

Prime Commercial Property

Old Kings Road, Palm Coast, Florida

**88.14 Acres Centrally Located
1.6 Miles I-95 Frontage**

Contact Agent for Pricing

- Mixed Use Commercial Zoning
- COM3, OFC1, OFC2
- 1 Million SF of Building Pads
- Centrally Located on Old Kings Road between Palm Coast Parkway and State Road 100
- Easy Access to I-95
- Close to Airport, Town Center and Advent Hospital
- Stormwater Permit Issued
- Wetland Mitigation Credits Issued
- All Utilities Available

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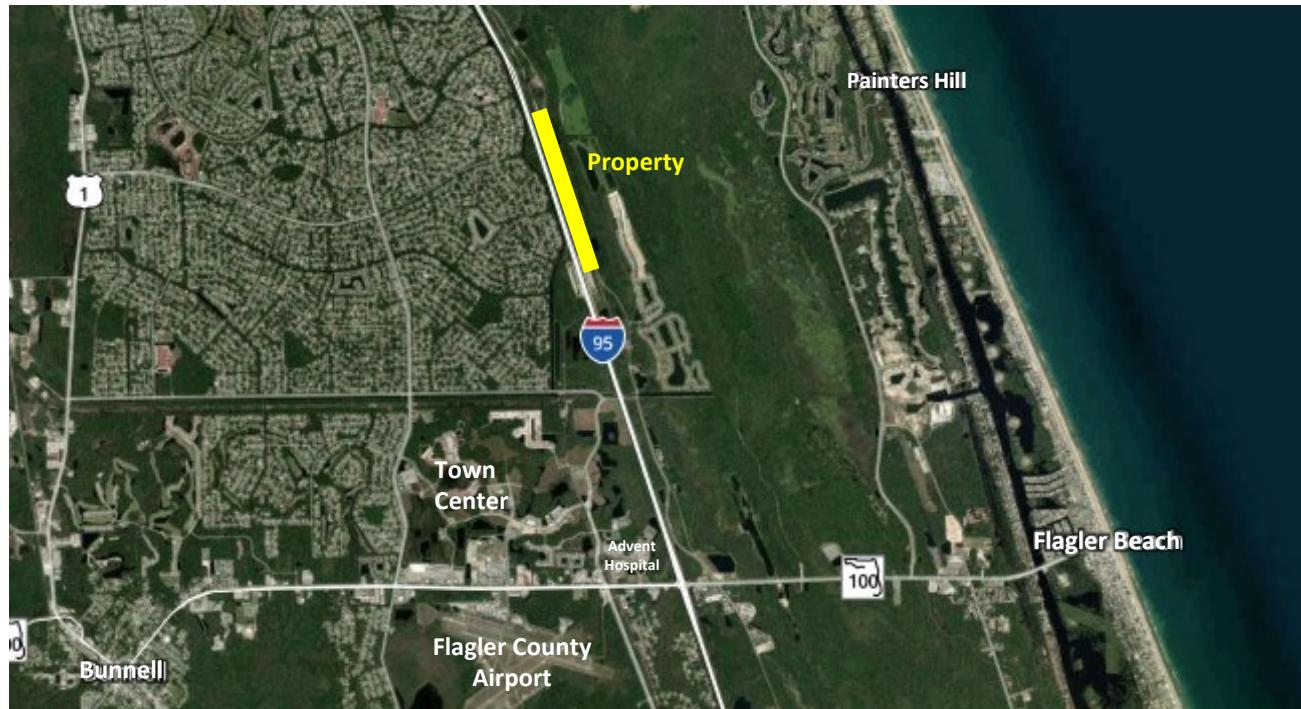
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Location Map

88 acres with Commercial Zoning. Centrally located between Palm Coast Parkway and State Road 100. Frontage on I-95 and Old Kings Road

PERMITTED USES

- RV, Boat and Auto Dealerships
- Technical and Trade Schools
- Hotel, Restaurant, Retail
- Business and Professional
- Medical and Dental
- Assisted Living
- Car Wash
- Self Storage



General Information

Parcels: 20-11-30-0000-01020-0000; 32-11-31-0000-01010-0012

Location: Central Palm Coast; approximately 1.6 miles of frontage on Old Kings Road and I-95

Total Property: **88.14 acres. Owner will consider subdivision**

Building Footprint: **1 Million square feet +/-**

Building Height: **75 feet**

City of Palm Coast Zoning:

OFC1: **22.78 acres**

OFC2: **9.59 acres**

COM3: **54.587 acres**

2024 Property Tax: **\$21,433**

Non-Ad Valorem Tax: **\$27,725.35**

Annual Old Kings Road Special Assessment District Assessment applicable to offset transportation impact fees imposed by the City of Palm Coast upon development of the property. Prepaid fees as of September 30, 2025 total approximately \$372,000.

