Offering Memorandum

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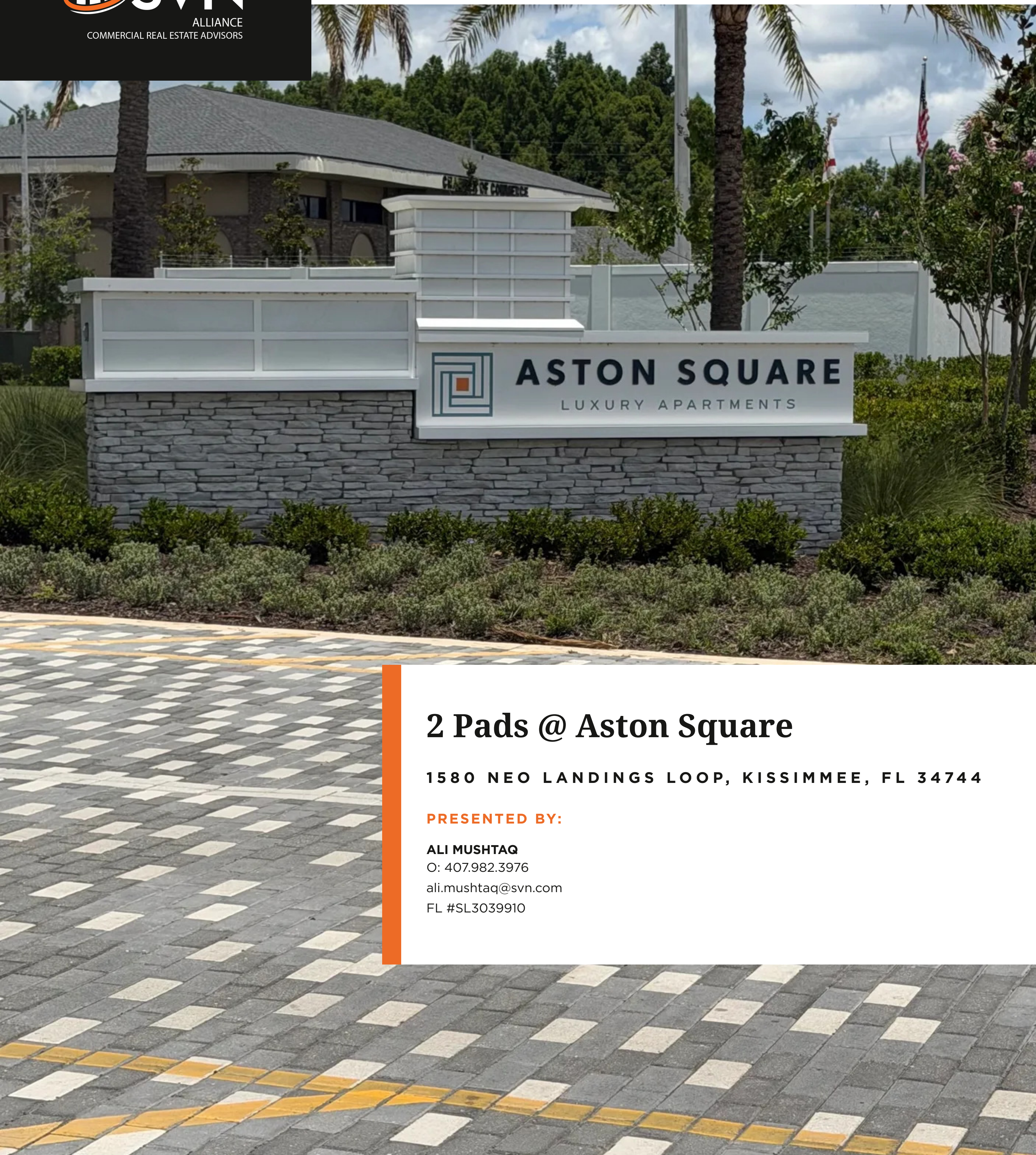
COMMERCIAL REAL ESTATE ADVISORS



2 Pads @ Aston Square

1580 NEO LANDINGS LOOP, KISSIMMEE, FL 34744

PRESENTED BY:

