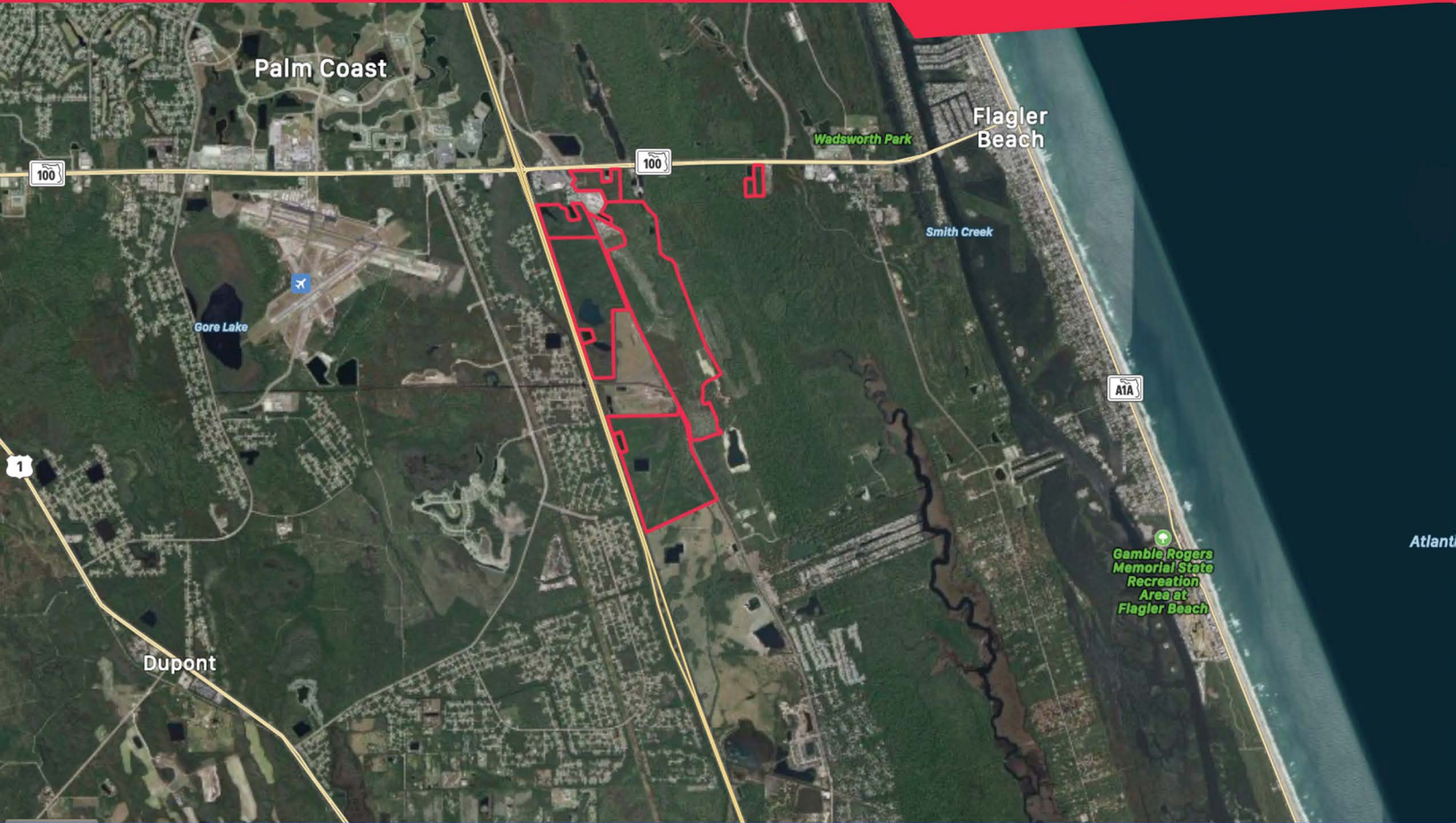


Mixed Use

Palm Coast, FL

Call for Pricing



Located in Palm Coast in Flagler County, Florida.

