

14.6 AC MPD SITE - PALM COAST

CITATION BLVD, PALM COAST, FL 32164 | OFFERING MEMORANDUM

PROPERTY SUMMARY

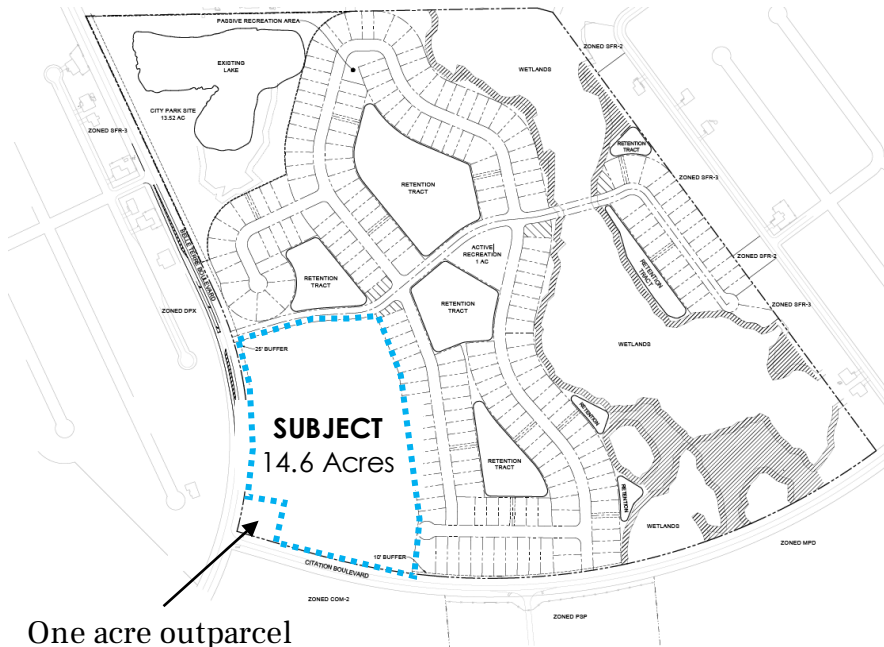
List Price	\$3,000,000
Total Acres	14.6 AC
Price/Acre	\$205,479
Zoning	MPD
Parcel ID	07-11-31-7064-000RP-0040

PROPERTY HIGHLIGHTS

- 14.6 Acres of Commercial Land in Palm Coast, FL
- See Agent Regarding Potential to Rezone for up to 12 Residential Units per Acre

AREA HIGHLIGHTS

- Located Near High-Retail Area Including Aldi, Tractor Supply, Starbucks, Target, T.J. Maxx, PetSmart, Dollar Tree, and Many Other Shops and Restaurants
- Located Near Flagler Executive Airport, Flagler Palm Coast High School and AdventHealth Palm Coast
- Located off Belle Terre Parkway | Convenient to Major Highways, Hotels and Airports
- Plans are Being Laid out to Stretch Citation Boulevard From Belle Terre Boulevard all the way to Seminole Woods Boulevard in Palm Coast
- Located Three Miles South of the City's Newest Project, Palm Coast Town Center



One acre outparcel available

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION			
2027 Projection	9,246	44,692	78,866
2022 Estimate	8,546	41,659	73,207
HOUSEHOLDS			
2027 Projection	3,451	17,712	32,529
2022 Estimate	3,189	16,388	29,918
INCOME			
Average Household Income	\$74,347	\$73,700	\$78,354
Median Household Income	\$64,319	\$61,467	\$62,711

RETAIL MAP

Palm Coast
AND THE
FLAGLER BEACHES

GRAND HAVEN
GOLF CLUB

Publix HOBBY LOBBY
CHASE West Marine
STARBUCKS BEALLS
Wendy's penny's Outlet
DUNKIN' STAPLES TACO BELL

Publix 7 ELEVEN
Badcock Home Furniture & more CVS

98,000 AADT | I-95

WAL*MART SUPERCENTER LOWE'S HARBOR FREIGHT TOOLS THE HOME DEPOT
DOLLAR TREE DUNKIN' CARRABBA'S ITALIAN GRILL KOHL'S ALDI FIREHOUSE SUBS
belk OUTBACK STEAKHOUSE Chick-fil-lee BRU'STER'S HOT & COLD

