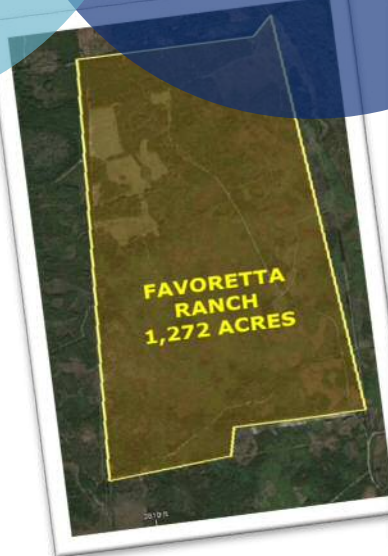


FLORIDA - BUNNELL & ORMOND BEACH AREA



1,300+/- Acres Vacant Land

County Road 200
Bunnell, FL 32110
(Only 6+ Miles from I-95 Exit 273)

"This large property is presently located in Florida with everything needed for a ULTRA HyperData Center or Major Industrial Campus. No nearby Residential. 5-Miles from Major Highway (I-95), Unlimited Solar, Security, Plus much More!"

Investment

Valued today and even more valuable in the future. This large vacant land tract covers all bases for both the present and future as a possible Super Data Center or Large Industrial Campus with nearby Gas, Fiber, Solar, Water, Security, and Major Highways. Located within the City of Bunnell, FL in a state offering Economic Freedom and Growth. Also, possible as a large Conservation tract

Location

Located in the City of Bunnell within Flagler County, this property is only a few miles from I-95 Exit 273 on Cty-200 & US 1. Major growth, a strong labor pool and a location that provides the utmost in property seclusion and security provides an ideal location for any buy & hold strategy or for immediate development as Super Technology Data Center campus.

Florida is for Data Center Development, but All Land is Not Equal
This 1,300 Acre Property can provide everything needed!

Price \$29.5M or Submit Offers*

***Seller will review all offers & terms but timing is key**

For property Info Contact Seller Representative Bob Brewster
Text/Call (386) 341-0423 or bobbrewster@watsonrealtycorp.com

