

Davenport, FL 33897



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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

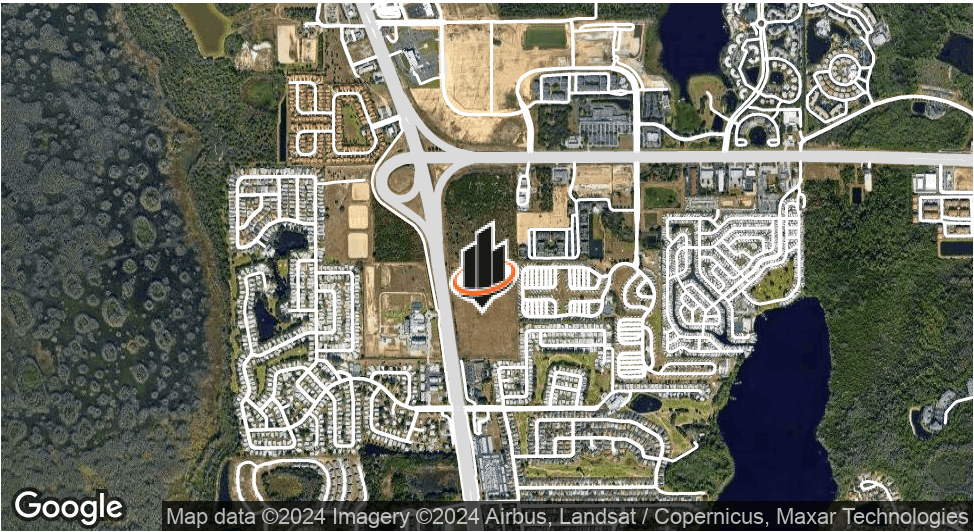
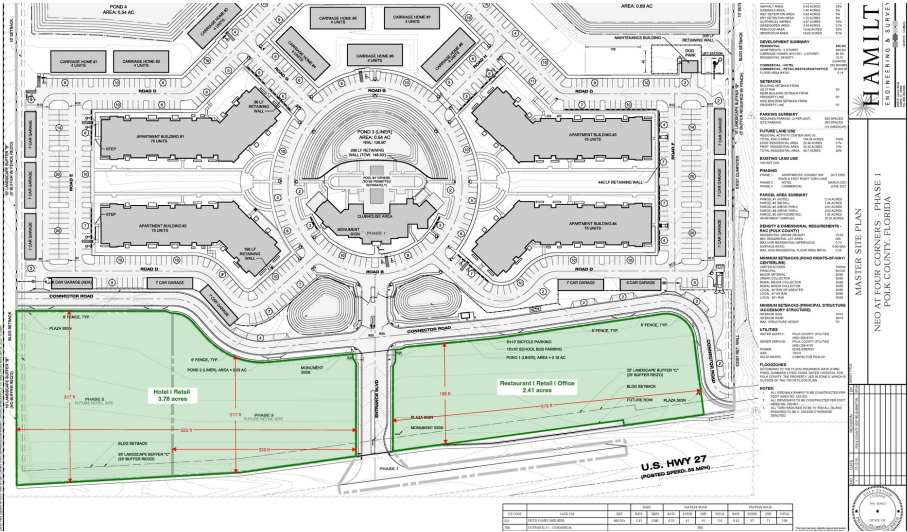
ali.mushtaq@svn.com

FL #SL3039910

ASTON POINTE | 100 NORTHERN LIGHTS DR Davenport, FL 33897



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer!
AVAILABLE SF:	
LOT SIZE:	6.95 Acres
PRICE / ACRE:	-
YEAR BUILT:	2023
ZONING:	PD
MARKET:	Davenport

