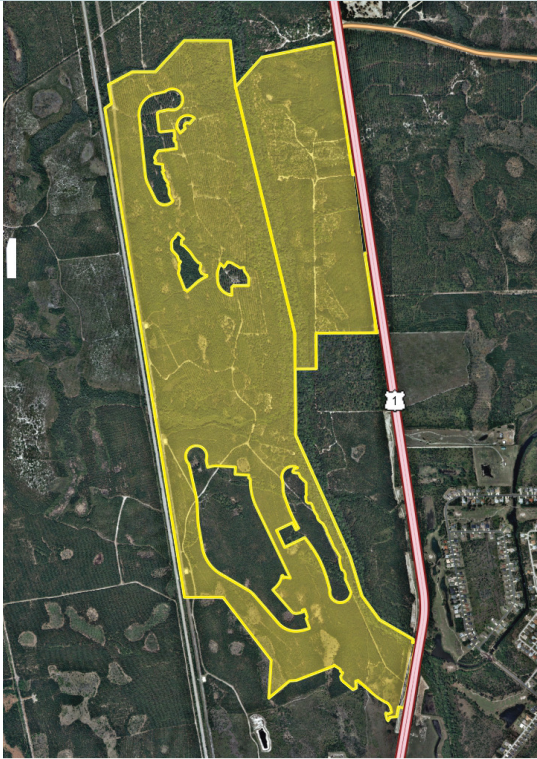


# SAWMILL

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

## 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.

## ZONING

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

## ROAD FRONTAGE

6,112' on west side of US-1

## UTILITIES

Sewer and water with capacity at the boundary.

## PARCEL IDs

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

## COMMUNITY DEVELOPMENT DISTRICT (CDD)

The property is within the Palm Coast Park Community Development District (CDD) and is subject to annual operating and maintenance assessments. CDD assessment on 2014 tax bills totaled \$187,144.50.

The CDD funds were used to pay for traffic mitigation, environmental mitigation and to construct the major utility lines along US-1. In addition, the CDD will pay for US-1 median openings and traffic signalization.

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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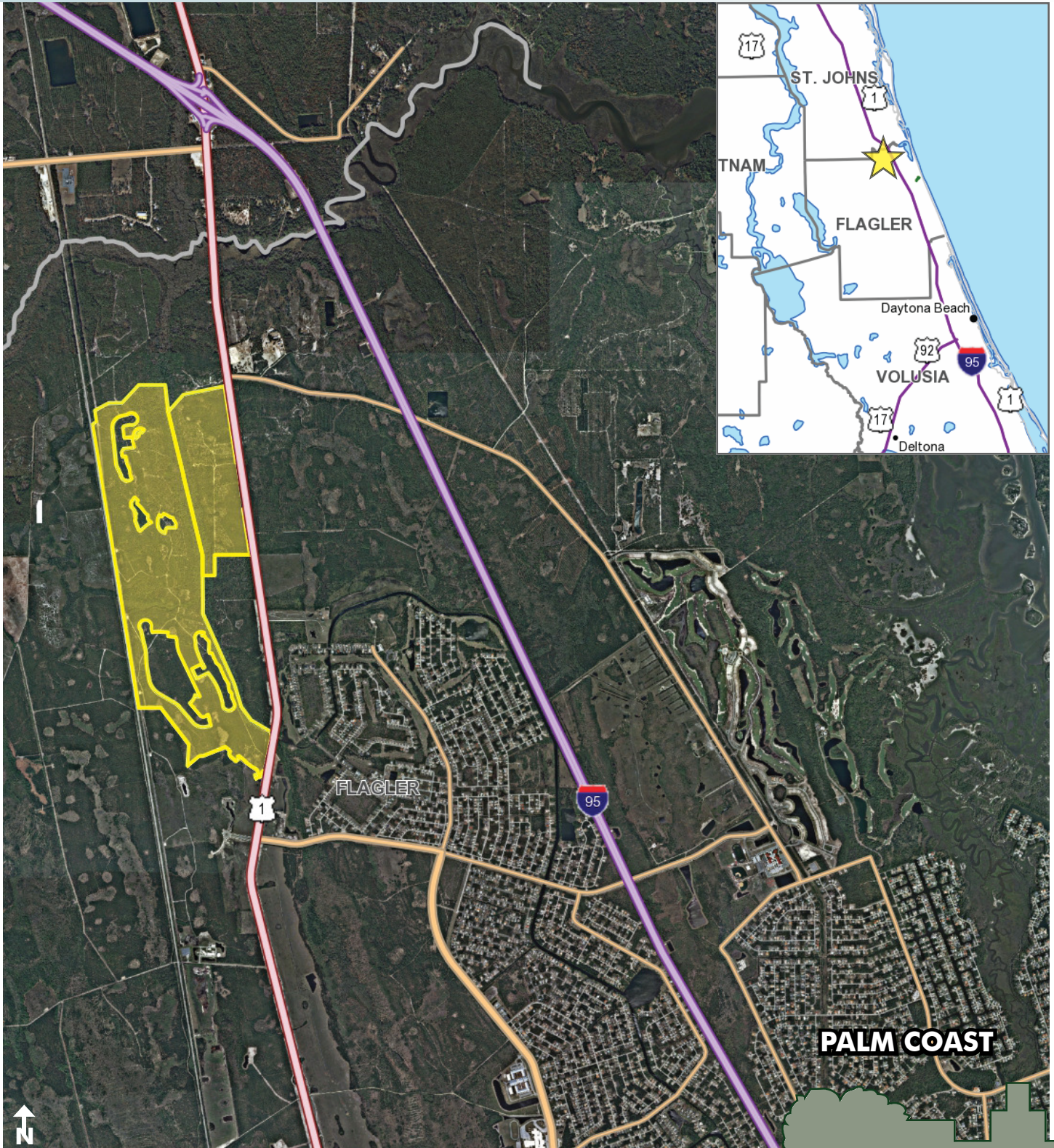




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