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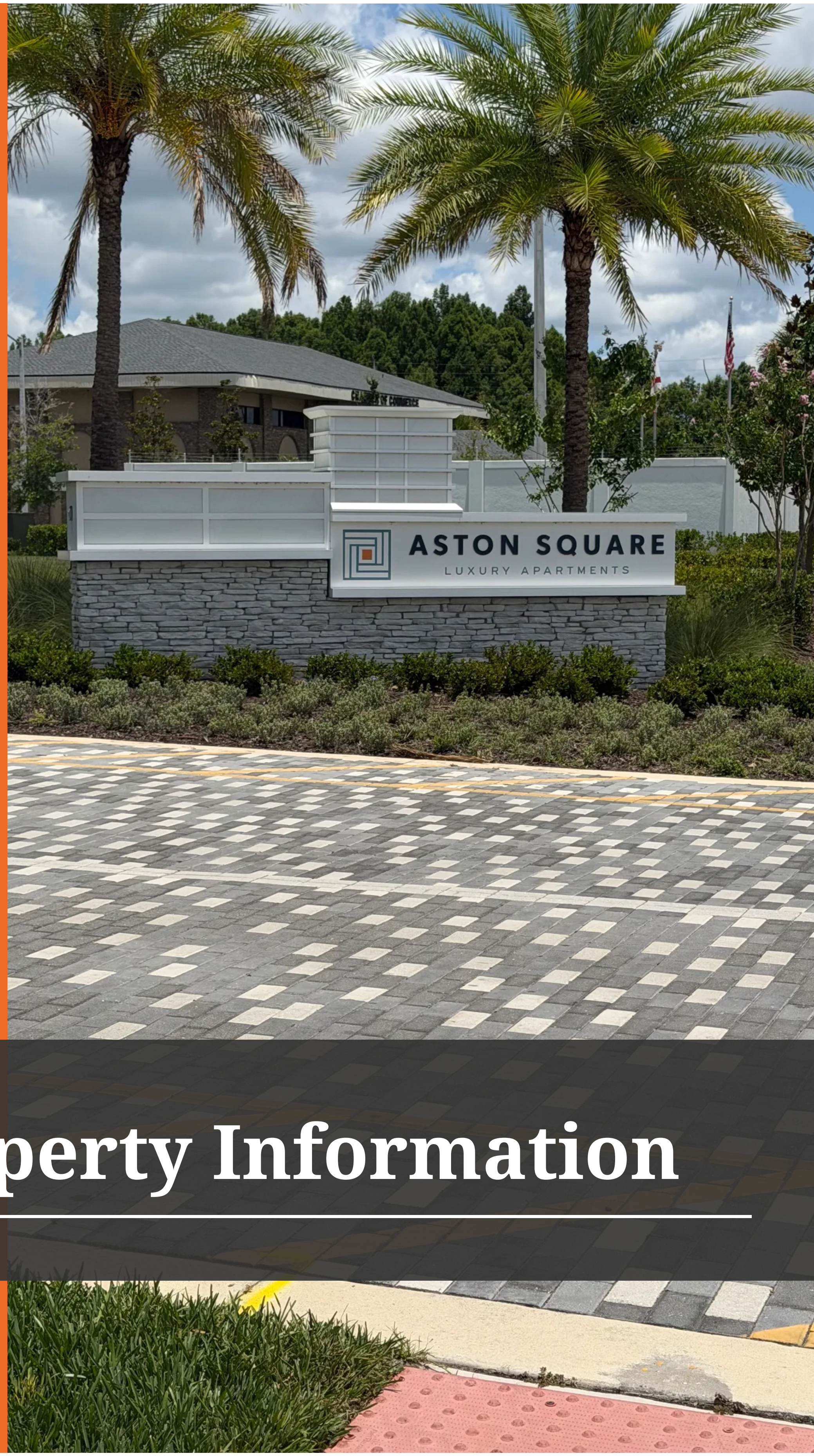


Property Information

PROPERTY SUMMARY

2 PADS @ ASTON SQUARE

1580 NEO LANDINGS LOOP
KISSIMMEE, FL 34744

OFFERING SUMMARY	
SALE PRICE:	Subject To Offer
AVAILABLE SF:	1,700-5,000
LOT SIZE:	.62- .84 Acres
PRICE / ACRE:	Call for Price!

PROPERTY SUMMARY

An exceptional opportunity to acquire the 2 pads of vacant land parcels at 1580 Neo Landings Loop in Kissimmee, Florida. This versatile tract provides a clean slate for a discerning investor seeking to execute a tailored commercial or industrial vision. The site features level terrain and direct frontage on Neo Landings Loop, ensuring efficient ingress and egress for future development. Utilities are readily accessible along the roadway, facilitating streamlined entitlement and construction planning. Meticulous maintenance of the surrounding infrastructure reflects a site ready for immediate initiation of a development program, allowing the owner to craft a bespoke project within a growing market.

