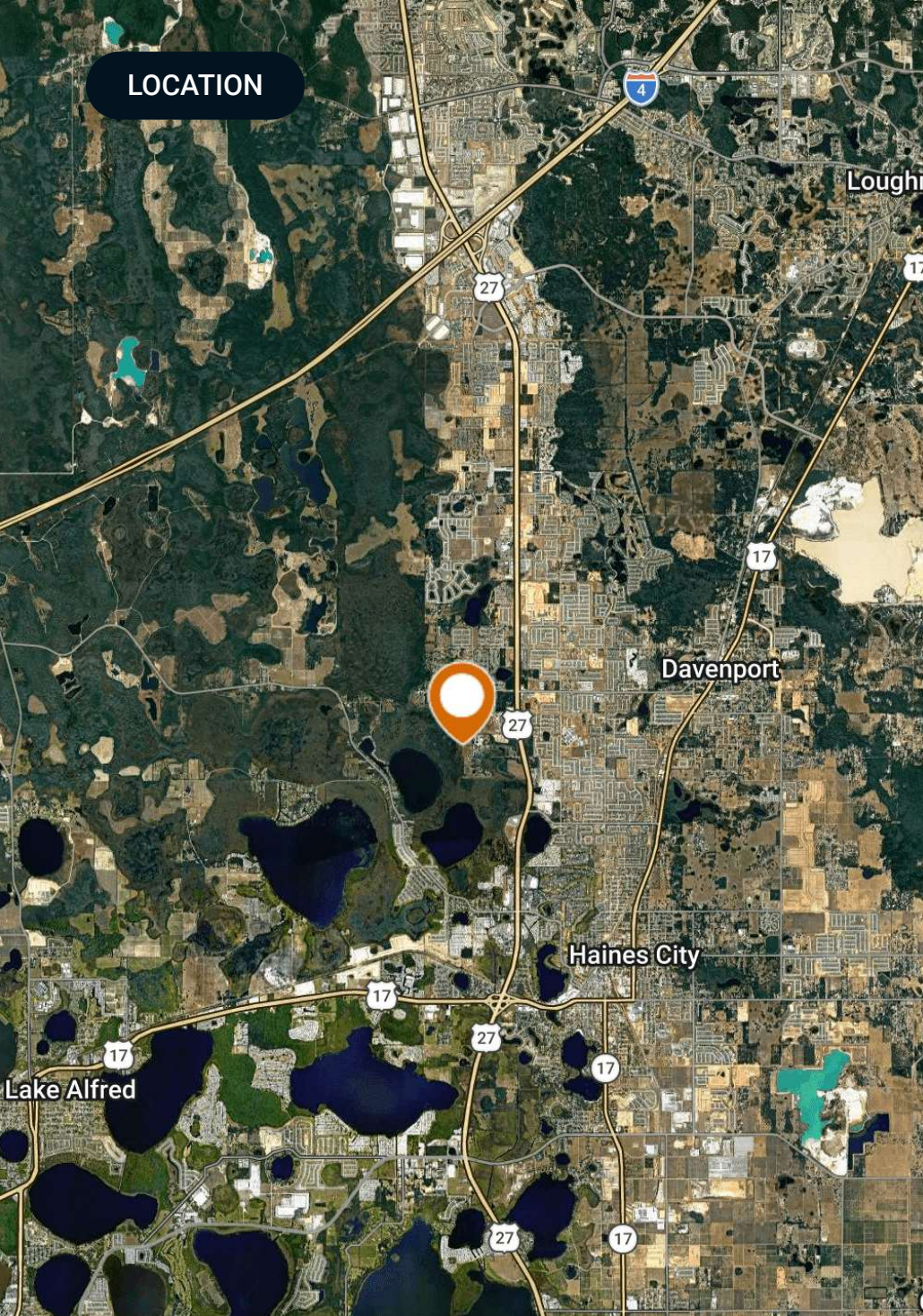
Location Description

Located on the south side of Sanders Road in Davenport about 6/10th of a mile west of US 27. The site offers a quiet, rural setting while remaining within convenient reach of major corridors, including US Highway 27 and Interstate 4, providing access to Lakeland, Orlando, and Tampa.

Davenport has experienced steady growth driven by its proximity to employment centers, tourism destinations, and expanding infrastructure. Nearby retail, dining, and daily services are available along US 27, while continued development in the surrounding area is bringing new residential and commercial projects closer to the site.

This location balances privacy and accessibility, offering a more relaxed setting without being far removed from the region's primary growth corridors.

