



# Palm Coast Mixed Use Development Land

FOR SALE | US Highway 1 | Palm Coast, FL 32164

\$4,900,000

- > 145± Acres
- > Full Due Diligence Package available:
  - Geotechnical Report
  - Subdivision Master Plan
  - Phasing Plan
  - Wetland Summary
  - 2017 Growth Report
- > Almost one mile of US-1 frontage
- > Recorded Master Plan Agreement
- > Fully platted and entitled by Flagler County and City of Palm Coast
  - Single Family (134 units)
  - Multi-family (214 units)
  - Commercial (350,000± SF)
- > 3rd party appraisal available



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# Location Aerial



WELLS FARGO

Publix

Wendy's

Starbucks

ALDI

DUNKIN' DONUTS

Olive Garden

Hilton Garden Inn

Florida Hospital Flagler

McDonald's

SUBWAY

100

bp

UNITED STATES POSTAL SERVICE

Bank of America

RAYMOND JAMES

TRACTOR SUPPLY CO

Hampton Inn

RaceTrac

Winn-Dixie

Flagler County Airport

Belle Terre Blvd

HARRIS GROCERY

11

1

Grand Landings by DR Horton

Gated Single Family, 200+ lots

SITE

Integra Woods Apartments Built in 2009, Sold in 2016

Mobil

Seminole Woods Blvd

INTERSTATE 95

JACKSONVILLE 48 MILES

DAYTONA BEACH 20 MILES

Grand Landings by DR Horton

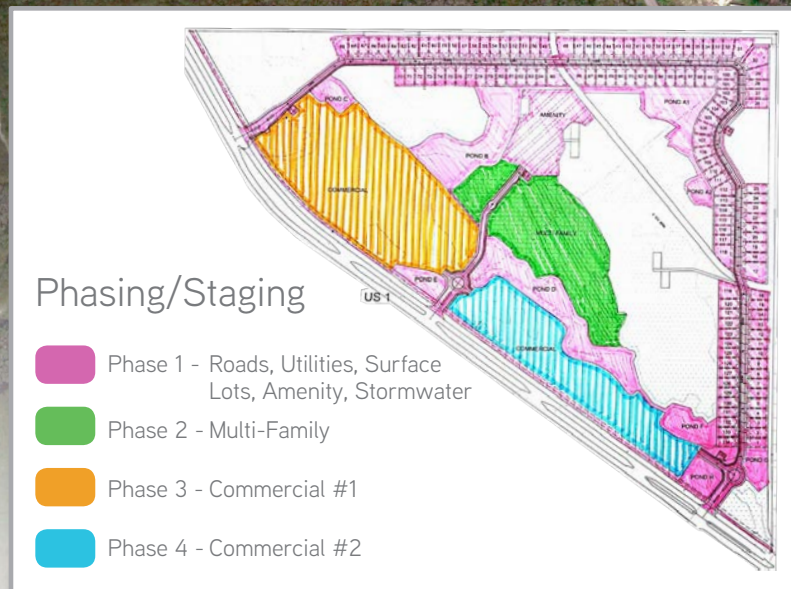
- > Building lots sell for \$56k each
- > Home price range: \$230k - \$320k
- > 3-4 sales per week

Integra Woods Apartments

- > Sold for \$34.9 Million
- > \$112k/unit - 310 units
- > 91% occupied



# PALM COAST 145, LLC CONCEPTUAL MASTER PLAN



The City of Palm Coast has 77,068 residents, according to the annual population estimate by the Bureau of Economic Business Research (BEBR). The City's population has grown 12 percent since 2006, and projections show the number of Palm Coast residents will more than double by the year 2035.

Data from the last U.S. Census, conducted in 2010, and the 5-Year American Community Survey shows the median age in Palm Coast is 45.1. Twenty-three percent of the City's residents are 65 and older, while 21.4 percent are under 18.

Within the Comprehensive Plan is a Vision Statement created by the citizens of Palm Coast over the course of several public workshops on the Comprehensive Plan. The Vision Statement summarizes the City's ideal future — a future that focuses on preserving and enhancing the natural environment and quality of life that initially attracted the City's residents.

## Palm Coast strives to be a unique and vibrant city recognized for its...

- > Exceptional quality of life
- > Attractive job opportunities, diversified housing, and superbly designed commercial areas
- > Valued natural, recreational, and cultural resources
- > Exemplary public facilities and services
- > Responsible growth and fiscal planning
- > Responsiveness to meeting the diverse needs of the citizens



**Owner Occupied  
Housing Units**  
11,705 (85.89%)



**Median Sold  
Home Price**  
\$182K

Contact us:

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Accelerating success.