PROPERTY HIGHLIGHTS

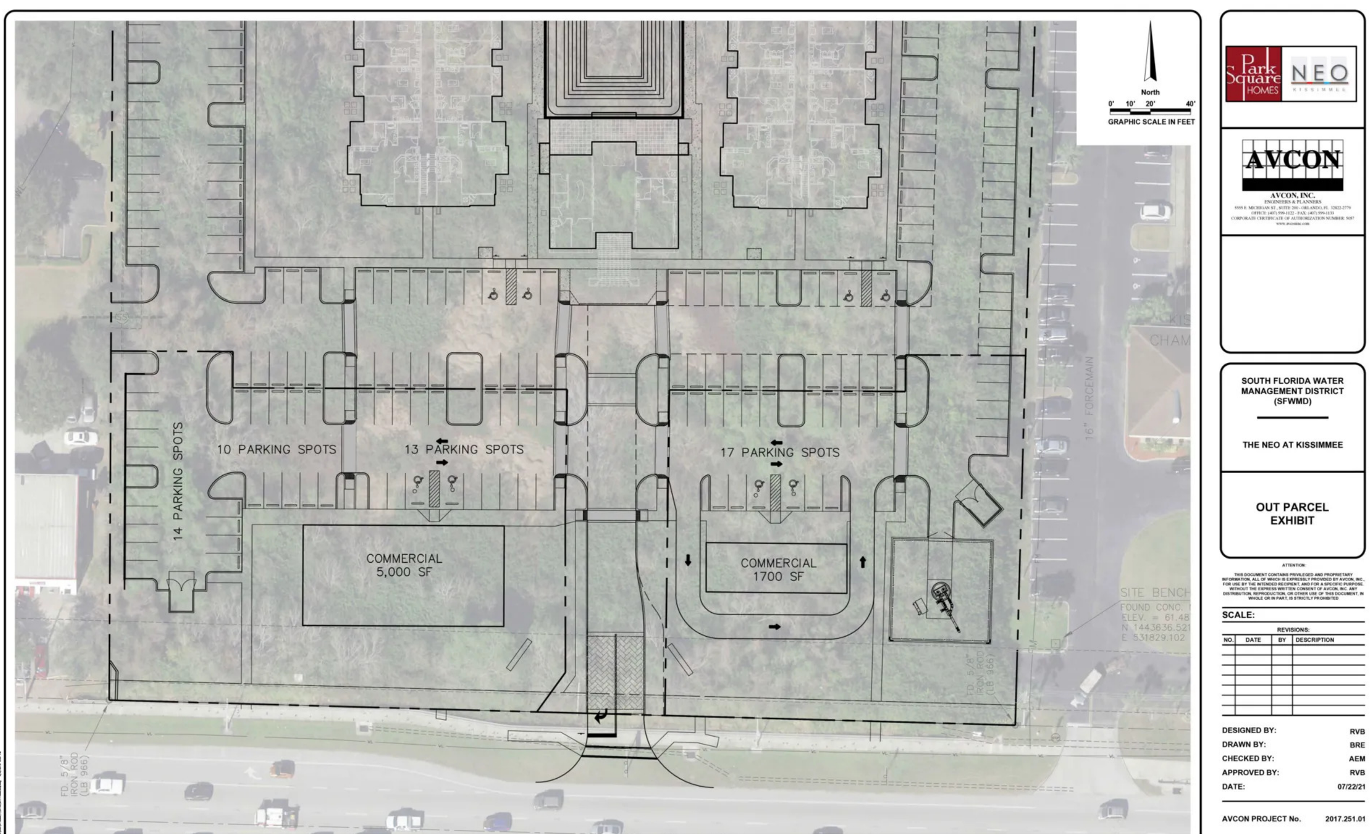
- Vacant land parcel at 1580 Neo Landings Loop, Kissimmee
- Level topography with minimal site preparation required
- Direct frontage on Neo Landings Loop for convenient access
- Utilities available in proximity to the property boundary
- Strategic site for commercial retail or medical development concepts
- Well-maintained roadway infrastructure surrounding the parcel
- Opportunity for custom layout and phased construction planning
- Ideal for investors seeking a blank-slate development site
- Clear visibility to potential clients from the loop roadway
- Efficient ingress and egress supporting logistic operations
- Flexible lot size accommodating diverse building footprints
- Permitting-ready mindset helps accelerate project timelines
- Modern connectivity advantages for contemporary commercial users