Advent Health
Palm Coast

31,000 AADT | HWY 100

PALM COAST TOWN CENTER

FLAGLER PALM COAST HIGH SCHOOL

Publix UPS
WELLS FARGO PNC marcos Pizza
DOLLAR GENERAL

FLAGLER EXECUTIVE AIRPORT

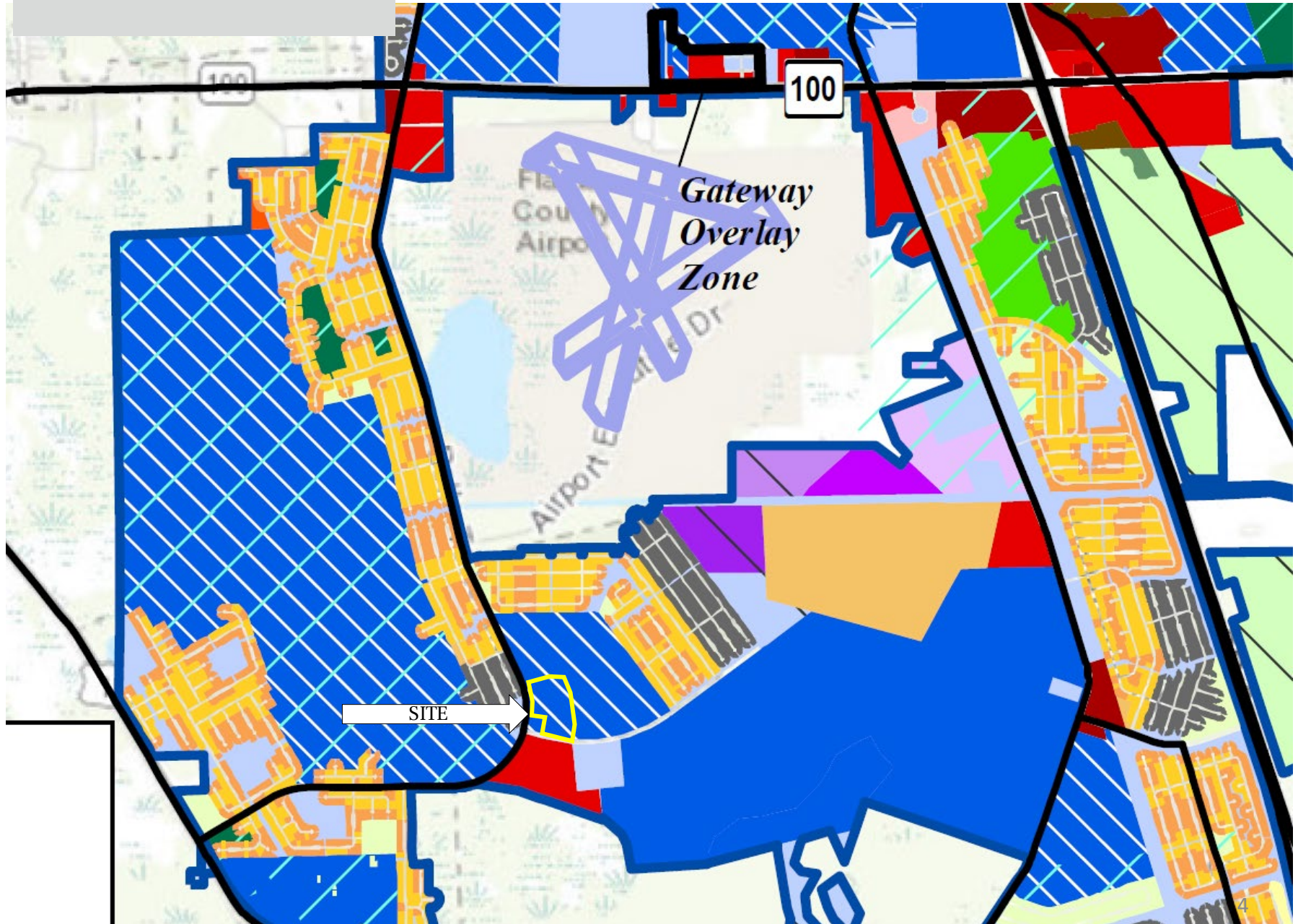
TJ-maxx Olive Garden CVS pharmacy Vitamin Shoppe
TARGET GameStop STARBUCKS COFFEE ALDI ROSS MASSAGE FOOT LOCKERS ULTA
MICHAEL'S FAMOUS FOOTWEAR MATTRESS ONE

