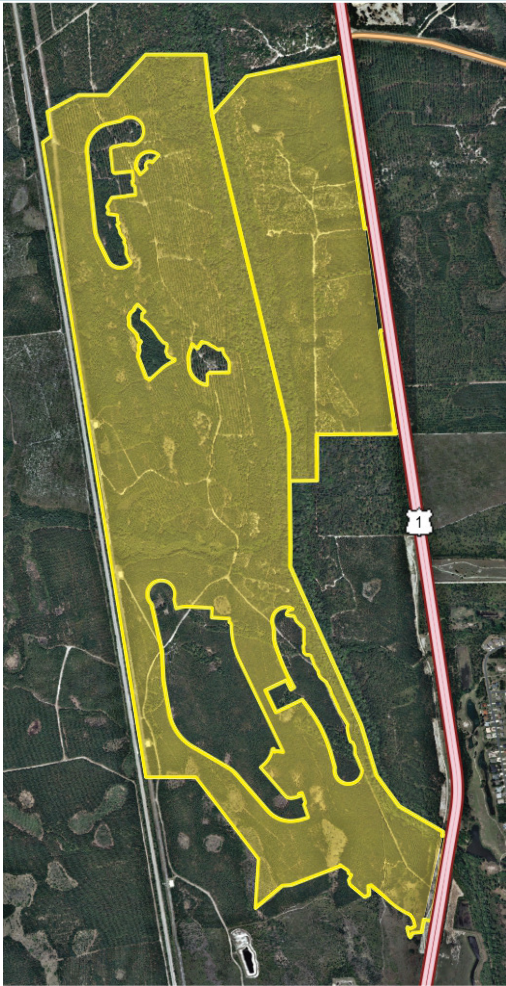


SAWMILL

698± acres

Flagler County, FL



LOCATION

Fronting US-1, 1.5 miles south of I-95 interchange and just north of Metanzas Parkway and new I-95 interchange (coming soon).

SIZE

698± acres

PRICE

\$1,900,000

ZONING

Part of Palm Coast DRI (1,900 units). Subject is approved for 406 single-family units and limited commercial.

ROAD FRONTAGE

6,112 ft on west side of HWY 1

UTILITIES

Sewer and water with capacity at the boundary.

DESCRIPTION

Sawmill is strategically located 2 miles south of the interchange at I-95 & US 1 in Palm Coast, Florida. Led by the ocean front 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. Despite the onslaught of the great recession, Palm Coast quietly added several national retail stores, a major movie theatre and the expansion of Florida Hospital and is now poised to retake its position as one of Florida's fastest growing MSA's.

PARCEL IDs

16-10-30-0000-01010-00A1, 17-10-30-0000-01020-0010

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

APPROVED
RESIDENTIAL
SUBDIVISION FOR SALE

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Maury L. Carter & Associates, Inc.

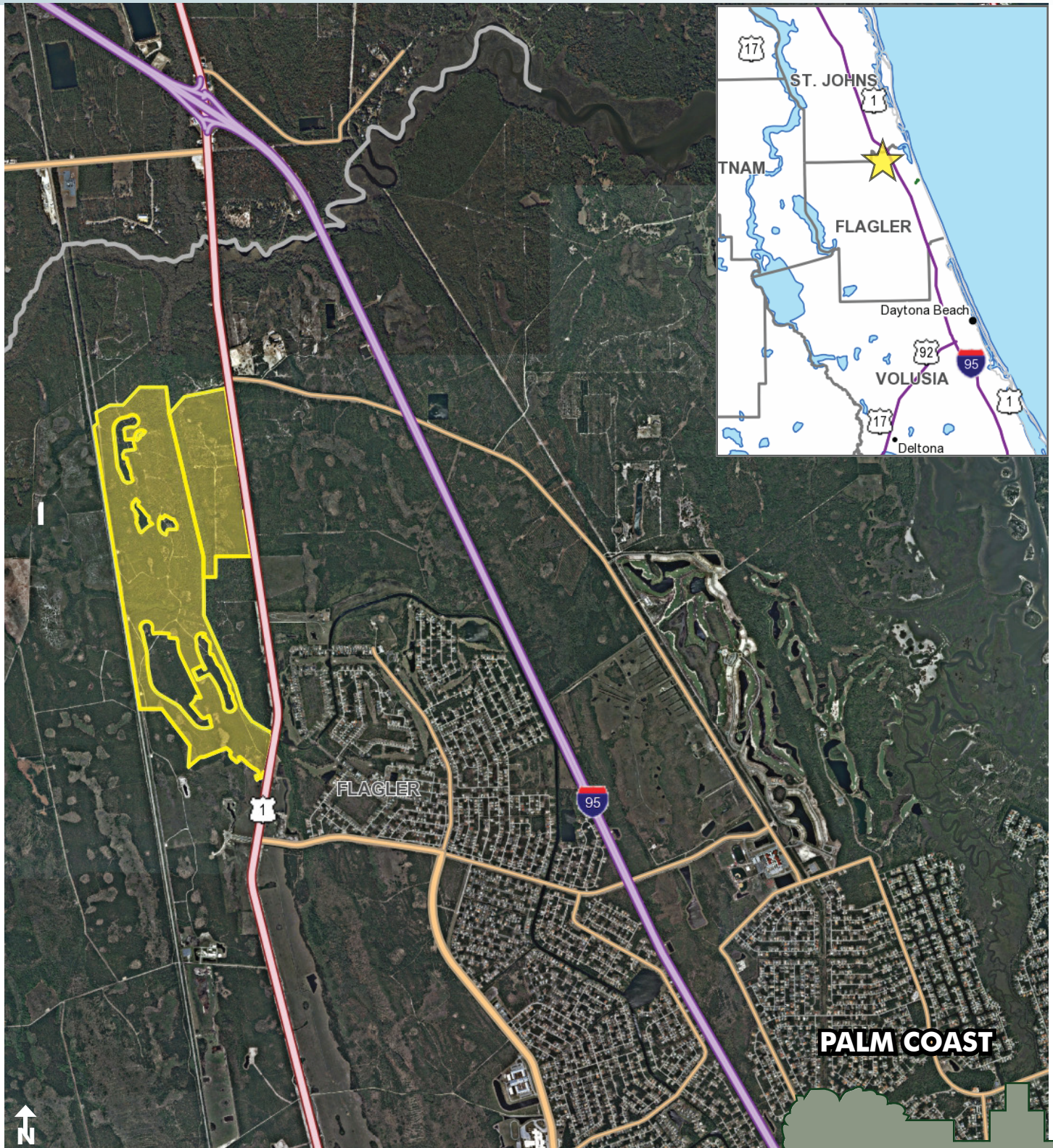
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