

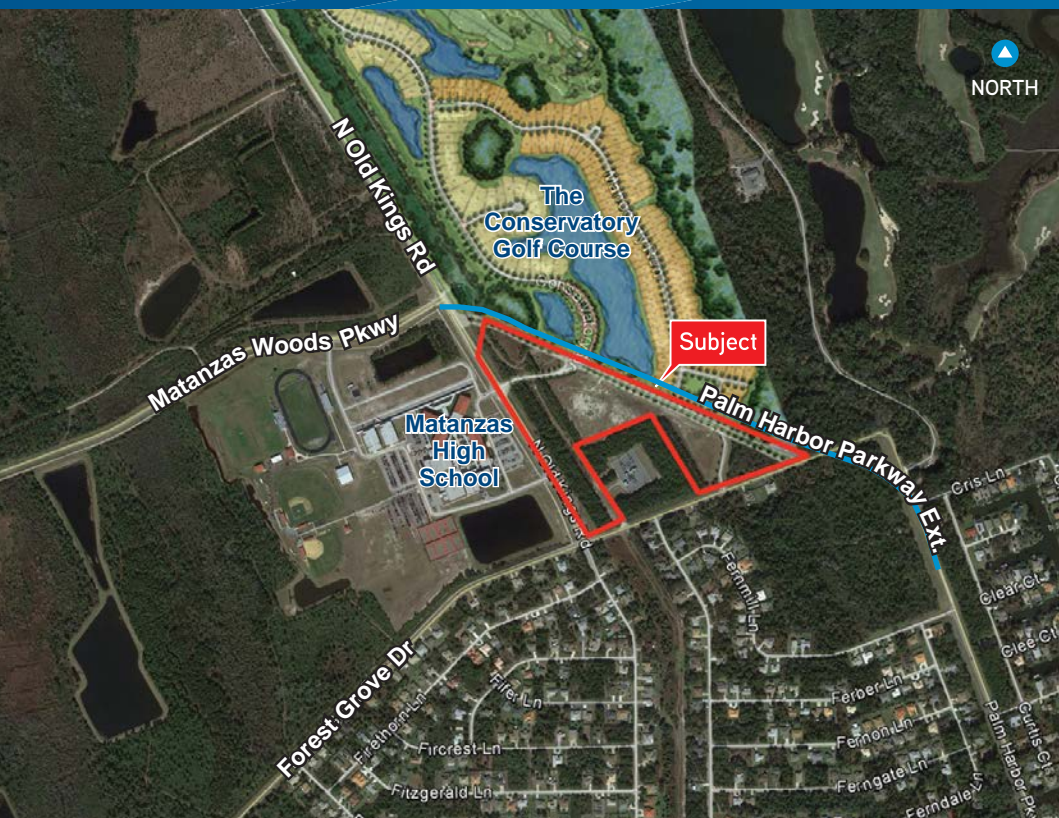
FOR SALE > LAND

# The Conservatory Commercial



MATANZAS WOODS PKWY. & PALM HARBOR PKWY. (FOREST GROVE DR.), PALM COAST, FL 32137

16.25± AC AVAILABLE



## Property Features

- > 16± AC commercial parcel available for sale (willing to subdivide)
- > Substantial traffic increase with access to Palm Harbor Pkwy.
- > Conveniently located across from Matanzas High School and well positioned for development with three (3) new roadway projects recently completed
- > New, I-95 Matanzas Woods Pkwy. interchange is now open
- > Property adjacent to the prestigious Conservatory Golf Community featuring signature Tom Watson golf course & 340± lot residential community
- > PUD zoning allows for retail, office, hotel (.3 -.5 FAR), and/or multifamily
- > Utilities available at site
- > Limited commercial land available to serve area
- > Sale Price: \$1,700,000



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# I-95 & Matanzas Woods Pkwy Interchange Project

