

SALE / LEASE

Trinity Plaza, Davenport, Fl Parcel G Available!

49503 HWY 27

Davenport, FL 33897

PRESENTED BY:

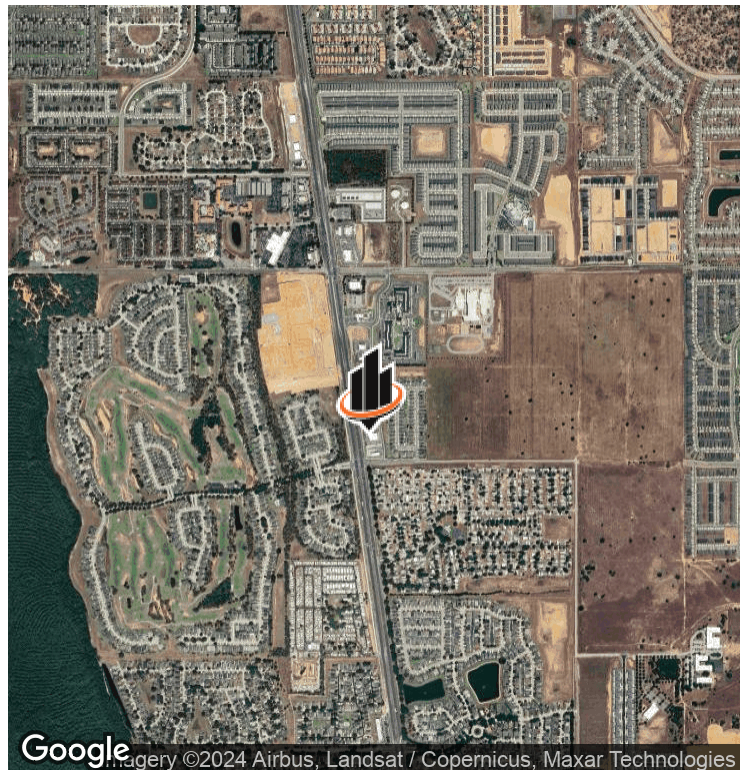
ALI MUSHTAQ

O: 407.982.3976

ali.mushtaq@svn.com

FL #SL3039910

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	Negotiable
AVAILABLE SF:	1.53 Acres
LOT SIZE:	1.53 Acres
PRICE / ACRE:	
YEAR BUILT:	2019
ZONING:	Commercial
MARKET:	Orlando
SUBMARKET:	Davenport
APN:	26-25-13-000000-024010

PROPERTY OVERVIEW

Last Parcel available for Ground Lease, or Sale:
Parcel G @ \$1,350,000,

Parcels are Pad Site ready with all infrastructure to each pad and cross access roads. Call for more Info! Located adjacent to Trinity Place by Park Square Homes a 77 Lots Community Development.

This access from Parcel F will have cross access with rear 181 acres of development with 3,500 + Units coming to market & access to Sandmine Road connection.

