

HAMILTON
INDUSTRIAL SURVEYING, INC.
POLK COUNTY, FLORIDA

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

FOR LEASE/ SALE

Aston Pointe

1000 WESTERN BREEZE CIRCLE

Davenport, FL 33897

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE	REMARKS
1	EXISTING IMPROVEMENTS	1,200,000	27.45	100%	
2	NEW IMPROVEMENTS	1,200,000	27.45	100%	
3	TOTAL	2,400,000	54.90	100%	

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.

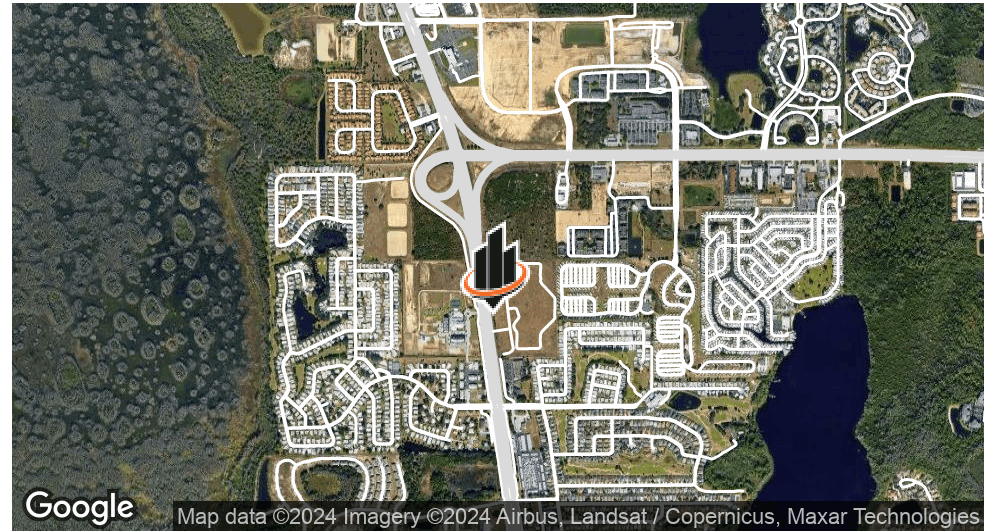
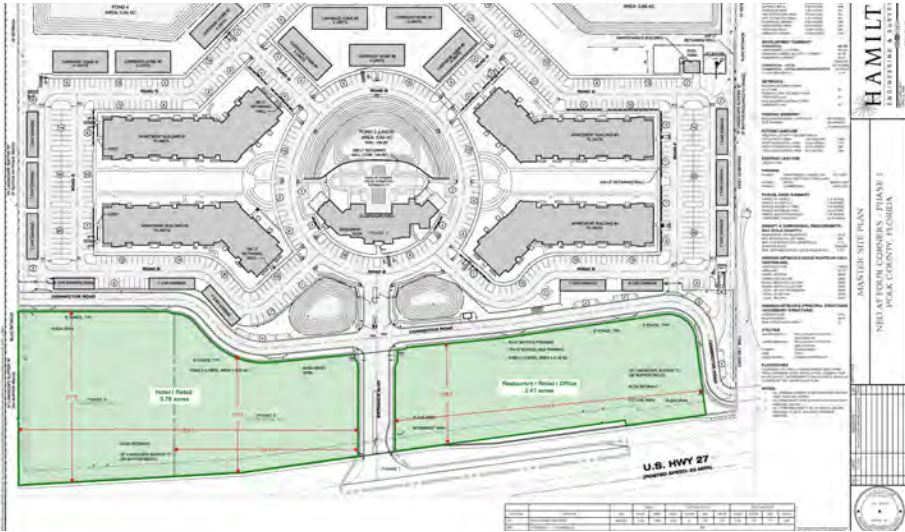
ALI MUSHTAQ

