



FranklinStreet

SITE



89,601 VPD

Advent Health
Palm Coast

E Moody Blvd
37,500 VPD

4, 6, 7, 10, & 12
Medical Ct
Palm Coast, FL, 32164

Combined 8.86 Acres
2 - 3.53 Acres AVAILBLE
Neighboring Advent Health Hospital
Willing to Subdivide (Add)/Add Additional Acres
Site Allows Development up to 8 Floors
Lift Station In Place

INVESTMENT HIGHLIGHTS



40,000 +/-
2 story medical building construction coming soon



Remaining Acreage Available For Sale
for uses such as Hotel, Self Storage, Office, Retail, Restaurant, etc.



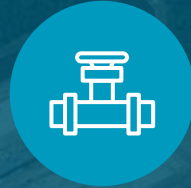
Seller Can Redesign
the current driveways and roundabout, as needed



Zoning
Vacant Commercial/
8 Story Height Restriction



Retention
Off Site



Utilities
stubbed to the site



Condition
Pad delivered & cleared



Asking Price
\$750,000 per acre

Total Asking Price: \$2.735M



SITE PLAN CONCEPT



HOTEL SITE CONCEPT



Hotel Site Details

- » Lots 3 and 4
- » 3.53 Acres Combined
- » Shared Parking if Needed
- » Project will deliver an urban atmosphere with shared parking, shared picnic areas, green space, etc.

MACRO RETAIL



AREA DEMOGRAPHICS



Palm Coast is one of Florida's newest cities, just incorporated in 1999. Palm Coast is a Florida paradise – situated on 70 miles of saltwater and freshwater canals and the Intracoastal Waterway and just minutes from breathtaking views of the Atlantic Ocean beaches.

Quality of life is paramount in Palm Coast. The vibrant lifestyle and the natural environment go hand-in-hand here. The City offers a dozen beautiful parks, 130+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating, and world-class tennis and golf.

PALM COAST, FL



91,082

2022 POPULATION

\$283K

2022 MEDIAN
PROPERTY VALUE

50.3

2022 MEDIAN AGE

\$69K

2022 MEDIAN
INCOME

PALM COAST DEVELOPMENT

PALM COAST COUNCIL GREEN-LIGHTS FINAL PLATS FOR FOUR DEVELOPMENTS



Four ongoing Palm Coast developments have received final approval from the Palm Coast City Council, including the first phase of a 293-acre development on Colbert Lane.

DEVELOPER SUBMITS PLANS FOR MATANZAS WOODS GOLF COURSE DEVELOPMENT



The proposed master plan development agreement, or MPD, shows a mixture of single family homes and commercial space, plus some multi-family housing.

PALM COAST APPROVES STEPS FOR TRIO OF DEVELOPMENTS THAT WILL ADD 689 HOMES IN NORTH AND SOUTH OF CITY



The Palm Coast City Council and its planning board between them approved different steps for a trio of developments in north and south Palm Coast that will add a combined 689 single-family homes to the city's inventory.

GREYSTEEL ARRANGES \$51M IN CONSTRUCTION FINANCING AND EQUITY PLACEMENT FOR 256-UNIT MULTIFAMILY DEVELOPMENT IN PALM COAST, FLORIDA



Greysteel announced that it has arranged the \$37 million construction financing and the \$14 million preferred equity placement for the development of Evolve Palm Coast, a 256-unit, garden-style market-rate multi-family community located in Palm Coast, Florida.

DOS PALMAS DEVELOPMENT



The Dos Palmas Development Site, an expansive ±186.64-acre multi-family/residential development opportunity in Palm Coast, FL, will offer unmatched convenience, as it's positioned just minutes from Palm Coast Parkway, which houses Publix Supermarket, Winn Dixie, Aldi, the Home Depot, Lowes and a variety of other nationally recognized tenants.

4,6,7,10,12 Medical Ct

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