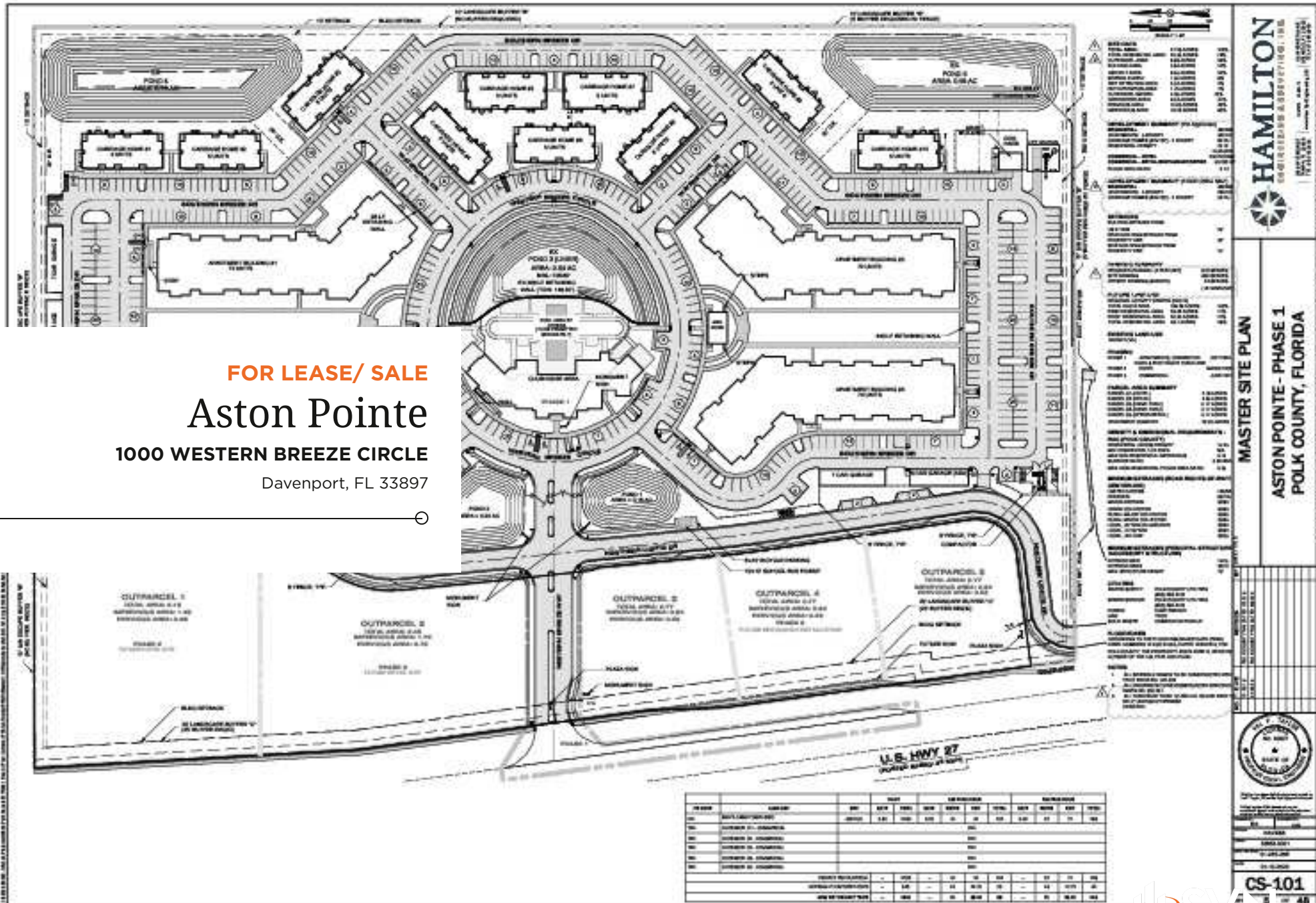


FOR LEASE/ SALE
Aston Pointe
 1000 WESTERN BREEZE CIRCLE
 Davenport, FL 33897



HAMILTON
 ENGINEERING & ARCHITECTURE, INC.
 1000 WESTERN BREEZE CIRCLE
 DAVENPORT, FL 33897
 (888) 444-4444
 (813) 281-1111