LOCATION



Location & Driving Directions

Parcel: 272707000000031040; Portion of
272707000000031020

GPS: 28.1556078, -81.6503833

**Driving
Directions:** Contact advisor

**Showing
Instructions:** Contact advisor

PROPERTY OUTLINE



Sanders Road

Polygon



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WETLANDS MAP



Sanders Road : Wetlands NWI

- Polygon
- Parcel
- Sanders Road : Wetlands NWI: Palustrine
- Sanders Road : Wetlands NWI: Riverine



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AERIAL PHOTOS

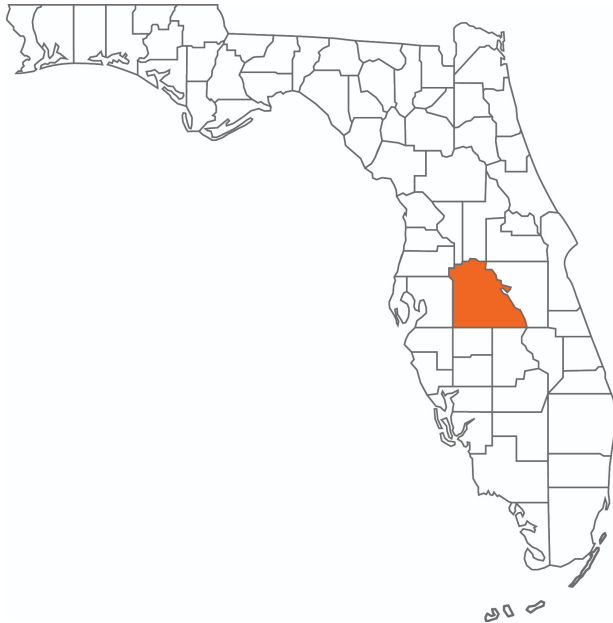


ADDITIONAL PHOTOS





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



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

todd@saundersrealestate.com

Direct: **877-518-5263 x403** | Cell: **863-287-3586**

Professional Background

R. Todd Dantzler, CCIM is a Managing Partner and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

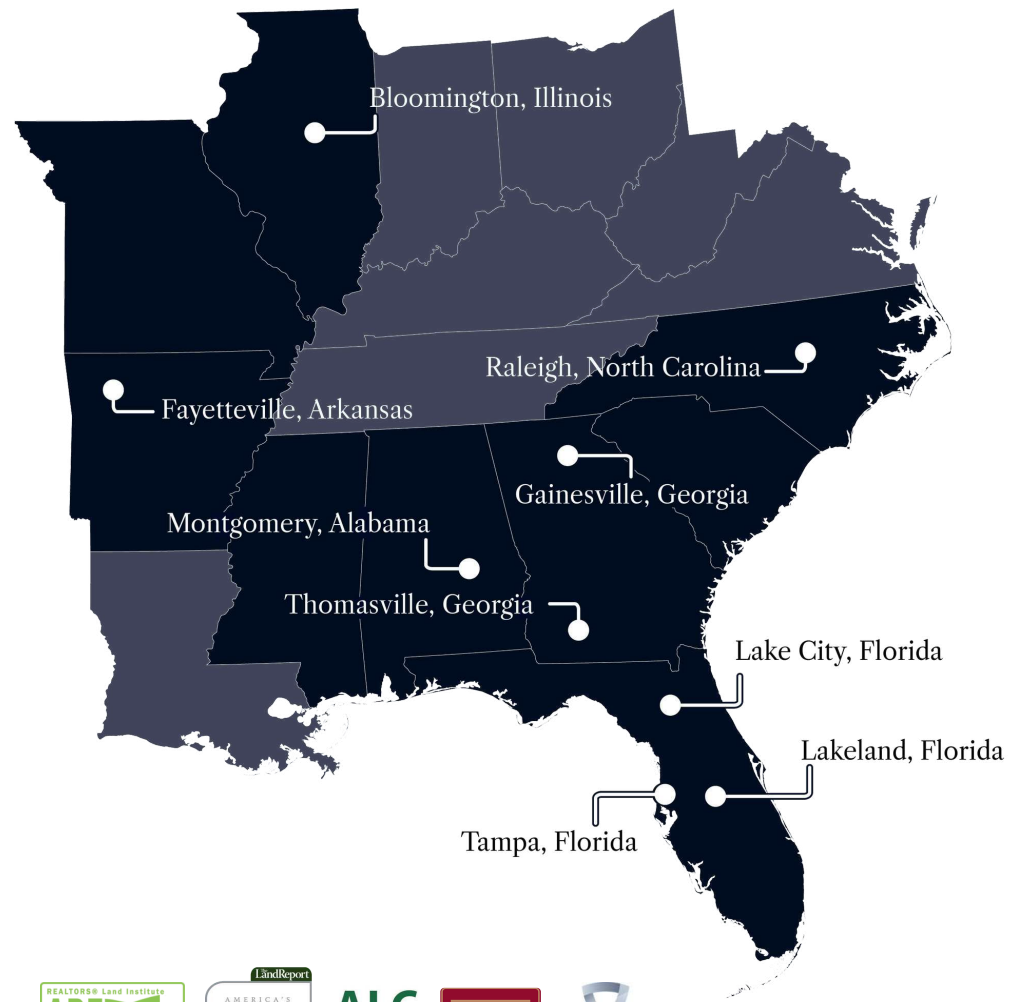
In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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