



Palm Coast, FL | Industrial Land Available  
**FOR SALE OR LEASE**

20 Railside Way, Palm Coast, FL 32137

+/- 7 Acres | Industrial Zoning

*LH* L | H CAPITAL  
PARTNERS

# Property Overview

+/- 7 Acres Available for Sale or Build-to-Suit Lease

## PROPERTY DESCRIPTION

Property Address	20 Railside Way
City, State, Zip	Palm Coast, FL 32137
Municipality	City of Palm Coast
Acreage	+/- 7 (+/- 4 usable)
Zoning	IND-1
Parcel #	16-11-30-4939-00000-0040
Water	Available at Street
Sewer	Available at Street
Electric	Available at Street

## PRICING

Lease Rate	Contact Broker
Sale Price	\$895,000

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Proposed 78-Acre  
Rail-Served Fuel  
Depot



KB Home  
147 Homes  
Planned Subdivision

**D.R. HORTON**  
America's Builder

DR Horton  
Sawmill Branch MPD  
1,300+ Homes

Hargrove Industrial Park

  
DREAM FINDERS HOMES  
Dream Finders Homes  
421 Homes  
55+ Community

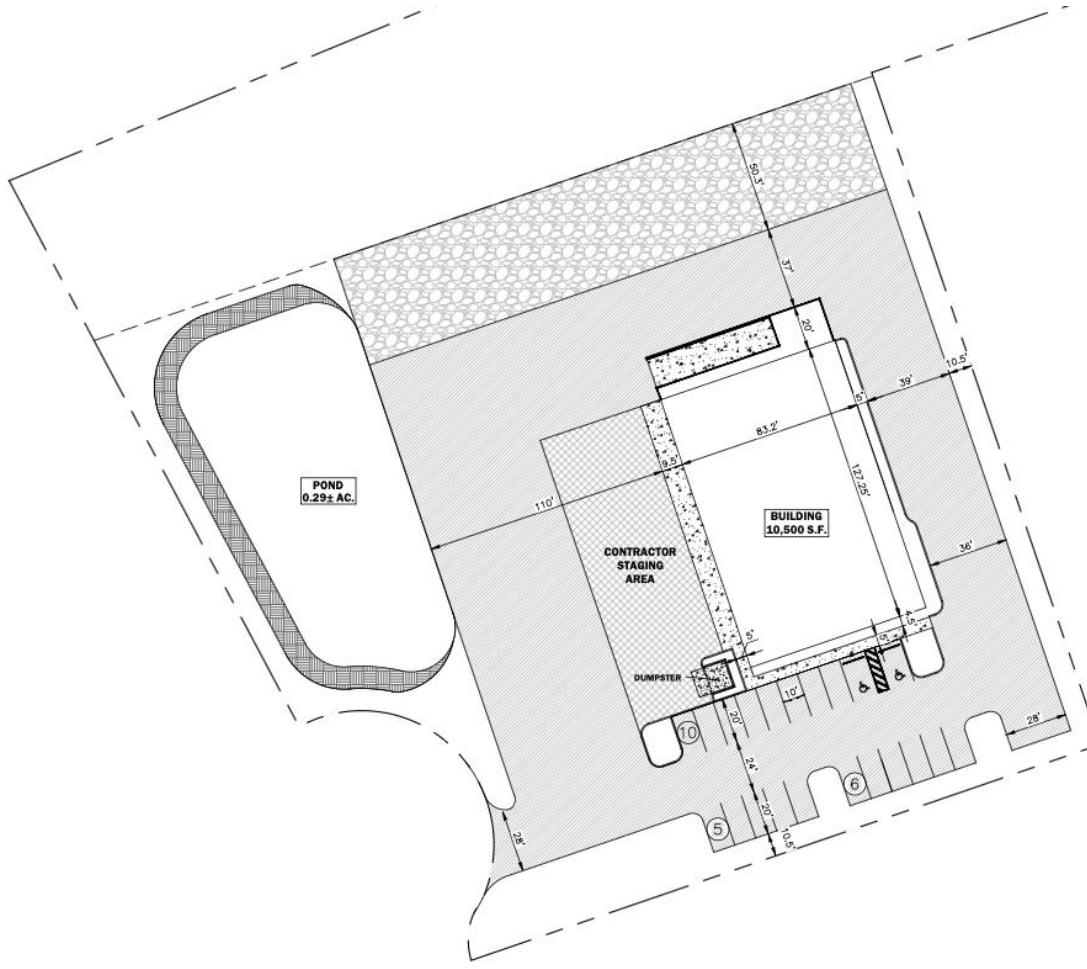
20 Railside Way

Palm Coast Parkway

## Key Drive Times

US-1	1 Mile
I-95	4 Miles
Orlando	64 Miles
Jacksonville	83 Miles

# Conceptual Site Layout



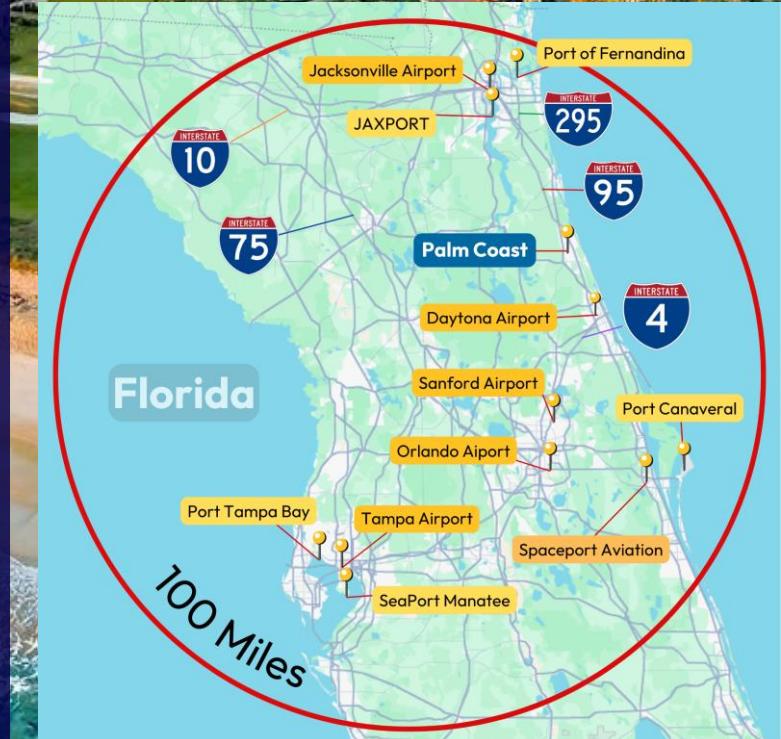


# Palm Coast, FL

Palm Coast, Florida, is situated in Flagler County along the dynamic Northeast Florida coast and benefits from immediate access to major transportation arteries such as I-95, U.S. Highway 1, and proximity to A1A. Its strategic coastal location within the Deltona-Daytona Beach-Ormond Beach MSA places it within 25 miles of nearly 300,000 Florida residents. The county's population is estimated at 136,000 in 2024, with a robust growth rate of 3.57% from 2022 to 2023, reflecting a dynamic and expanding market. Flagler County has seen a 48.5% population increase since 2010, supported by a diverse economy encompassing tourism, advanced manufacturing, aviation and aerospace, life sciences, IT, and professional services.

The area benefits from proximity to key infrastructure, including Flagler County Airport, Daytona Beach International Airport, Jacksonville International Airport, and Orlando International Airport, enhancing connectivity for tourism, trade, and business travel. Recent developments underscore this momentum: the Flagler County Airport is advancing a new general aviation terminal in 2025 and a new hangar in 2026 to support aviation growth, while the \$10.4 million Eco-Discovery Center on State Road 100—allocated \$1.6 million for 2025 and \$8.8 million in 2026—will promote sustainable tourism and environmental education. The county is also exploring an intergovernmental agency for joint infrastructure and economic projects, building on 53 business inquiries in the last fiscal year, with a focus on technology and aerospace sectors. Incentives like the Recapture Enhanced Value (REV) Grant for commercial projects, sales tax exemptions via the Capital Investment Tax Credit, and Florida Power & Light's Economic Development Rider for energy discounts are lowering barriers for expansions in retail, hospitality, and tech ventures.

The region's thriving market, bolstered by Flagler County's Economic Development initiatives and its position in Florida's High Tech Corridor (the 4th largest U.S. tech hub), makes Palm Coast an ideal location for business expansion.



## Deal Contacts

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LH Capital Partners in compliance with all applicable fair housing and equal opportunity laws.