Old Kings Road Special Assessment District

Ordinance 2005-10 established a special assessment district to provide design, permitting, right-of-way acquisition, construction and all other related or necessary actions that pertain to the improvement of a certain portion of Old Kings Road from State Road 100 to Palm Coast Parkway. Assessments to be made and collected based on a per-acre formula pertaining to properties benefited.

Topography

The site topography is mostly flat, composed predominantly of wooded/cleared uplands, with several small, wooded, depressional areas. Elevations of the property range from approximately +27 feet to +15 feet NGVD. The highest elevations are located on the western portion of the property, with the lowest elevations in the wetland and ditch areas.

Wetland Mitigation

Mitigation credits have been purchased and permits issued for 78 acres. Agreement with Florida Power and Light allows stormwater retention/treatment within the FP&L easement. Design and engineering for stormwater treatment is incorporated in the issued permits.

Reports, Permits, Agreements and Engineering Data

Florida Department of Environmental Protection

State 404 Program Individual Permit 18-0414191-001-SFI

St Johns River Water Management District

Permit #178898-1

Wetland impacts and mitigation and stormwater management.

Fishtail Mitigation Bank

Mitigation credits purchased for wetland impacted by future development of 78 acres. FCPA parcel 20-11-30-0000-01020-0000.

Geotechnical Stormwater Evaluation

Soil and groundwater report.

Environmental Report

Wetlands, soils, vegetative community, wildlife and development mitigation plan.

Surveys

Boundary

Easements

Pre-development Wetland

Preliminary Subdivision Map for 78 acres. FCPA parcel 20-11-30-0000-01020-0000.

Old Kings Road Special Assessment District

February 2005 Agreement establishing and defining terms and conditions.

July 2013 Funding Agreement

Florida Power and Light

Easement Use Agreement providing authority for stormwater storage and treatment.

City of Palm Coast

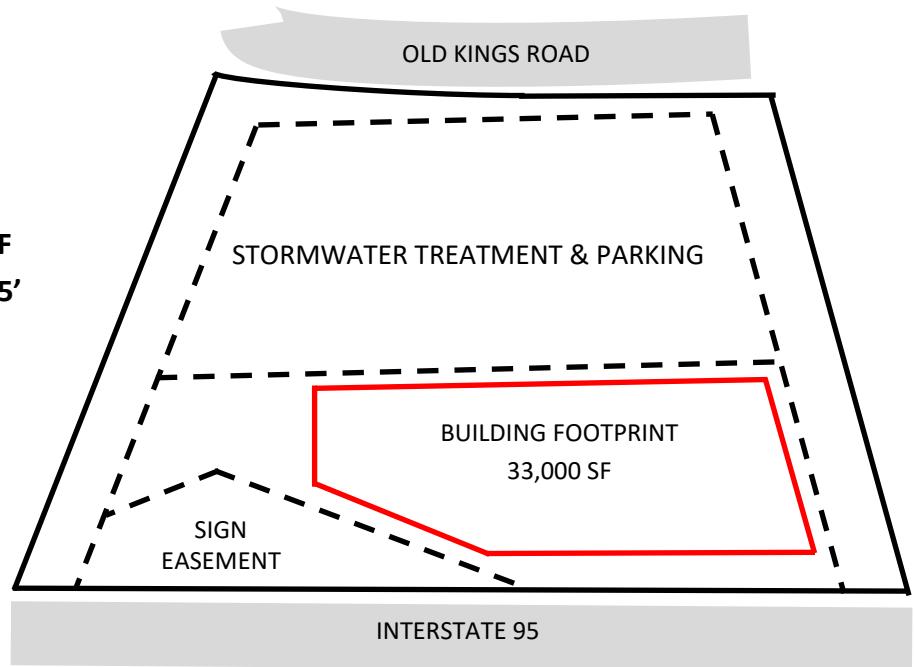
Development Agreement pending for reimbursement for off site utility costs.

Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000

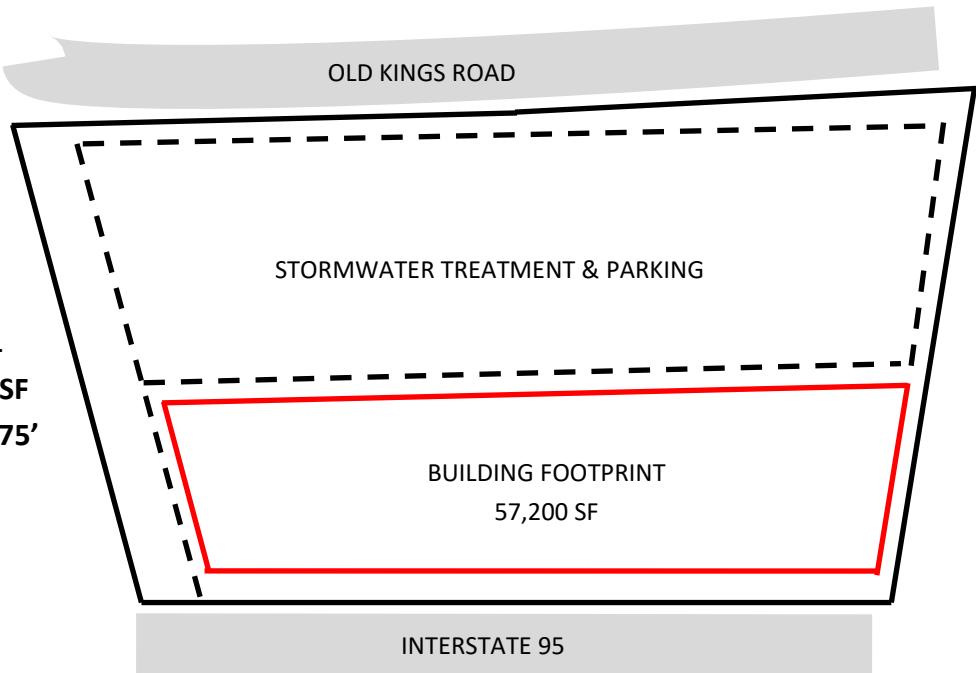
Lot 1

3.77 Acres • Zoning OFC1
Building Footprint • 33,000 SF
Maximum Building Height • 75'



Lot 2

4.72 Acres • Zoning OFC1
Building Footprint • 57,200 SF
Maximum Building Height • 75'



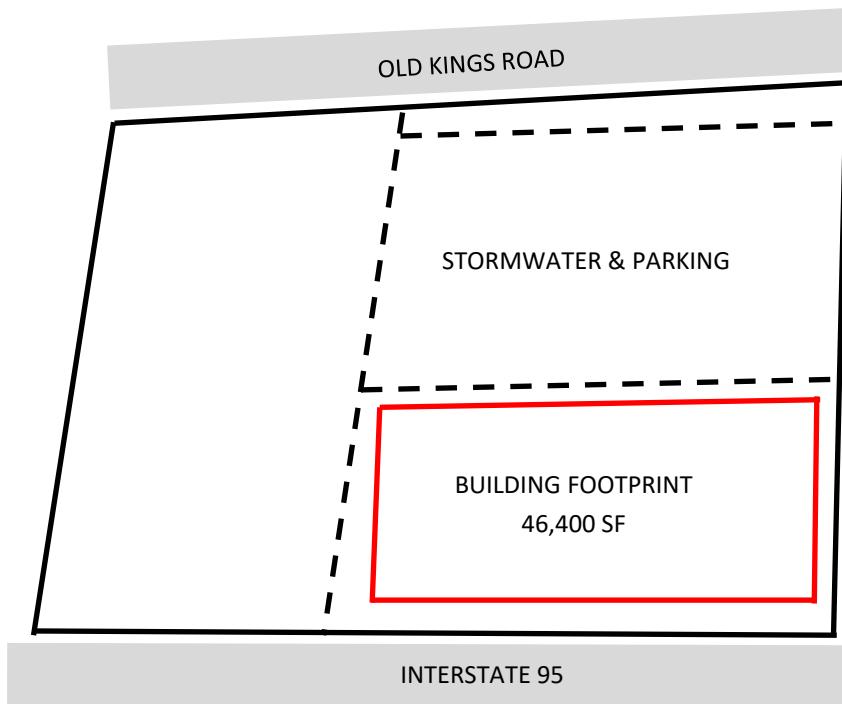
Lot dimensions and building footprint based on preliminary plan and are subject to change.

Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000

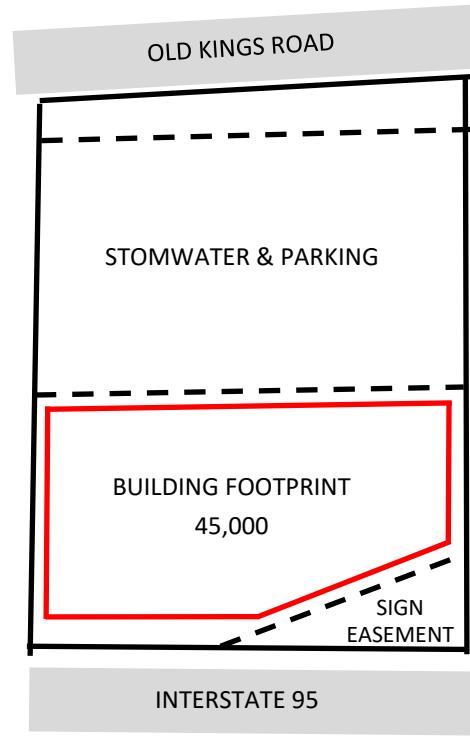
Lot 3

4.70 Acres • Zoning OFC1
Building Footprint • 46,400 SF
Maximum Building Height • 75'



Lot 4

2.84 Acres • Zoning OFC1
Building Footprint • 45,000 SF
Maximum Building Height • 75'



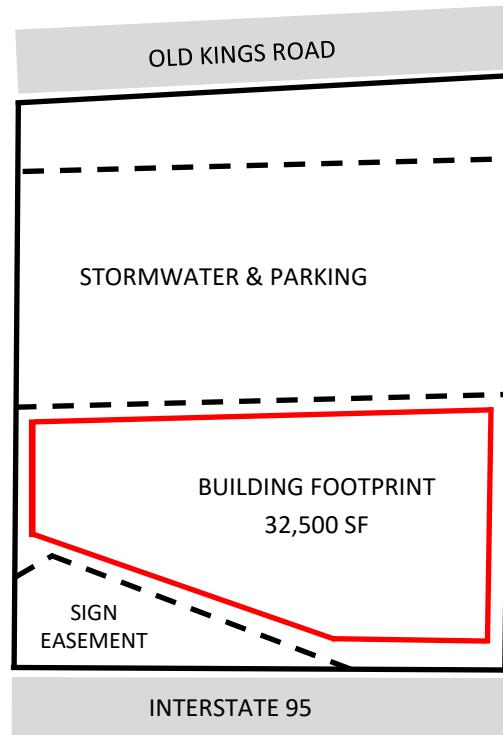
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Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000

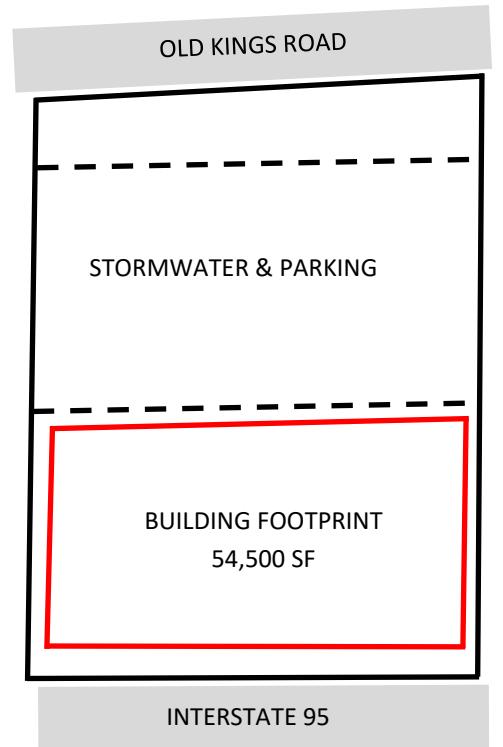
Lot 5

3.40 Acres • Zoning OFC1
Building Footprint • 32,500 SF
Maximum Building Height • 75'



Lot 6

3.33 Acres • Zoning OFC1
Building Footprint • 54,500 SF
Maximum Building Height • 75'



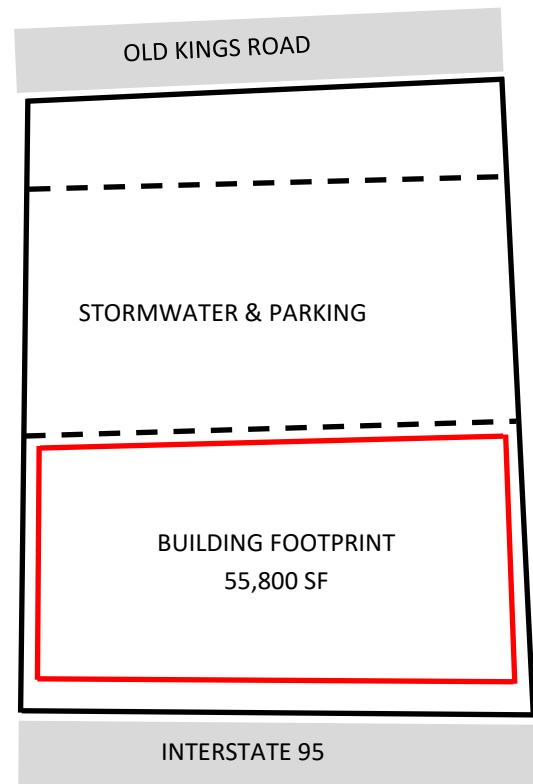
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Preliminary Subdivision

