

## FLAGLER POINTE | 120 UNIT MULTIFAMILY SITE



### PROPERTY DESCRIPTION

10.2+/- Acre Multifamily Site For Sale.

96 Unit Site Plan previously approved by the City of Palm Coast with 6 Two-Story Buildings with 16 2/2 units in each building.

Zoning allows for 120 units.

Walk to shopping, restaurants, and medical offices.

List of permitting, pre-approvals, and surveys included in marketing flyer.

Just east of Interstate 95 with visibility from Interstate 95 and signage on Interstate 95 and SR 100.

Impact fees, utility connection fees, and any governmental fees including, permit fees, etc. not included in the sales price.

### LOCATION DESCRIPTION

Located just east of I-95, south of SR 100, and west of Old Kings Road.

Approximately 2 miles to Town Center and 3.3 miles to the Beach.

### JOHN W. TROST, CCIM

Principal | Senior Advisor

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### OFFERING SUMMARY

**SALE PRICE:** \$2,500,000

**LOT SIZE:** 10.2+/- Acres

**PARCEL NO:** 09-12-31-0000-01010-0000

**ZONING:** MFR-2  
12 DU PER ACRE

### DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

<b>TOTAL HOUSEHOLDS</b>	428	13,537	37,517
<b>TOTAL POPULATION</b>	1,135	35,810	93,527
<b>AVERAGE HH INCOME</b>	\$60,904	\$61,665	\$62,322

### LOCATION ADDRESS

250 Flagler Plaza Drive, Palm Coast, FL 32137

## PREVIOUS PERMITTING & PRE-APPROVALS

### PREVIOUS PERMITTING & PRE-APPROVALS PER OWNER (SOME MAY NEED TO BE UPDATED)

- Army Corps of Engineers approval (no permit required)
- St. Johns River Water Management District permit modification (in hand)
- Florida Department of Environmental Protection (FDEP) permit for wastewater and water (will be released by the City of Palm Coast when building permits are picked up)
- Flagler County School Board approval concurrency letter
- Traffic Study and Design approved
- Phase I Environmental Study
- Soil Testing
- City of Palm Coast Development Order permitting site improvements
- Site plan design 100% complete and approved by the City of Palm Coast
- Building architectural design 100% complete and approved by the City of Palm Coast; building permits ready for pick up

### SURVEY COMPLETED SHOWING THE FOLLOWING:

- Boundary
- Topography
- Tree Survey
- Wetlands (The wetlands have been previously mitigated and can be impacted per SJRWMD)

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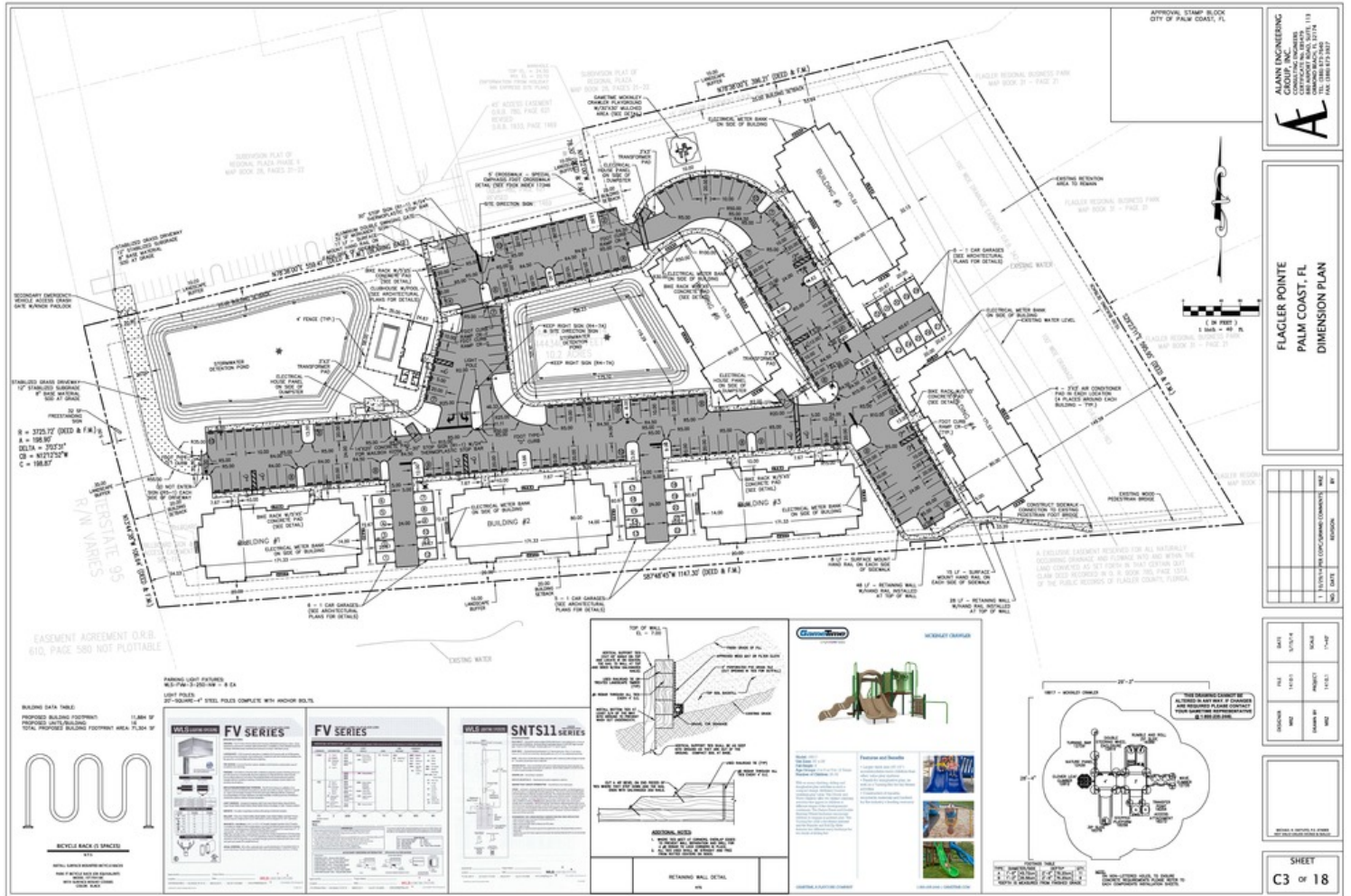
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# PROPOSED 96 UNIT SITE PLAN



