

1.21 ACRE PAD SITE AVAILABLE FOR SALE \$1,845,000

NORTHWEST CORNER OF STATE ROAD 100 & OLD KINGS ROAD
PALM COAST, FLORIDA

MCDONALD'S RESTRICTIVE COVENANT HAS EXPIRED



The traffic light at the corner of Old Kings Road & State Road 100 ensures that anyone traveling to Flagler Beach on State Road 100 will see your signage.

For Additional Information:

Chloe Dikeou
303.408.9998

1.21 ACRE PAD SITE AVAILABLE
NORTHWEST CORNER OF SR 100 & OLD KINGS ROAD
PALM COAST, FLORIDA
For Sale \$1,845,000

Location

- Northeast corner of State Road 100 & Old Kings Road
- Hard corner site between McDonalds and Old Kings Road

Visibility

- Traffic light at State Road 100 and Old Kings Road provides superior visibility to all other sites on State Road 100 and/or Old Kings Road
- 500 feet of unobstructed visibility
- This includes the adjacent McDonalds which is setback from State Road 100
- Pad site on its own has 273 feet of unobstructed visibility on State Road 100 and 385 feet of unobstructed visibility on Old Kings Road

Access

- Median cut on State Road 100 provides full access to subject site and McDonalds
- Cross access agreement with adjacent McDonalds to the west, and car wash to the north, provides incredible internal access together with access to both State Road 100 and Old Kings Road
- Access is vastly superior to all other sites in area

Maximum Build Out

- You can build as much as 12,000 feet on this pad site

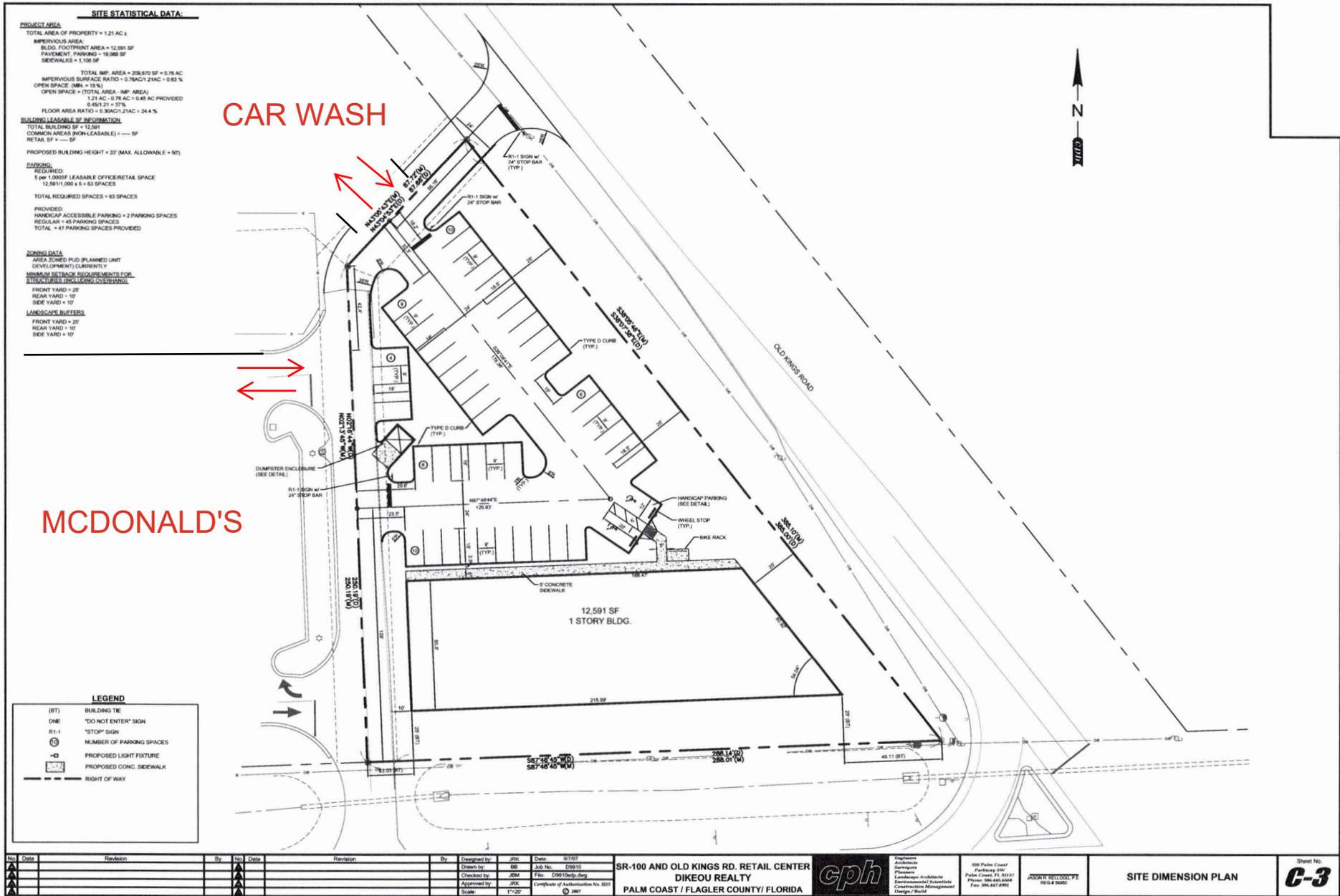
Restrictive Covenant

- McDonalds restrictive covenant just ended! Restaurants now allowed on pad site!

