

An aerial photograph of a coastal area. A large orange arrow points to a vacant lot situated between a residential neighborhood and a beach. The residential area features various houses, some with solar panels. The beach is wide and sandy, with waves breaking on the shore. A road runs parallel to the beach, with several cars visible.

# 1005 N. Ocean Shore Blvd.

Flagler Beach Commercial Property  
with AIA Frontage

## OFFERING MEMORANDUM

List Price: \$1,500,000



**Prepared by:**

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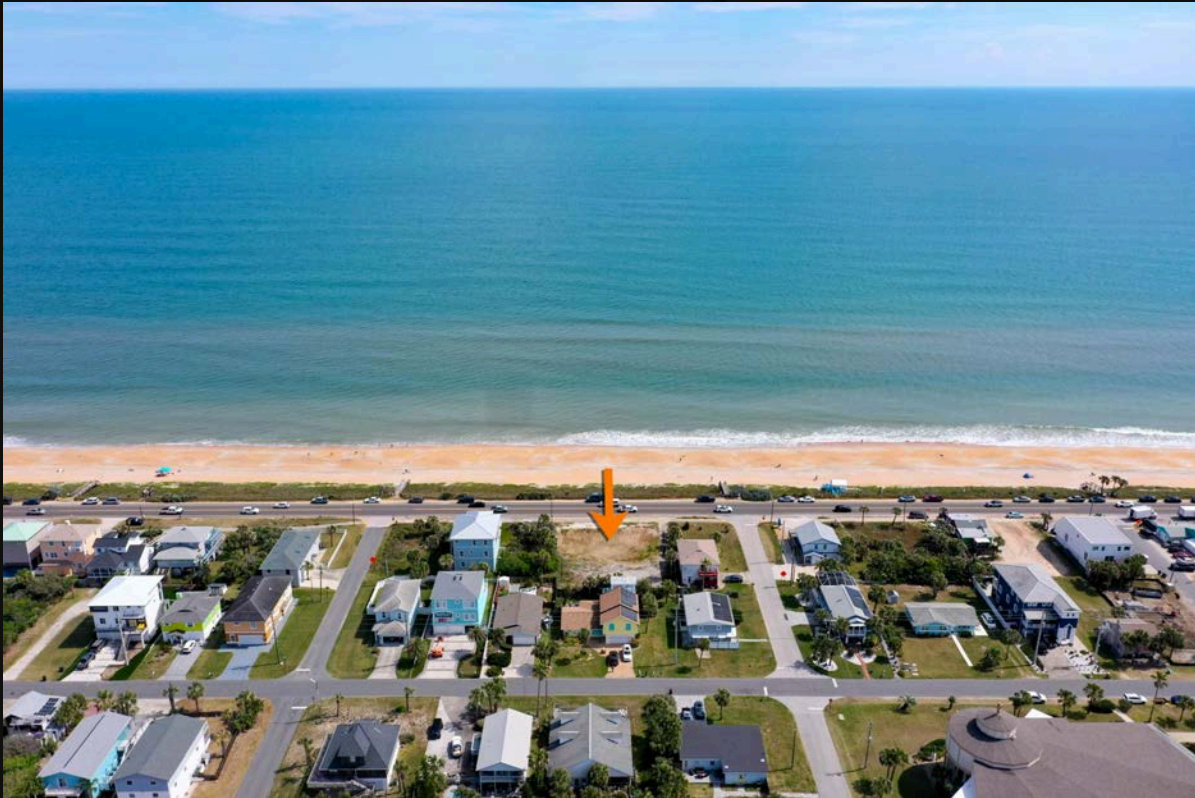
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# 1005 N. Ocean Shore

## THE PROPERTY



**List Price: \$1,500,000**

- 11,884 Sqft of vacant land
- One of the only prime oceanfront commercial parcels in Flagler Beach!
- 100 feet of frontage on iconic A1A and the Atlantic Ocean, double the frontage of a standard lot in Flagler Beach.
- At nearly 120 feet deep, it is 20% to 50% deeper than many of the properties in the downtown Flagler Beach vicinity.



# 1005 N. Ocean Shore

## LOCATION



Ideal location in the Heart of Flagler Beach on historic AIA with unobstructed views of the Atlantic Ocean.