Port Orange, FL 32127

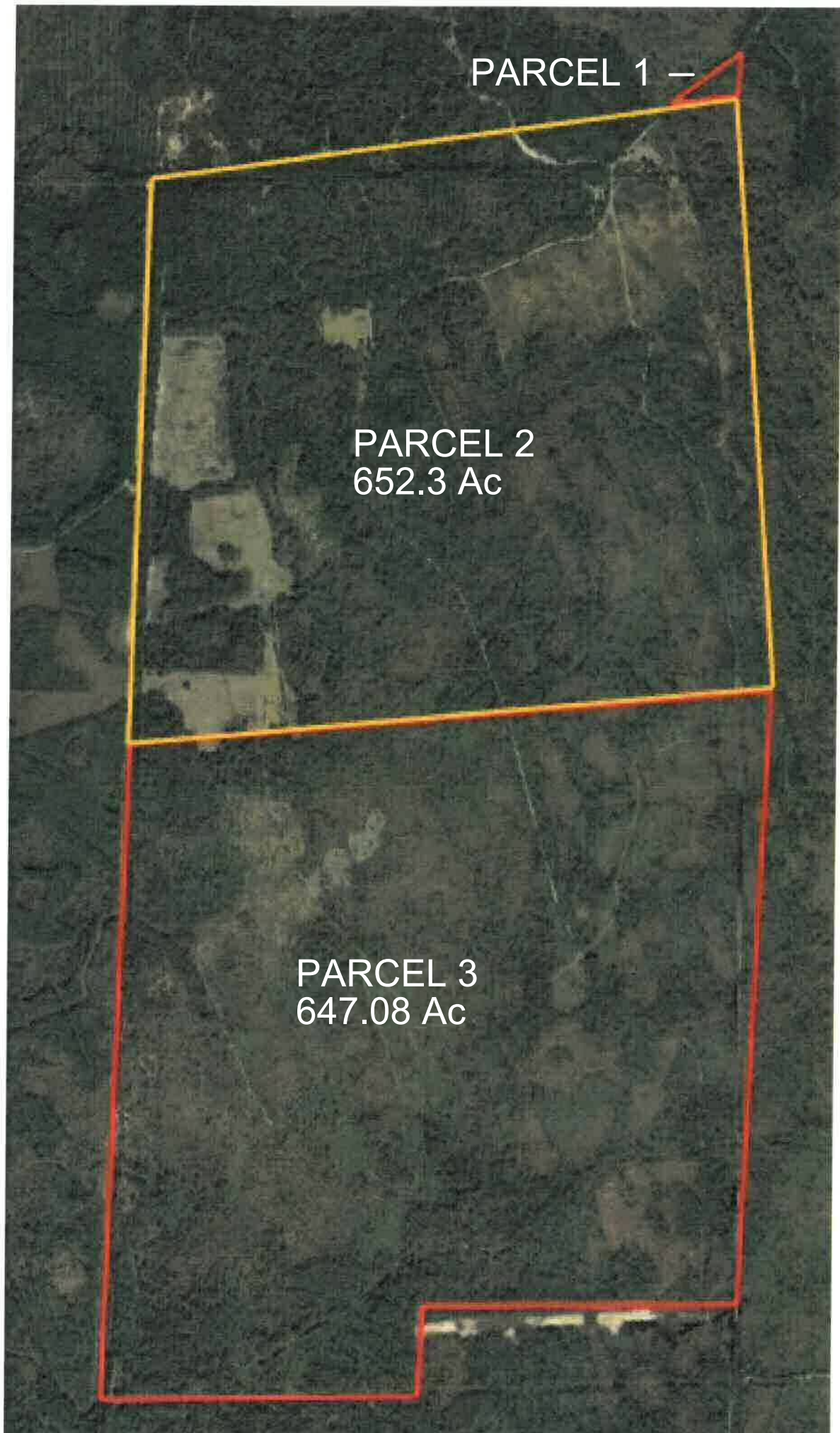
E-mail bobbrewster@watsonrealtycorp.com

Watson Realty Corp

PARCEL 1 —

PARCEL 2
652.3 Ac

PARCEL 3
647.08 Ac







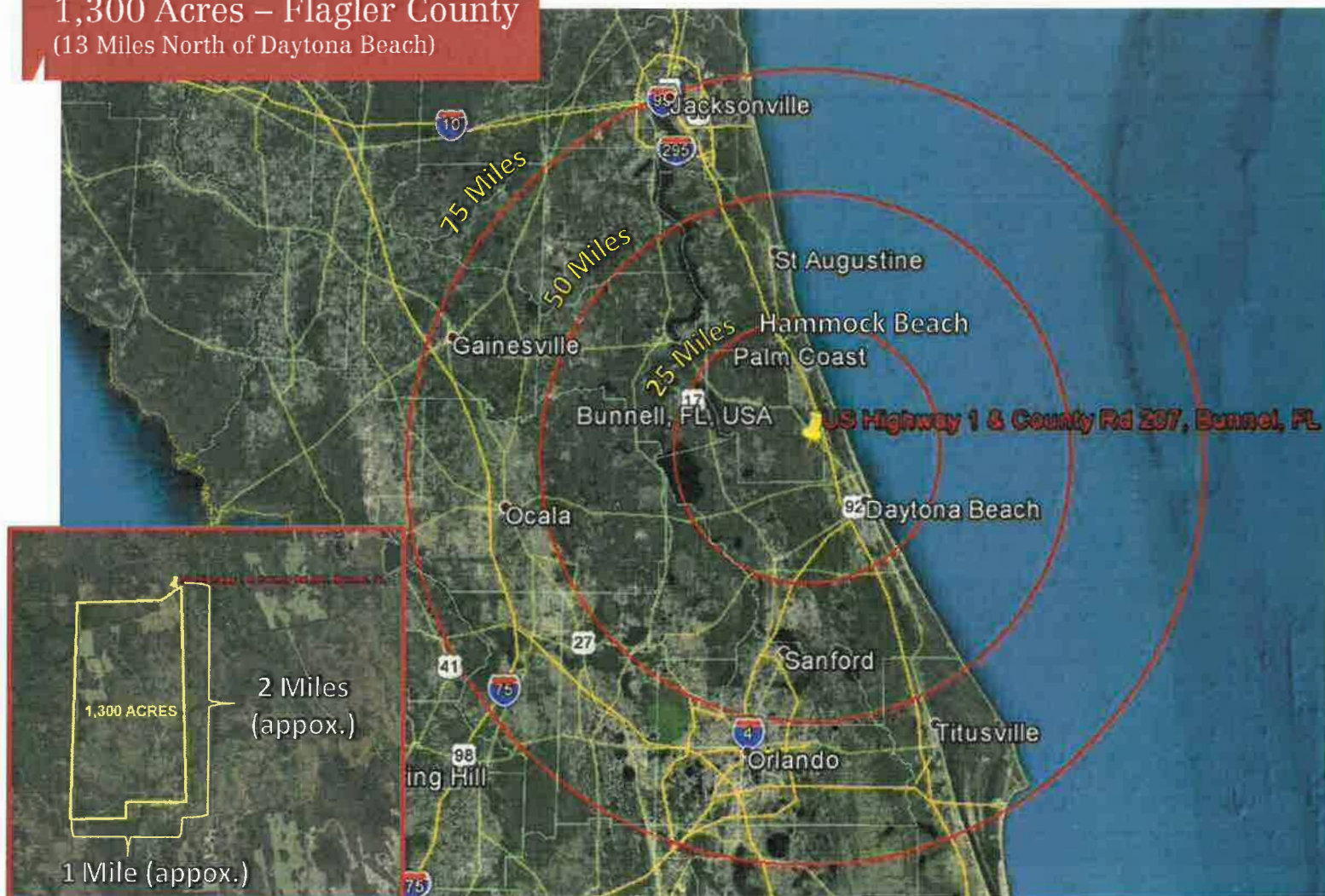
For Sale or Lease

Florida Land

1,300 Acres – Flagler County
(13 Miles North of Daytona Beach)



Watson Realty Corp. REALTORS®



U.S. Highway 1 & County Road 207

Bunnell, Florida

One of the Largest Tracts of Land
for Sale in Flagler County
Municipality Extremely Eager for
New Industry

For More Information, Contact:

Bob Brewster, Associate

(386) 341-0423

bobbrewster@watsonrealtycorp.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY. BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

808 Dunlawton Avenue
Port Orange, FL 32127
(386) 767-2890
watsonrealtycorp.com



For Sale or Lease FLORIDA LAND

1,300 Acres – 13 Miles North of Daytona Beach

US Highway 1 & County Road 207 Bunnell, Florida

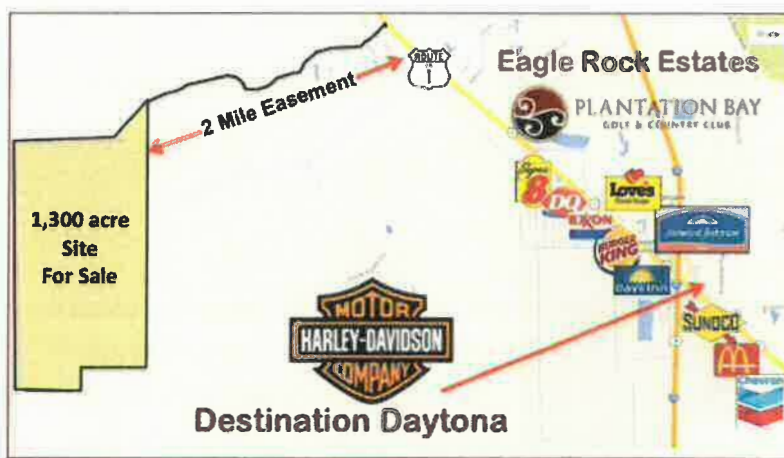
- One of the largest Tracts of Land for Sale in Flagler County – Top Fastest Growing County in the US
