

NOW UNDER CONSTRUCTION

SR 100 AT BELLE TERRE BLVD, PALM COAST, FL

+/- 40,000 SF RETAIL | OUTPARCELS FOR LEASE



- DRIVE THRU PAD
- 40,000+ SQFT RETAIL
- RESTAURANT
- DRIVE UP ATM AVAILABLE

FOR MORE INFORMATION PLEASE CONTACT:

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D.C.I.



Property Overview



Development Consultants Inc. presents an exceptional retail development opportunity at the highly visible, signalized intersection of **State Road 100 (E Moody Boulevard)** and **Belle Terre Parkway in Palm Coast, Florida**. Currently under construction, the project will feature approximately **40,000 square feet of retail space with additional outparcel opportunities for lease**, strategically positioned along two of the area's primary commercial corridors.



The property benefits from strong traffic exposure, with approximately **37,000 vehicles per day along SR 100** and **24,000 vehicles per day along Belle Terre Parkway**, along with multiple access points and prominent roadway frontage. The site offers flexibility for a variety of commercial users, including drive-thru concepts, restaurants, retail, financial services, and other service-oriented businesses.

The development is supported by a growing tenant mix that includes **HCA Florida, Heartland Dental, GoodVets, 7 Brew, and Palm Coast Wine & Spirits**, creating a complementary mix of healthcare, food and beverage, veterinary, and daily-needs uses that will generate consistent customer traffic.



Located within the rapidly growing Palm Coast and Flagler County market, the property is surrounded by expanding residential communities and benefits from convenient connectivity to **Interstate 95, U.S. Highway 1, and the greater Palm Coast trade area**. Strong population growth, increasing household formation, and continued commercial investment further support demand for new retail and service-oriented development.

With its **signalized hard-corner location, high traffic counts, excellent visibility, new construction, and established tenant commitments**, the project offers a compelling opportunity for businesses seeking a prominent location within one of Northeast Florida's growing commercial markets.

ACCESS POINTS



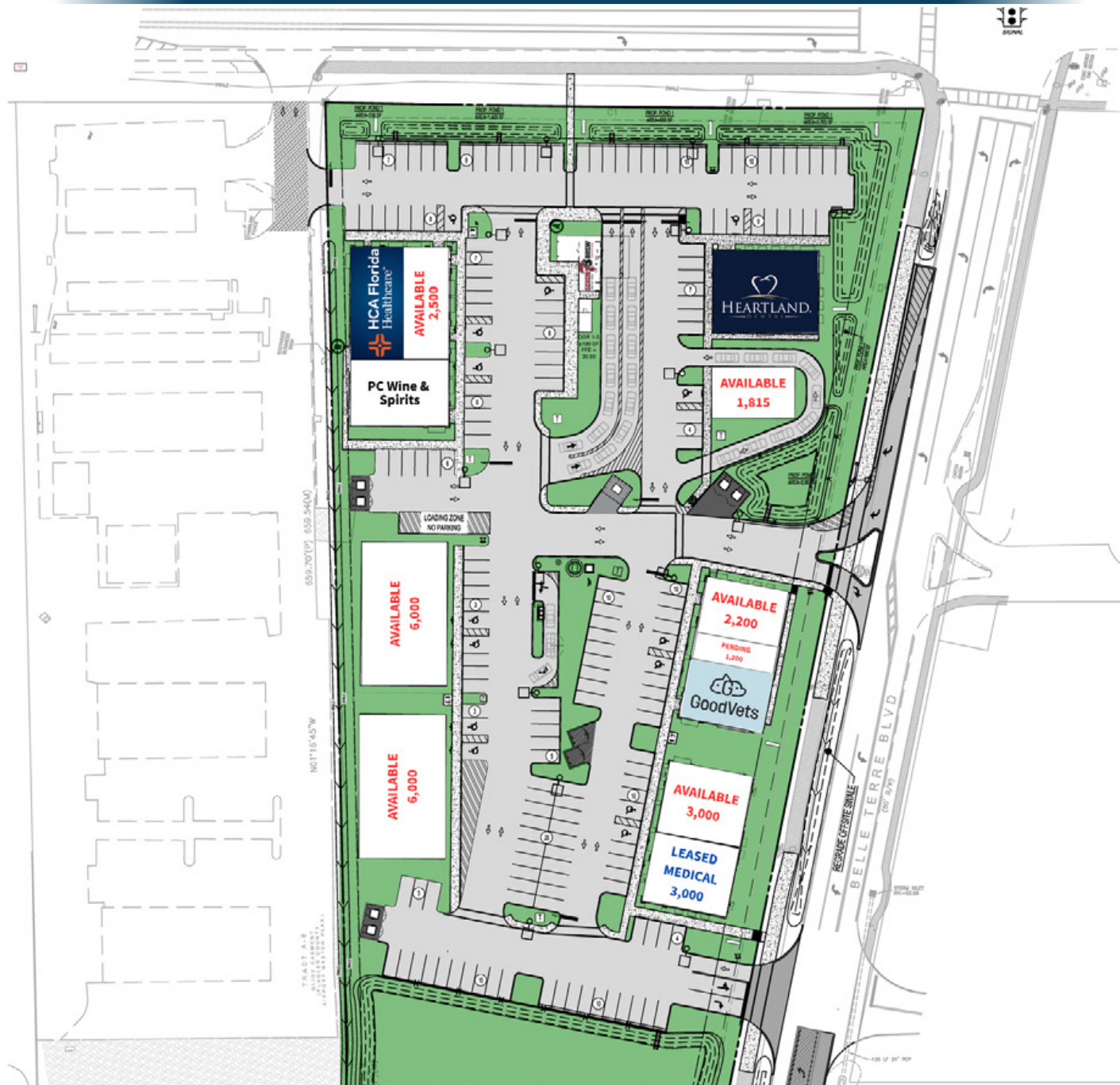
State Road 100 (E Moody Rd) +/-37,000 VPD