KEY FEATURE

KEY FEATURE

KEY FEATURE

PARCEL OUTLINE



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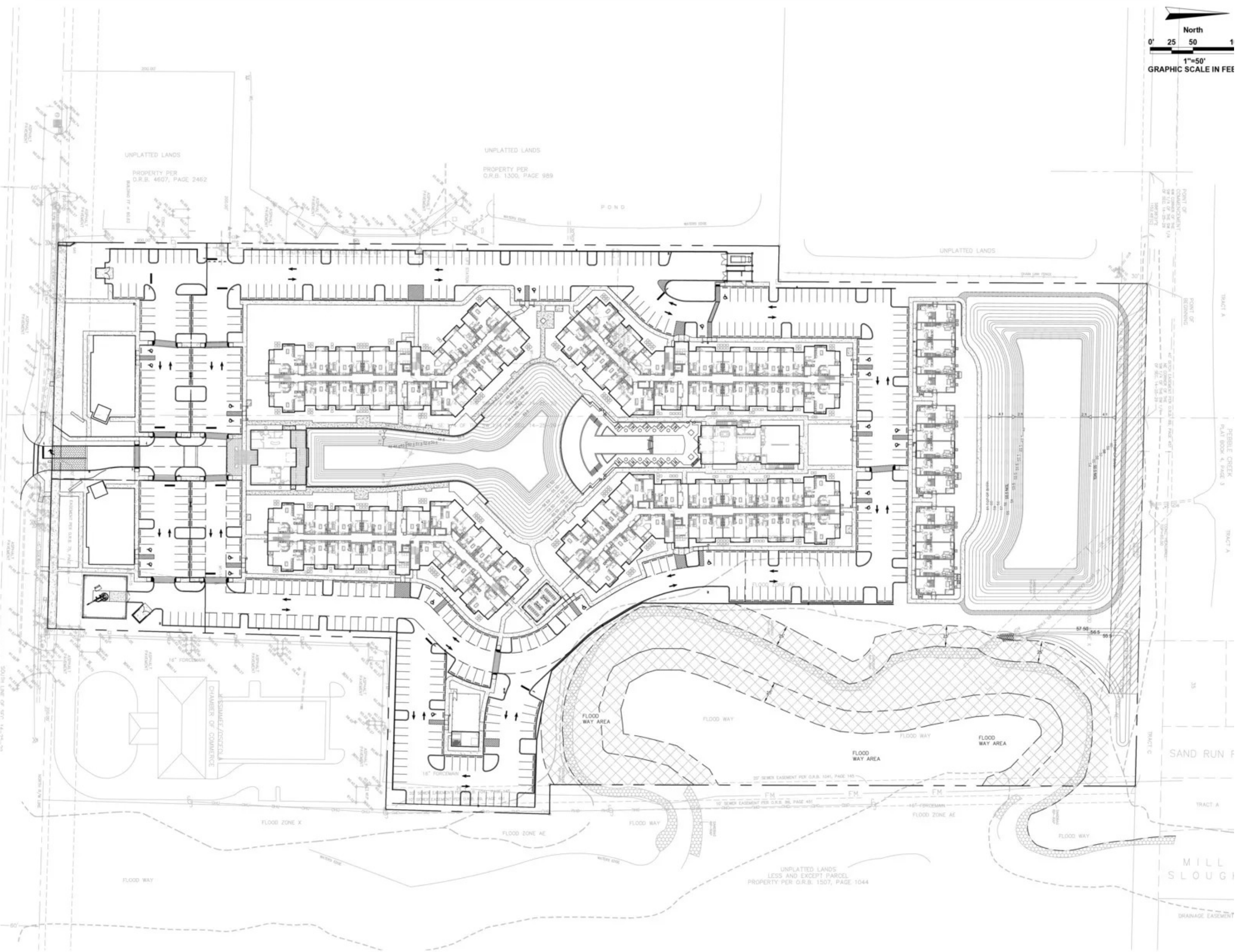
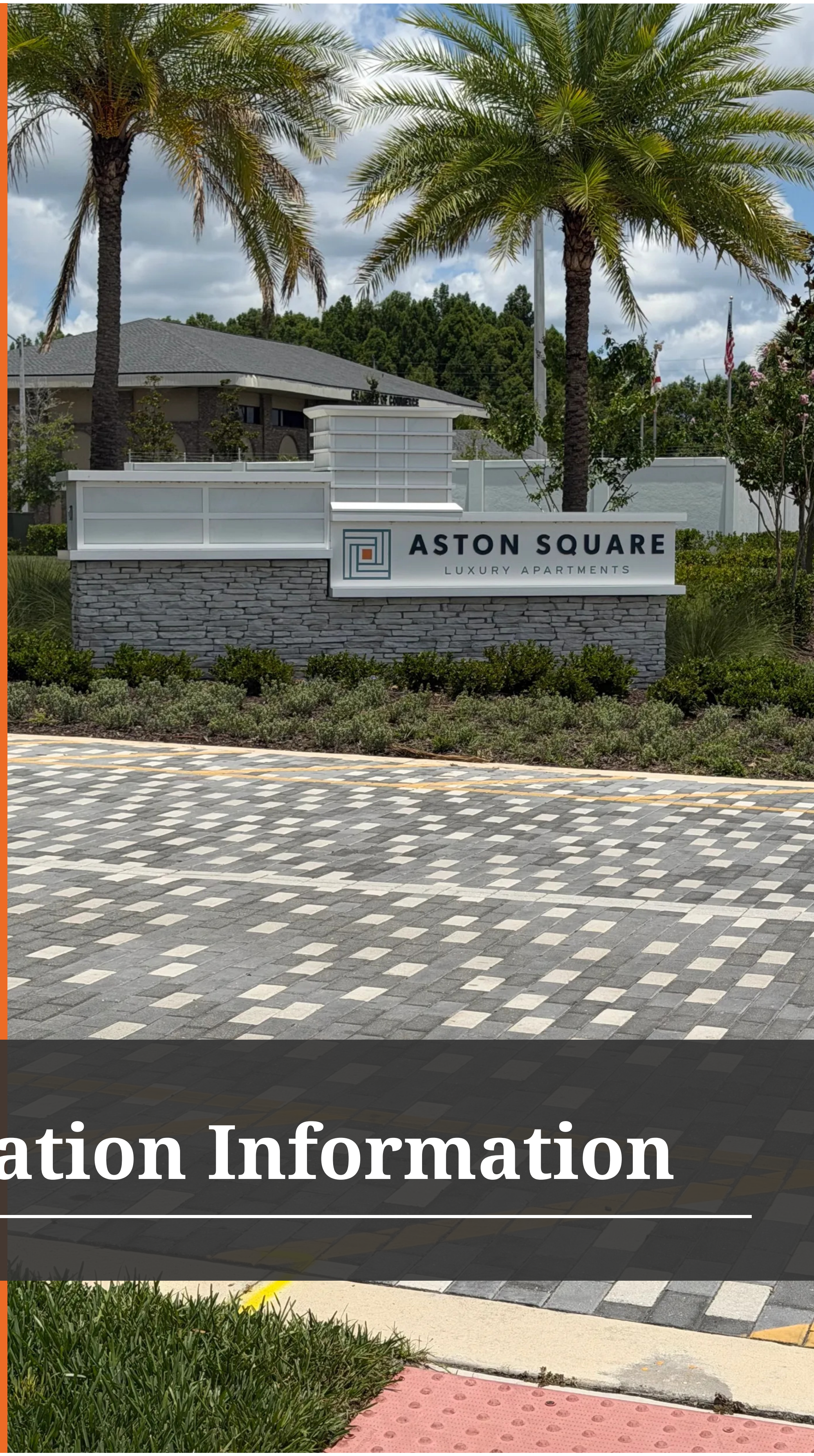
SITE PLAN