- Municipality Extremely Eager for New Industry
- ± 15 Miles to Daytona Int'l Airport & Speedway
- ± 55 Miles to Orlando – Disney World
- ± 70 Miles to Ports: (Jacksonville & Canaveral)
- ± 7 miles to the Beach

For more information:

Bob Brewster, Associate

(386) 341-0423

bobbrewster@watsonrealtycorp.com



808 Dunlawton Avenue
Port Orange, FL 32127
(386) 767-2890
watsonrealtycorp.com

For Sale or Lease
FLORIDA LAND

US Highway 1 & County Road 207

Consists of 3 contiguous parcels

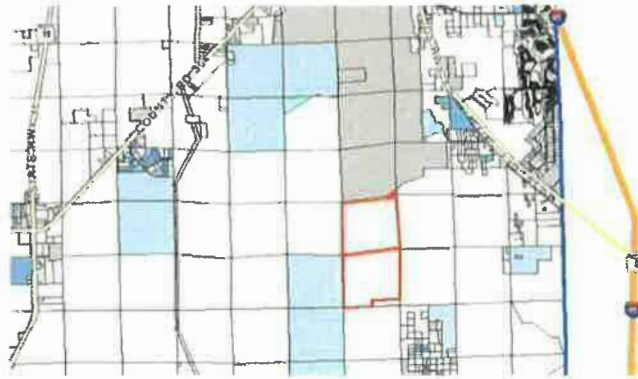
(Flagler County Parcel IDs)

31-13-31-0000-01010-0000 (652.3 acres)

30-13-31-0000-01010-0000 (647.08 acre)

19-13-31-0000-01010-0000 (2.5 acres)

Center Coordinates: 29°20'15.81"N 81° 12'30.44"W



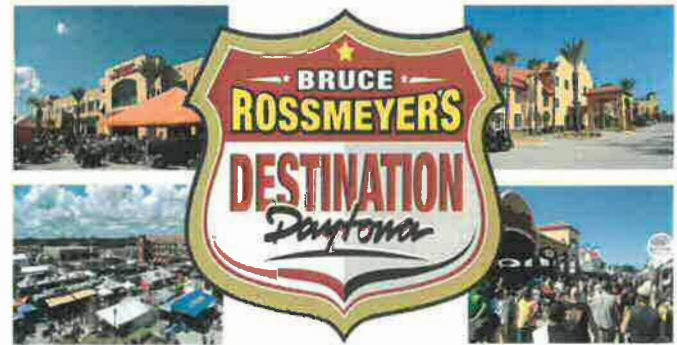
The subject property is located within the city of Bunnell, FL which is the county seat of Flagler County. The city has a total area of 4.7 square miles, making it the second largest city in the state of Florida by land (over 87,000 acres) behind Jacksonville. Bunnell is located along U.S. Route 1 and west of Interstate 95.

