

# TOWN CENTER AT PALM COAST

Lot 4 of Phase 8

9.83± estimated net buildable acres in Flagler County

**PRICE  
REDUCED**

LAND FOR SALE



## LOCATION

This property is located near a Publix anchored shopping center and Super Target anchored shopping center.

## SIZE

9.83± net buildable acres

## PRICE

**NOW: \$1,250,000** WAS: \$2,250,000

44% Price reduction

CDD Bond Obligation Paid off by Seller at Closing

## ZONING/DEVELOPMENT ENTITLEMENTS

Urban Core - Town Center PUD

100,000 sq. ft. retail/office space

## ROAD FRONTAGE

1,875± feet on Central Avenue

## DESCRIPTION

Development opportunity within 5 minutes of I-95! Perfectly situated less than 10 minutes from the golden sands of Flagler Beach 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 over a mile 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.

Town Center at Palm Coast is a 1,557 acre mixed-use development which provides a downtown for Palm Coast. Town Center is located near the Florida Hospital Flagler, Flagler County Airport and Flagler/Palm Coast High School. Town Center development sites have already been purchased by residential, business office, medical office and retail commercial developers. A Super Target and Publix are the anchored power center. Sites that are approved for a wide variety of uses are currently being offered for sale.

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



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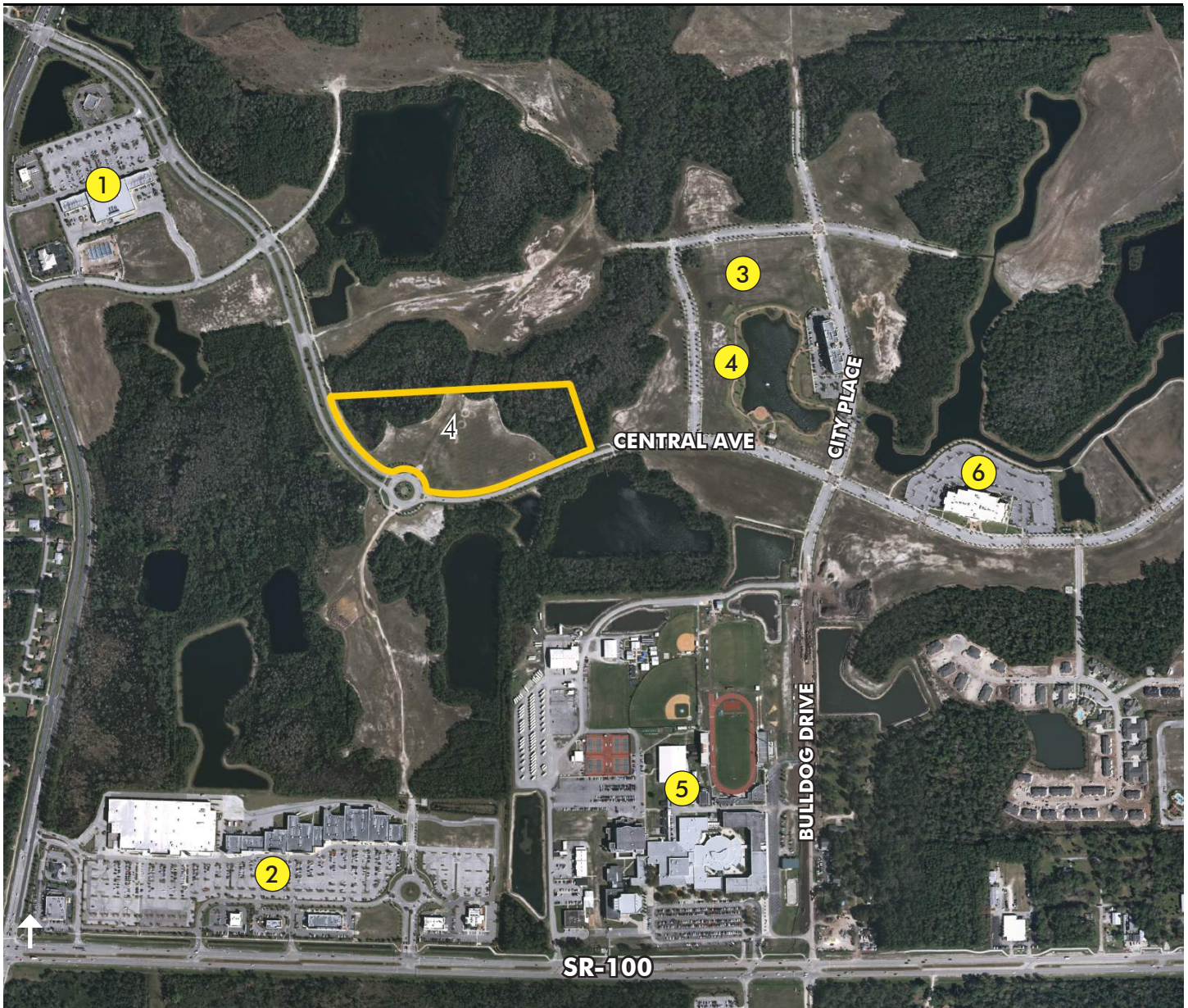
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## MIXED-USE RETAIL/OFFICE SITE AVAILABLE PALM COAST, FLORIDA

- |                |                 |
|----------------|-----------------|
| ① Publix       | ④ Central Park  |
| ② Super Target | ⑤ High School   |
| ③ City Hall    | ⑥ Movie Theatre |



VICINITY MAP



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LOCATION MAP



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