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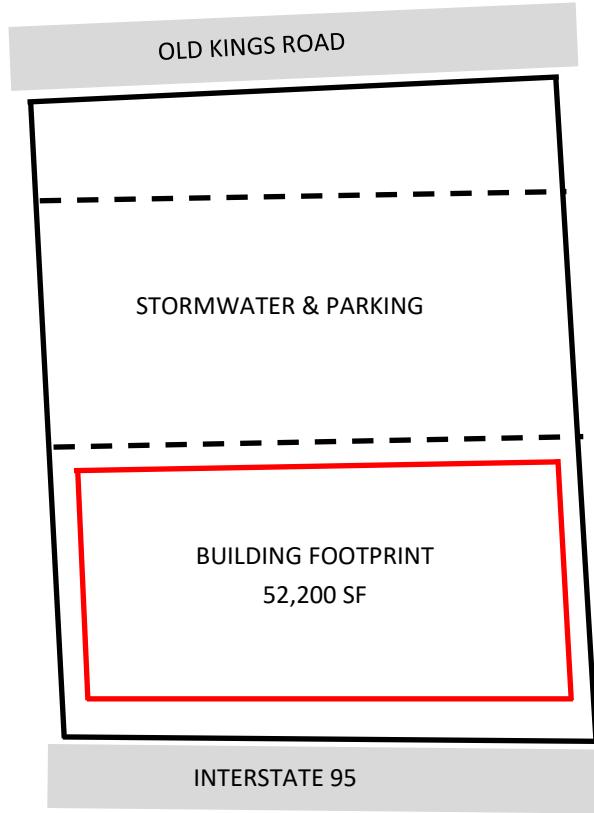
Lot 7

3.56 Acres • Zoning COM3
Building Footprint • 55,800 SF
Maximum Building Height • 75'



Lot 8

3.64 Acres • Zoning COM3
Building Footprint • 52,200 SF
Maximum Building Height • 75'



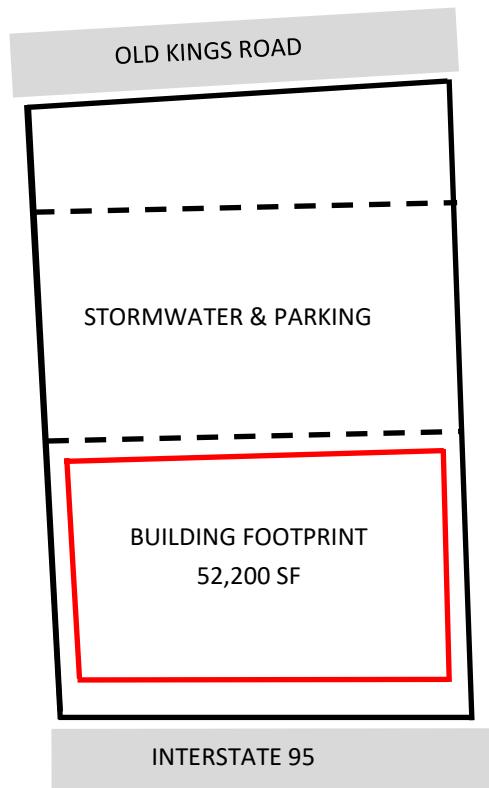
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Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000

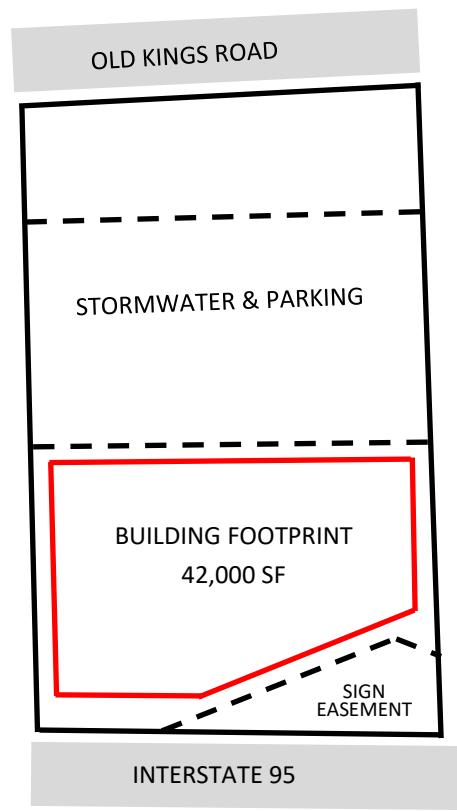
Lot 9

3.71 Acres • Zoning COM3
Building Footprint • 52,200 SF
Maximum Building Height • 75'



Lot 10

3.70 Acres • Zoning COM3
Building Footprint • 42,000 SF
Maximum Building Height • 75'



Lot dimensions and building footprint based on preliminary plan and are subject to change.

Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000

Lot 11

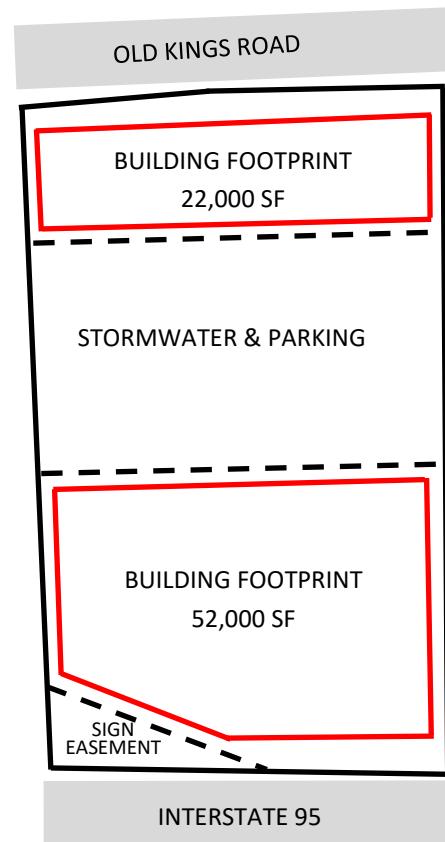
3.84 Acres • Zoning COM3

Total Building Footprint • 74,000 SF

Pad #1 • 22,000 SF

Pad #2 • 52,000 SF

Maximum Building Height • 75'



Lot 12

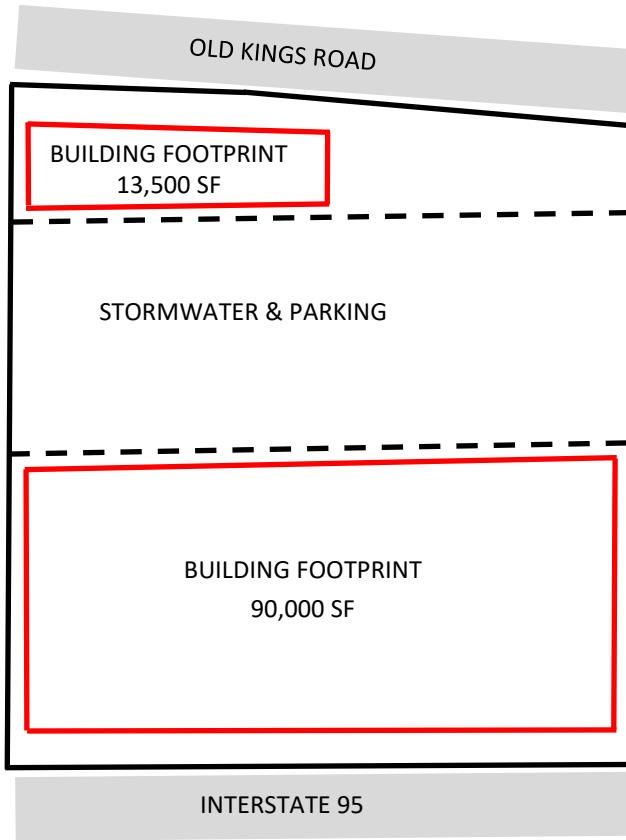
5.80 Acres • Zoning COM3

Total Building Footprint • 103,500 SF

Pad #1 • 13,500 SF

Pad #2 • 90,000 SF

Maximum Building Height • 75'