Belle Terre Pkwy (+/-27,000 VPD)



SITE PLAN CLOSE UP

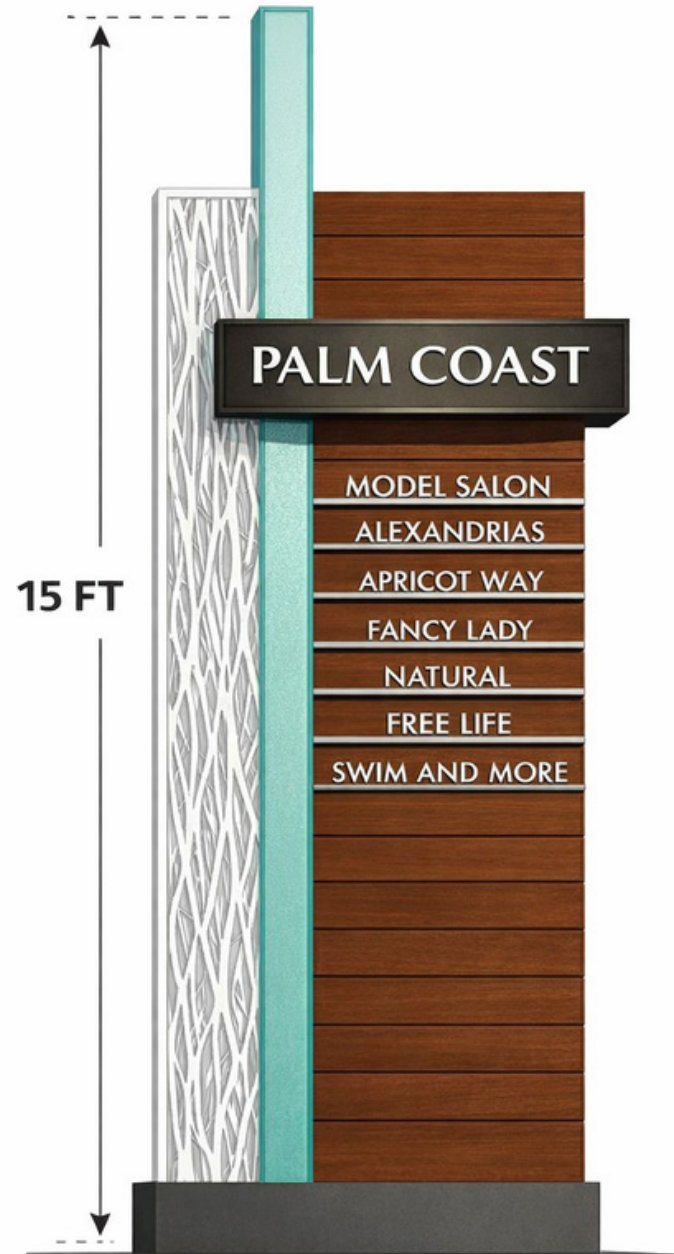


Concept Renderings





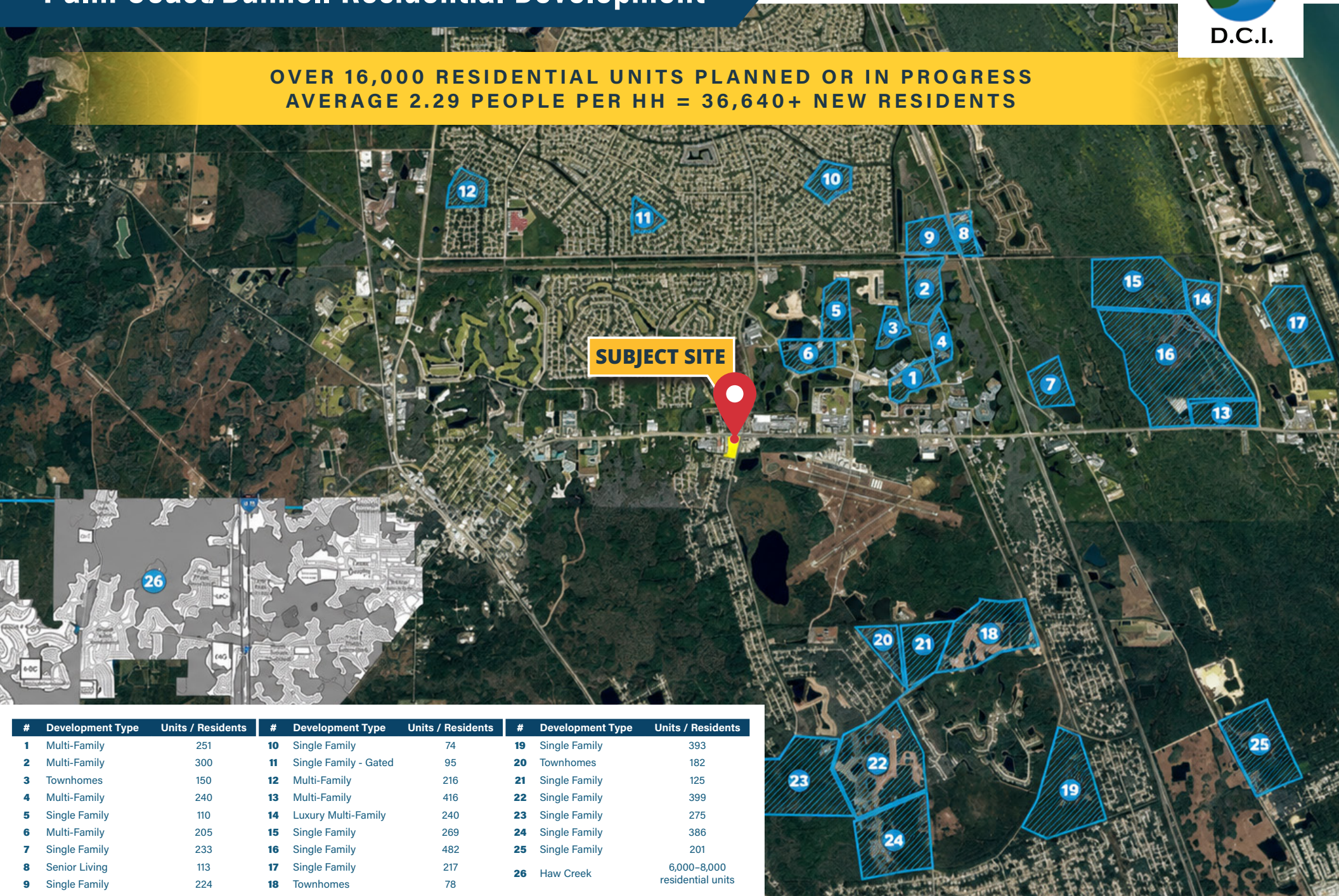
Proposed Signage



Palm Coast/Bunnell Residential Development



OVER 16,000 RESIDENTIAL UNITS PLANNED OR IN PROGRESS
AVERAGE 2.29 PEOPLE PER HH = 36,640+ NEW RESIDENTS



Location Map



SUBJECT SITE

Belle Terre Pkwy (+/-27,000 VPD)

State Road 100 (E Moody Rd) +/-37,000 VPD

Flagler Palm Coast High School

Flagler Executive Airport

Marvin's Garden Business Center

Southside Business Park



Extended Map



SUBJECT SITE

Belle Terre Pkwy (+/- 27,000 VPD)

Flagler Palm Coast High School

State Road 100 (E Moody Rd) +/- 37,000 VPD

Flagler Executive Airport

Advent Health
Palm Coast



Market Overview



Palm Coast, Florida is one of the fastest-growing communities along Florida's Atlantic Coast, benefiting from sustained population growth, continued residential development, and ongoing migration from higher-cost markets throughout the United States. Located in Flagler County between Jacksonville and Daytona Beach, Palm Coast offers convenient access to major employment centers, transportation corridors, beaches, and recreational amenities while maintaining a comparatively affordable cost of living and business-friendly environment.

The Palm Coast market has experienced significant residential expansion in recent years, with continued development of single-family communities, multifamily projects, and master-planned neighborhoods throughout Flagler County. This population growth is increasing demand for neighborhood retail, restaurants, healthcare services, professional offices, and other daily-needs businesses serving both existing and newly established households.