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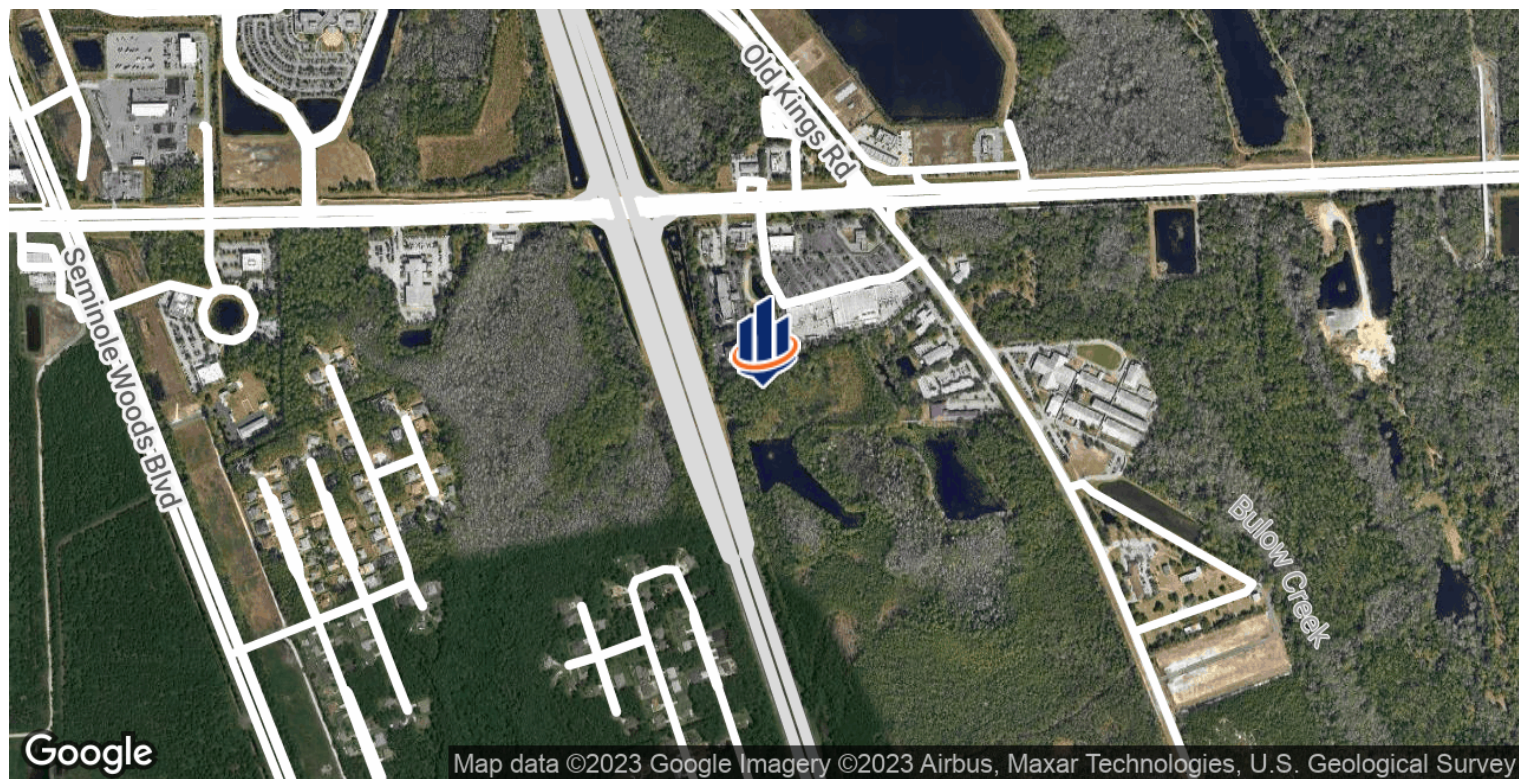
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## LOCATION MAPS



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