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FL #SL3039910

PROPERTY SUMMARY



OFFERING SUMMARY

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

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

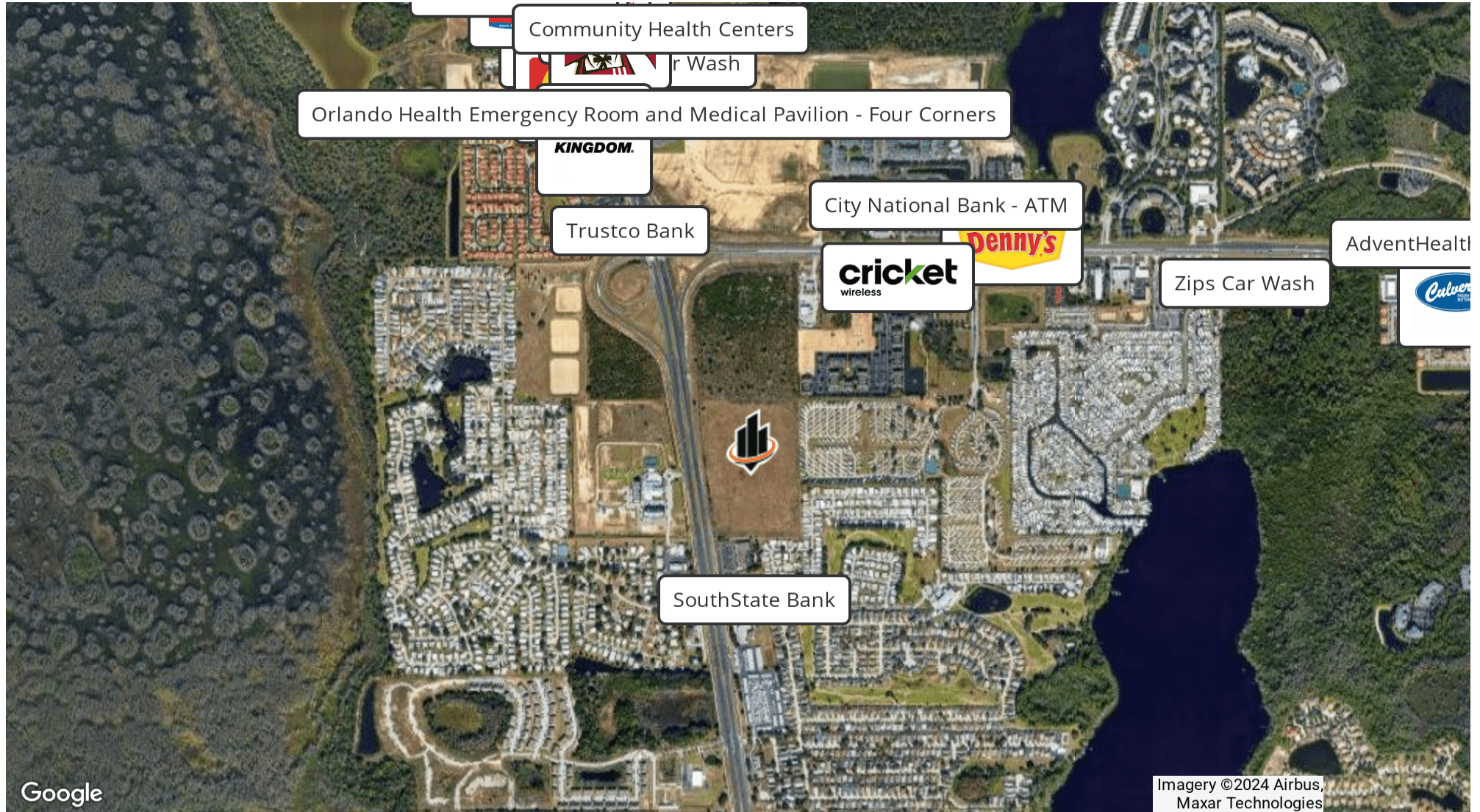
PROPERTY HIGHLIGHTS

- 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

0.25 MILES 0.5 MILES 1 MILE

	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



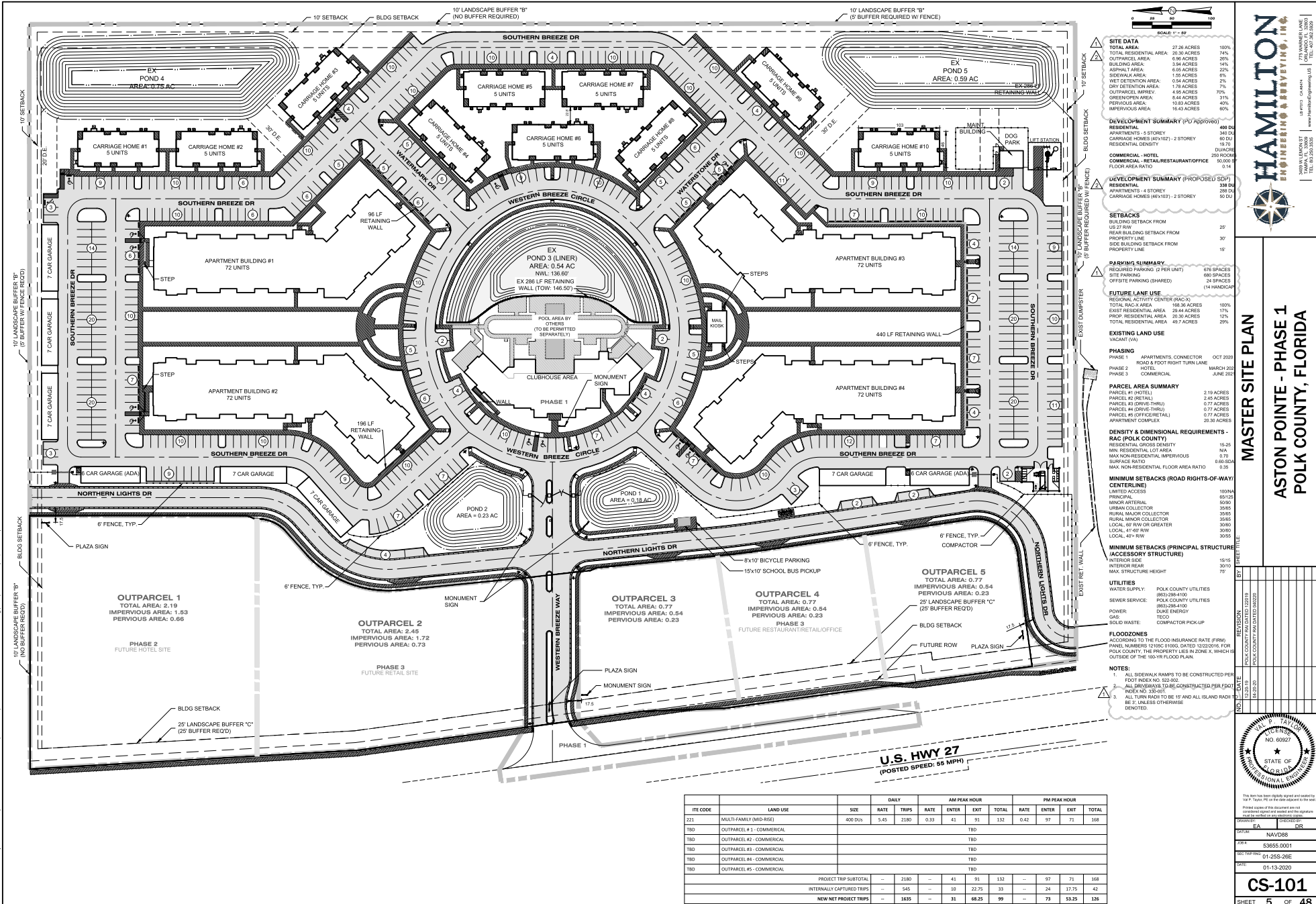
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SITE DATA

TOTAL AREA	27.26 ACRES	100%
TOTAL RESIDENTIAL AREA	20.30 ACRES	74%
OUTPARCEL AREA	6.96 ACRES	25%
BUILDING AREA	1.98 ACRES	7%
ASPHALT AREA	6.05 ACRES	22%
SIDEWALK AREA	1.50 ACRES	5%