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PROPERTY OVERVIEW

SVN is proud to once agin 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

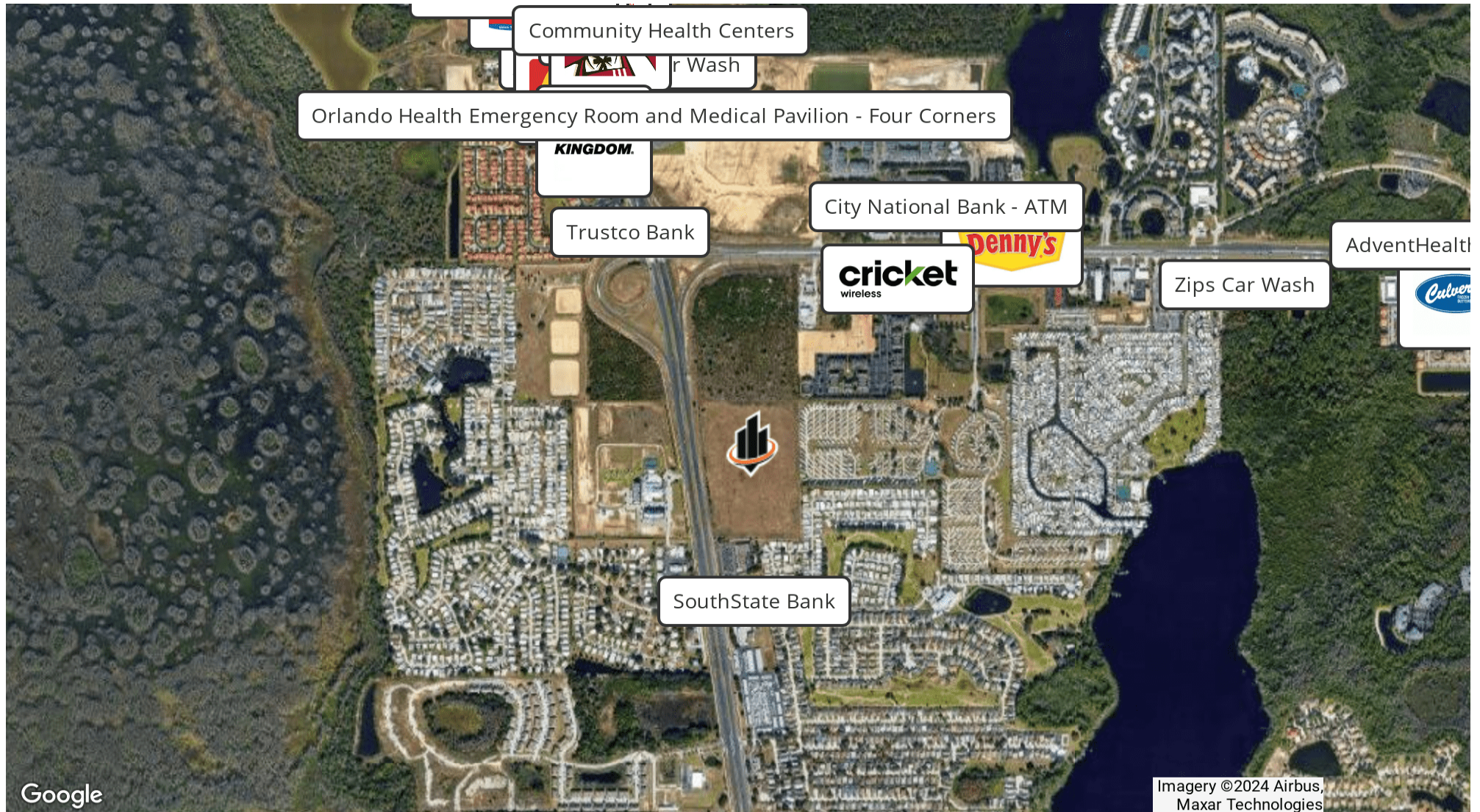
OP # 5 1.05 Acre for Single pad Ground lease

PROPERTY HIGHLIGHTS

- N Hwy 27 & 192
- Entitled 250 Rooms Hotel Pad



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	656	2,569	6,661
AVERAGE AGE	43.8	52.4	58.4
AVERAGE AGE (MALE)	39.4	49.4	56.8
AVERAGE AGE (FEMALE)	47.7	54.3	58.7

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	342	1,419	4,084
# OF PERSONS PER HH	1.9	1.8	1.6
AVERAGE HH INCOME	\$81,395	\$59,867	\$45,172
AVERAGE HOUSE VALUE	\$124,235	\$141,369	\$149,563

TRAFFIC COUNTS

HWY 27	46,000 /day
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* Demographic data derived from 2020 ACS - US Census