- Just 1/5 mile North of the Flagler Pier and SR-100, which is the closest connecting road to the mainland
- 10 minutes south of Hammock Beach Resort
- 30 minutes north of Daytona Beach
- 45 minutes south of St. Augustine

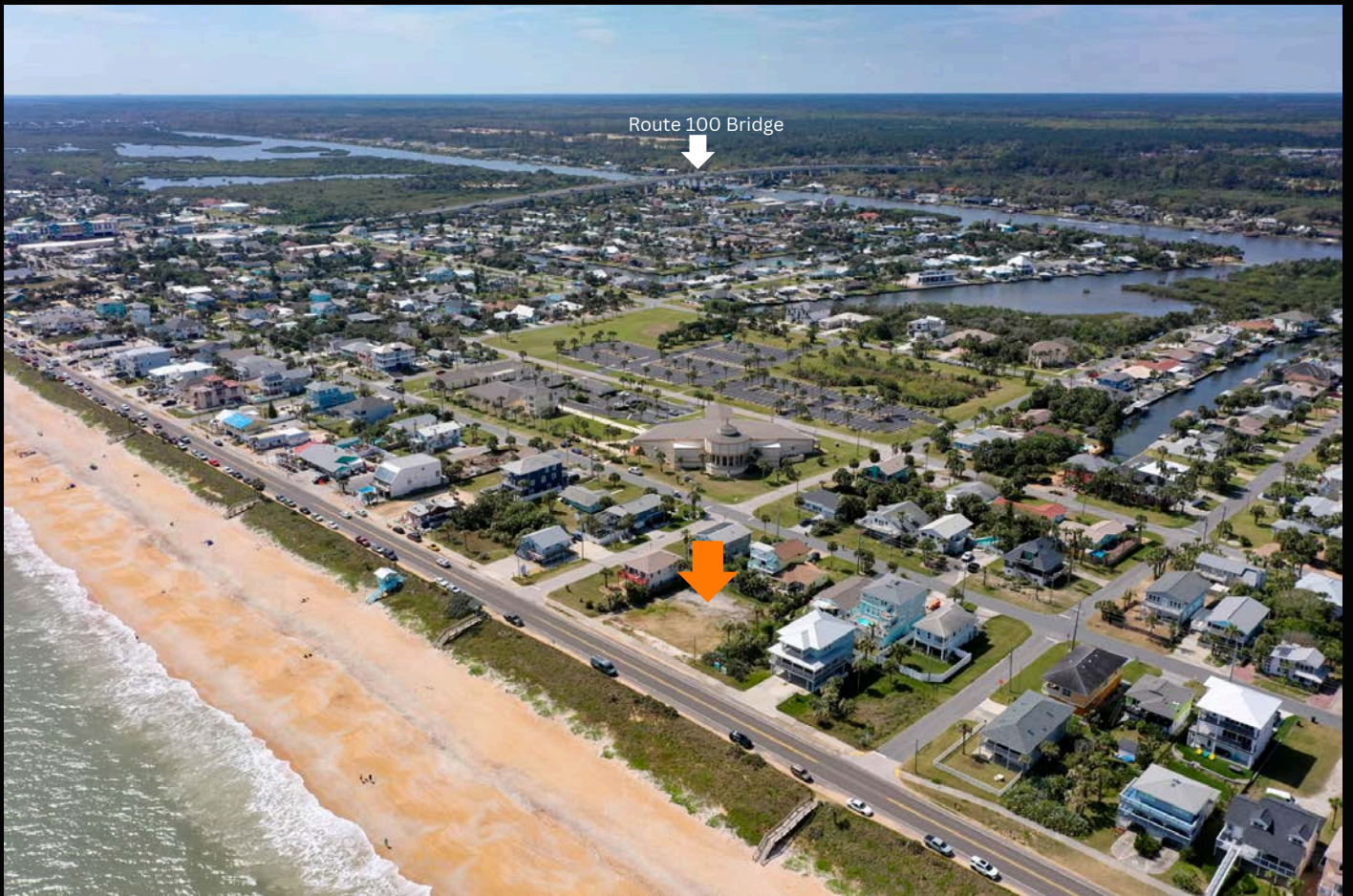




# 1005 N. Ocean Shore

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## TOURISM & POPULATION STATS

