

# TOWN CENTER at PALM COAST

Lots 8 and 24 of Phase 2

2.5± estimated net buildable acres in Flagler County



## LOCATION

Lot 8 is adjacent to Central Park and Lot 24 is adjacent to the movie theater.

## SIZE

2.5± net buildable acres

## PRICE

\$1,500,000

## DEVELOPMENT ENTITLEMENTS

50,000 sq. ft. retail/office space

## ZONING

Urban Core - Town Center PUD

## ROAD FRONTAGE

725± total feet on Central Avenue

575± total feet on City Place

## 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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LAND FOR SALE



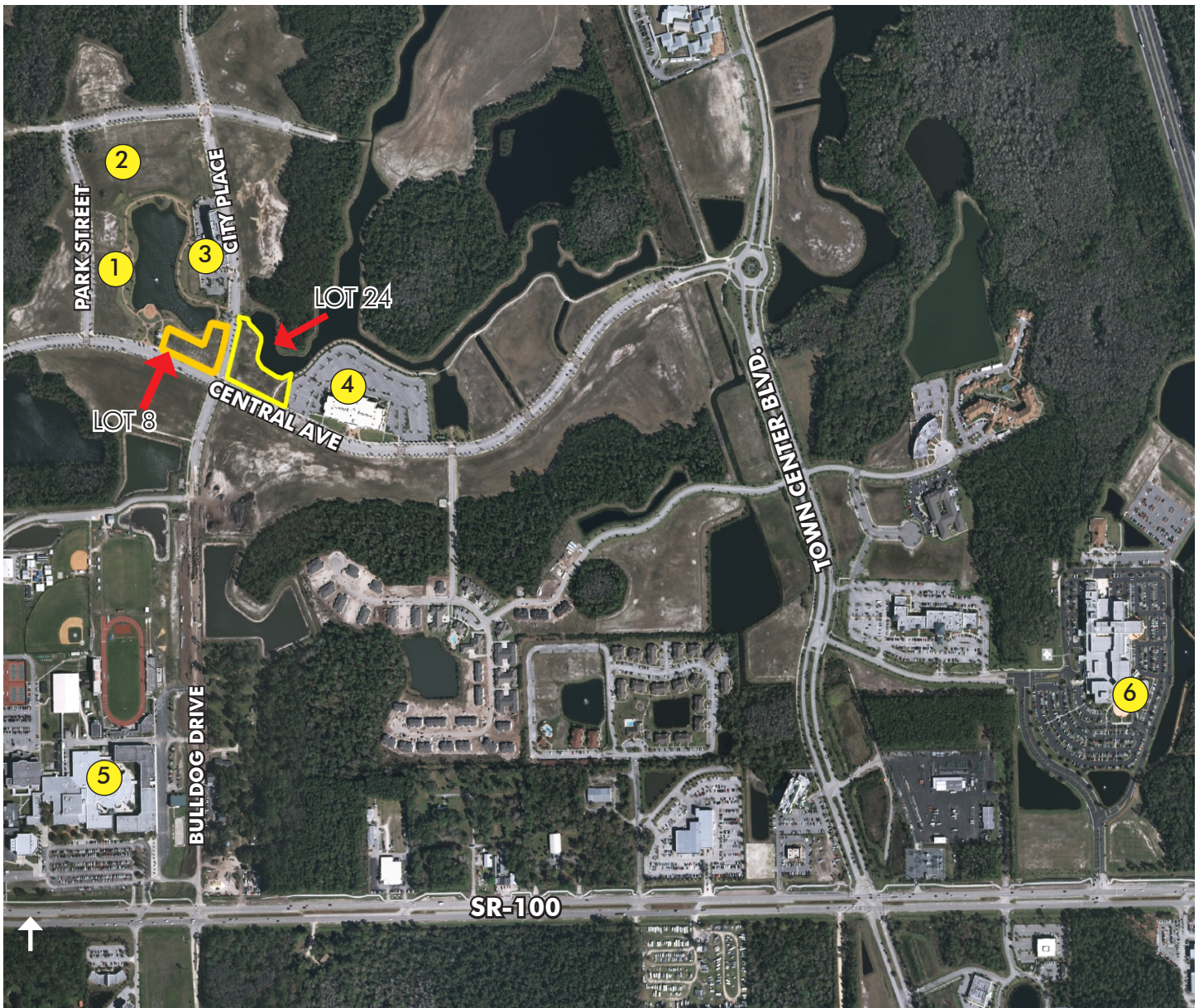
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## OFFICE / RETAIL SITE AVAILABLE PALM COAST, FLORIDA