Traffic Count: 46,000 AADT

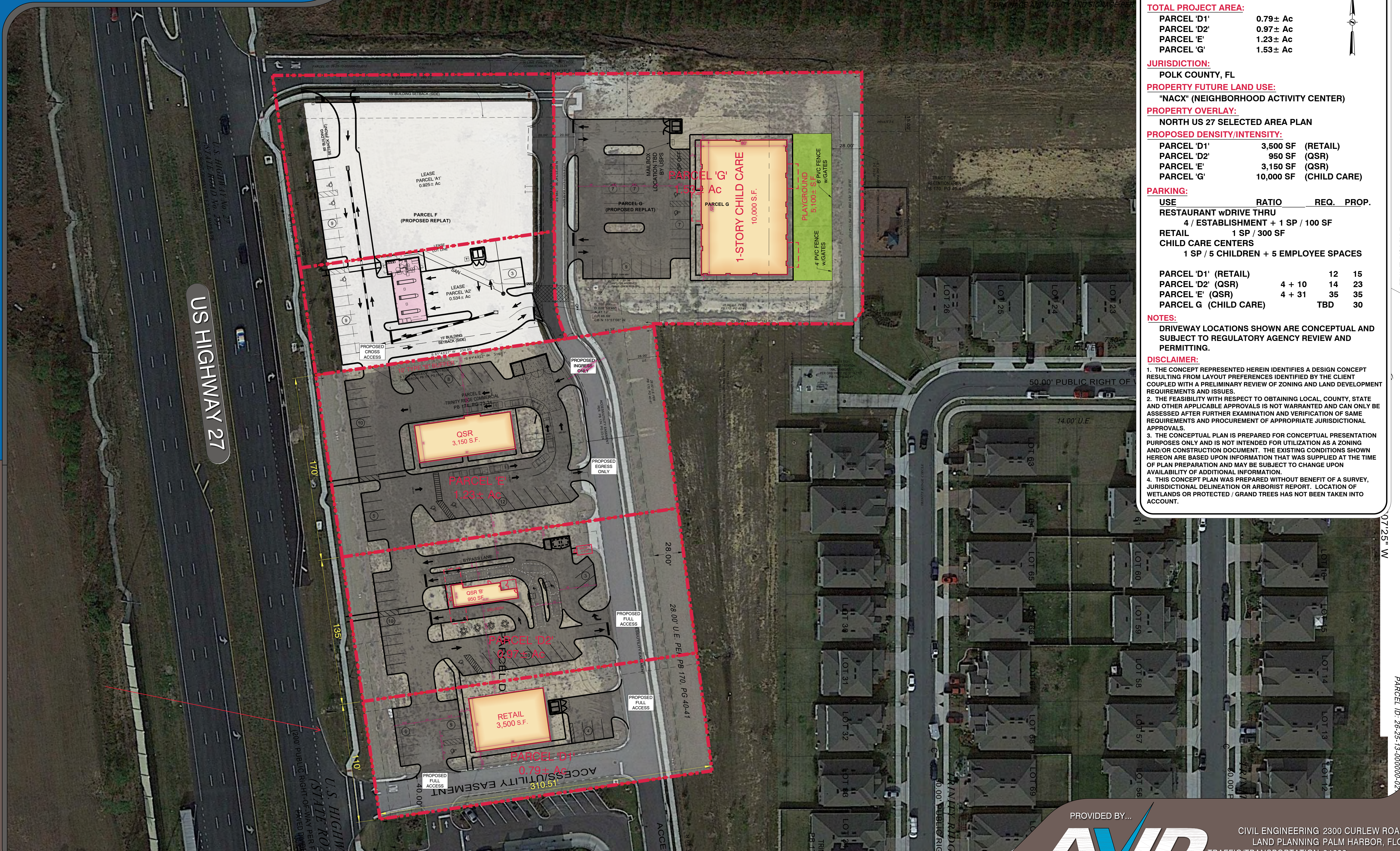
PROPERTY HIGHLIGHTS

- Last Parcel G Available! Ground Lease or Sale
- Delivery: Available Now!
- Located in White Fire Hot Davenport, Fl
- N Hwy 27 Frontage & Visibility
- 1 last Parcel For Sale Remains

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US 27 & Student Drive Polk County, FL

CONCEPT PLAN "D"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'D1'	0.79± Ac
PARCEL 'D2'	0.97± Ac
PARCEL 'E'	1.23± Ac
PARCEL 'G'	1.53± Ac

JURISDICTION:
POLK COUNTY, FL

PROPERTY FUTURE LAND USE:
"NACX" (NEIGHBORHOOD ACTIVITY CENTER)

PROPERTY OVERLAY:
NORTH US 27 SELECTED AREA PLAN

PROPOSED DENSITY/INTENSITY:

PARCEL 'D1'	3,500 SF (RETAIL)
PARCEL 'D2'	950 SF (QSR)
PARCEL 'E'	3,150 SF (QSR)
PARCEL 'G'	10,000 SF (CHILD CARE)

PARKING:

USE	RATIO	REQ.	PROP.
RESTAURANT w/DRIVE THRU			
4 / ESTABLISHMENT + 1 SP / 100 SF			
RETAIL	1 SP / 300 SF		
CHILD CARE CENTERS			
1 SP / 5 CHILDREN + 5 EMPLOYEE SPACES			
PARCEL 'D1' (RETAIL)		12	15
PARCEL 'D2' (QSR)	4 + 10	14	23
PARCEL 'E' (QSR)	4 + 31	35	35
PARCEL G (CHILD CARE)		TBD	30

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

DISCLAIMER:

- 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.
- 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.
- 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.
- 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.

