

A vibrant photograph of an orchard with green leaves and ripe orange fruit against a clear blue sky. A large, semi-transparent orange circle is centered over the image, serving as a backdrop for the text.

the local slice

Welcome

Davenport/Champions Gate

Your Insider's Guide

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We are so glad you're here!

Welcome to Davenport & ChampionsGate

Whether you're considering a move, planning your next investment, or simply exploring what makes this corner of Central Florida so special, we're glad you're here.

Davenport and ChampionsGate have quickly become some of the most sought-after communities in Central Florida—and it's easy to see why. Residents enjoy the perfect balance of convenience, affordability, and lifestyle, all while being just minutes from world-famous attractions, championship golf courses, shopping, dining, and major transportation routes.

But what truly makes this area special isn't just its location—it's the sense of opportunity. From growing families searching for more space, to retirees looking for sunshine and simplicity, to professionals and entrepreneurs seeking a community that continues to thrive, Davenport and ChampionsGate offer something for everyone.

At Orange Slice Properties, we believe that finding a home is about more than bedrooms and square footage. It's about finding a community that fits your lifestyle. That's why we've created The Local Slice—to give you an insider's look at the neighborhoods, schools, restaurants, parks, events, and hidden gems that make this area feel like home.

Welcome

Think of this guide as your local cheat sheet. Inside you'll find our favorite restaurants, parks, shopping spots, community events, schools, and hidden gems throughout Davenport and ChampionsGate. Whether you're new to the area or a longtime resident looking to explore more, we hope this guide helps you experience the community like a local.