- |   |              |   |             |
|---|--------------|---|-------------|
| ① | Central Park | ④ | Theatre     |
| ② | City Hall    | ⑤ | High School |
| ③ | City Centre' | ⑥ | Hospital    |



VICINITY MAP



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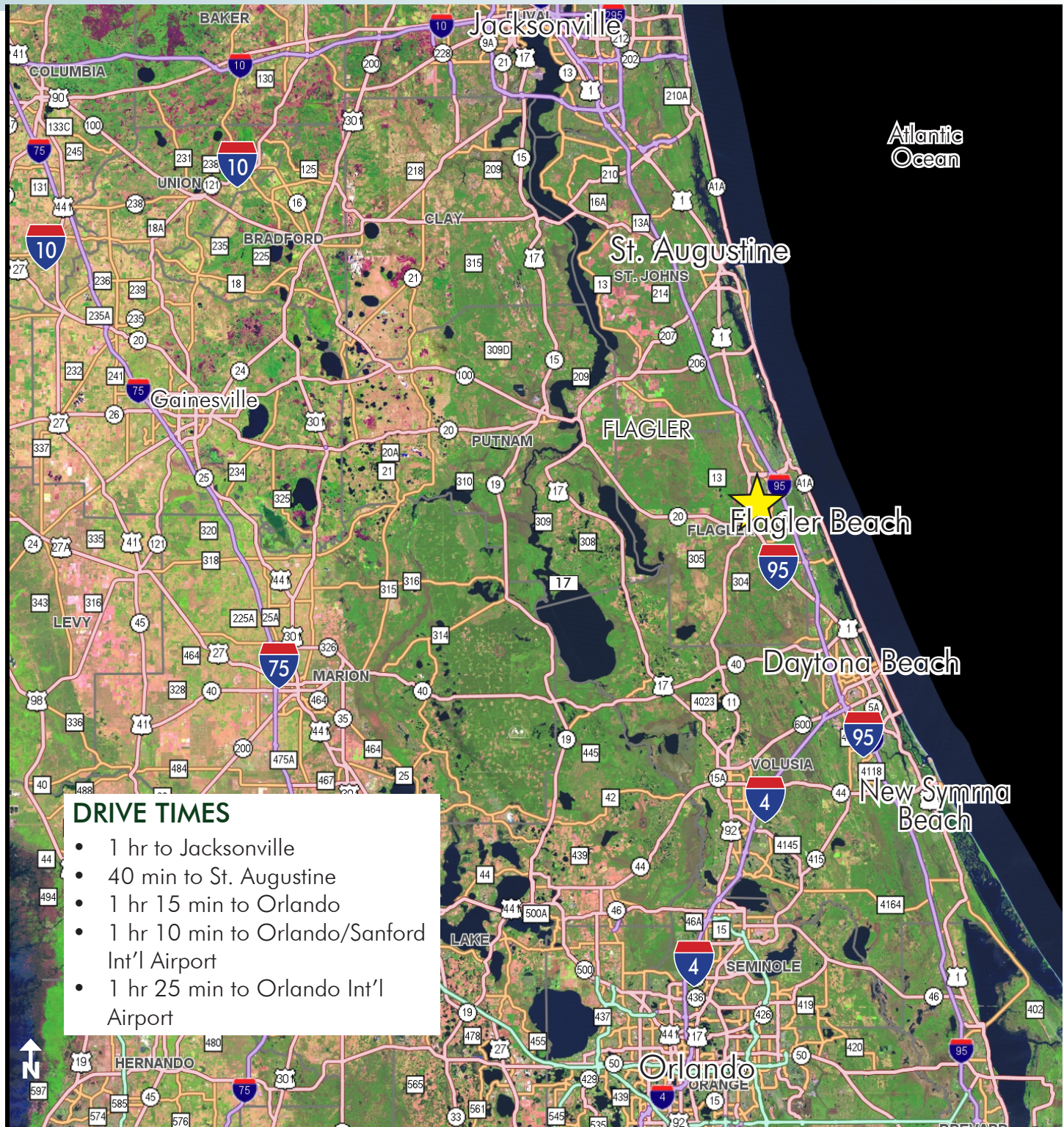
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LOCATION MAP



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