MASTER SITE PLAN
ASTON POINTE - PHASE 1
POLK COUNTY, FLORIDA

CS-101

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

ALI MUSHTAQ

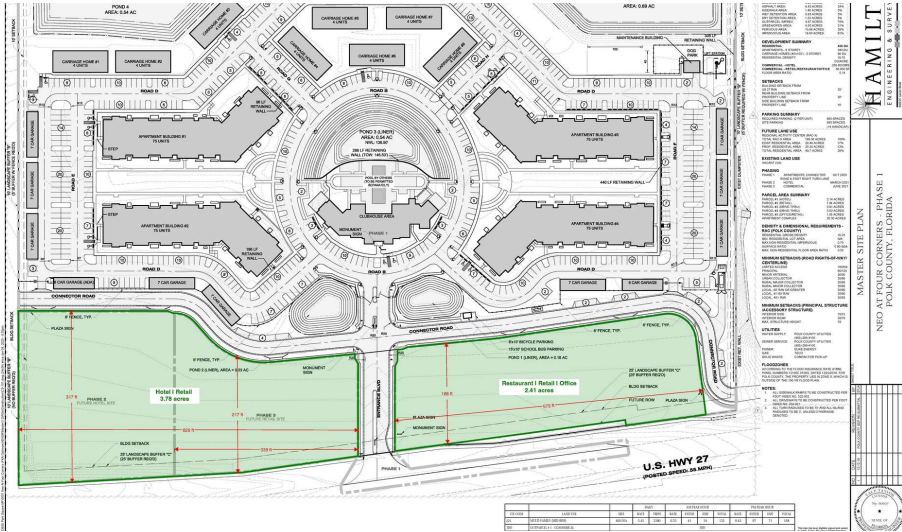
C: 407.325.1446

ali.mushtaq@svn.com

FL #SL3039910

ASTON POINTE | 1000 Western Breeze Circle Davenport, FL 33897

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer!
LEASE RATE:	Negotiable
AVAILABLE SF:	0.92 - 2.45 Acres
LOT SIZE:	6.95 Acres
PRICE / ACRE:	Call for Pricing
YEAR BUILT:	2023
ZONING:	PD
MARKET:	Davenport

PROPERTY OVERVIEW

SVN is proud to once again exclusively bring a brand new development Located on NE of Hwy 27 & Just south of US 192, Four Corners Area. 5 parcels for Use in retail, restaurant, Fast Casual, QSRs, Carwash, Banks Medical, Dentist, Urgent Care, Auto Parts or Service, Restaurants, Hotel & Climate Storage For Sale. Aston Pointe consist of 400 Apartments under Construction including Out Parcels Site Work.

OP # 1- Permitted use Climate Control Storage on 2.14 Acres For Sale!

Op # 2 Hotel Parcel with 250 Rooms Entitlements on 1.94 acres For Sale!

Op #3 .91 Acre for single pad Ground Lease

OP # 4 .92 Acre for Single pad Ground Lease

OP # 5 1.05 Acre for Single pad Ground lease

PROPERTY HIGHLIGHTS

- Located on Hwy 27 Davenport, FL
- 1 of the Hottest market in Development!