Continued investment in housing, healthcare, education, infrastructure, and commercial development has strengthened Palm Coast's long-term economic fundamentals. New residential communities and expanding employment opportunities are creating a larger year-round consumer base while supporting additional retail and service-oriented development throughout the market.

Palm Coast benefits from excellent regional connectivity through Interstate 95, U.S. Highway 1, and State Road 100, providing convenient access throughout Flagler County and to the larger Jacksonville and Daytona Beach metropolitan areas. These major transportation corridors also provide strong visibility and accessibility for commercial properties serving residents, commuters, visitors, and regional travelers.

The surrounding retail market includes a growing mix of national and regional retailers, restaurants, grocery stores, healthcare providers, and daily-needs businesses. Major brands operating throughout Palm Coast include Publix, Walmart, Target, Lowe's, The Home Depot, ALDI, Starbucks, Chick-fil-A, and numerous additional national and regional concepts. Continued commercial development reflects growing retailer interest in the expanding Palm Coast and Flagler County market.

Demographics throughout the surrounding trade area reflect a growing customer base supported by household formation, population growth, and continued residential development. These favorable market fundamentals support demand for a wide variety of commercial uses, including quick-service restaurants, cafés, medical and dental offices, fitness concepts, neighborhood retail, financial services, and professional offices, positioning Palm Coast as an attractive market for continued commercial investment and development.

Demographics

Population

Metric	1 Miles	3 Miles	5 Miles
2025 Population	2,975	29,697	62,107
2030 Population Projection	3,417	34,086	71,253
Growth 2025-2030	14.9%	14.8%	14.7%
Annualized Growth 2025-2030	2.8%	2.8%	2.8%
Average Age	48	44	45