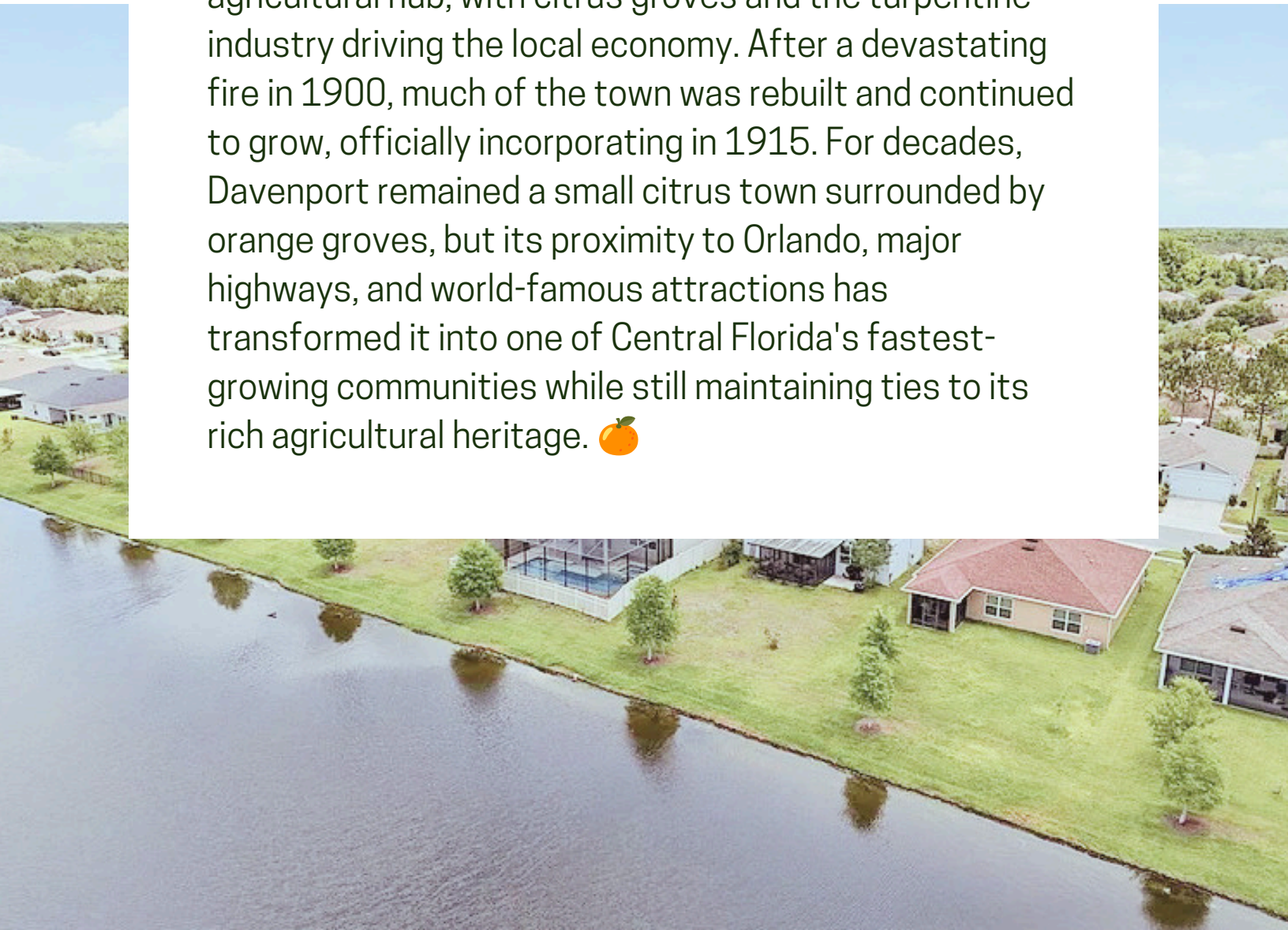
W: www.orangesliceproperties.com



@orangesliceproperties

history of the city

Davenport, Florida, traces its roots back to the late 1800s when the South Florida Railroad brought growth and opportunity to what was then known as Horse Creek. Renamed Davenport in honor of Colonel William Davenport, a military officer during the Second Seminole War, the community developed as a railroad and agricultural hub, with citrus groves and the turpentine industry driving the local economy. After a devastating fire in 1900, much of the town was rebuilt and continued to grow, officially incorporating in 1915. For decades, Davenport remained a small citrus town surrounded by orange groves, but its proximity to Orlando, major highways, and world-famous attractions has transformed it into one of Central Florida's fastest-growing communities while still maintaining ties to its rich agricultural heritage. 🍊



demographics

POPULATION



18 K

MEDIAN AGE



36

MEDIAN HOUSEHOLD INCOME



73 K

by the numbers

AVERAGE COMMUTE TIME



41 min

NUMBER OF BUSINESSES



390

HOMEOWNERSHIP RATE



90%

recreational options

WALKING TRAILS

Davenport offers plenty of opportunities to enjoy the outdoors, with parks and nature areas that feature walking, jogging, and fitness trails. Popular local options include Northeast Regional Park and Wilson Park, both of which provide paved pathways, open green space, playgrounds, and recreational amenities.



GYM

Whether you're looking for a traditional gym, group fitness classes, or strength training, Davenport has a variety of fitness options. Residents have access to facilities such as Anytime Fitness, Anytime Fitness, EōS Fitness Enrollment Center, and nearby Planet Fitness. Many master-planned communities also offer private fitness centers, walking paths, and resort-style amenities, making it easy to maintain an active lifestyle close to home.



BIKING

Cyclists enjoy Davenport's central location and access to some of Central Florida's best biking routes. The nearby Van Fleet Trail - Polk City Trailhead is a favorite among road cyclists, offering nearly 30 miles of paved trail through natural Florida landscapes. The TECO AUBURNDALE TRAIL and the popular West Orange Trail are also within a short drive and provide excellent opportunities for recreational riding, training, and family bike outings. Davenport's relatively flat terrain and year-round sunshine make cycling a popular activity throughout the area.





cost of living

01

PROPERTY TAXES

Property taxes in Polk County are one of the area's financial advantages for homeowners, with rates generally considered affordable compared to many other parts of Florida and the country. Taxes are based on a property's assessed value and can vary by city and special taxing districts. Homeowners who make the property their primary residence may qualify for Florida's Homestead Exemption, which can reduce the taxable value of the home and provide additional protections through the Save Our Homes program, limiting annual increases in assessed value. Buyers should keep in mind that property taxes are often reassessed after a home purchase, so it's important to estimate taxes based on the future purchase price rather than the current owner's tax bill.

02

INCOME TAX

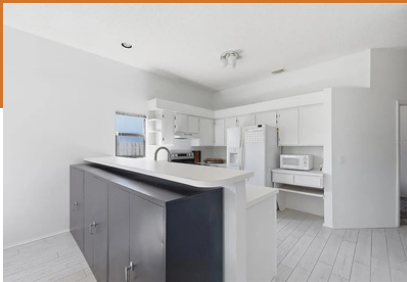
One of the biggest financial benefits of living in Davenport is Florida's lack of a state income tax. Residents do not pay state income tax on wages, self-employment income, retirement income, pensions, Social Security benefits, or investment earnings, allowing many individuals and families to keep more of their income compared to residents of high-tax states. This tax-friendly environment is a major reason why Florida continues to attract retirees, remote workers, and relocating families from across the country. (floridaneighborhoodrealty.com)

03

SALES TAX

Davenport residents pay Florida's statewide sales tax of 6%, plus Polk County's local discretionary sales surtax, bringing the total sales tax rate to 7% on most purchases. Groceries are generally exempt from sales tax, while items such as clothing, electronics, furniture, and restaurant purchases are typically taxable. Florida's sales tax structure helps offset the state's lack of a personal income tax, making it an important consideration for both residents and visitors.

real estate at a glance



HOME STYLES:

Single-family homes, townhomes, luxury golf communities, vacation homes, and resort properties.