Flagler County was ranked the fastest growing county in the U.S. by the Census Bureau from the years 2000-2005. The city of Bunnell has indicated that they are presently aggressively seeking new industry and development and is extremely open-minded to looking at any and all future projects and ideas which will bring growth and recognition their city.



Watson Realty Corp. REALTORS®

Minutes from Destination Daytona!



Property Features

- Zoned Agricultural District (AC)
- Other Potential Uses:
 - Residential Development
 - Casino and Entertainment
 - Industrial Manufacturing
- Property Dimensions: (1 x 2 miles)
- 2 miles inland from Hwy 1
- 4 Miles from 95
- 3 miles from Destination Daytona – Harley Davidson Dealership
- 5 miles from Ormond Beach Airport
- Taxes: \$4,600.89/year

Worldwide Real Estate Services



Watson Realty Corp. REALTORS®

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Port Orange, FL 32127
(386) 767-2890
watsonrealtycorp.com

Property Details

Location

The subject property is located within the city of Bunnell, FL within Flagler County, which has some of the largest undeveloped acreage in the state of Florida. The center coordinates of the subject property are 29°20'15.81"N 81°12'30.44"W. There is an unpaved easement to the property (County Road 207) which is approximately 2 miles from Route 1.

Size

The subject property consists of three separate parcels according to Flagler County Parcel ID:

#31-13-31-0000-01010-0000 which is approximately 652.3 acres

#30-13-31-0000-01010-0000 which is approximately 647.08 acres

#19-13-31-0000-01010-0000 which is approximately 2.5 acre

Totalling approximately **1,301.88 acres**.

The dimensions of the property are roughly 1 mile (East to West) by 2 miles (North to South).

Description

The subject property is vacant timberland with the main vegetation being saw grass & palmetto. The soil type consists mainly of smyrna fine sand, adamsville fine sand, malabar fine sand, and samsula placid soils. The land

Area

The property is also located 2 miles inland from Rt. 1 and 7 miles inland from Ormond Beach. The closest airport to the property is Ormond Beach Municipal Airport, which is 5 miles away. Three miles down Rt. 1 lies Destination Daytona, which is a main tourist stop in Ormond Beach. It contains Bruce Rossmeyer's Harley Davidson Dealership, a Howard Johnson Inn, Wyo-Tech Automotive College, popular restaurants such as Houligan's & the Daytona Pig Stand, and other retail stores. The subject property is also located within 1 mile of Ormond Crossings 3,000-acre planned development.

Zoning

The subject property is zoned Agricultural. Permitted uses include single family dwellings/mobile homes, agricultural/forestry pursuits, aquaculture, fish farming, livestock & poultry production, cemeteries, horse farms and riding stable. The city of Bunnell is open to any type of development or zoning change that will bring in new commerce and innovative ideas to their city.

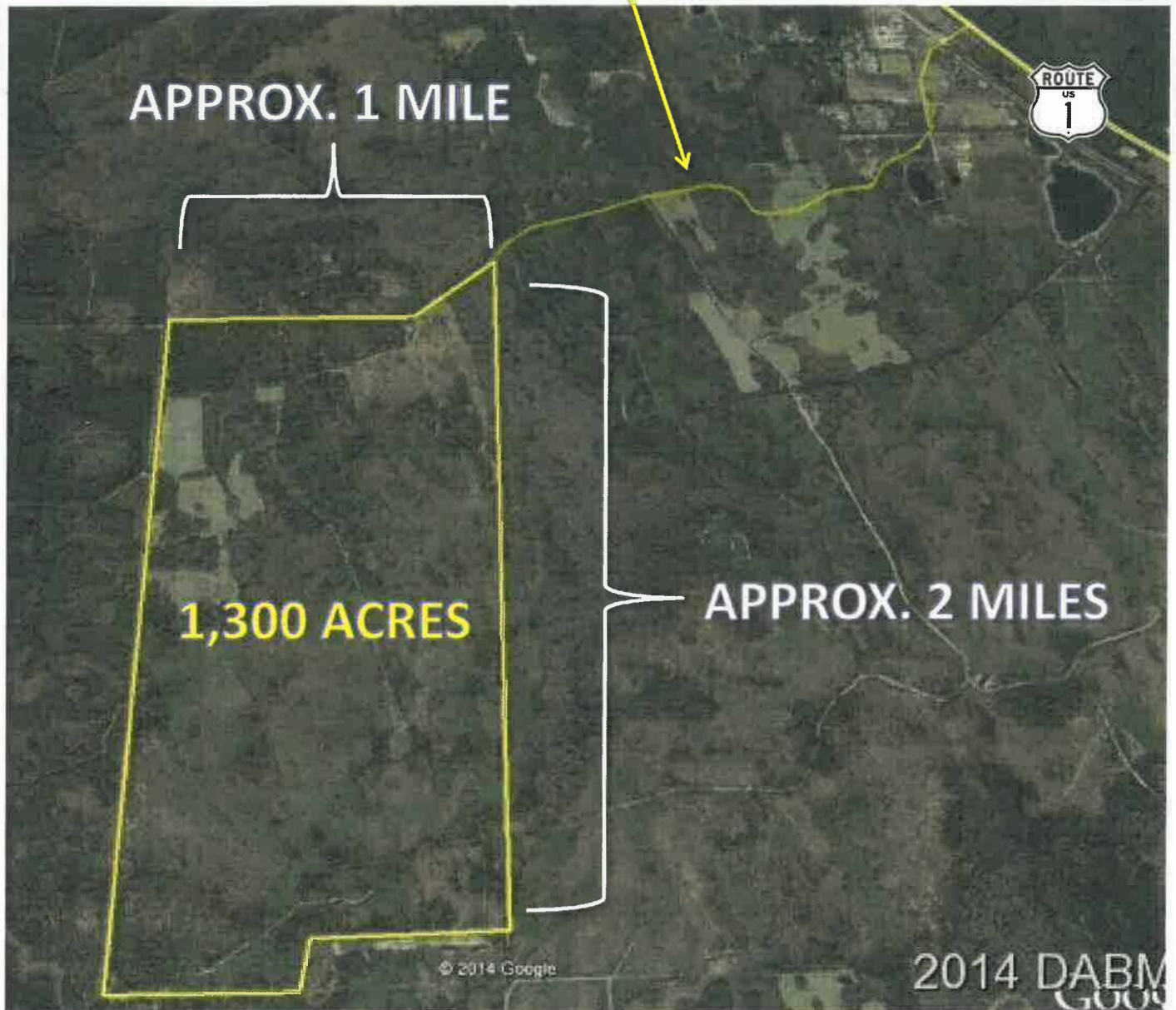




Watson Realty Corp. REALTORS®

Aerial Map

UN-PAVED EASEMENT TO RT. 1 VIA COUNTY ROAD 207



Robert Brewster



REALTOR®
608 Dunlaxon Ave
Perrine, FL 33177
Direct: 386-341-0425
www.BobBrewster.watsonrealestate.com