**Best remaining pad site available
on State Road 100**

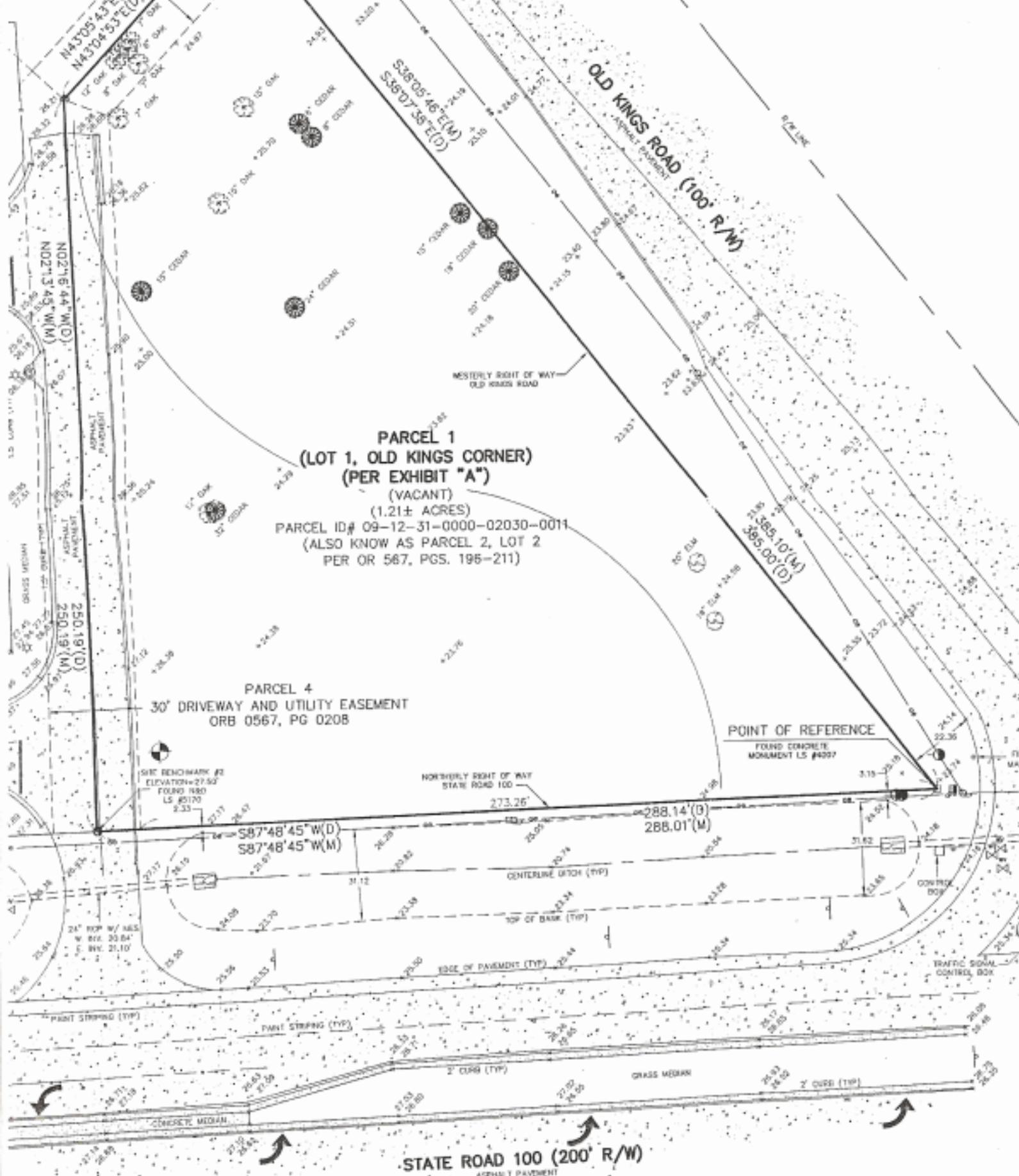
For Additional Information Please Contact
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MAXIMUM BUILD OUT = 12,591 SF



3, LOT 3
i-211)

UTILITY EASEMENT
0567, PG 0208



PARCEL 1
(LOT 1, OLD KINGS CORNER)
(PER EXHIBIT "A")
(VACANT)

(1.21± ACRES)
PARCEL ID# 09-12-31-0000-02030-0011
(ALSO KNOWN AS PARCEL 2, LOT 2
PER OR 567, PGS. 195-211)

PARCEL 4
30' DRIVEWAY AND UTILITY EASEMENT
ORB 0567, PG 0208

POINT OF REFERENCE
FOUND CONCRETE
MONUMENT LS #4007

STATE ROAD 100 (200' R/W)
ASPHALT PAVEMENT