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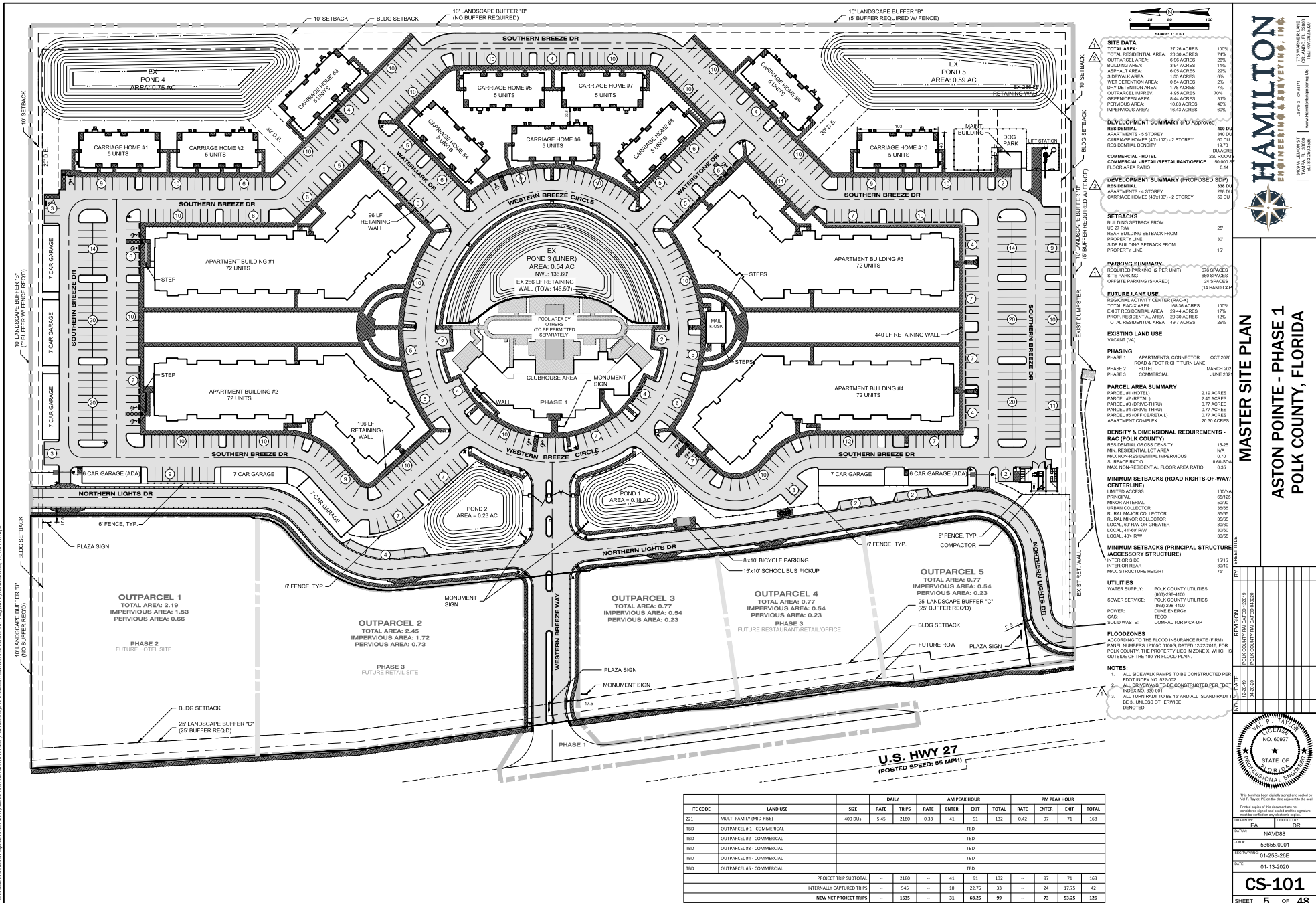
C: 407.325.1446