Traffic Count:

Collection	Cross Street	Traffic Volume
I-95	SR 100	74,885
SR 100	Flagler Plaza Dr SW	28,665
SR 100	Colbert Lane E	15,301

ZONING DESIGNATIONS

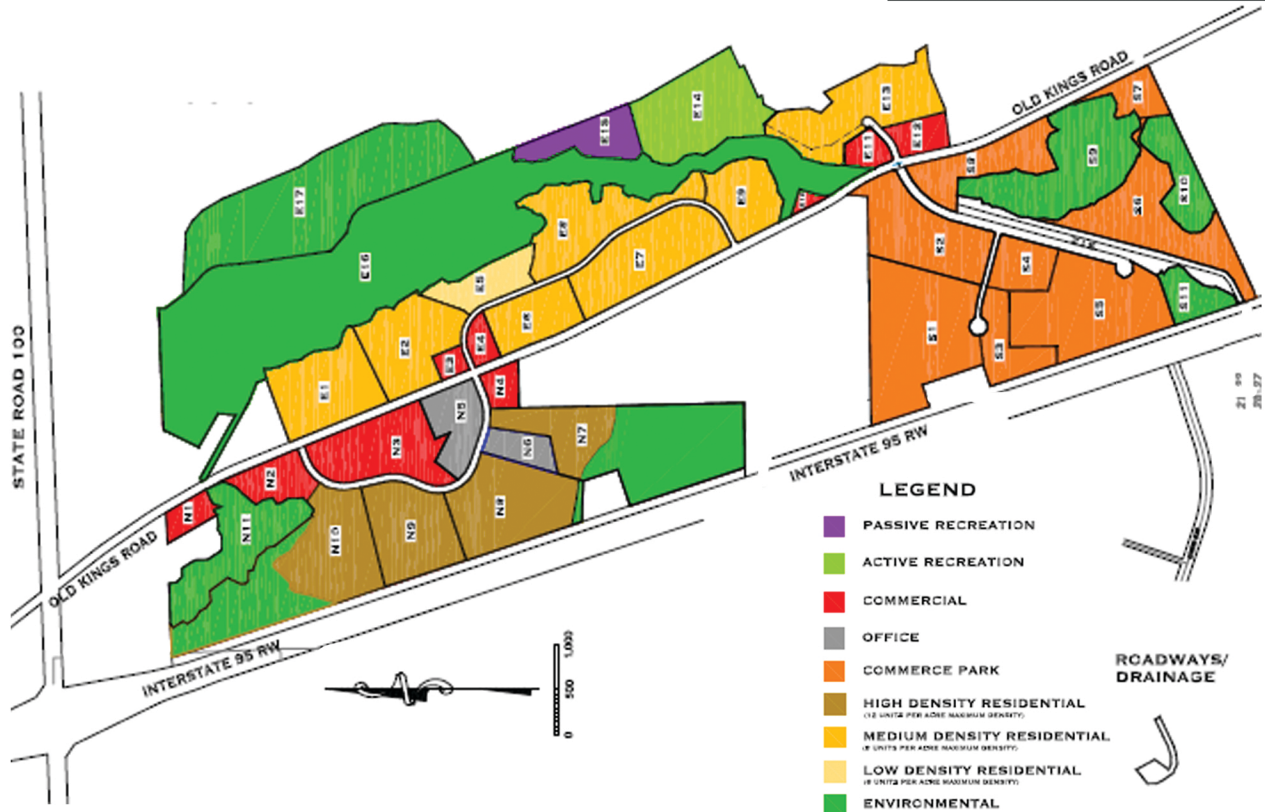
Zoning Jurisdiction:	City of Palm Coast
Zoning Classification:	Commercial & Agricultural
Pending Zoning:	MPUD and Commercial
Allowable Use(s):	Residential, Commercial, Office, & Industrial uses, amongst others