Aerial Map

**CENTER COORDINATES:
29°20'15.81"N 81°12'30.44"W**

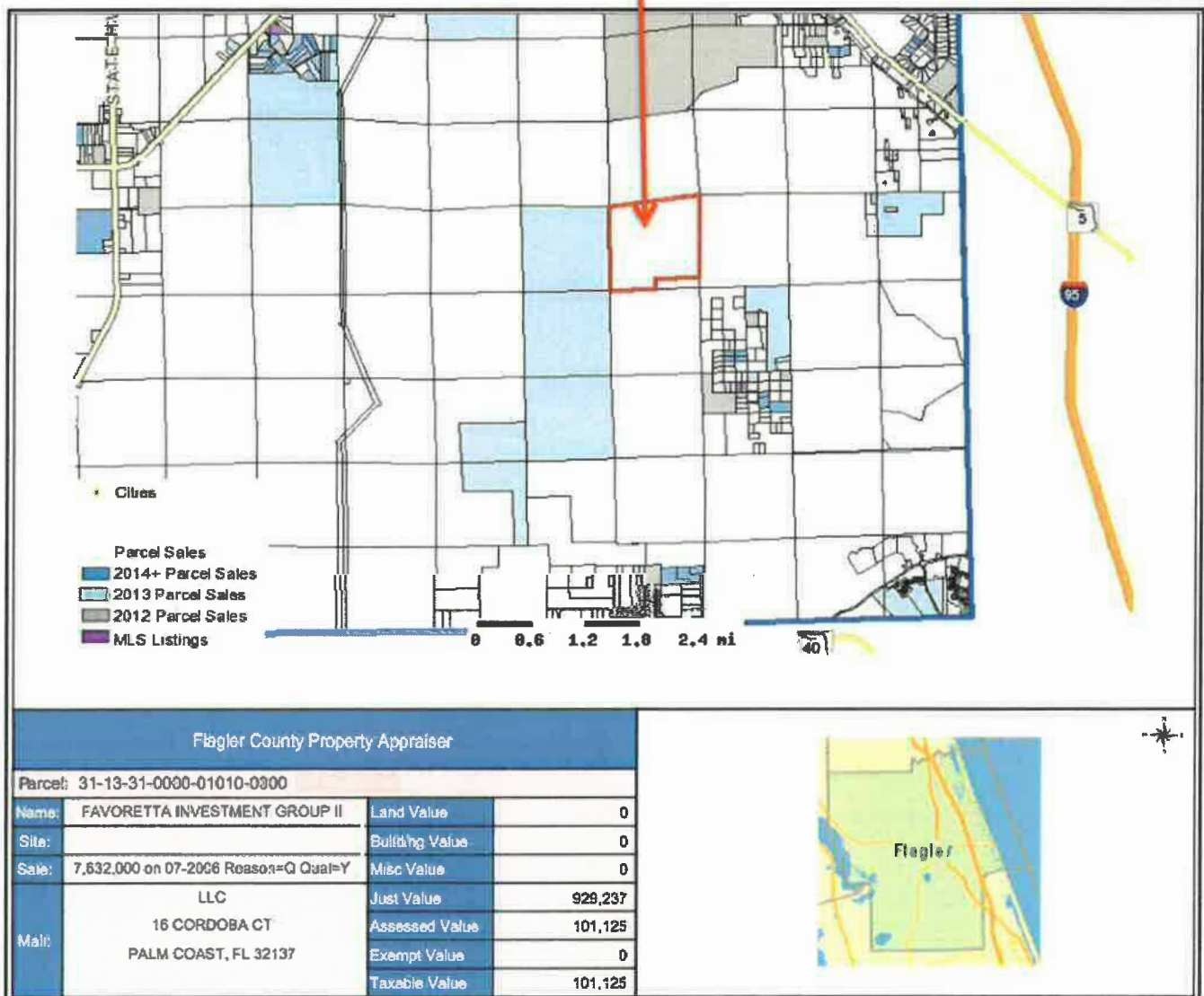




Parcel Map

PARCEL 1 - 652.3 Acres

ID: 31-13-31-0000-01010-0000

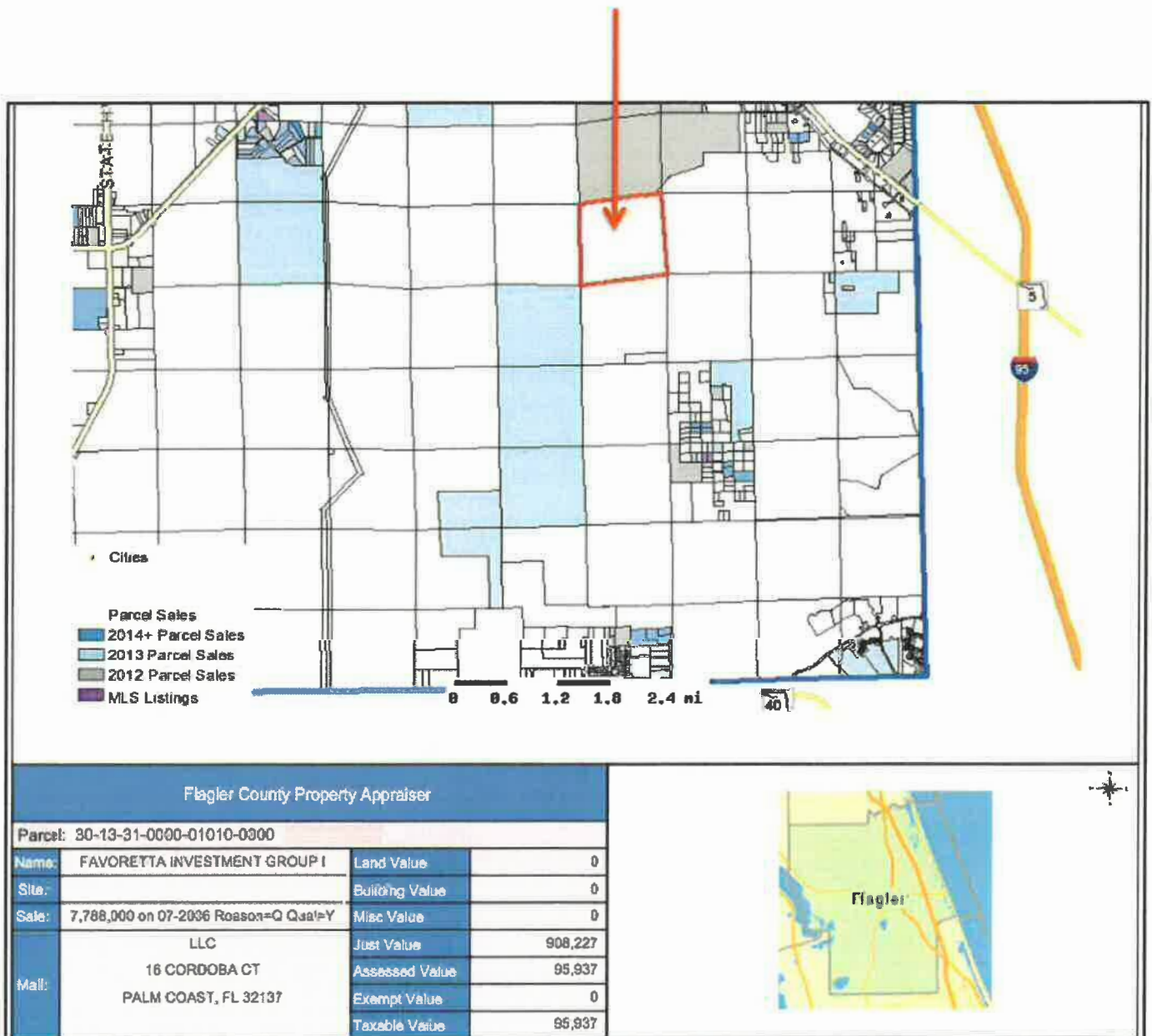




Parcel 2

PARCEL 2 – 647.08 Acres

ID: 30-13-31-0000-01010-0000





Robert Brewster

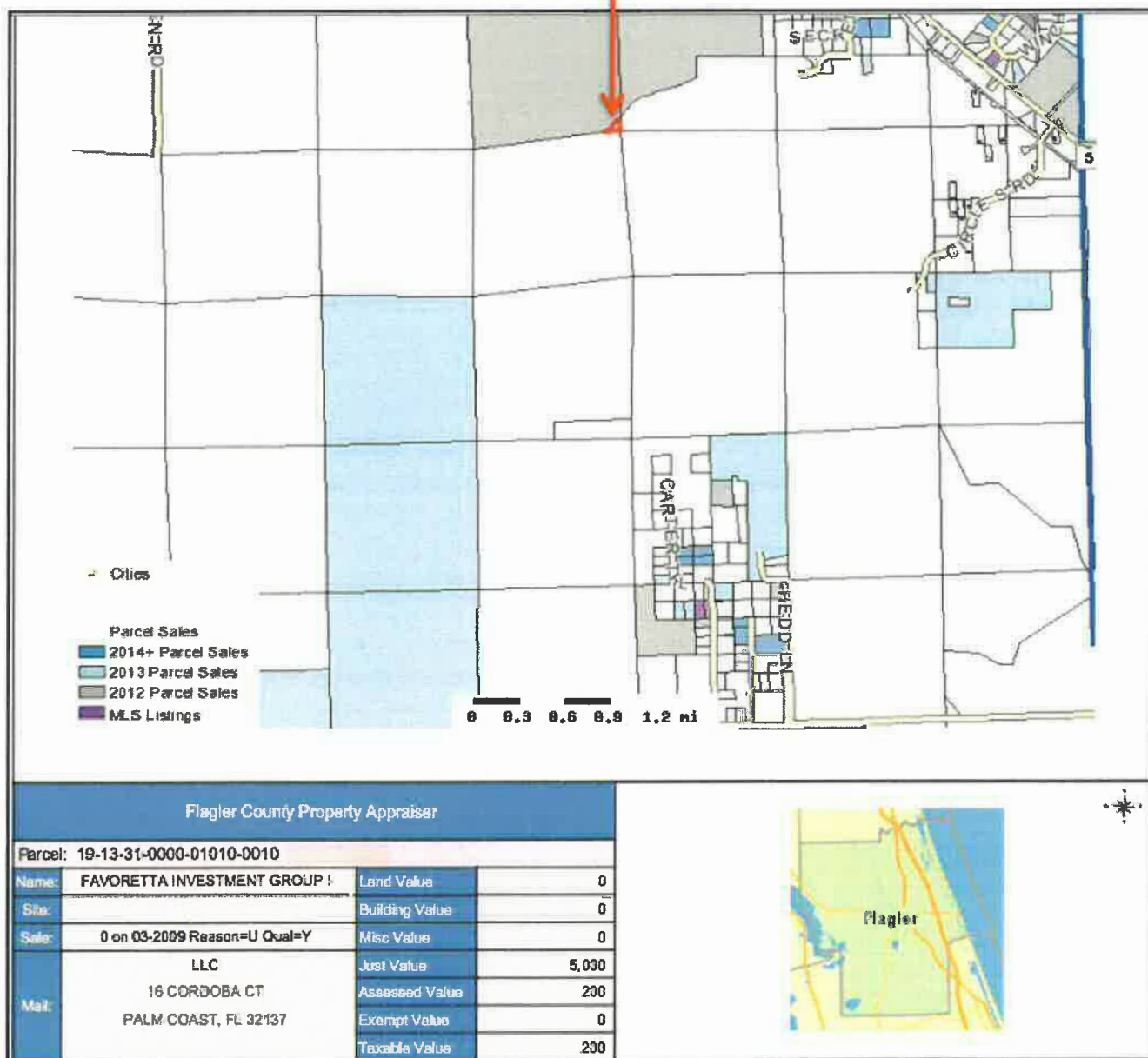
REALTOR®
828 Dunlawton Ave
Perrine, FL 32177
Direct: 386-341-0423
www.BobBrewster.watsonrealestate.com



