



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±35.8 AC MIXED-USE DEVELOPMENT OPPORTUNITY IN PALM COAST

US HWY 1N, Palm Coast, FL 32137

PROPERTY DETAILS

- Size: ±35.8 acres
- Zoning: COM-2
- Call for pricing details
- Parcel ID: 2110301400000100000
- FLU: Mixed-Use
- Utilities: Available

PROPERTY HIGHLIGHTS

A rare ±35.8-acre mixed-use development site positioned at the commercial core of one of Florida's most active master-planned growth corridors. The site is level with native vegetation and no acreage loss, making it fully usable and ready for development. The site is surrounded by the Palm Coast Park DRI, a 4,719-acre master-planned mixed-use community that has driven sustained population growth across the surrounding area for over a decade, adding significant residential density to the area. A planned K-8 school site located to the north and a designated future commercial node positioned to the south at Matanzas Woods Parkway reinforce the long-term commercial viability of this corridor. With I-95 access within 5 minutes, US-1 frontage providing arterial connectivity, and limited comparable sites, this is one of the last remaining mixed use parcels outside of the Palm Coast Park DRI!

DAILY TRAFFIC COUNTS

- US 1: 15,300
- Old Kings Rd: 1,800
- Matanzas Woods Blvd: 5,600
- I-95: 66,500



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	106,729	606,573
Median HH Income	\$77,350	\$70,044
Median Home Value	\$350,800	\$313,000
	<i>Palm Coast, US Census</i>	<i>Volusia County, US Census</i>



UNIT COUNTS

- Sawmill Branch: 2,620
- Sawmill Creek: 259
- The Trails: 275
- Raydient: 22,000 (proposed)