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Preliminary Subdivision

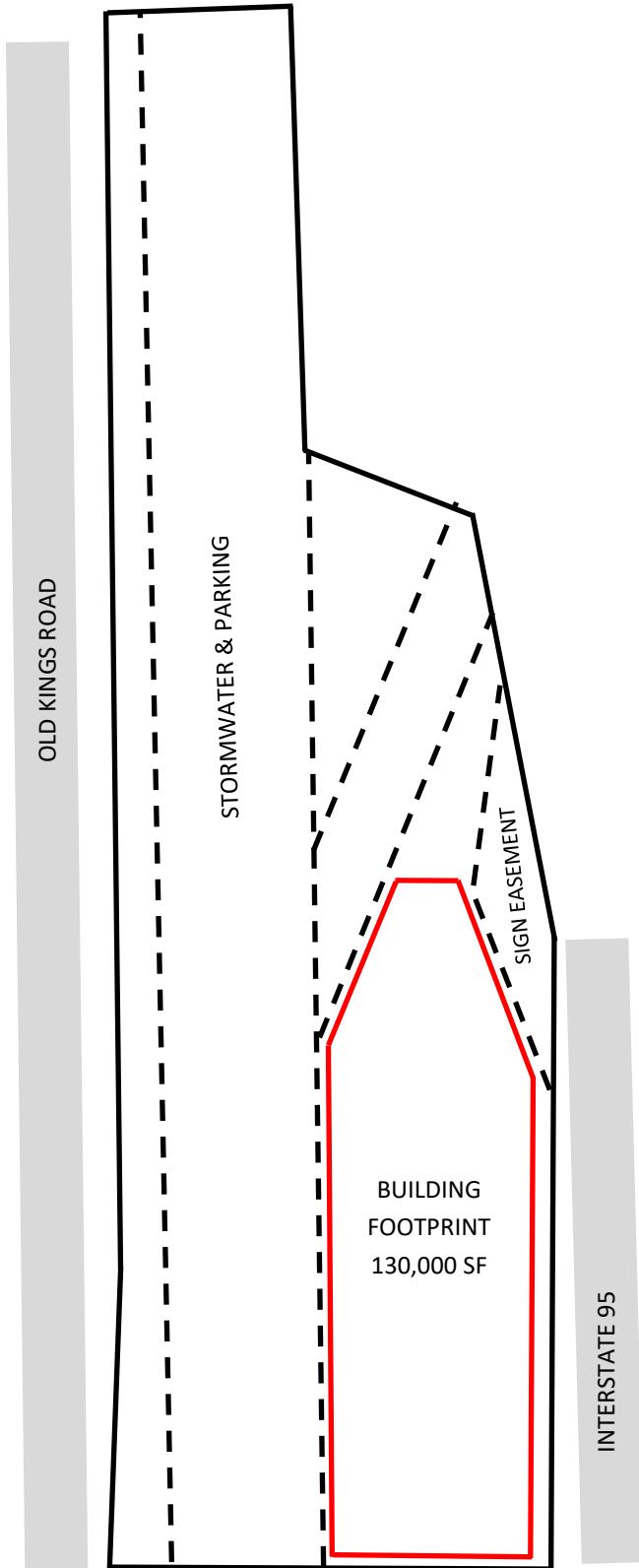
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Lot 13

14.78 Acres • Zoning COM3
Building Footprint • 130,000 SF
Maximum Building Height • 75'

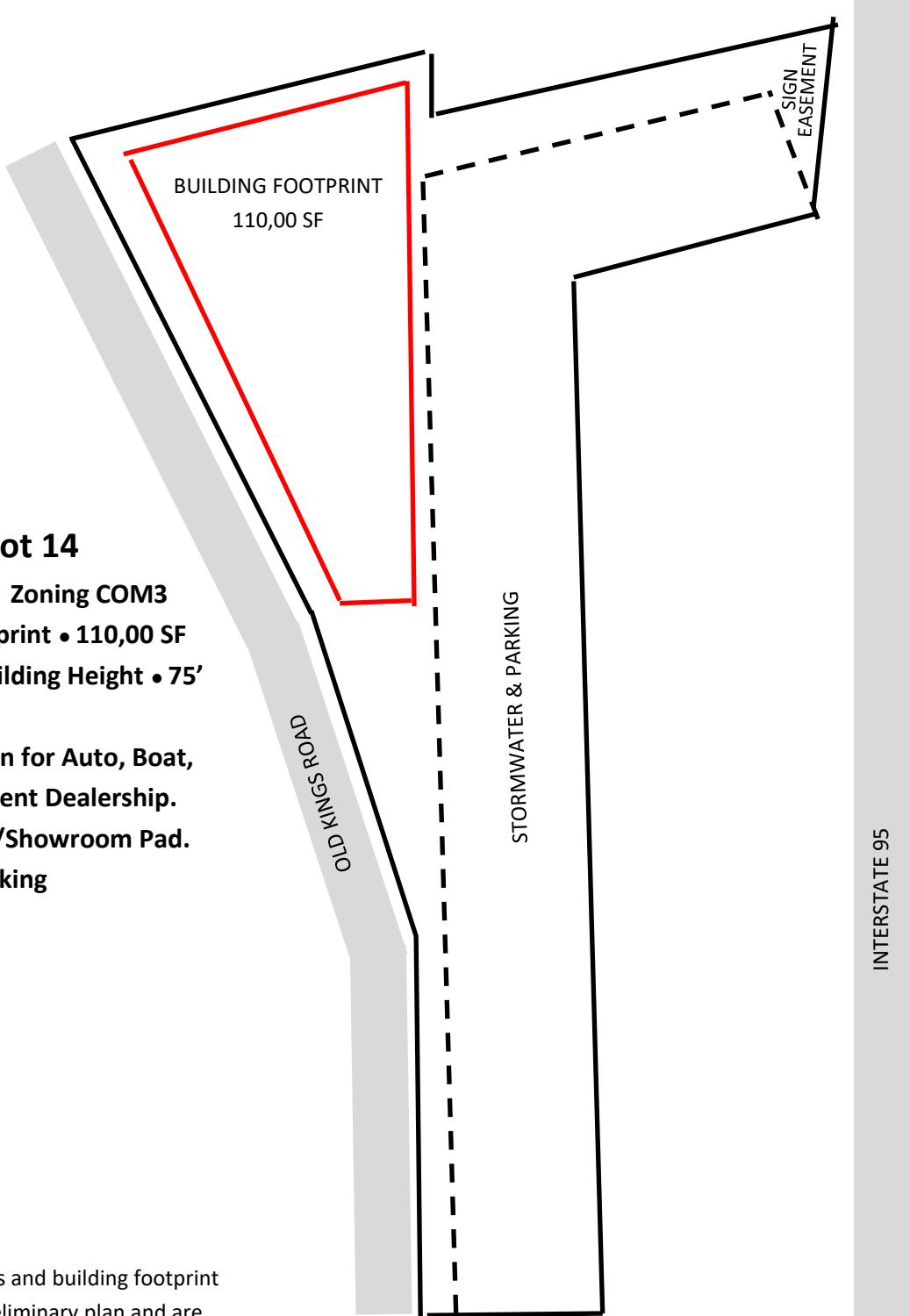
**Prime Location for Auto, Boat,
RV or Equipment Dealership.
Large Service/Showroom Pad.
8+ Acres Parking**