Households

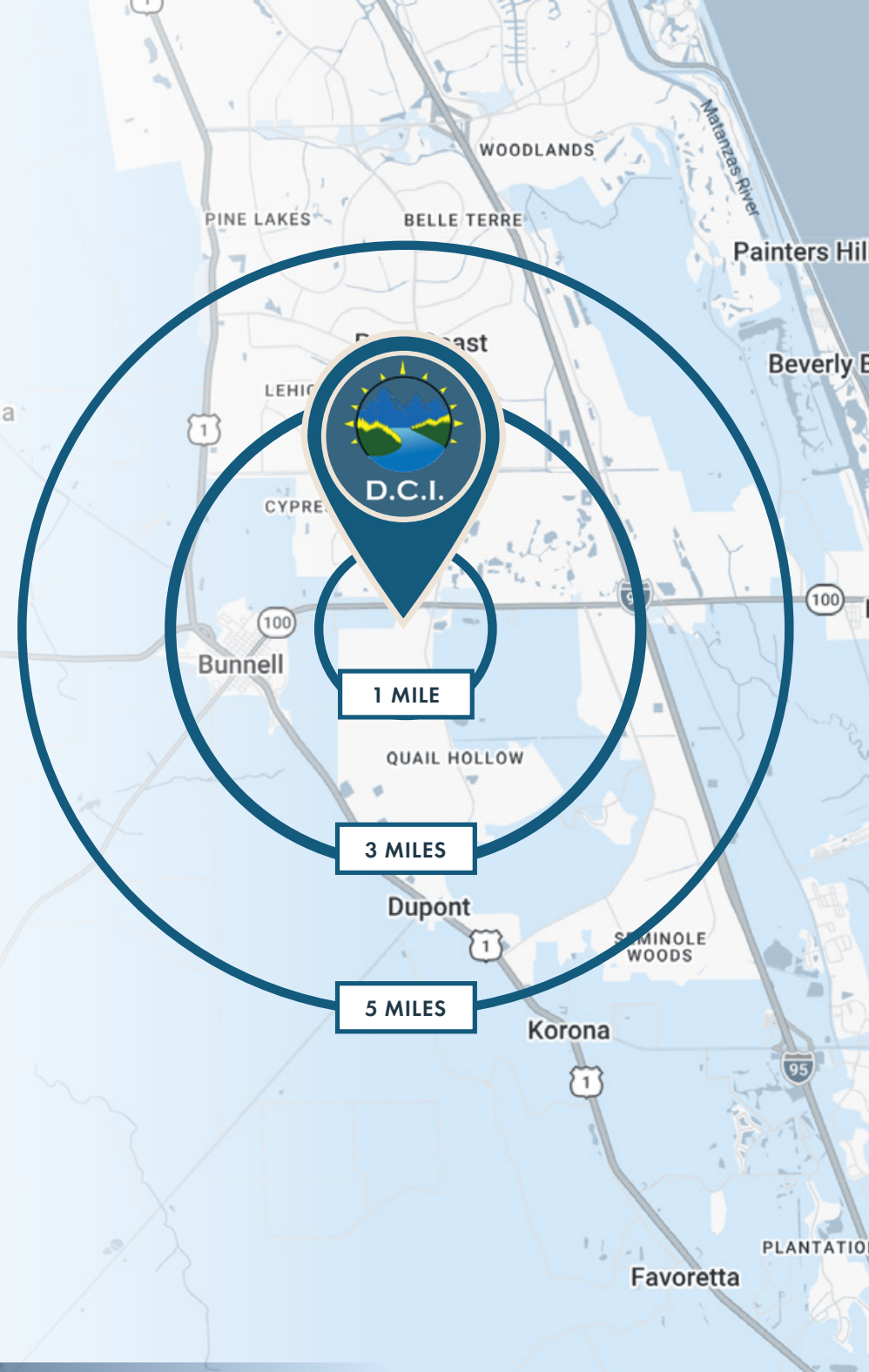
Metric	1 Miles	3 Miles	5 Miles
2025 Households	1,231	11,845	24,709
2030 Household Projection	1,415	13,612	28,371
Household Growth 2025-2030	15.0%	14.9%	14.8%
Avg Household Size	2.4	2.5	2.5
Avg Household Vehicles	2	2	2

Income

Metric	1 Miles	3 Miles	5 Miles
Median Household Income	\$60,985	\$58,165	\$68,911

Population By Race

Metric	1 Miles	3 Miles	5 Miles
Median Home Value	\$410,913	\$374,344	\$372,324
Median Year Built	2006	2005	2004



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