North
0' 25 50
1"=50'
GRAPHIC SCALE IN FEE
UNPLATTED LANDS
POND
UNPLATTED LANDS
FLOOD WAY AREA
FLOOD WAY
FLOOD WAY AREA
FLOOD WAY AREA
SAND RUN
MILL
SLOUG



Location Information

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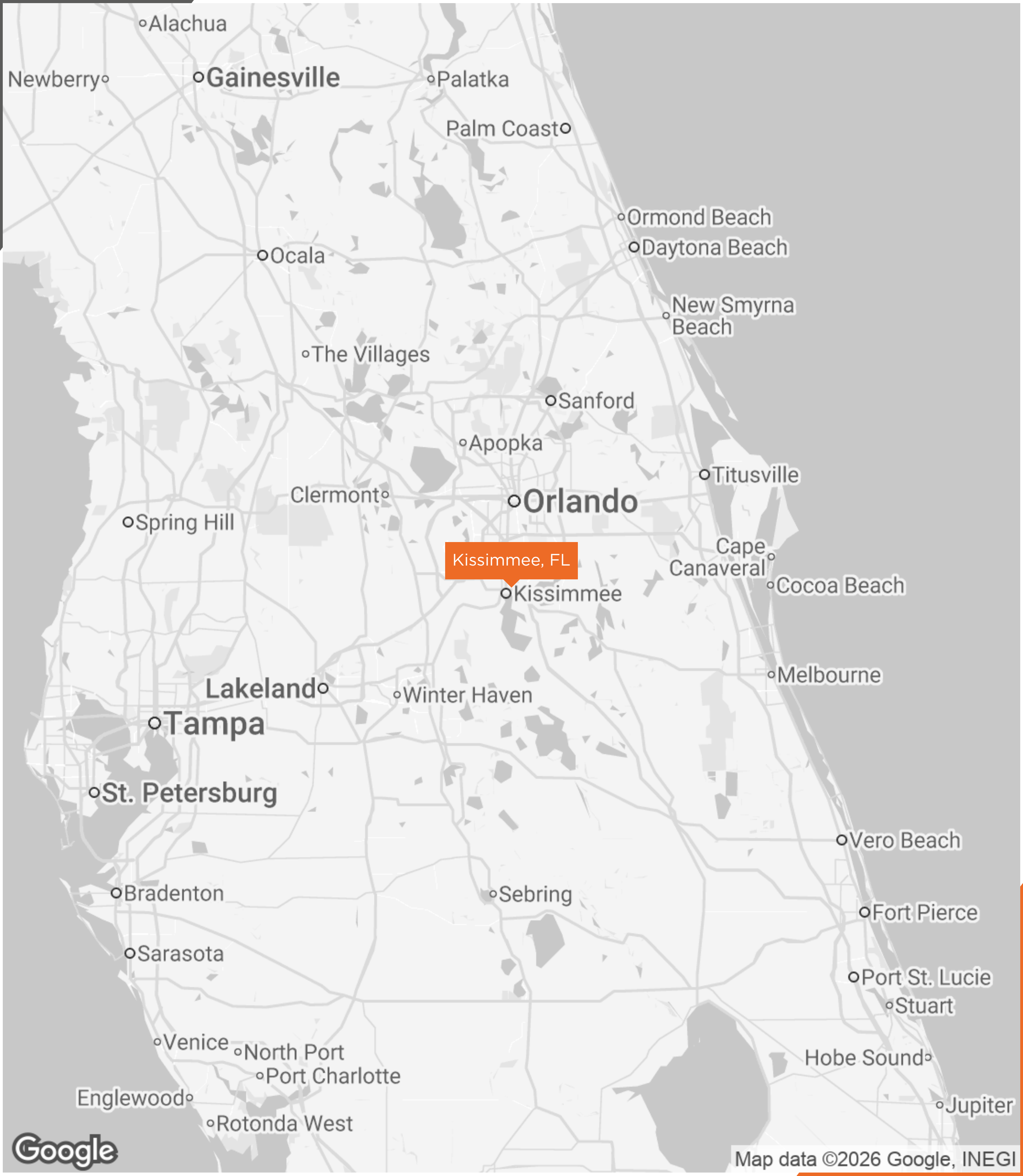
LOCATION DESCRIPTION

Discover the potential of the Kissimmee, FL, 34744 area for your next land for retail or office, medical development Located just a short drive from Orlando, this rapidly growing region offers access to major transportation routes, an expanding workforce, and a variety of entertainment and recreational options. Investors will find themselves in close proximity to popular tourist destinations like Walt Disney World Resort, Universal Orlando Resort, and the Orlando International Airport, attracting both businesses and visitors to the area. The location's strategic positioning between Orlando's bustling commercial centers and the serene surroundings of Kissimmee makes it an attractive choice for investors seeking growth and opportunity in Central Florida.