Parcel 3

PARCEL 3 – 2.5 Acres

ID: 19-13-31-0000-01010-0000





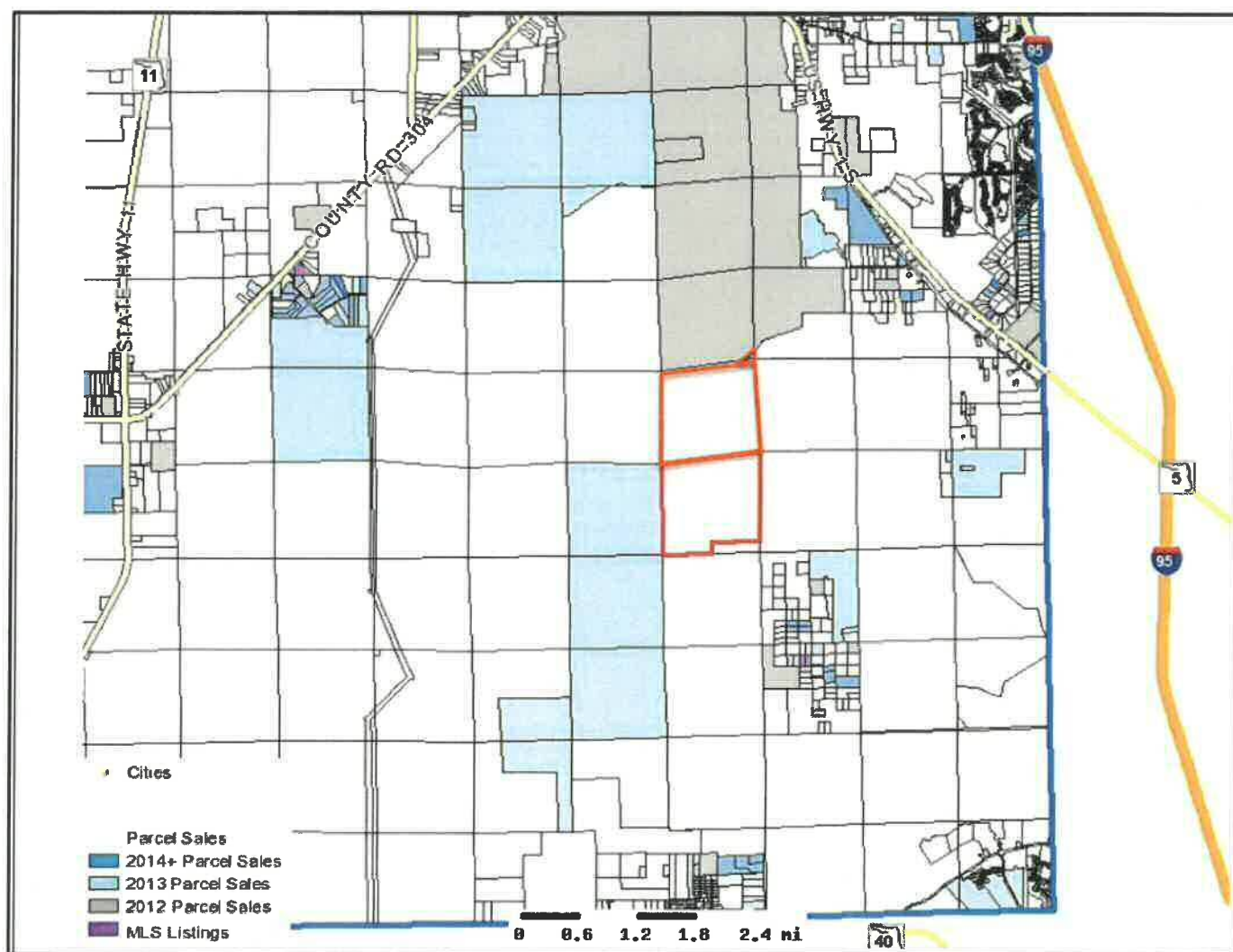
Robert Brewster

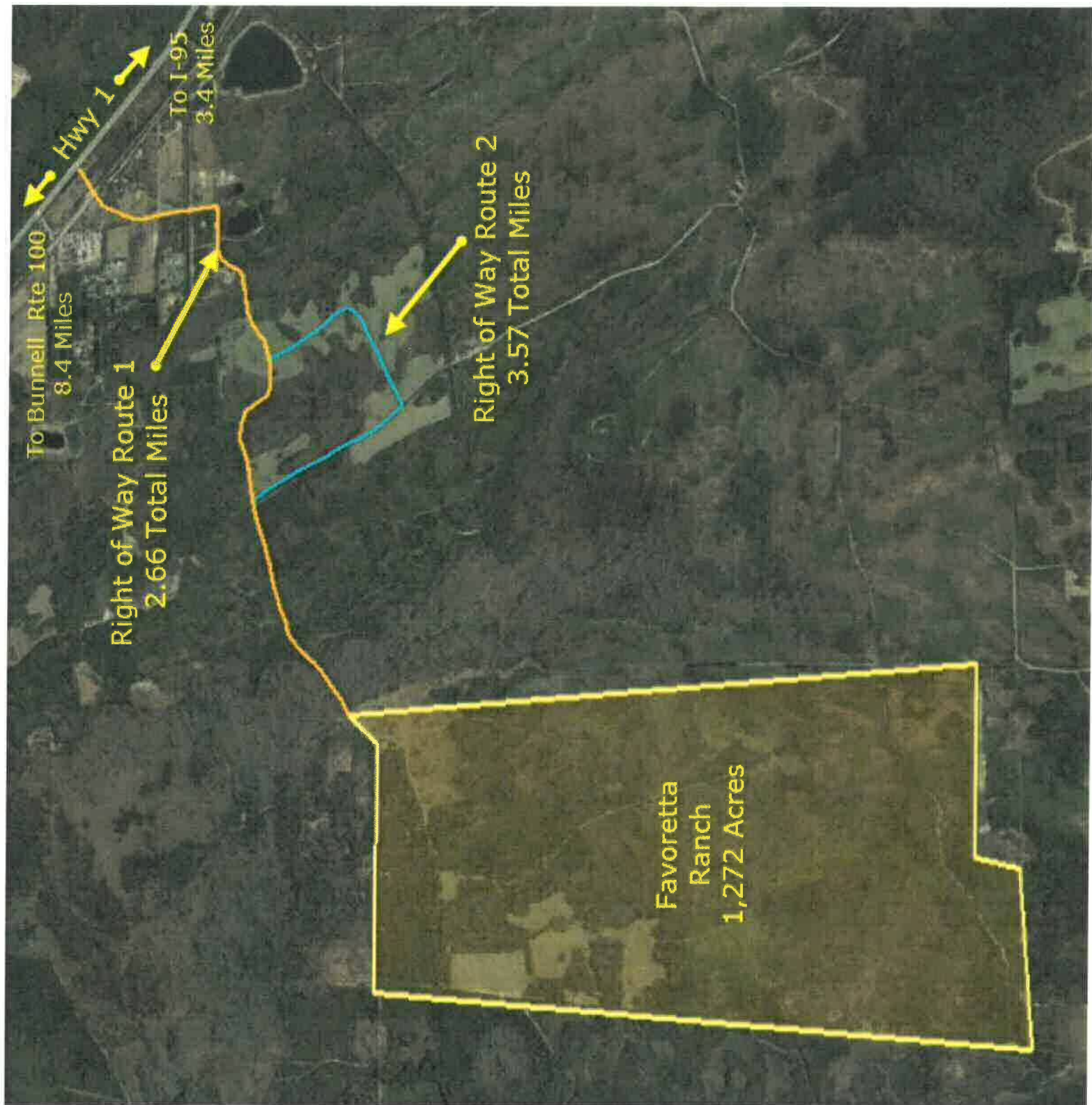
REALTOR®
808 Dunlavin Ave.
Paw. Orange, FL 32117
Direct: 386-341-0473
www.BobBrewster.watsonrealestate.com