CITATION ESTATES PUD

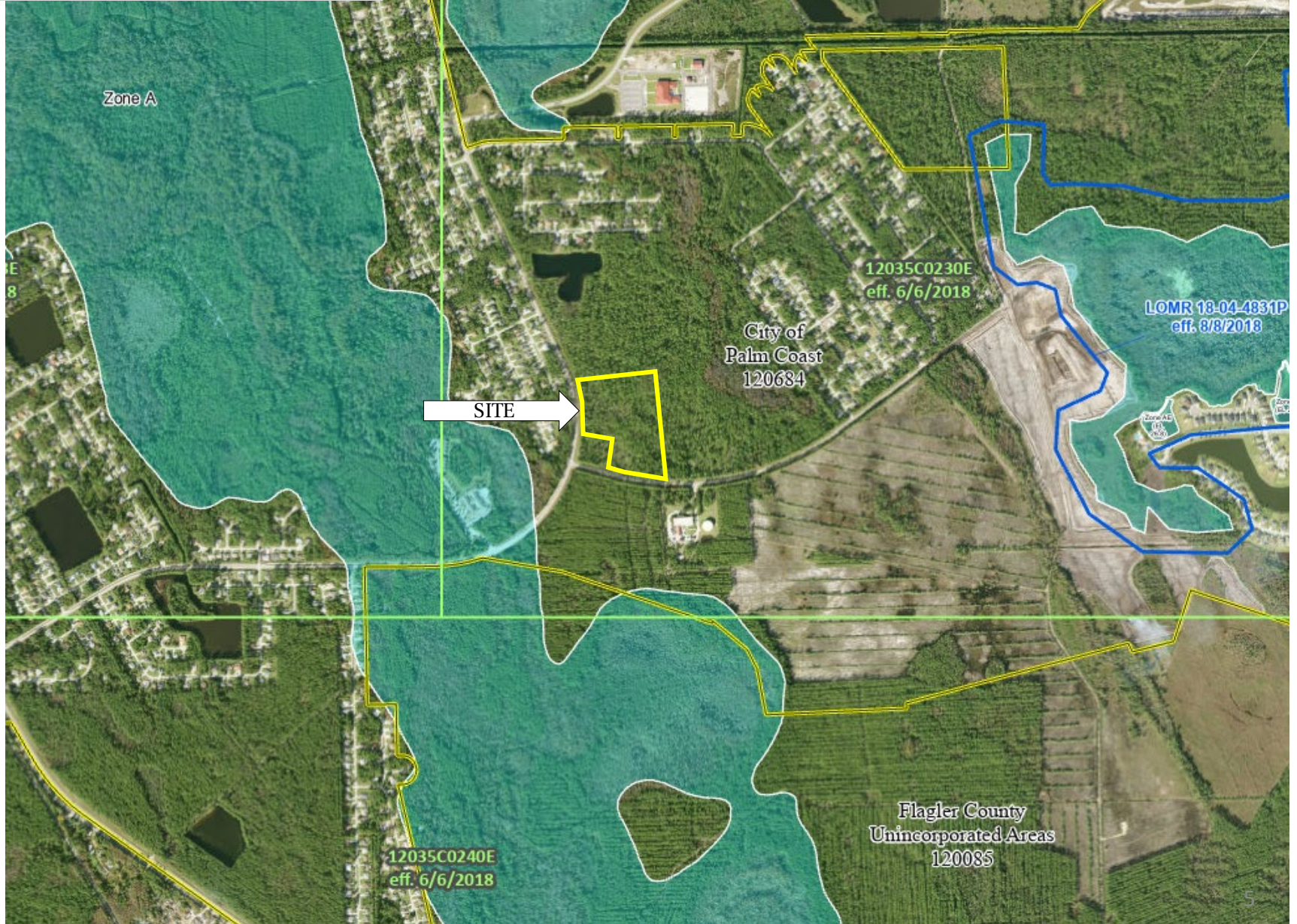
SUBJECT PROPERTY

ZONING

MPD



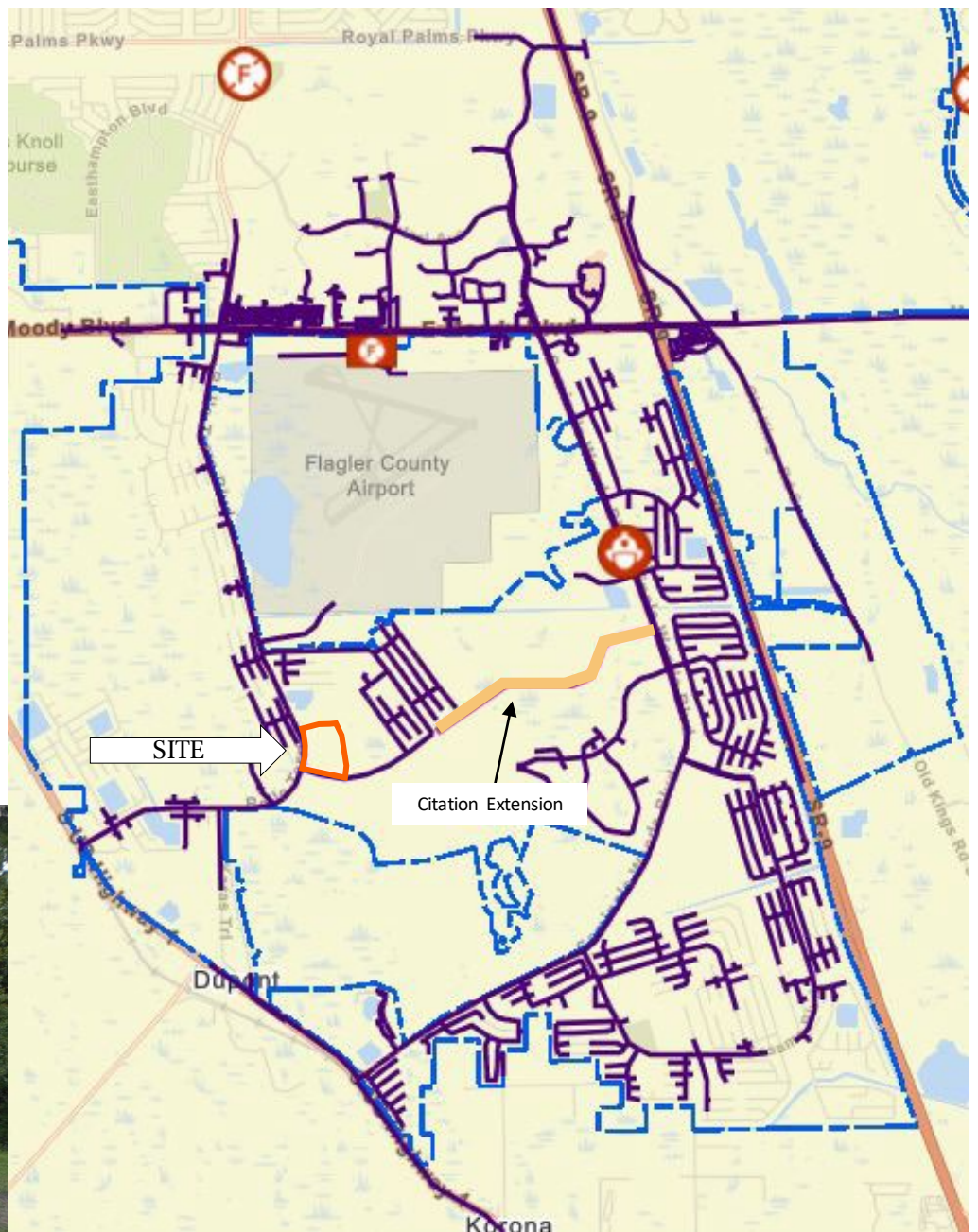
WETLANDS MAP



CITATION BLVD

Plans are being laid out to stretch Citation Boulevard from Belle Terre Boulevard all the way to Seminole Woods Boulevard, creating one of those rare east-west thru-ways in Palm Coast, and possibly saving the city the need to build a firehouse, at least in the longer run. Building Citation extension will

- Eliminate need for 2 stations south of SR100
- Have a positive traffic impact on SR100
- Creates an opportunity to loop utilities



NEARBY PROJECTS

PALM COAST TOWN CENTER

*A 1,557-acre mixed-use Development
designed to serve as a downtown for
Palm Coast, FL*

The Palm Coast Town Center has broken ground as certain project are now under construction. The 9.12-acre lot at 470 Bulldog Drive will eventually become The Palms at Town Center, an 88-unit apartment complex that will include a clubhouse, pool, dog park, volleyball area and nature path. The Palms development, which is expected to be completed in 2020, is the first domino to fall in the realization of the vision for what city officials hope Town Center will become.

Construction has also started on the 233 apartments to be built on a 7.8-acre lot east of Epic Theatres of Palm Coast. The pace is starting to pick up in the development of the Town Center area, a vision that the city has had for nearly two decades. They're also planning for another 55,000 square feet of retail space, a separate art district and a regional design district.



NEARBY PROJECTS



Daytona State College is joining other institutions of higher learning in expanding health care education offerings in Palm Coast.

DSC is undertaking a \$4,246,684 renovation project at the Alan Smolen Center at the Flagler County campus off Palm Coast Parkway to add new teaching facilities for its health care programs, according to Chris Thomes, the college's director of marketing and communications.

The college is increasing the number of spots in its limited-access nursing program by 90. Those students can then move into an online bachelor of science in nursing program that can be completed in 14 months. Graduates will be able to help alleviate a local shortage of nurses, according to Thomes.

Construction of the renovation project, by DLR Group and Charles Perry Partners, Inc., is expected to end June 15, 2021, Thomes said.