REGIONAL MAP



AERIAL MAP

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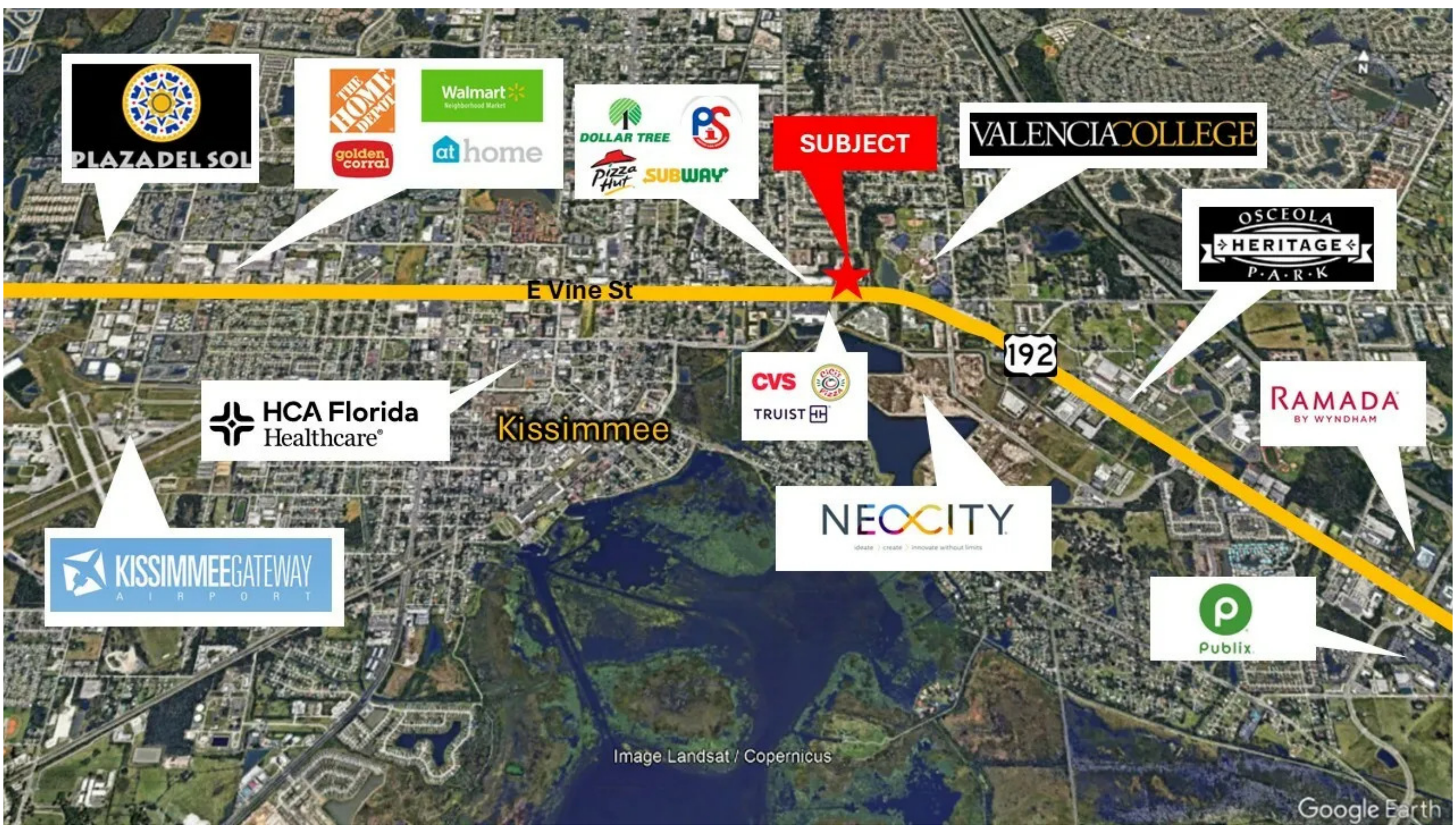