Full Parcel Map

ALL 3 PARCELS





To Bunnell Rte 100
8.4 Miles

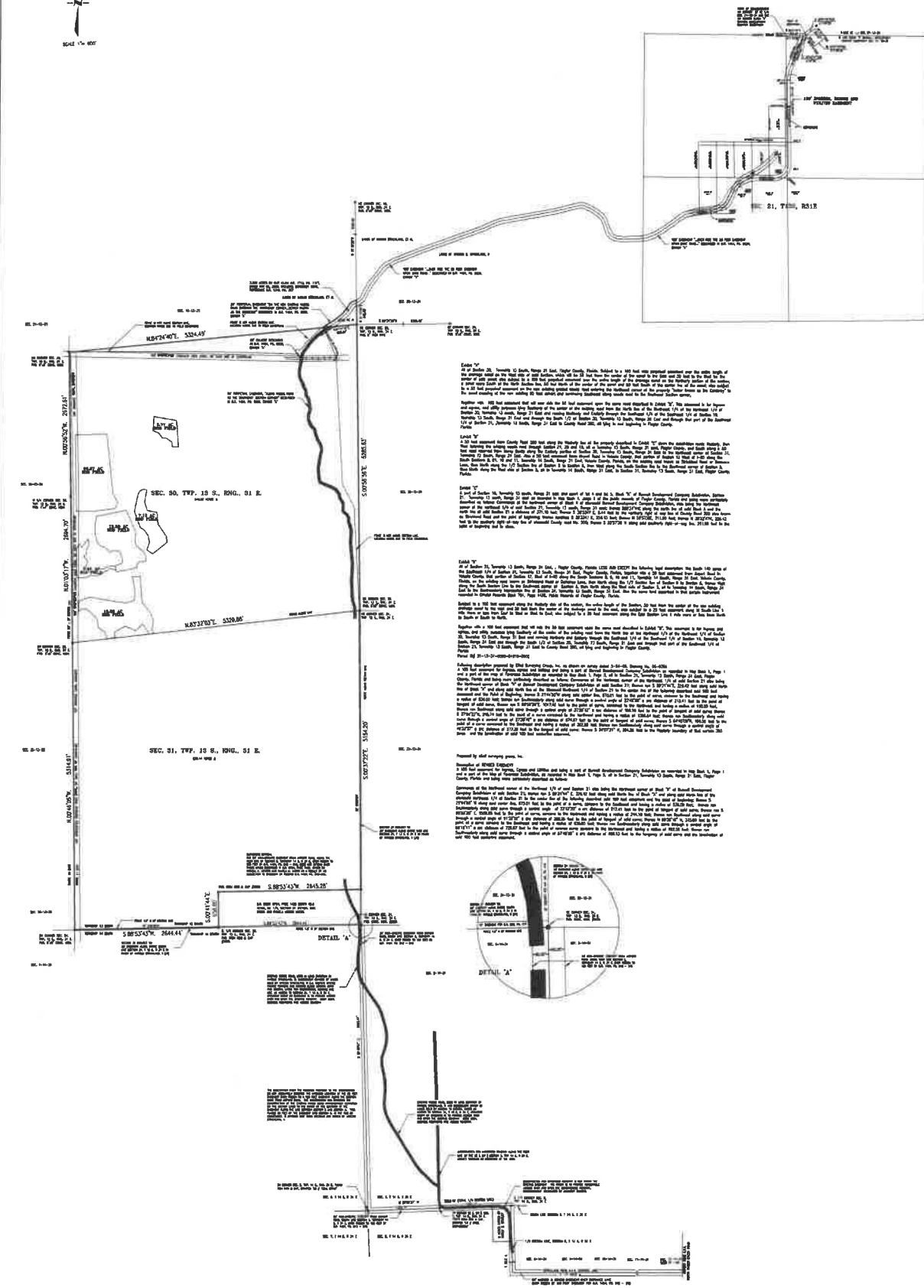
Hwy 1

Right of Way Route 1
2.66 Total Miles

To I-95
3.4 Miles

Right of Way Route 2
3.57 Total Miles

Favoretta
Ranch
1,272 Acres



PREPARED FOR:		LEGEND:		DATE	BY	REVIEWED	NOTES
FAVORABLE INVESTMENT GROUP							

PREPARED FOR:		LEGEND:		DATE	BY	REVIEWED	NOTES
FAVORABLE INVESTMENT GROUP							

11 Via Verona
Palin Chant, FL 32137

TYPE SURVEY: FIELD ONE	DATE: 12/22/2011	AGE: 101	SEX: M
Boundary	12/22/2011	12/22/2011	12/22/2011

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NOTES

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swa **■ TEPHENSEN, WILCOX** 304 E. Railroad Street PO Box 130 Powell WY 82424
■ ASSOCIATES, INC. (407)712 Phone: 304.427.3343 Fax: 304.427.0000
E-mail: teph.wilcox@swa.com

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

2. Sampling results show the average represented herein meets or exceeds the minimum standards established pursuant to the Florida Statutes, and comply with Chapter 61C17 Florida Administrative Code.

DAVID F. WILSON, No. 1871 DAN A. WILSON Jr., No. 6745, P.E. 67839 1 of 1

Not valid without the signature and the original return and if a Florida ¹⁰⁴¹⁰⁰⁰ manager and taxpayer.



**STEPHENSON, WILCOX
& ASSOCIATES, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - CONSULTANTS - PLANNERS
204 N. RAILROAD STREET - PO BOX 186 - BUNNELL, FL 32110
OFFICE 386.437.2363 - FAX 386.437.0030 - EMAIL INFO.SWA@GMAIL.COM

November 06, 2009

William Austin, Partner
Favoretta Investment Group
11 Via Verona
Palm Coast, FL 32135

**RE: Flood Zone Determination, Section 30 and Section 31, Township 13 South, Range 31 East,
Flagler County**

Dear Bill

The purpose of this letter is to summarize our review of the FEMA Flood Zone designation of the referenced project area, being Sections 30 and 31 as currently owned by Favoretta Investment Group.

According to the Flood Insurance Study (FIS) prepared by FEMA for Flagler County, published and adopted effective July 17, 2006, the property is entirely located within Flood Zone A, having no Base Flood Elevation (BFE) published. Our review of the FIS indicates that the immediate downstream Cross Section H in the Sweetwater Branch provides a 100-year BFE of 26.7, NGVD 1929 datum. Based on the existing ground elevations that have been measured by this firm, there exist several large areas within the project area that will lie above that BFE and will be removed from the Special Flood Hazard Area (SFHA) while those remaining portions of the parcel that lie below that elevation will be designated as being within the SFHA. Along the wetland areas, the average ground elevation is 21 to 23 feet, NGVD while the upland areas have ground elevations approximately 27 feet, NGVD. As is typically done with large scale development areas, the final determination is to be made by actual field measures and locations through correspondence with local agencies and FEMA.

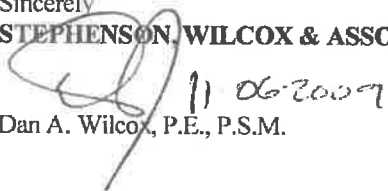
Regardless of the Base Flood Elevation, all parcels that have been recently designed and developed in Florida are designed to accommodate the existing flood storage volumes over their site by preservation of some existing flood storage area and the creation of additional storage areas around the proposed development. The strict development rules and criteria that have been adopted by the several Water Management Districts within the state require Flood Plain Impact Compensation as well as stormwater management designs that effectively account for specific treatment volumes and rates of stormwater runoff. These regulations are more than adequate to require a design that removes the post development buildable areas from the SFHA.

The design and development of Favoretta Investment Group Sections 30 and 31 will be consistent with these standards. It will provide adequate flood plain compensation, stormwater treatment and stormwater runoff attenuation to address the local, state and federal agency regulations.

We appreciate the opportunity to address your concerns and look forward to assisting you in the development of your parcels. If you have any questions or need any additional information, please do not hesitate to write or call.

Sincerely,

STEPHENSON, WILCOX & ASSOCIATES, INC.


Dan A. Wilcox, P.E., P.S.M.

ENSURING ACCURACY & INTEGRITY SINCE 1970

Sec. 34-106. AG&S Agricultural and silviculture district.