Lot dimensions and building footprint
based on preliminary plan and are
subject to change.

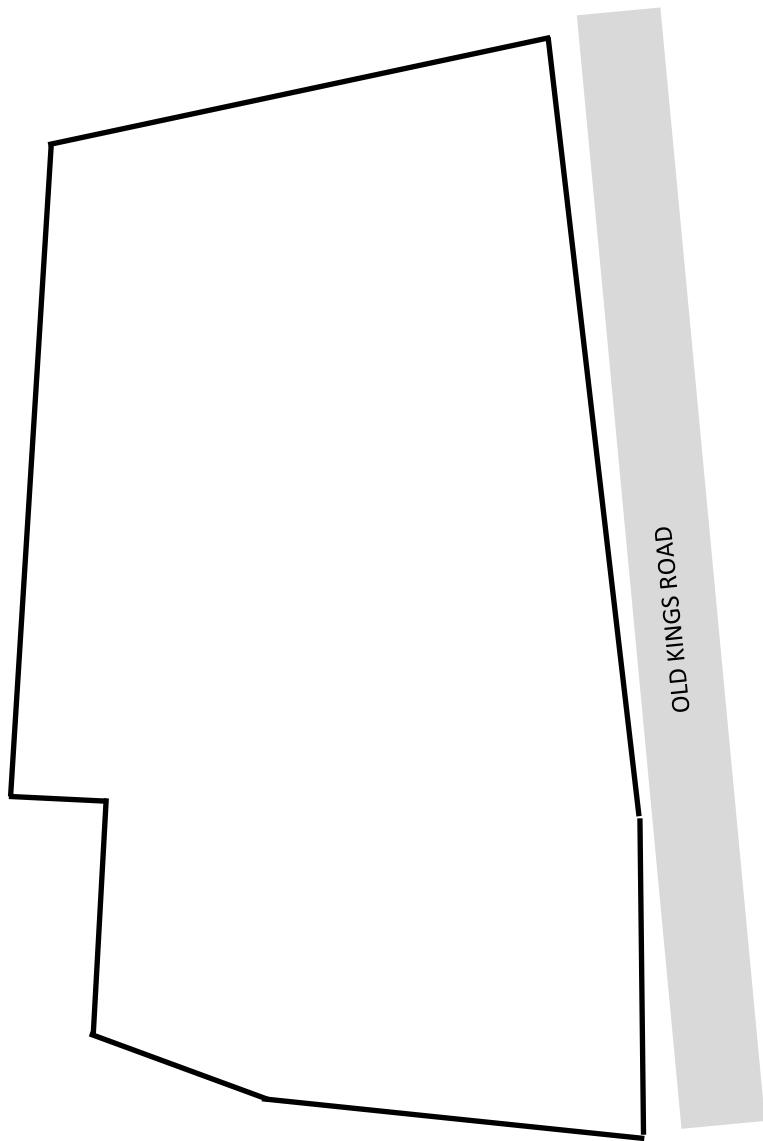


Preliminary Subdivision

Parcel #20-11-30-0000-01020-0000



Parcel #32-11-31-0000-01010-0012



Lot X

9.59 Acres • Zoning OFC 2
Building Footprint • Not Determined

Parcel contains unmitigated Wetlands