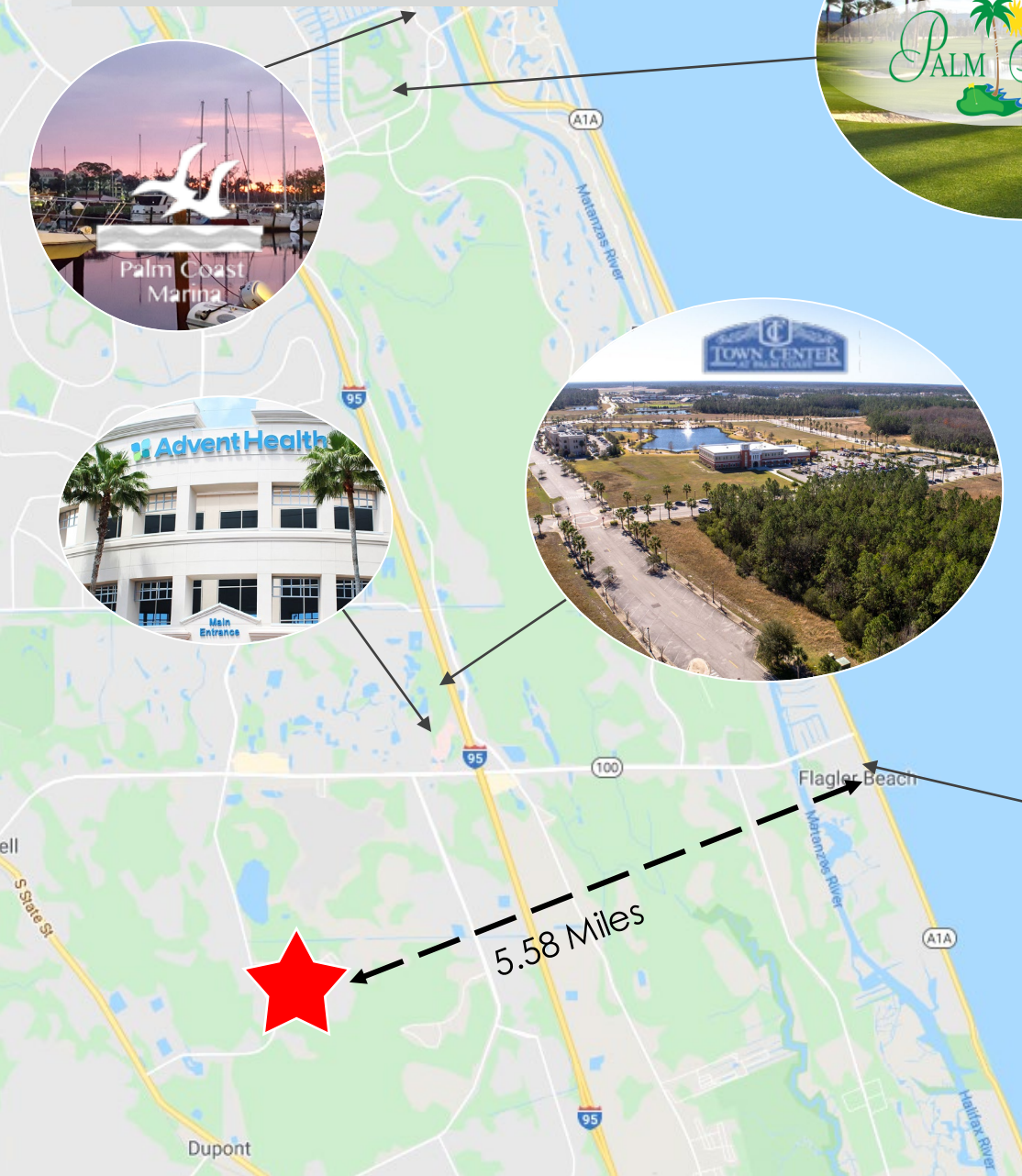
"Students living in Palm Coast and the surrounding areas in Flagler county will be able to receive state-of-the-art nursing education at a nursing dedicated complex," Dr. Colin Chesley, Associate Vice President of DSC's College of Health & Public Services, said in a statement. "They will be able to start and complete the entire program here and will be able to transition into local healthcare facilities to work."

Two other institutions—The University of North Florida and Jacksonville University—are also planning to add health care education programs in Palm Coast. The UNF and Jacksonville University programs will be centered in Palm Coast's Town Center.