- (a) *Purpose and intent.* The purpose of this district is to permit a range of agricultural and/or silvicultural uses and to accommodate very low density residential development at a concentration of one dwelling unit per five acres. The intent of this district is to support and enhance the agricultural character and lifestyle of existing low density areas while encouraging the continuation of agricultural and silvicultural activities as a primary use in the rural area of the city, and to promote the protection of natural resources and wildlife habitat.
- (b) *Permitted principal and accessory uses and structures:*
- (1) Single-family residences, mobile and modular homes, and accessory uses;
 - (2) Agricultural and silvicultural uses;
 - (3) Nurseries, wholesale and retail;
 - (4) Greenhouses;
 - (5) Churches and their accessory uses;
 - (6) Country clubs, hunting clubs, hunting areas, shooting ranges, golf courses;
 - (7) Passive and active recreation facilities;
 - (8) Public and private schools;
 - (9) Farmers markets;
 - (10) Equestrian facilities including riding academies, riding stables/grounds, boarding, and dude ranches;
 - (11) Energy solution facilities;
 - (12) Special care housing;
 - (13) Public facilities;
 - (14) Historic sites and museums;
 - (15) Animal shelters, and kennels;
 - (16) Veterinarian offices with or without boarding;
 - (17) Participation in the rural preservation program including clustered conservation developments and rural nodes in accordance with the City of Bunnell Comprehensive Plan policies;
 - (18) Rural subdivisions as outlined in the supplemental regulations;
 - (19) Home occupations;
 - (20) Farm machinery, manufacturers, and repair;
 - (21) Machine shops, welding or soldering shops;
 - (22) Sawmills, lumberyards, hardware and building supplies retail and wholesale sales;
 - (23) Cemeteries subject to the following criteria:
 - a. The property must abut and be granted access from a public road.
 - b. The cemetery shall be buffered from adjacent properties by natural vegetation or shrubs a minimum of four feet high.
 - c. All structures shall be setback 50 feet from all property lines.

-
- (24) Animal or wildlife rescues or sanctuaries;
 - (25) Accessory dwellings (e.g., guest houses, caretaker's quarters, security stations, etc.) subject to the following criteria:
 - a. Accessory dwellings shall remain accessory to and under the same ownership as the principal dwelling.
 - (26) Seasonal farm worker housing;
 - (27) Family homesteads as outlined in the supplemental regulations;
 - (28) Daycares;
 - (29) Grain blending and packaging;
 - (30) Cold storage and frozen lockers, freezing, packaging, and distribution;
 - (31) Agriculture related wholesale sales and distribution, product processing, storage, including packaging food products and fruit and vegetable handlers and processors, feed and seed products for distribution, and fertilizer facilities beyond that required for normal day to day agricultural operations; and
 - (32) All permitted uses allowed in the Agriculture (Ag) zoning district.
- (c) *Permitted special exceptions:*
- (1) Mining, excavation and fill operations over four acres [under four acres normally exempt from the SJRWMD regulations as of this date adopting Ordinance 2012-03 not included as a special exception]; and
 - (2) Junkyards meeting the minimum requirements listed below:
 - a. The materials or vehicles are visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.
 - b. Materials or stacked vehicles greater than six feet in height shall be setback from all property lines a minimum of ten feet.
 - c. Materials or stacked vehicles shall not exceed 15 feet in height.
 - d. Junkyards shall not be visible from US1, State Road 100, or State Road 11; and
 - e. The special exception must be reviewed by the city commission at an advertised public hearing to evaluate its compatibility with the surrounding area.
 - (3) Any uses by special exception in the Agriculture (AG) zoning district; and
 - (4) Other uses and structures not listed above that with certain restrictions can be compatible uses with other uses in the district as approved by the planning, zoning and appeals board.
- (d) *Area regulations for single-family residences within the AG&S district shall be as follows:*
- (1) Minimum lot size. Five acres.
 - (2) Minimum lot width. 200 feet.
 - (3) Maximum lot coverage. 35 percent for all principal and accessory buildings.
 - (4) Building setbacks. These are considered minimum setbacks, but may be increased if appropriate to prevent interference with agricultural operations and appropriate buffers.

-
- a. *Front yard.* There shall be a front yard of not less than 25 feet measured from the front property line to the front building line.
 - b. *Side yard.* There shall be a side yard of not less than ten feet for all residential and accessory buildings. All other permitted buildings shall have a side yard of not less than 20 feet. In the case of corner lots, no building and no addition to a building shall be erected or placed nearer than 20 feet to the side street line of any such lot.
 - c. *Rear yard.*
 - 1. There shall be a rear yard of all main buildings of not less than 20 feet from the rear building line to the rear lot line.
 - 2. Accessory buildings, such as garages, shall have a rear yard of not less than ten feet, measured from the rear building line of such garage or accessory building to the rear lot line.
- (e) *Area regulations for commercial uses within the AG&S district shall be as follows:*
- (1) Minimum lot size. Half acre.
 - (2) Minimum lot width. None.
 - (3) Maximum lot coverage. 40 percent for all principal and accessory buildings.
 - (4) Building setbacks.
 - a. *Front yard.* There shall be a front yard of not less than 25 feet measured from the property line to the front building line.
 - b. *Side yard.*
 - 1. There shall be a side yard of not less than ten feet.
 - 2. When a commercially used lot in the AG&S district abuts a residential use there shall be a 30-foot buffer area on the commercial property.
 - c. *Rear yard.*
 - 1. There shall be a rear yard of not less than ten feet.
 - 2. Where a commercially used lot in the AG&S district abuts a residential use there shall be a 30-foot buffer area on the commercial property.
- (f) *Height regulations.* No main building or towers (except agricultural structures) associated with residential buildings and/or accessory structures shall exceed 35 feet in height. No buildings or towers (except agricultural structures) associated with commercial use shall exceed 50 feet in height; except wireless communication facilities per section 34-271.
- (g) *Off-street parking.* Off-street parking shall be as regulated in article V, division 2 of this chapter.
- (h) *Buffers.* Residential developments abutting bona-fide agricultural uses shall be buffered to minimize visual, odor and noise impacts customarily associated with agricultural operations. Buffers must be located on the residential parcel. Buffers may vary in width but shall not be less than 50 feet wide at their narrowest point. Buffers shall incorporate any combination of fencing and landscape material necessary to create an opaque barrier with a minimum height of six feet above the grade of the residential structure. In multi-phased developments, where agricultural use on a phase(s) is projected to continue until that/those phase(s) is/are developed, temporary buffers shall be required. Since the type/intensity of the abutting agricultural use may vary, so will the appropriate type of temporary buffer. Temporary buffers are subject to the review and approval of the PZA board and certificates of occupancy may not be issued until such temporary buffers are

in place. The PZA board may establish a time limit on the use of temporary buffers after which the buffers must meet the permanent buffer requirements. The PZA board shall review buffers and barriers associated with rural preservation developments as part of the specific project application. Buffers must be designed with a minimum of a 50-foot clear visibility zone at ingress and egress points.

(Ord. No. 2012-03, § 2, 3-12-12)



Watson Realty Corp. REALTORS®

1 Mile from Ormond
Crossings Planned
Development