POPULAR COMMUNITIES:

- ChampionsGate
- Providence
- Ridgewood Lakes
- Highland Meadows
- Astonia
- Bella Toscana
- Polo Park



BUYER TYPES:

- Primary homeowners
- Vacation homeowners
- Investors
- Retirees
- Disney employees
- Remote workers

local attractions

01

WALT DISNEY WORLD

Located approximately 15-20 minutes away, Disney is one of the area's biggest draws.



02

CHAMPIONS GATE GOLF CLUB

Two nationally recognized golf courses designed by Greg Norman.



03

OMNI RESORT

Luxury resort featuring restaurants, spa services, pools, lazy river, and golf.



nearby parks

01

LAKE EVA COMMUNITY PARK

Large community park with splash pad, events, walking trails, and sports facilities..



02

NORTH EAST REGIONAL PARK

Features:

- Sports fields
- Playground
- Dog park
- Walking trails
- Fishing pier



03

WILSON PARK

Historic downtown Davenport park offering community events and recreation..



shopping areas

01 POSNER PARK

Shops include Target, Ross, Home Goods, Movie Theatre, Dining and more.



02 ORLANDO VIENLAND PREMIUM OUTLETS

Approximately 20 minutes away.



03 DISNEY SPRINGS

Dining, shopping, entertainment, and nightlife.



04 CHAMPIONS GATE VILLAGE

Dining, retail, and services located near I-4



local schools

01 DAVEPORT SCHOOL OF THE ARTS

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02 DAVEPORT HIGH SCHOOL

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03 FOUR CORNERS CHARTER SCHOOL

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04 RIDGE COMMUNITY HIGH SCHOOL

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local hot spots



01 OVATION BISTRO AND BAR

American fare, including BBQ plates & sides, served in unfussy digs with a full bar & patio seating.

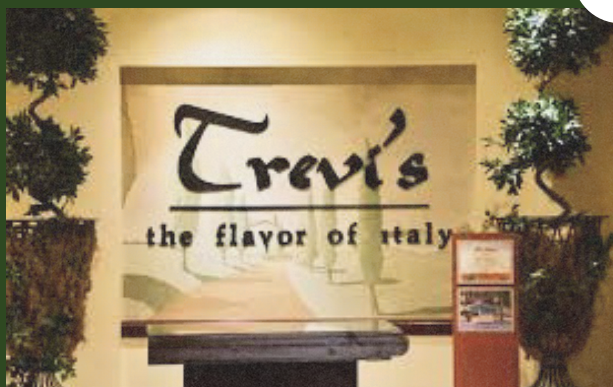
Service options: Happy hour food · Private dining room · Great cocktails

Located in: Deer Creek Crossings

Address: 42605 US-27, Davenport, FL 33837

Phone: (863) 313-1234

Menu: ovationbistro.com



02 TREVI'S RESTAURANT

Classic Italian fare is the focus of this charming, hotel-based eatery with a garden patio.

Service options: Outdoor seating · Kids' menu

Located in: Omni Orlando Resort at ChampionsGate

Address: 1500 Masters Blvd, Championsgate, FL 33896

Phone: (407) 238-6564

Menu: omnihotels.com



03 MILLERS ALE HOUSE

Casual sports-pub chain with basics from bar snacks to steaks & a large selection of tap beers.