5 Miles North of Subject Property

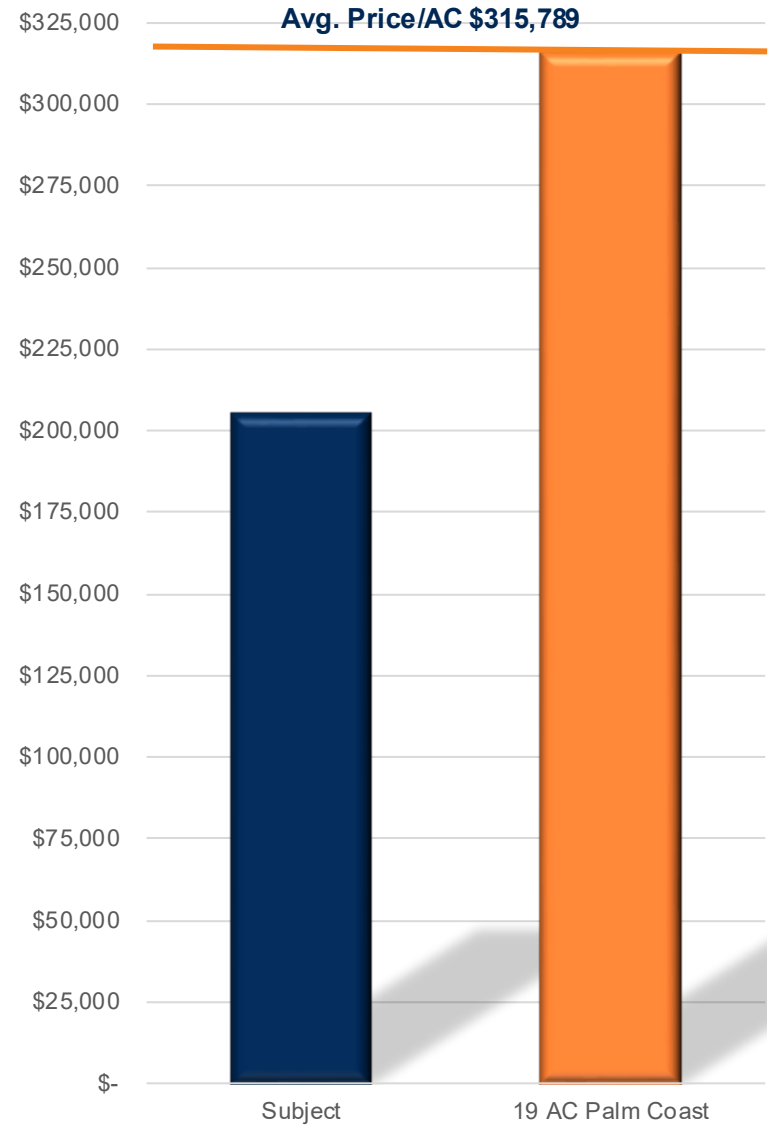


LOCAL MAP



5.8 Miles

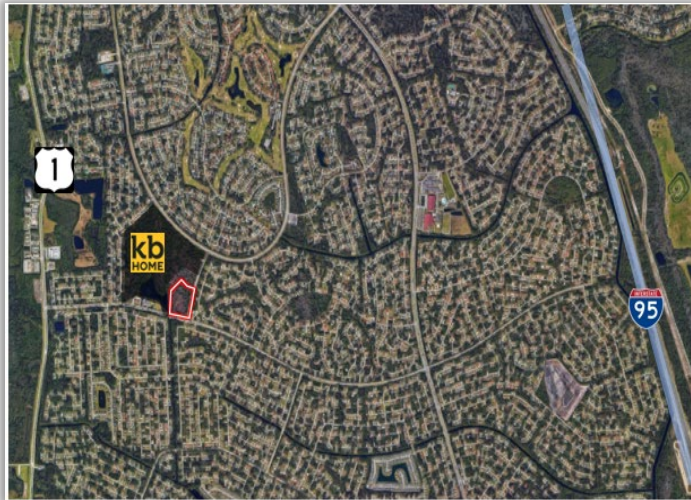
SALES COMPARABLES



SALES COMPARABLES

19+/- ACRES | 300 MF UNITS

White View Parkway & White Mill Drive
Palm Coast, FL 32164



Sale Price	\$6,000,000
Under Contract	
Price/Unit	\$20,000
Lot Size	19.00 Acres
Zoning	MPD
Proposed Use	300 Multifamily Units

Perched between St. Augustine and Daytona Beach along the scenic A1A River and the River to Sea Preserve, Palm Coast offers a perfect mix of golf resorts and lush nature preserves. Tee off on a Jack Nicklaus-designed course or fish in the Intracoastal Waterway; indulge in a rejuvenating spa treatment or stroll through formal gardens in Palm Coast. Nearby marshlands and estuaries in Palm Coast harbor rare and endangered birds along Florida's Great Birding Trail, such as the roseate spoonbill, wood stork, great blue heron and osprey. Dolphins play in the wake of passing boats and manatees' herd in the waterway during spring and summer. Eco-tours on water and land introduce you to the rife wildlife of Palm Coast in what has been designated the most productive ecosystem on the planet. One of Florida's newest cities (incorporated 1999), Palm Coast is a Florida paradise – situated on 70 miles of saltwater and freshwater canals and the Intracoastal Waterway and just minutes from pristine Atlantic Ocean beaches. Vibrant lifestyle and the natural environment go together here. The City offers a dozen beautiful parks, 125+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating, a year-round Running Series, and world-class tennis and golf. Lined with historic oaks, towering pines and indigenous vegetation, Palm Coast's parks and trails showcase the splendid elegance of the native Florida landscape. Bird-watching is popular at St. Joe Walkway and Linear Park, which are designated as Great Florida Birding & Wildlife Trails, and visitors can spot dolphins and seabirds as they stroll along the Intracoastal at Waterfront Park.





