



FranklinStreet

SITE



89,601 VPD

Advent Health  
Palm Coast

E Moody Blvd  
37,500 VPD

4, 6, 7, 10, & 12  
**Medical Ct**

Palm Coast, FL, 32164

**Combined 8.86 Acres**

Neighboring Advent Health Hospital  
Willing to Subdivide (Add)/Add Additional Acres  
Lift Station In Place  
Off-Site Retention



# INVESTMENT HIGHLIGHTS



**8 Plus Acres  
Pad Ready**  
Perfect for  
senior living or  
other uses



**Seller Can  
Redesign**  
the current  
driveways and  
roundabout, as  
needed



**Zoning**  
Vacant  
Commercial/  
8 Story Height  
Restriction



**Retention**  
Off Site



**Utilities**  
stubbed to  
the site



**Condition**  
Pad delivered &  
cleared



**Asking Price**  
Unpriced  
Call for Details

**Total Asking Price: Call for Details**





PROPERTY **AERIAL**





## SITE DETAILS



### Site Details

- » Lots 1,2,3 & 4
- » 8 Acres Combined



# MACRO RETAIL





# AREA DEMOGRAPHICS



Palm Coast is one of Florida’s newest cities, just incorporated in 1999. Palm Coast is a Florida paradise – situated on 70 miles of saltwater and freshwater canals and the Intracoastal Waterway and just minutes from breathtaking views of the Atlantic Ocean beaches.

Quality of life is paramount in Palm Coast. The vibrant lifestyle and the natural environment go hand-in-hand here. The City offers a dozen beautiful parks, 130+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating, and world-class tennis and golf.

# PALM COAST, FL





# PALM COAST DEVELOPMENT

## PALM COAST COUNCIL GREEN-LIGHTS FINAL PLATS FOR FOUR DEVELOPMENTS



Four ongoing Palm Coast developments have received final approval from the Palm Coast City Council, including the first phase of a 293-acre development on Colbert Lane.

## DEVELOPER SUBMITS PLANS FOR MATANZAS WOODS GOLF COURSE DEVELOPMENT



The proposed master plan development agreement, or MPD, shows a mixture of single family homes and commercial space, plus some multi-family housing.

## PALM COAST APPROVES STEPS FOR TRIO OF DEVELOPMENTS THAT WILL ADD 689 HOMES IN NORTH AND SOUTH OF CITY



The Palm Coast City Council and its planning board between them approved different steps for a trio of developments in north and south Palm Coast that will add a combined 689 single-family homes to the city's inventory.

## GREYSTEEL ARRANGES \$51M IN CONSTRUCTION FINANCING AND EQUITY PLACEMENT FOR 256-UNIT MULTIFAMILY DEVELOPMENT IN PALM COAST, FLORIDA



Greysteel announced that it has arranged the \$37 million construction financing and the \$14 million preferred equity placement for the development of Evolve Palm Coast, a 256-unit, garden-style market-rate multi-family community located in Palm Coast, Florida.

## DOS PALMAS DEVELOPMENT



The Dos Palmas Development Site, an expansive ±186.64-acre multi-family/residential development opportunity in Palm Coast, FL, will offer unmatched convenience, as it's positioned just minutes from Palm Coast Parkway, which houses Publix Supermarket, Winn Dixie, Aldi, the Home Depot, Lowes and a variety of other nationally recognized tenants.



# 4, 6, 7, 10, & 12 Medical Ct

Palm Coast, FL, 32164

## Combined 8.86 Acres

- Neighboring Advent Health Hospital
- Willing to Subdivide (Add)/ Add Additional Acres
- Site Allows Development up to 8 Floors
- Lift Station In Place
- Off-Site Retention

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