

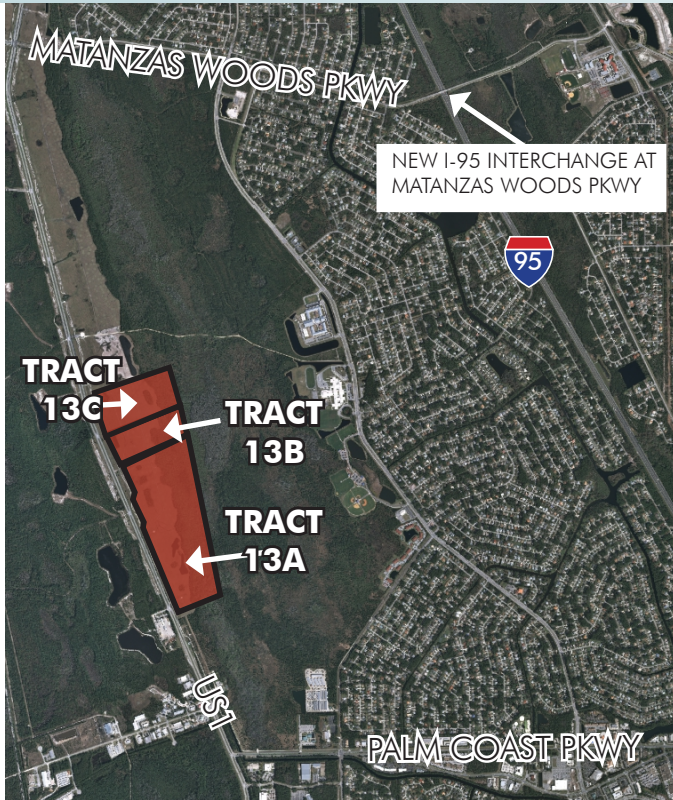
PALM COAST PARK

Tracts 13A, B, & C

141 ± net acres in Flagler County, FL

**MAJOR PRICE
REDUCTION**

LAND FOR SALE



LOCATION

Located on US 1 just north of Palm Coast Pkwy and under 5 min from I-95.

SIZE

141 ± net acres

PRICE

NOW: \$6,000,000 WAS: \$10,560,000

43% Reduction in price!

CDD Bond Obligation paid off by Seller at Closing.

ZONING

Mixed-Use. Approved for a total of 240,000 sf Retail/Office, 300,000 sf Industrial, and 540 Residential Apartment/Condo Units.

DESCRIPTION

Development opportunity within 5 minutes of I-95! Perfectly situated just over 5 miles from the golden beaches of Palm Coast and its ever-expanding offering of river and ocean view restaurants, this is the last treasure along the Flagler and Volusia Coast. A dozen golf courses are within 15 minutes of the project and for the boater, there are numerous marinas and the Intracoastal Waterway just under 5 miles away.

Led by the oceanfront resorts of Hammock Dunes and golf communities such as Grand Haven, Palm Coast enjoyed explosive growth throughout the 1990s and early 2000s and now exceeds 100,000 in population. Even during the great recession, Palm Coast added several national retail stores, a major movie theatre and saw the expansion of Florida Hospital. With the economic recovery in bloom, the region is now poised to retake its position as one of Florida's fastest growing Metropolitan Statistical Areas.

Offering subject to errors, omission, prior sale or withdrawal without notice.