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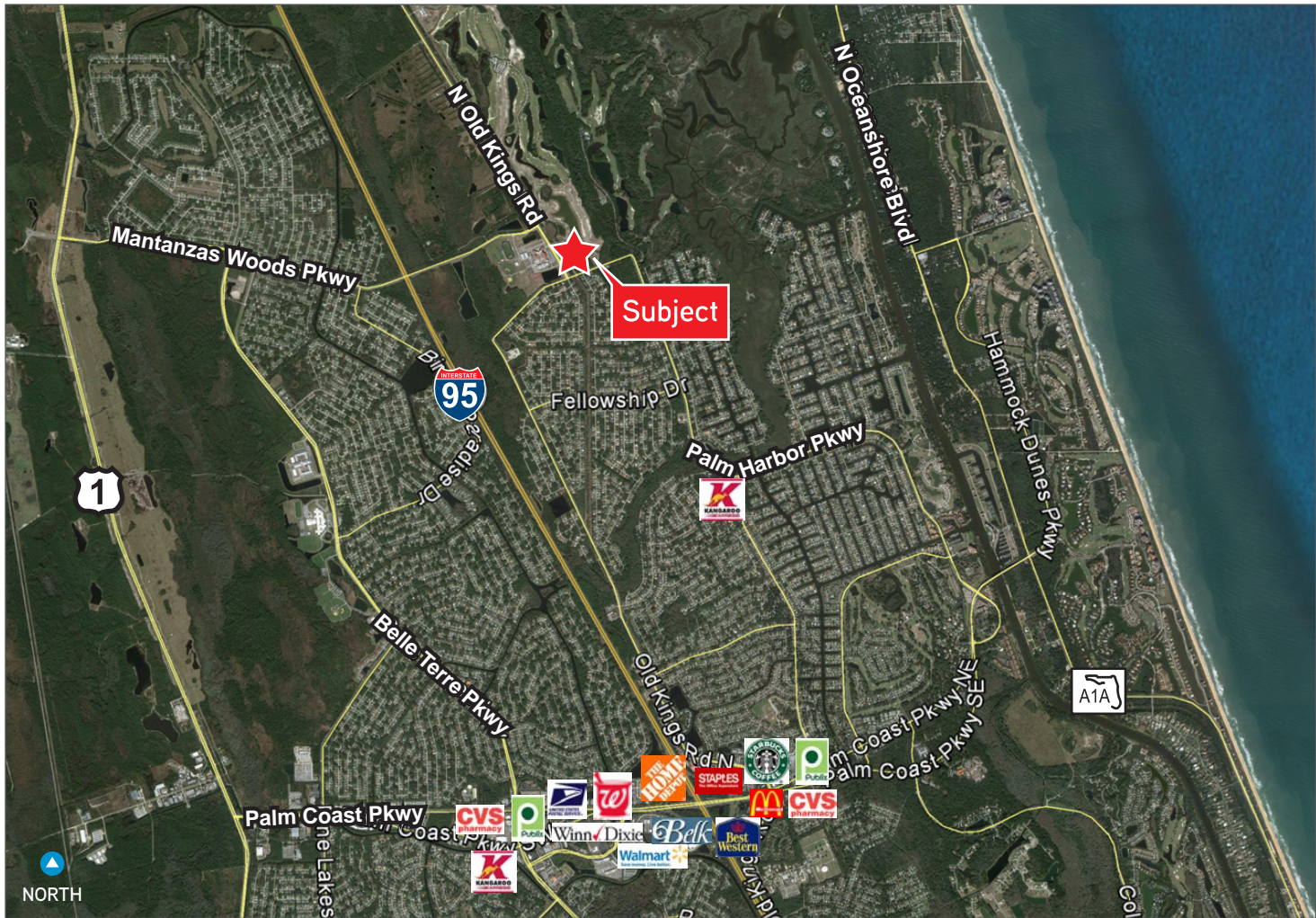
## I-95 & Matanzas Woods Parkway Interchange

- > Construction was recently completed
- > The project improves access to I-95 and provides additional capacity along Matanzas Woods Parkway from US - 1 to Old Kings Rd. & Palm Harbor Pkwy. (Forest Grove Dr.)

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# Aerial

MATANZAS WOODS PKWY. & PALM HARBOR PKWY. (FOREST GROVE DR.), PALM COAST, FL 32137



## DEMOGRAPHIC SUMMARY

2017 DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2017 Estimated Population	2,176	30,970	50,490
2022 Projected Population	2,408	34,068	55,544
2017 Median Age	52.5	52.2	53.4
INCOME			
2017 Average HH Income	\$61,761	\$67,912	\$69,005
HOUSING			
2017 Total Housing Units	894	12,484	20,848
2017 Owner Occupied	693	9,571	15,890
2017 Renter Occupied	201	2,913	4,958

Source: Esri Business Analyst Online

## Contact Us

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