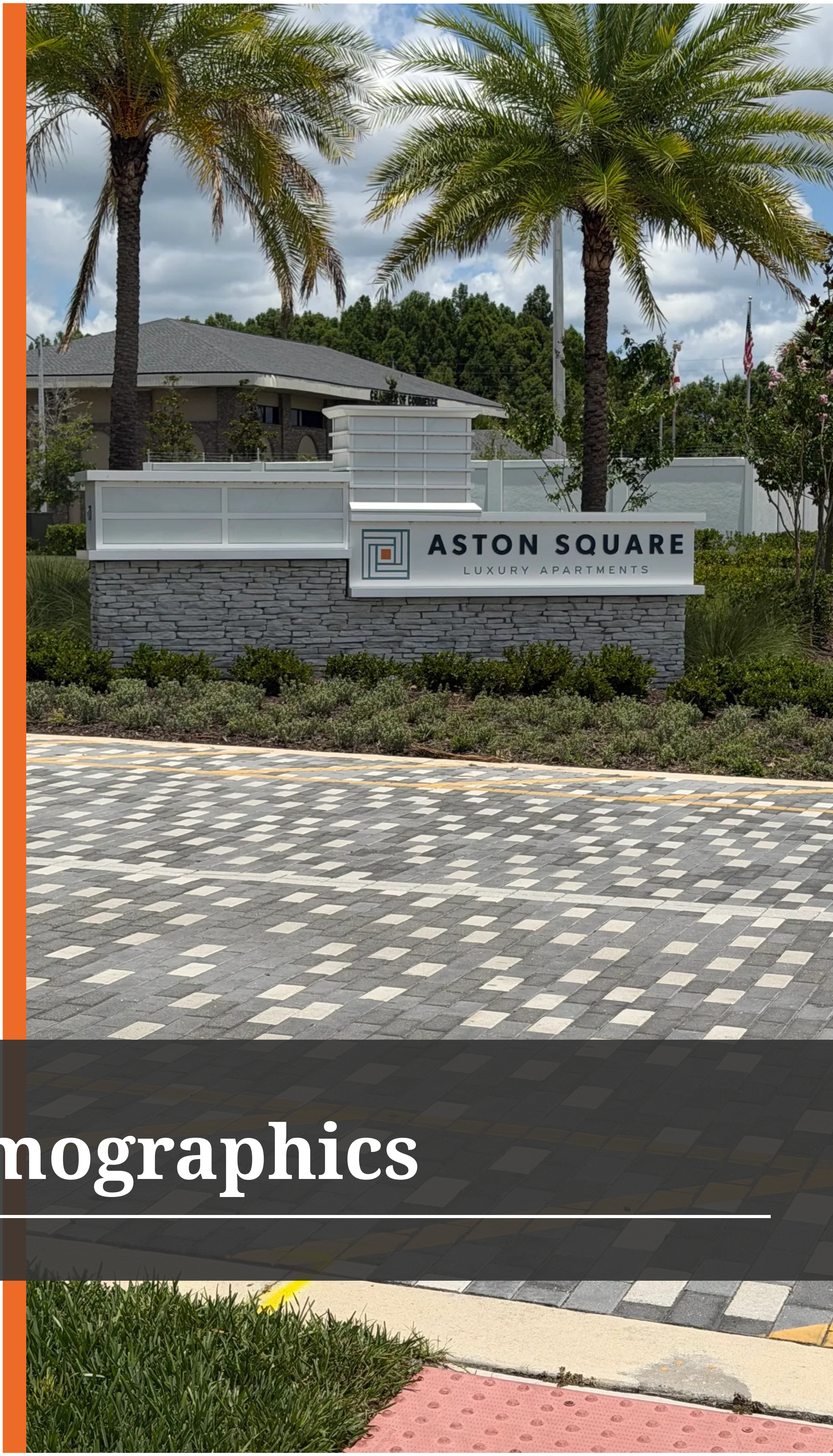
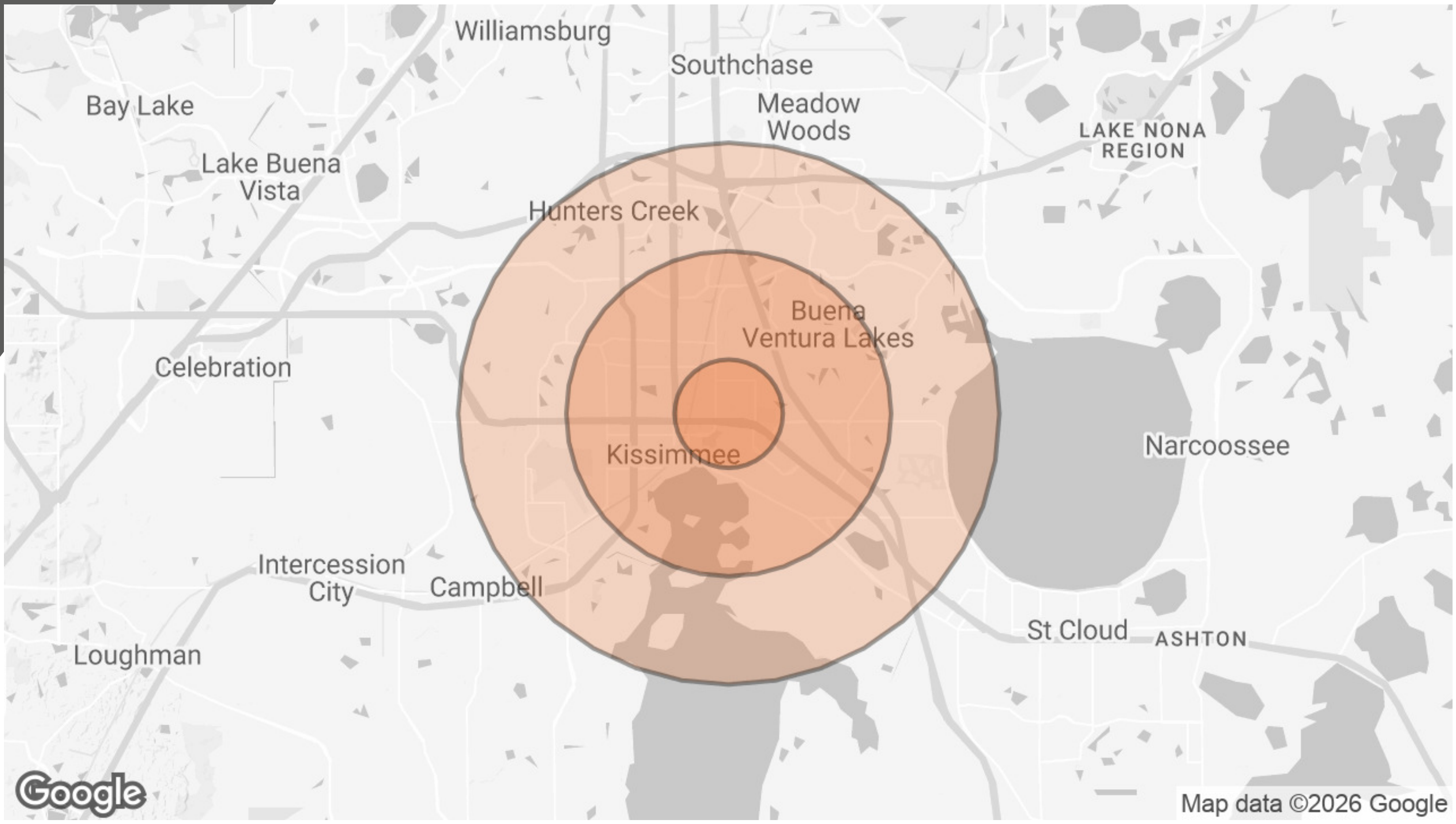
ADDITIONAL PHOTOS





Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,864	89,479	202,443
AVERAGE AGE	40.5	37.7	37.8
AVERAGE AGE (MALE)	37.3	34.9	35.7
AVERAGE AGE (FEMALE)	49.2	41.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,371	30,007	66,620
# OF PERSONS PER HH	2.9	3	3
AVERAGE HH INCOME	$68,817	$68,249	$80,308
AVERAGE HOUSE VALUE	$240,559	$259,499	$304,099

2023 American Community Survey (ACS)

Executive Summary

Kissimmee, the county seat of Osceola County in Central Florida, anchors a dynamic regional economy deeply integrated with the Orlando metropolitan area. Osceola County has experienced robust population growth, rising from 388,656 residents in the 2020 Census to an estimated 481,718 by 2025. The economy is primarily driven by tourism and hospitality, bolstered by proximity to world-renowned attractions, natural resources, and supportive infrastructure.

Key strengths include a diverse, Hispanic-majority population (approximately 54% Hispanic/Latino), strategic transportation links, and ongoing development. Challenges involve tourism seasonality, infrastructure demands from growth, and vulnerability to natural disasters. This report provides an overview of economic indicators, major sectors, and principal attractions.

Demographic and Geographic Profile

Osceola County covers 1,506 square miles (1,327 square miles of land and 178 square miles of water), featuring numerous lakes and rivers, including Lake Tohopekaliga. Kissimmee, with a 2020 population of 79,226 (estimated 84,756 in 2024), serves as the primary urban center alongside St. Cloud.

The county is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. Its demographic profile highlights significant diversity, with a large Puerto Rican community contributing to cultural vibrancy. Median household income stands at approximately $72,637, with per capita income around $32,676 and a poverty rate of about 13%. The median age is roughly 37–38 years, supporting a family-oriented community.

Geographic advantages include access to major highways (I-4, Florida’s Turnpike, US 192), rail services (SunRail and Amtrak), and Kissimmee Gateway Airport, facilitating both resident commuting and tourist inflows.

Economic Overview and Key Indicators

Osceola County's economy is closely tied to tourism, retail, construction, and services. As a component of Central Florida's visitor economy, it benefits from spillover effects of major theme parks while developing its own identity along the US 192 corridor.

- **Gross Domestic Product (GDP)**: County-level GDP reflects steady contributions from leisure and hospitality. Broader BEA data for 2024 indicates varied real GDP growth across U.S. counties, with tourism-dependent areas showing resilience amid national trends.
- **Employment and Income**: The sector employs a large workforce in hospitality, retail, and related services. Growth in construction supports residential and commercial expansion. Unemployment generally aligns with state averages, though seasonal fluctuations occur.
- **Major Industries**:
  - **Tourism & Hospitality**: Primary economic engine, generating revenue through lodging, dining, entertainment, and retail.
  - **Construction & Real Estate**: Driven by population influx and development projects.
  - **Retail and Services**: Supported by both residents and millions of annual visitors.
  - **Agriculture & Legacy Sectors**: Cattle ranching persists in southern areas, though diminished by urbanization.

Recent trends show continued expansion, with local government initiatives (e.g., FY2026 budget priorities) focusing on infrastructure, inspections, and community services. Personal income growth mirrors positive county-level patterns reported by the Bureau of Economic Analysis.

Opportunities and Challenges: Strengths include location advantages and demographic vitality. Challenges encompass housing affordability, hurricane preparedness (notable impacts in 2004), and balancing tourism growth with sustainability.

Principal Attractions and Tourism Assets

Kissimmee and Osceola County market themselves as a gateway to Central Florida's attractions, offering a mix of theme park access, natural beauty, and cultural experiences.

- **Theme Parks and Entertainment**: Immediate proximity to Walt Disney World Resort drives significant visitation. Local offerings include Old Town Kissimmee (shopping, dining, events), water parks, and family entertainment venues.
- **Natural and Outdoor Attractions**: Lake Tohopekaliga provides premier fishing, boating, and kayaking. The Kissimmee River and Shingle Creek offer eco-tours, paddling trails, and wildlife viewing. Airboat adventures and rural landscapes complement the experience.
- **Cultural and Historic Sites**: Downtown Kissimmee features historic architecture, Lakefront Park, restaurants, and shops. The area hosts festivals and benefits from a UCF business incubator supporting local enterprise.
- **Broader Appeal**: Golf courses, outlets, sports complexes, and planned communities in areas like Poinciana enhance the visitor profile. The region's humid subtropical climate ensures year-round appeal.

Tourism infrastructure along US 192 and strong connectivity amplify economic impact through visitor spending.

Kissimmee and Osceola County represent a growing, tourism-centric economy with strong fundamentals and expansion potential. Sustained investment in infrastructure, workforce development, and diversified industries will enhance resilience.

Disclaimer

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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.

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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.

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Collective Strength, Accelerated Growth

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