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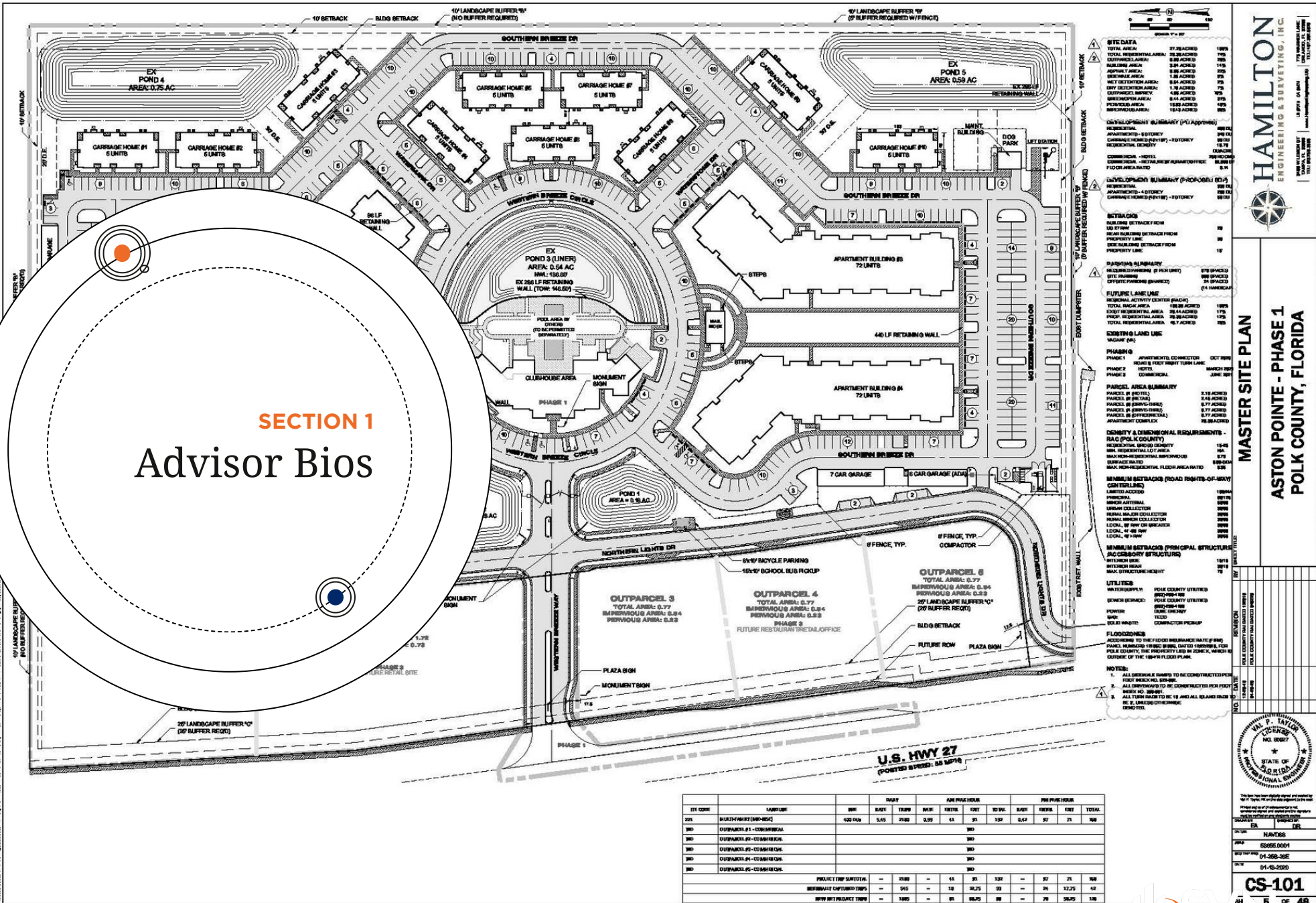
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SECTION 1 Advisor Bios



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

NO.	DATE	REVISION	BY	CHKD.
1	01-15-2020	ISSUED FOR PERMIT	JL	MS
2	01-15-2020	REVISED PER COMMENTS	JL	MS
3	01-15-2020	REVISED PER COMMENTS	JL	MS
4	01-15-2020	REVISED PER COMMENTS	JL	MS
5	01-15-2020	REVISED PER COMMENTS	JL	MS
6	01-15-2020	REVISED PER COMMENTS	JL	MS
7	01-15-2020	REVISED PER COMMENTS	JL	MS
8	01-15-2020	REVISED PER COMMENTS	JL	MS
9	01-15-2020	REVISED PER COMMENTS	JL	MS
10	01-15-2020	REVISED PER COMMENTS	JL	MS



CS-101
5 OF 48

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

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900

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