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	9,246	44,692	78,866
2022 Estimate			
Total Population	8,546	41,659	73,207
2010 Census			
Total Population	6,922	33,804	58,370
2000 Census			
Total Population	1,533	12,849	24,867
Daytime Population			
2022 Estimate	5,626	35,111	59,288
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	3,451	17,712	32,529
2022 Estimate			
Total Households	3,189	16,388	29,918
Average (Mean) Household Size	2.6	2.5	2.4
2010 Census			
Total Households	2,514	12,971	23,347
2000 Census			
Total Households	612	5,255	10,341

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	1.0%	1.1%	1.8%
\$200,000-\$249,999	0.8%	1.1%	1.6%
\$150,000-\$199,999	4.6%	4.6%	5.1%
\$125,000-\$149,999	6.6%	5.9%	6.0%
\$100,000-\$124,999	9.8%	8.8%	9.1%
\$75,000-\$99,999	16.4%	15.7%	15.5%
\$50,000-\$74,999	23.0%	22.7%	21.2%
\$35,000-\$49,999	11.0%	12.4%	12.4%
\$25,000-\$34,999	8.4%	9.2%	9.0%
\$15,000-\$24,999	10.9%	10.8%	10.8%
Under \$15,000	7.5%	7.5%	7.4%
Average Household Income	\$74,347	\$73,700	\$78,354
Median Household Income	\$64,319	\$61,467	\$62,711
Per Capita Income	\$27,761	\$29,082	\$32,139

DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 73,207. The population has changed by 194.4 percent since 2000. It is estimated that the population in your area will be 78,866 five years from now, which represents a change of 7.7 percent from the current year. The current population is 47.6 percent male and 52.4 percent female. The median age of the population in your area is 51.3, compared with the U.S. average, which is 38.6. The population density in your area is 933 people per square mile.



HOUSEHOLDS

There are currently 29,918 households in your selected geography. The number of households has changed by 189.3 percent since 2000. It is estimated that the number of households in your area will be 32,529 five years from now, which represents a change of 8.7 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$62,711, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 57.0 percent since 2000. It is estimated that the median household income in your area will be \$72,159 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$32,139, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$78,354, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

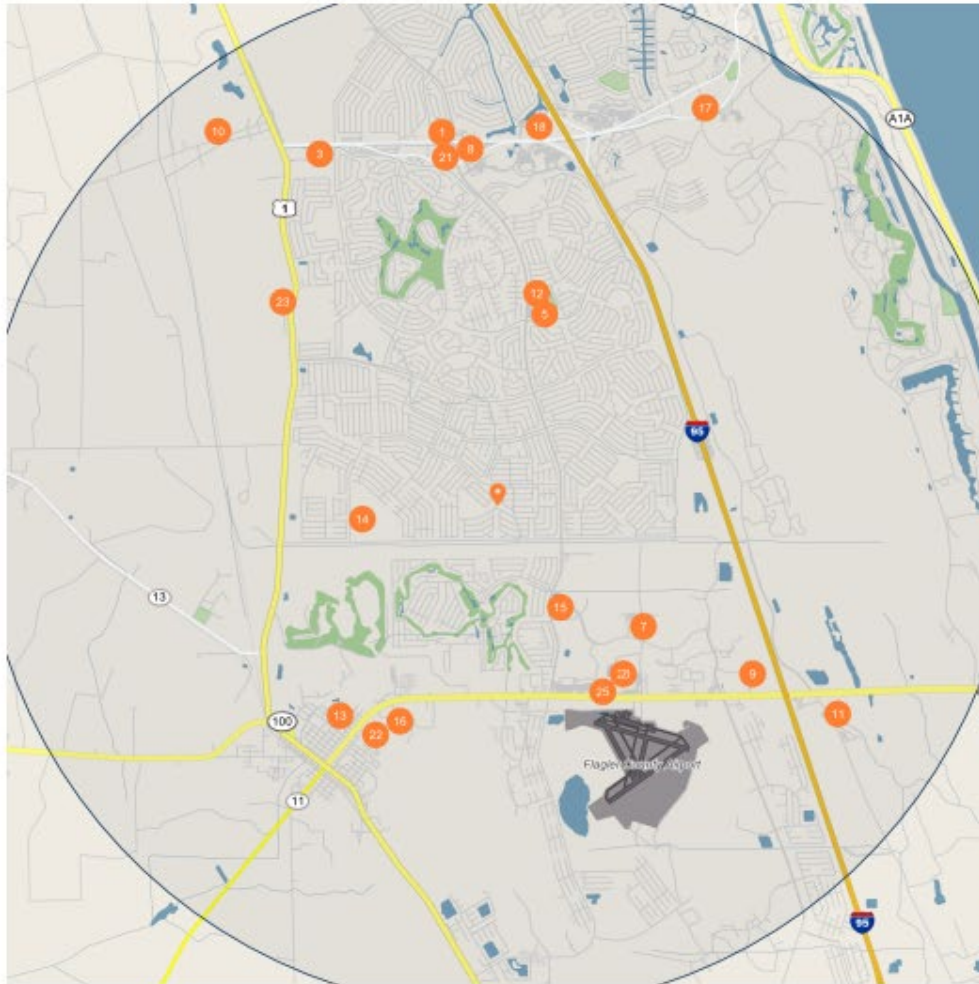
In 2022, 28,564 people in your selected area were employed. The 2000 Census revealed that 59.1 percent of employees are in white-collar occupations in this geography, and 40.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 18.6 minutes.