Contact us for more information

Rusty Stoeckel
Broker/Associate
Main: (407) 440-5424
Email: rusty@dresi.com

Demetree Global
941 W Morse Blvd, Suite 315
Winter Park, FL 32789
DemetreeGlobal.com

PUD CONCEPTUAL PLAN



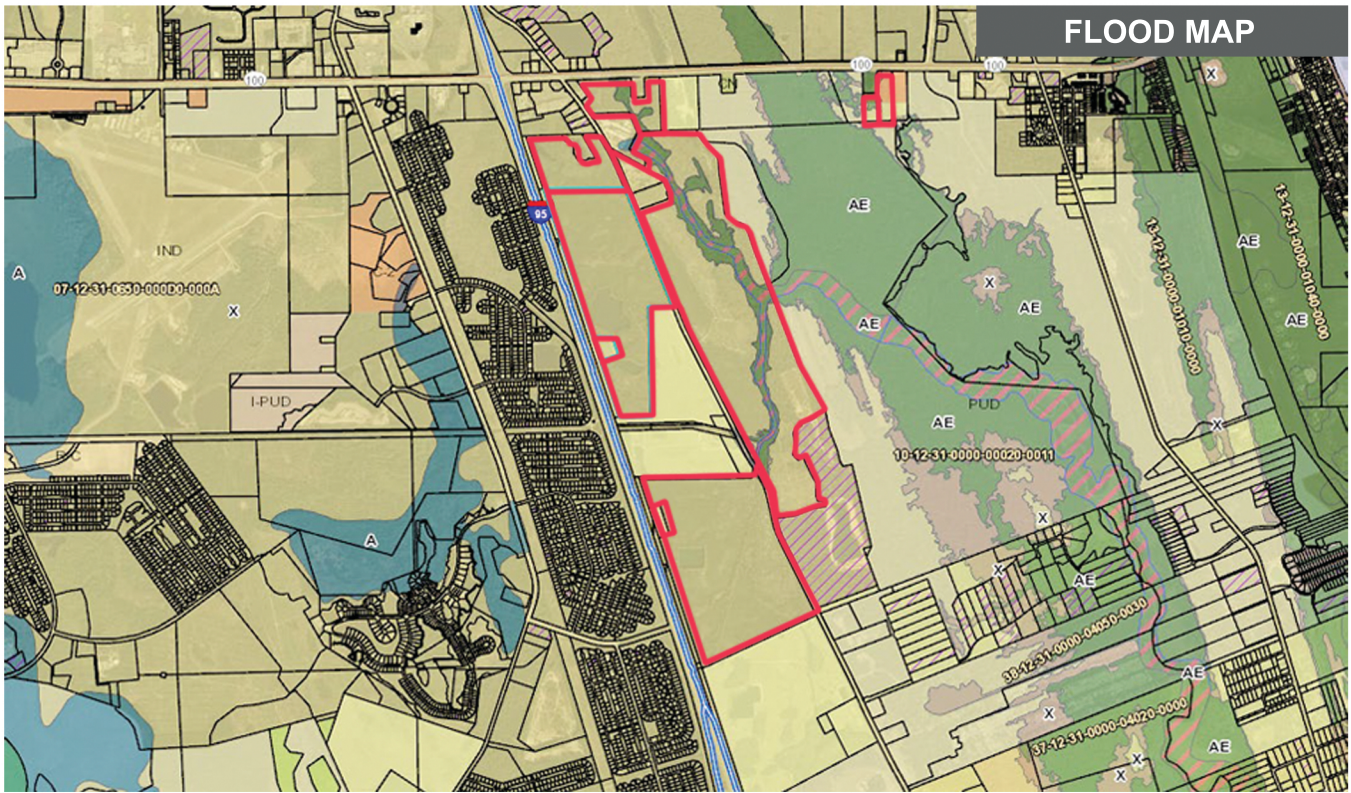
The site is located in Palm Coast in Flagler County, Florida, to the south and east of the intersection of I-95 and US-100. The site has significant frontage along I-95, as well as both sides of Old Kings Highway, which bisects the site and provides access from US-100.