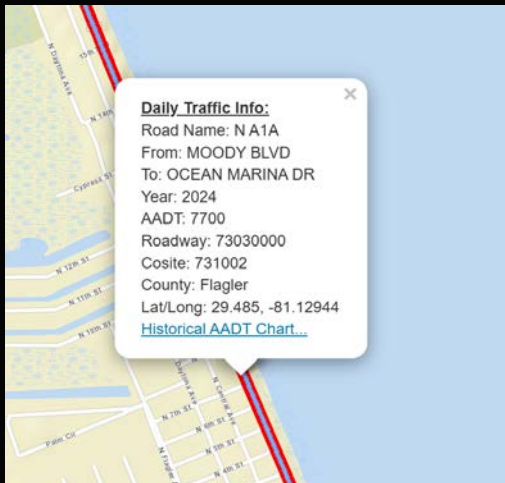


- One of Florida's fastest growing regions, Flagler County welcomed **948,800 total visitors** and generated an estimated \$890,907,800 in total economic impact.
- 5,500 Full-time residents in Flagler Beach



# 1005 N. Ocean Shore

## 2024 AADT AND SITE DETAILS



As of 2024, AADT (Annual Average Daily Traffic) is 7700 cars traveling both north and south.

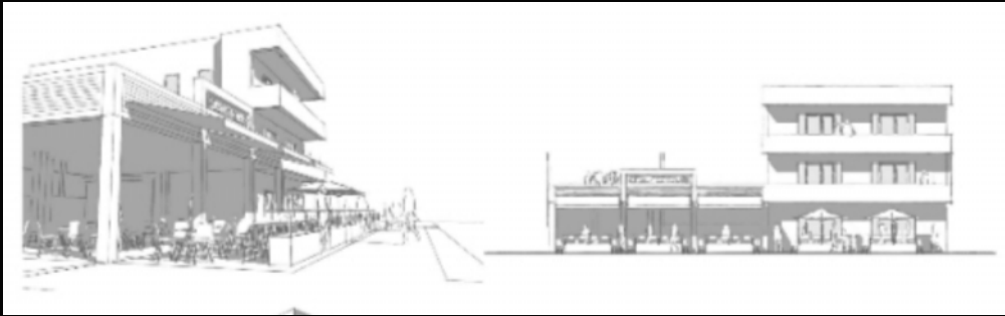
The proximity to SR-100 and many restaurants, shops and tourist points of interest in downtown Flagler Beach create a flow of steady traffic from the south, in addition to the many potential customers traveling to and from St. Augustine and The Hammock, which are located just north.



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## CONCEPT RENDERINGS



Build up to 3 stories high and capture mesmerizing, unobstructed views of the ocean and the shimmering sands of the beach. This incredible site is the perfect spot for your restaurant, bed and breakfast, boutique hotel, or retail location. Highly desirable Tourist Commercial (TC) zoning designation allows for short-term lodging, dining establishments, gift shops, entertainment facilities, resort condominiums and more.





# BROKER BIO

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**Luke O'Reilly**  
President,  
Licensed Real  
Estate Broker

Luke O'Reilly is the broker of Hammock Real Estate Group, and with 20 years of experience in the local market, he has the expertise that sellers and developers covet. A top producer and leader of the area's #1 boutique real estate brokerage, Mr. O'Reilly and his team have closed nearly \$1 Billion in real estate sales within Flagler County alone.

Mr. O'Reilly also is the owner and president of Cinnamon Beach Vacations, a popular vacation rental management company, which hosts over 40,000 guests per year.

Prior to becoming an entrepreneur in 2009, Mr. O'Reilly served as the Director of Real Estate Sales for a fully integrated real estate development and financial services advisory firm based in Central Florida. He was also previously employed at Centex Destination Properties (CDP), the luxury division of Centex Homes, a Fortune 500 Company. CDP developed Flagler County communities such as Cinnamon Beach, The Villas at Hammock Beach, Tideland, Palm Coast Resort and Canopy Walk. Mr. O'Reilly led pre-construction sales efforts at these communities, sharing the vision of the company's communities to buyers from across the country and around the world.

Mr. O'Reilly holds a B.S. in Business Administration from the University of Rhode Island.