HOUSING

The median housing value in your area was \$265,412 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 8,669 owner-occupied housing units and 1,672 renter-occupied housing units in your area. The median rent at the time was \$624.

MAJOR EMPLOYERS



Major Employers		Employees
1	Friends of Lib Flagler Cnty	1,260
2	Flagler County Schools-Flagler Technical Institute	771
3	Palm Coast Data LLC	700
4	Sea Ray Boats Inc-Manufacturing Facility	522
5	School Board Flagler County-Flagler County Middle School	472
6	Palm Coast Data Holdco Inc	420
7	Insurance Services Office Inc-Aci	293
8	United States Postal Service-US Post Office	254
9	Memorial Hospital Flagler Inc-Adventhealth Palm Coast	218
10	Dynamic Engrg Innovations Inc	211
11	Flagler County Schools-Old Kings Elementary School	206
12	Flagler County Schools-Lewis E Wdswrth Elementary Schl	166
13	Flagler County Schools-Bunnell Elementary School	154
14	Flagler County Schools-Rymfire Elementary School	150
15	Publix Super Markets Inc-Publix 01138	150
16	School Board Flagler County	144
17	Sea Crest Health Care MGT LLC-Beverly	137
18	Home Depot USA Inc-Home Depot The	126
19	Flagler County Schools	122
20	Flagler County Schools-Phoenix Academy	120
21	Kohls Inc-Kohls	110
22	Ms HUD Dixie LLC-Flagler Pines	109
23	Landcare Group Inc	100
24	3001 Palm Cast Pkwy Oprtons LL	99
25	Red Lobster Hospitality LLC-Red Lobster	96

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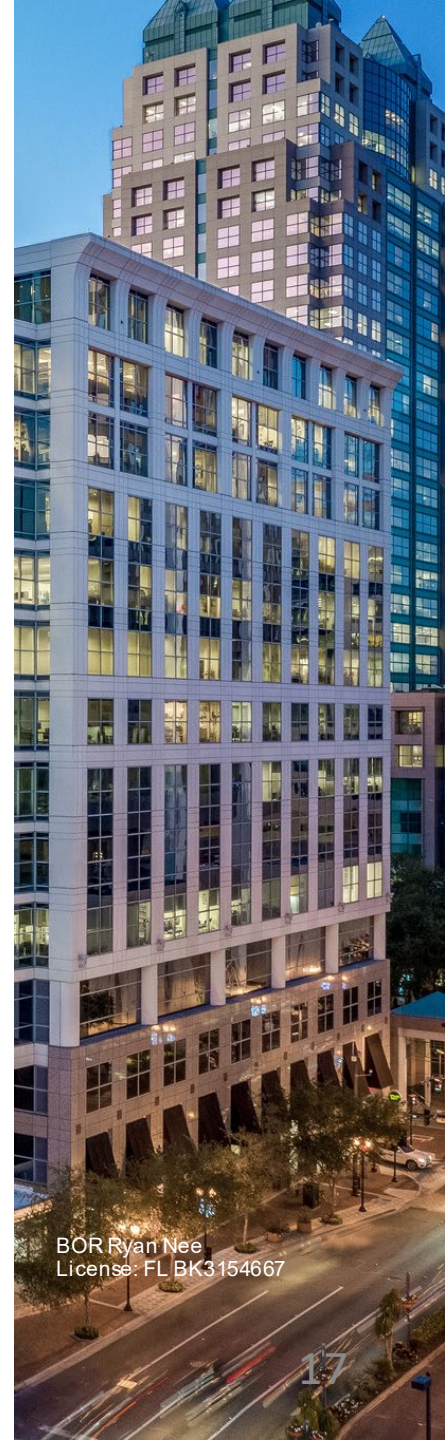
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