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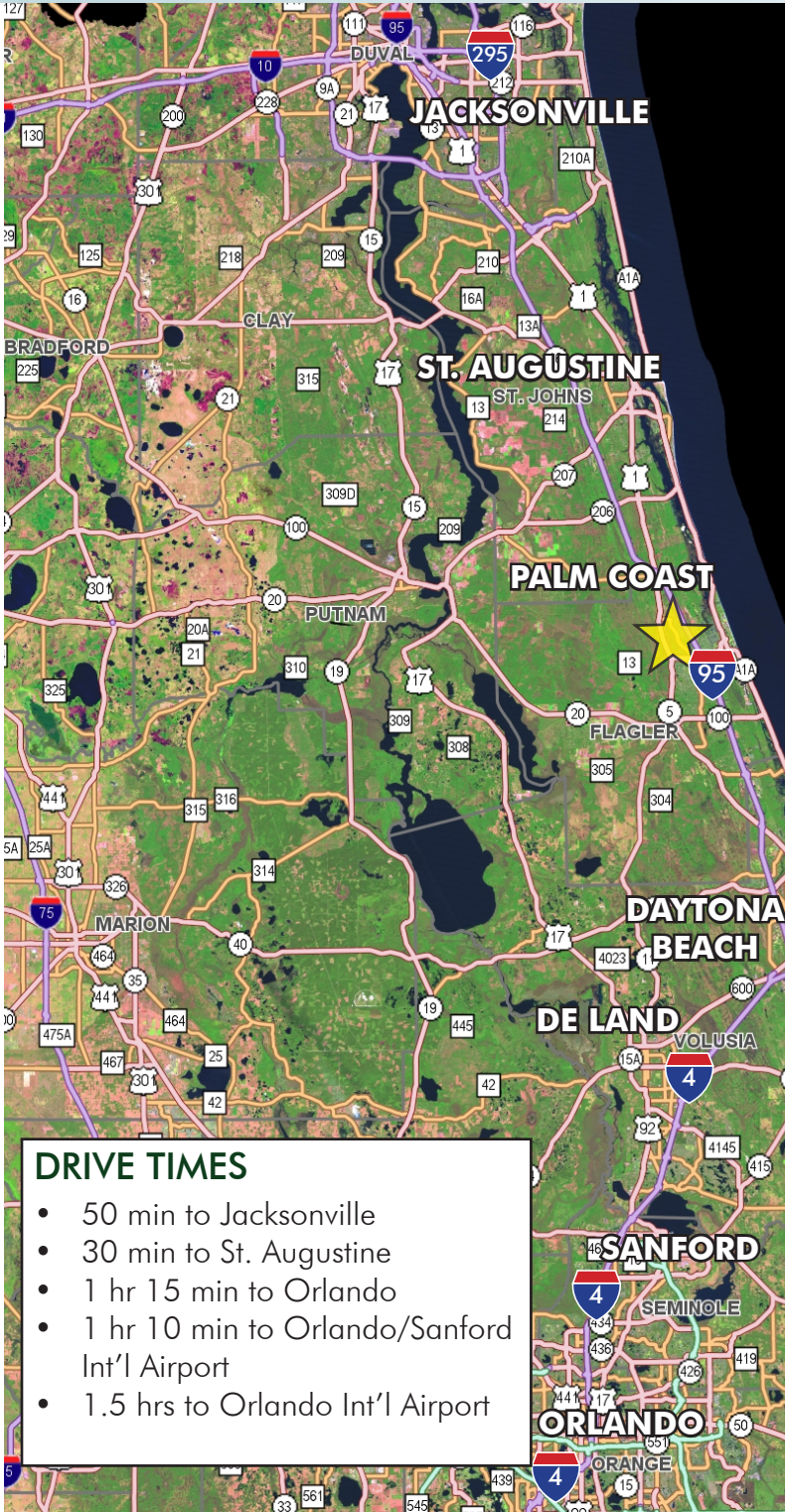
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DRIVE TIMES

- 50 min to Jacksonville
- 30 min to St. Augustine
- 1 hr 15 min to Orlando
- 1 hr 10 min to Orlando/Sanford Int'l Airport
- 1.5 hrs to Orlando Int'l Airport

LOCATION MAP

PALM COAST PARK

The site is part of Palm Coast Park, a 4,700 acre mixed-use development project which will include single-family, multi-family residential neighborhoods and projects, a K-8 public school, and commercial developments including a national retailer anchored power center. The project will be an urban centered community with natural elements including multiple parks and a multi-purpose trail.

ENTITLEMENTS

TRACT	ACREAGE (NET)	ENTITLEMENTS
13A	76	300,000 sf Light Industrial; 160,000 sf Retail/Office
13B	25	240 Residential Units; 40,000 sf Retail/Office
13C	40	300 Residential Units; 36,000 sf Retail/Office



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PARCEL MAP



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