NET DETENTION AREA	2.84 ACRES	10%
DRY DETENTION AREA	1.70 ACRES	7%
OUTPARCEL IMPERVIOUS AREA	4.95 ACRES	18%
GREEN OPEN AREA	8.44 ACRES	31%
PERVIOUS AREA	10.83 ACRES	40%
IMPERVIOUS AREA	16.43 ACRES	60%

DEVELOPMENT SUMMARY (P.U. APPROVED)

RESIDENTIAL	4600 DU
APARTMENTS - 5 STOREY	346 DU
CARRIAGE HOMES (4X10) - 2 STOREY	180 DU
RESIDENTIAL DENSITY	16.70
COMMERCIAL - HOTEL	250 ROOM
COMMERCIAL - RETAIL/RESTAURANT/OFFICE	300,000 SF
FLOOR AREA RATIO	0.14

DEVELOPMENT SUMMARY (PROPOSED SDP)

RESIDENTIAL	338 DU
APARTMENTS - 4 STOREY	298 DU
CARRIAGE HOMES (4X10) - 2 STOREY	50 DU

SETBACKS

BUILDING SETBACK FROM US 27 RW	20'
REAR BUILDING SETBACK FROM PROPERTY LINE	30'
SIDE BUILDING SETBACK FROM PROPERTY LINE	15'