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,337	46,138	67,114
AVERAGE AGE	51	39	39
AVERAGE AGE (MALE)	50	39	39
AVERAGE AGE (FEMALE)	52	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,298	17,444	24,438
# OF PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	\$70,871	\$86,867	\$92,418
AVERAGE HOUSE VALUE	\$237,640	\$316,030	\$335,249
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	30.9%	41.4%	40.8%
RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	4,606	22,991	33,577
TOTAL POPULATION - BLACK	575	4,563	6,659
TOTAL POPULATION - ASIAN	105	929	1,548
TOTAL POPULATION - HAWAIIAN	13	45	58



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DEMOGRAPHICS MAP & REPORT

TOTAL POPULATION - AMERICAN INDIAN	19	180	284
TOTAL POPULATION - OTHER	871	7,112	9,898

TRAFFIC COUNTS

HWY 27	46,000 /day
--------	-------------

** Demographic data derived from 2020 ACS - US Census*



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Aston Pointe Outparcels

Polk County, FL

CONCEPT PLAN "D"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL '1'	1.74± Ac
PARCEL '2'	2.03± Ac
PARCEL '3'	0.69± Ac
PARCEL '4'	0.59± Ac
PARCEL '5'	1.17± Ac

JURISDICTION:

POLK COUNTY, FL

PROPERTY FUTURE LAND USE:

RACX

PROPERTY ZONING:

PUD

PROPERTY OVERLAY:

NORTH US 27

PROPOSED DENSITY/INTENSITY:

PARCEL '1'	99,000 SF	STORAGE (750 UNITS)
	2,400 SF	RETAIL
PARCEL '2'	7,500 SF	SIT DOWN RESTAURANT
PARCEL '3'	1,370 SF	QSR
PARCEL '4'	5,000 SF	MEDICAL OFFICE
PARCEL '5'	6,528 SF	CAR WASH

PARKING:

USE	RATIO	REQ.	PROP.
PARCEL '1'			
STORAGE	1 SP / 150 UNITS + 1 SP / EMPLOYEE	7 *	
RETAIL	1 SP / 300 SF	8	
TOTAL		15	20
PARCEL '2' RESTAURANT (SIT-DOWN)			
4 SP / ESTABLISHMENT + 1 SP / 75 SF		104	112
PARCEL '3' QSR			
4 SP / ESTABLISHMENT + 1 SP / 100 SF		18	18
PARCEL '4' MEDICAL OFFICE			
5 SP / 1000 SF		25	25
PARCEL '5' CAR WASH			
5 MINIMUM SP		5	5

* ASSUMES 750 UNITS & 2 EMPLOYEES

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

ASSUMES THAT STORMWATER MANAGEMENT FOR PHASES 2 & 3 (COMMERCIAL) TRACTS WILL BE PROVIDED OFF-SITE WITHIN THE PHASE 1 (MULTI-FAMILY) TRACT.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

PROVIDED BY...

AVID
GROUP®

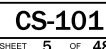
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1015 - 428
SCALE: 1" = 80' DATE: 11-07-24
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...

CVAD Phase I, LLC



Aston Pointe Outparcels Polk County, FL

CONCEPT PLAN

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PARCEL '2'	2.03± Ac
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PARCEL '4'	0.59± Ac
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JURISDICTION:

POLK COUNTY, FL

PROPERTY FUTURE LAND USE:

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PROPERTY ZONING:

PUD

PROPERTY OVERLAY:

NORTH US 27

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STORAGE	1 SP / 150 UNITS + 1 SP / EMPLOYEE	7 *
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PARCEL '5'	CAR WASH	
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SECTION 1 Advisor Bios

PROVIDED FOR...

CVAD Phase I, LLC

PROVIDED BY...

AVI **SVN**
GROUP
COMMERCIAL REAL ESTATE ADVISORS
LAND PLANNING 2300 C
TRAFFIC/TRANSPORTATION 34683
ALLIANCE
GEOGRAPHIC INFORMATION SYSTEMS (GIS) ADVISORS

PROJECT NUMBER: 1015-428
SCALE: 1" = 80' DATE: 11-07-24
DRAWN BY: R. Deidott PROJ. MGR: P. Pensa

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ADVISOR BIO 1



ALI MUSHTAQ

Senior Advisor

ali.mushtaq@svn.com

Direct: **407.982.3976** | Cell: **407.325.1446**

FL #SL3039910

PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded SVN Presidents Circle

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Alliance specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 20+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Recent Developments:

Aston Pointe. Davenport. Fl

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