Service options: Happy hour food · Great cocktails · Doesn't accept reservations

Located in: Champions Gate Downtown Shopping Center

Address: 8170 Laura Ln, Davenport, FL 33896

Phone: (407) 274-9731

Menu: millersalehouse.com

things to do



GO TO EOS FITNESS

Address: 1281 Posner Blvd,
Davenport, FL 33837
Phone: (321) 800-9286



SPA AT MOKARA

Address: 1500 Masters Blvd,
Championsgate, FL 33896
Phone: (407) 390-6603



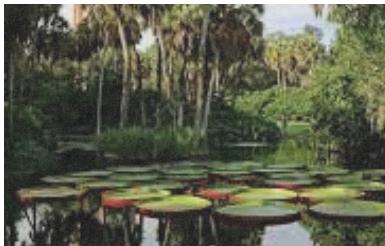
EAGLES EDGE GOLF

1500 MASTERS BOULEVARD
CHAMPIONSGATE, FLORIDA 33896
(407) 707-3100



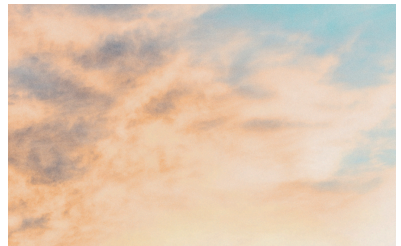
YOGA MB

Address: 121 Ridge Center Dr,
Davenport, FL 33837
Phone: (863) 282-1194



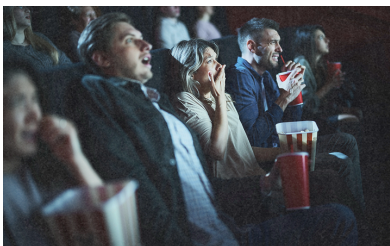
BOK TOWER GARDENS

Address: 1151 Tower Blvd, Lake
Wales, FL 33853



SUNSET AT LAKE EVA

Address: 555 Ledwith Ave,
Haines City, FL 33844
Phone: (863) 421-3700



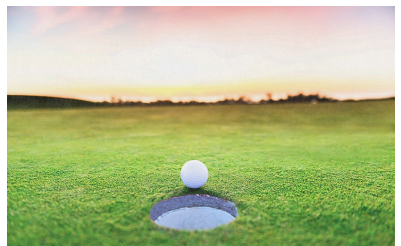
CINEPOLIS MOVIE

Address: 5500 Grandview Pkwy,
Davenport, FL 33837
Phone: (863) 547-0480



GROVE ROOTS BREWERY

Address: 302 3rd St SW, Winter
Haven, FL 33880
Phone: (863) 291-0700



GOLF AT CHAMPIONS GATE

Address: 8575 White Shark Blvd,
Championsgate, FL 33896
Phone: (407) 787-4653

places to eat



SUSHI

Mayaki Sushi & Izakaya



PIZZA

Flippers Pizza



SEAFOOD

Hungry Crab



VEGETARIAN

Thailicious27



MEAT LOVERS

Mannys SteakHouse
Longhorn
Texas Roadhouse



PUB FOOD

Best of British
Millers Ale House



GROCERY STORE

PUBLIX LOUGHMAN OAKS



ITALIAN

Olive Garden
Trevis



MEXICAN

Tacos Don Andres
Juanchos
Agave Real

community events

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Davenport Fall Festival

Annual family-friendly event featuring vendors, entertainment, and local businesses.



Champions Gate Holiday Celebrations

Farmers markets, seasonal activities, and family events.



Sunset Walk Events

Car shows, live music, food festivals, and more.

Getting Around

Interstate 4

The primary transportation corridor connecting residents to Orlando, Disney, and Tampa.

US Highway 27

Major north-south route through Davenport.

Orlando International Airport

Approximately 35-45 minutes away.

Brightline (Future Nearby Access)

Residents can easily connect to Orlando's Brightline station for travel throughout Florida.

Why you'll love it here:

You'll Love It If:

- ✓ You want newer homes
- ✓ You love golf
- ✓ You work remotely
- ✓ You want easy access to Disney
- ✓ You enjoy resort-style amenities
- ✓ You want more house for your money
- ✓ You like master-planned communities

It may not be for you if...

- ✗ You want a walkable urban downtown
- ✗ You prefer historic neighborhoods
- ✗ You dislike tourist traffic
- ✗ You work daily in downtown Orlando



working with us

@orangesliceproperties
www.orangesliceproperties.com

Orange Slice Properties is a locally owned Central Florida real estate brokerage built around community, education, and exceptional client service.

We believe buying or selling a home should feel less like a transaction and more like having a trusted guide by your side. Our agents specialize in helping clients navigate Central Florida's rapidly growing communities while providing local expertise, honest advice, and personalized support every step of the way.

Services

- Residential Buying
- Residential Selling
- New Construction
- Relocation Services
- Investment Properties
- Luxury Homes
- Vacation Homes
- Community Expertise



ORANGE SLICE
PROPERTIES

2026
REALTRENDS VERIFIED