PARKING SUMMARY

REQUIRED PARKING (2 PER UNIT)	676 SPACES
SITE PARKING	180 SPACES
OFFSITE PARKING (SHARED)	24 SPACES
14 HANDICAPPED	

FUTURE LAND USE

RESIDENTIAL CENTER (RAC) 2	100%
TOTAL RAC-X AREA	198.36 ACRES
EXISTING RESIDENTIAL AREA	17%
PROP. RESIDENTIAL AREA	25%
TOTAL RESIDENTIAL AREA	42.7 ACRES

EXISTING LAND USE

VACANT LAND	
PHASE 1 APARTMENTS, CONNECTOR	OCT 2020
PHASE 2 HOTEL	MARCH 2022
PHASE 3 COMMERCIAL	JUNE 2021

PARCEL AREA SUMMARY

PARCEL #1 (HOTEL)	3.19 ACRES
PARCEL #2 (RETAIL)	2.45 ACRES
PARCEL #3 (DRIVE THRU)	0.77 ACRES
PARCEL #4 (DRIVE THRU)	0.77 ACRES
APARTMENT COMPLEX	20.30 ACRES

DENSITY & DIMENSIONAL REQUIREMENTS - RAC (POLK COUNTY)

RESIDENTIAL GROSS DENSITY	16.71
MIN RESIDENTIAL LOT AREA	N/A
MAX NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO	1.65-2.00
MAX NON-RESIDENTIAL FLOOR AREA RATIO	0.35

MINIMUM SETBACKS (ROAD RIGHTS-OF-WAY) CENTERLINE

LIMITED ACCESS	100-124'
PRINCIPAL	65-123'
MINOR ARTERIAL	50-65'
URBAN COLLECTOR	35-45'
RURAL MAJOR COLLECTOR	35-45'
RURAL MINOR COLLECTOR	35-45'
LOCAL 40' RW OR GREATER	30-40'
LOCAL 41'-60' RW	30-40'
LOCAL 40'-RW	30-40'

MINIMUM SETBACKS (PRINCIPAL STRUCTURE ACCESSORY STRUCTURE)

INTERIOR SIDE	15-15'
INTERIOR REAR	30-10'
MAX. STRUCTURE HEIGHT	7'-0"

UTILITIES

WATER SUPPLY	POLK COUNTY UTILITIES (803)-298-4100
SEWER SERVICE	POLK COUNTY UTILITIES (803)-298-4100
POWER	Duke Energy
GAS	TECO
SOLID WASTE	COMPACTOR PICK-UP

FLOODZONES

ACCORDING TO THE FLOOD INSURANCE RATE (FIR) PANEL NUMBERS 12100C-0100, DATED 12/22/2016, FOR POLK COUNTY, THE PROPERTY LIES IN ZONE X, WHICH IS OUTSIDE OF THE 100-YR FLOOD PLAN.

- NOTES:**
- ALL SIDEWALK RAMPS TO BE CONSTRUCTED PER FOOT INDEX NO. 522-002.
 - ALL DRIVEWAYS TO BE CONSTRUCTED PER FOOT INDEX NO. 330-001.
 - ALL TURN PADS TO BE 15' AND ALL ISLAND PADS BE 3', UNLESS OTHERWISE DENOTED.



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

NO.	DATE	REVISION	BY	DESCRIPTION
1	04-25-20			POLK COUNTY PLAN REVIEW
2	04-25-20			POLK COUNTY PLAN REVIEW

DATE: 01-13-2020

CS-101

SHEET 5 OF 48

ITE CODE	LAND USE	SIZE	RATE	TRIPS	AM PEAK HOUR			PM PEAK HOUR			TOTAL	
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL		
221	MULTI-FAMILY (MID-RISE)	400 DU	5.45	2180	0.33	41	91	132	0.42	97	71	168
TBD	OUTPARCEL #1 - COMMERCIAL						TBD					
TBD	OUTPARCEL #2 - COMMERCIAL						TBD					
TBD	OUTPARCEL #3 - COMMERCIAL						TBD					
TBD	OUTPARCEL #4 - COMMERCIAL						TBD					
TBD	OUTPARCEL #5 - COMMERCIAL						TBD					
PROJECT TRIP SUBTOTAL				2180		41	91	132		97	71	168
INTERNALLY CAPTURED TRIPS				545		10	22.75	33		24	17.75	42
NEW NET PROJECT TRIPS				1635		31	68.25	99		73	53.25	126

ADVISOR BIO 1



ALI MUSHTAQ

Senior Advisor

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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

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