PARCEL ID'S

- 09-12-31-0000-01020-0010
- 16-12-31-0000-01020-0000
- 21-12-31-0000-01010-0030
- 22-12-31-0000-01010-0000
- 27-12-31-0000-01020-0000
- 09-12-31-0000-01010-0020
- 10-12-31-0000-00020-0010
- 15-12-31-0000-01010-0020
- 22-12-31-0000-01010-0010
- 39-12-31-0000-04040-0010

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	3,976	10,136	44,291
2024 Population:	4,498	11,261	49,060
Pop. Growth 2019-2024:	13.13%	11.10%	10.77%
Average Age:	37.8	44.1	45.4
Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$187,526	\$210,598	\$213,209
Median Year Built:	2004	2001	2002
Households	1 Mile	3 Mile	5 Mile
2019 Total Households:	1,474	4,133	17,820
HH Growth 2019-2024	12.59%	10.23%	10.39%
Median Household Inc:	\$47,714	\$32,915	\$30,452
Avg Household Size:	2.7	2.4	2.4
Traffic Count			
Collection Street	Cross Street	Traffic Volume	
I-95	SR 100	74,885	
SR 100	Flagler Plaza Dr SW	28,655	
SR 100	Colbert Lane E	15,301	

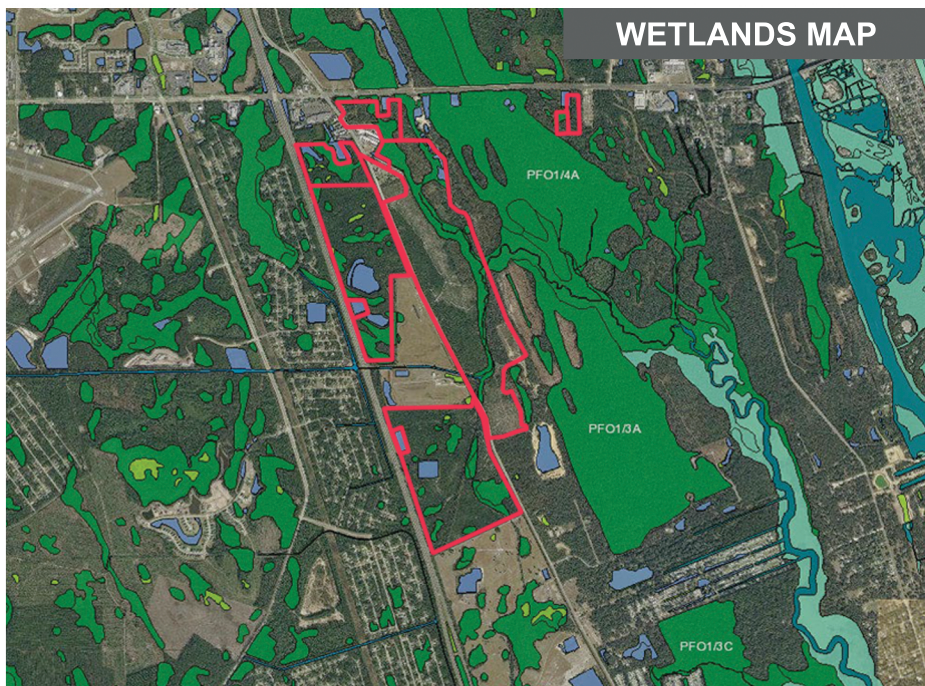


SITE DESCRIPTION

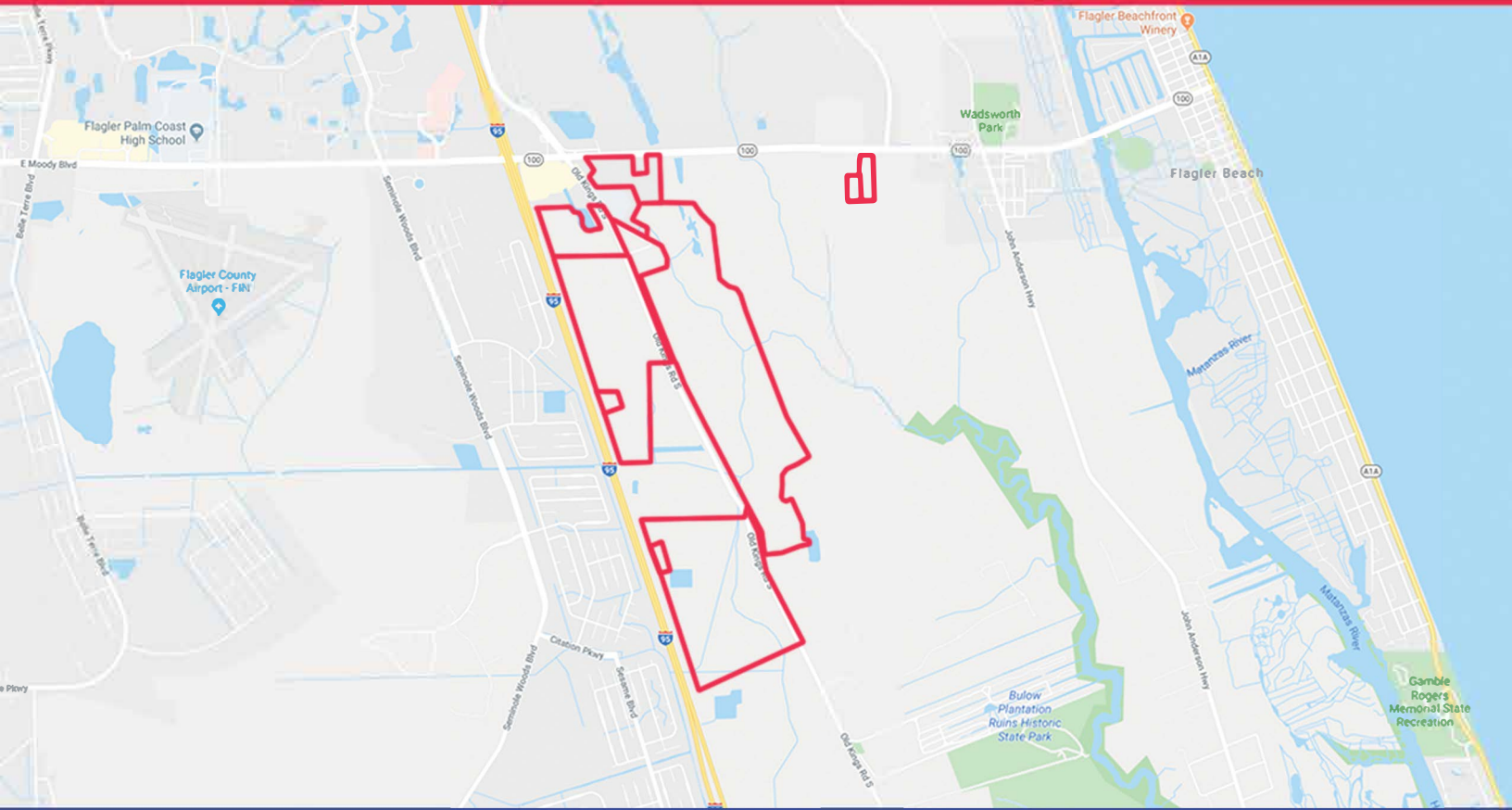
Gross:	874 Acres
Net / Usable:	510 Acres
Usable %:	58%
Shape:	Irregular
Utilities:	Forthcoming Water/Sewer

ZONING DESIGNATIONS

Zoning Jurisdiction:	City of Palm Coast
Zoning Classification:	Commercial and Agricultural
Pending Zoning:	MPUD and Commercial
Allowable Use(s):	Residential, Commercial, Office, and Industrial uses, amongst others.



Satellite Map



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