MASTER DEVELOPMENT PLAN

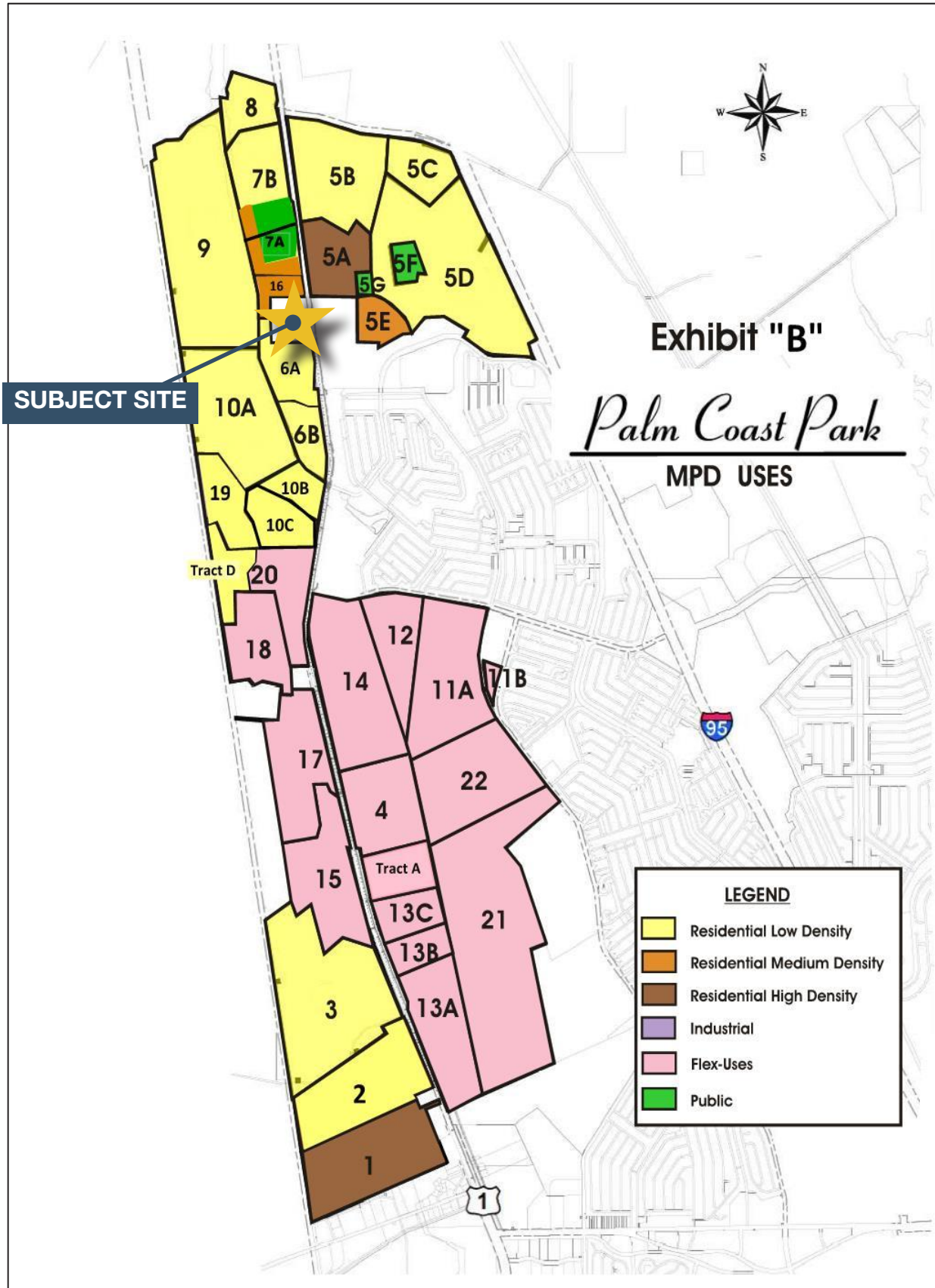
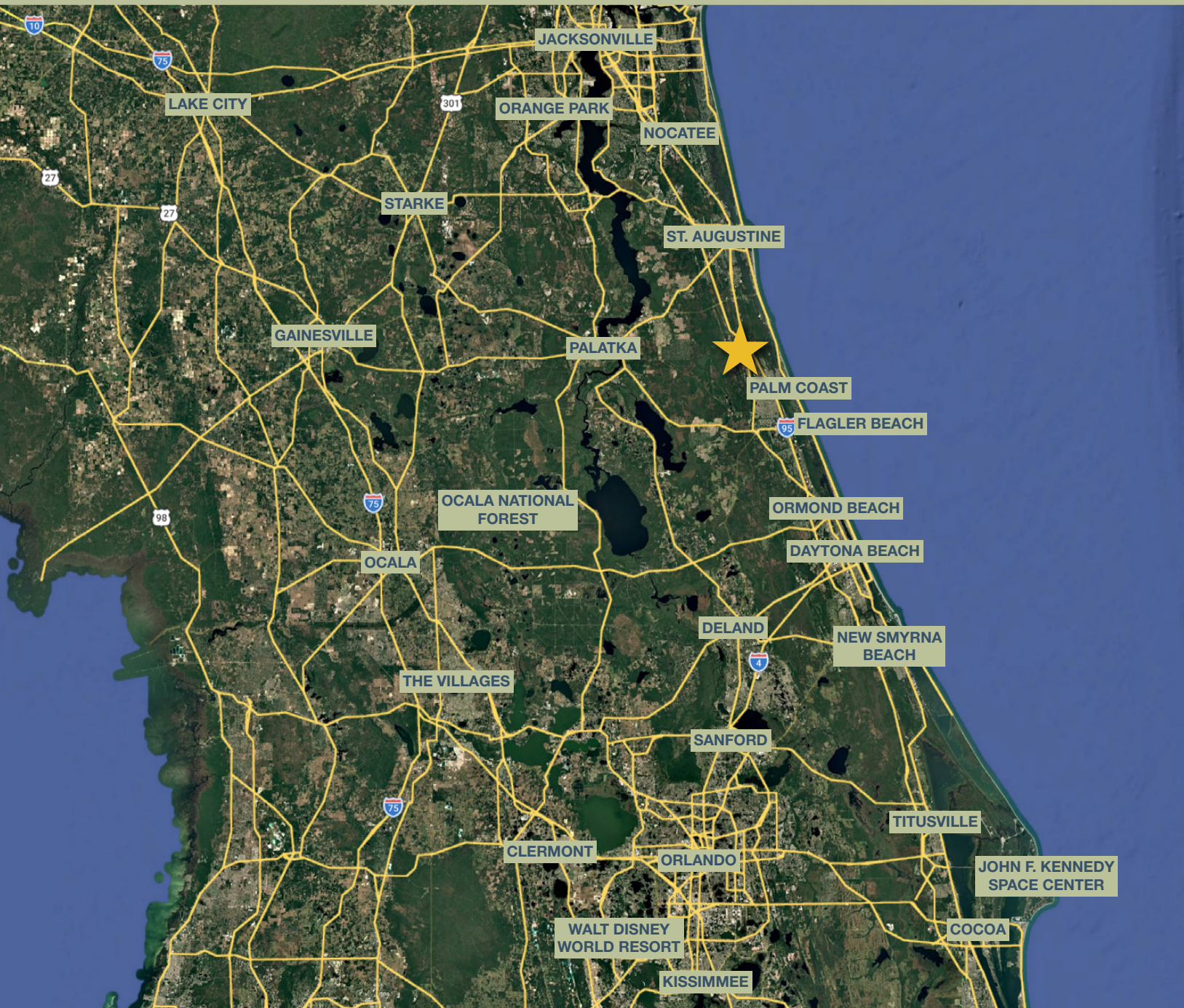


Figure 2 – Palm Coast Park Master Development Plan (MDP)

REGIONAL MAP



DRIVE TIMES

- St. Augustine: 30 min
- Ormond Beach: 30 min
- Daytona 40 min
- Jacksonville: 50 min
- Deland: 1 hr
- Sanford: 1 hr
- Kennedy Space Center: 1 hr 15 min
- Orlando: 1 hr 20 min
- Walt Disney World Resort: 1 hr 40 min
- The Villages: 2 hr