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 - 059
SCALE: 1" = 40' DATE: 09-30-22
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...
SVN



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

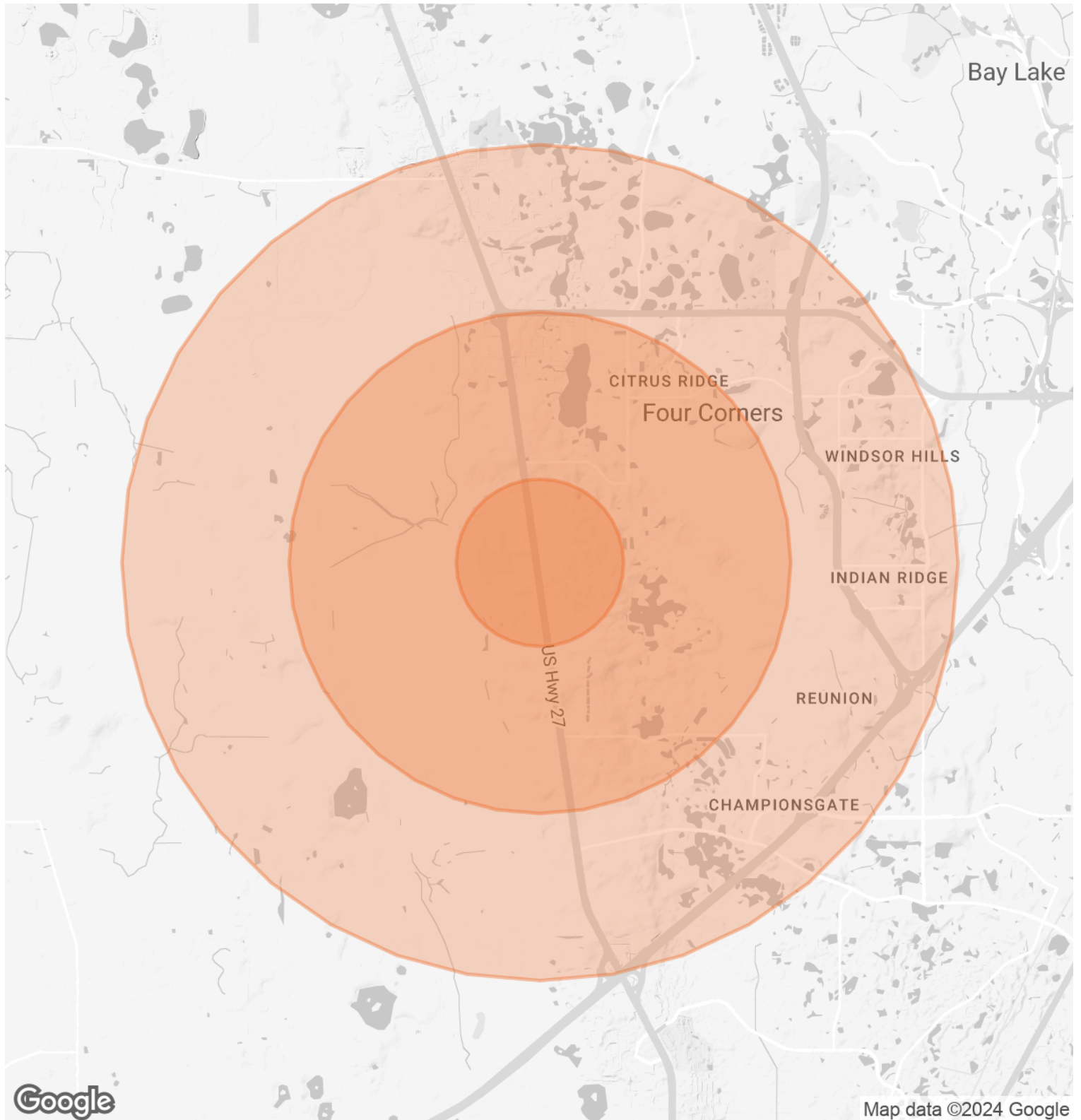
LANDSCAPE WALL 7
07'25" W
PARCEL ID: 26-25-13-000000-02
NORTH PLAT

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,595	35,899	76,479
AVERAGE AGE	38	41	39
AVERAGE AGE (MALE)	37	40	39
AVERAGE AGE (FEMALE)	38	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,418	12,783	28,619
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$90,463	\$93,465	\$92,222
AVERAGE HOUSE VALUE	\$324,725	\$350,195	\$343,978

Demographics data derived from AlphaMap

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