

198± ACRE MULTI-FAMILY DEVELOPMENT TRACT

Palm Coast Park

Tract 1

— Palm Coast · Flagler County · Florida



Executive Summary

Palm Coast Park — Tract 1 is a **198.05± acre, multi-family residential and commercial development parcel** containing a beautiful 12.30-acre lake within the Palm Coast Park Development of Regional Impact (DRI) in Palm Coast, Flagler County, Florida.

The property carries approved entitlements for **359 multi-family units and 5.30 acres of commercial zoning** under one of Northeast Florida's most significant large-scale development approvals — a framework that has already delivered multiple active builder programs along the US-1 corridor. An acquiring developer steps into this asset with an established regulatory pathway, bypassing the most time-consuming phase of the entitlement cycle.

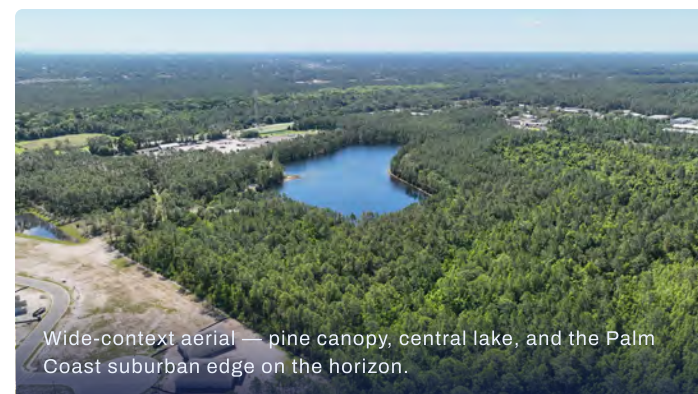
The Tract fronts directly on U.S. Highway 1 (SR-5) along its eastern boundary. The site spans Government Sections 9, 10, and 16 of Township 11 South, Range 30 East, held under common ownership by Sunbelt Palm Coast I, LLC.

Wetland delineation by Atlantic Ecological, LLC identifies **124.93 acres of wetland, a 12.30-acre lake, and approximately 35 acres of usable upland**. A buyer enters with a precisely mapped environmental footprint — not an open-ended variable requiring discovery-phase investment.

Flagler County ranked sixth fastest-growing among all Florida counties between 2020 and 2025, adding more than 25,000 residents. National builders including D.R. Horton, KB Home, and Dream Finders Homes are all operating active communities in the immediate trade area.

PROPERTY VITALS

Total Acreage	198.05± ac
Entitlements	359 multi-family units + 5.30 ac commercial
Usable Upland	±35 ac
Lake	12.30 ac
US-1 Frontage	Direct · East
Asking Price	\$9,000,000



Wide-context aerial — pine canopy, central lake, and the Palm Coast suburban edge on the horizon.

Property Overview

Acreage · Parcels · Zoning & Entitlements

Palm Coast Park Tract 1 is a 198.05± acre tract lying west of US Highway 1 in Government Sections 9, 10, and 16, Township 11 South, Range 30 East. Held in unified ownership by Sunbelt Palm Coast I, LLC, the parcels form a single contiguous holding bounded by the Florida East Coast Railway's 150-foot right-of-way to the west, US Highway 1 to the east, and Palm Coast Industrial Park lots to the south.

PARCEL INVENTORY

PARCEL ID	ACRES	SEC.
09-11-30-0000-0102A-0000	36.97	9
09-11-30-0000-0102A-0030	118.33	9
10-11-30-0000-01010-0000	37.08	10
10-11-30-0000-01010-0050	5.30	10
16-11-30-0000-01010-0070	.37	16
TOTAL	198.05	9, 10, 16

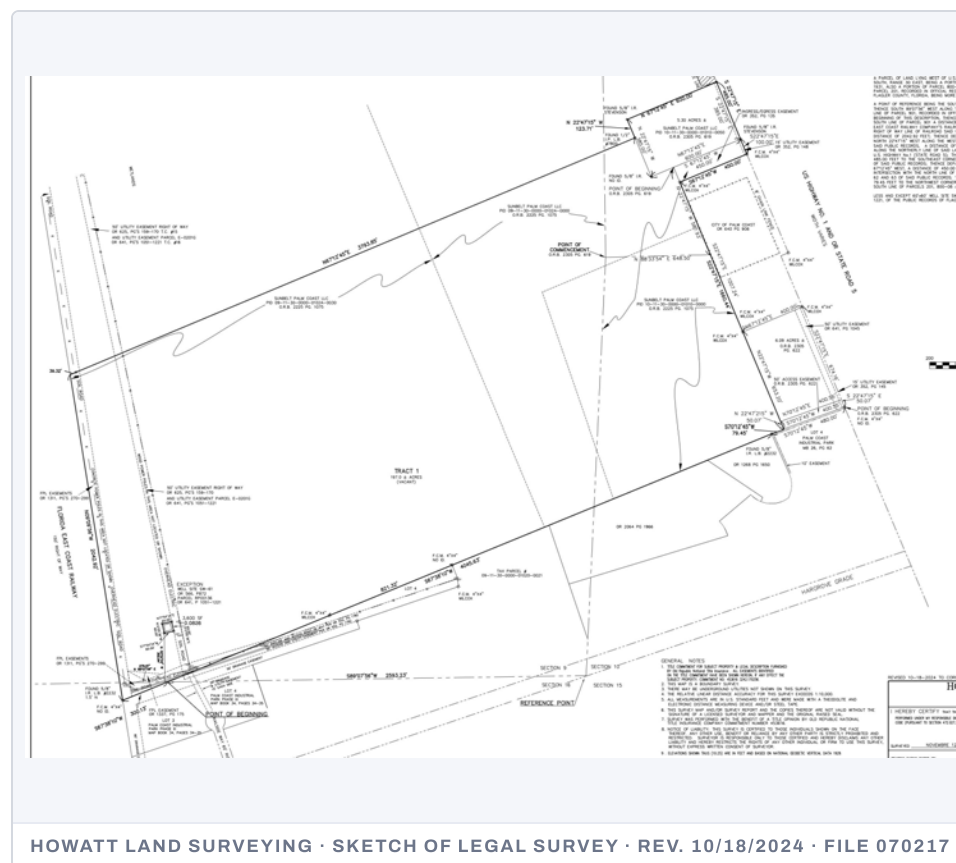
FLOOD ZONE
X

ZONING / FLU
MPD · Palm Coast Park DRI

WELL EXCEPTION
SW-61 · 60'×60'

SURVEY
Howatt LS · rev. 10/18/2024

SURVEY · PARCEL SKETCH



Location Overview

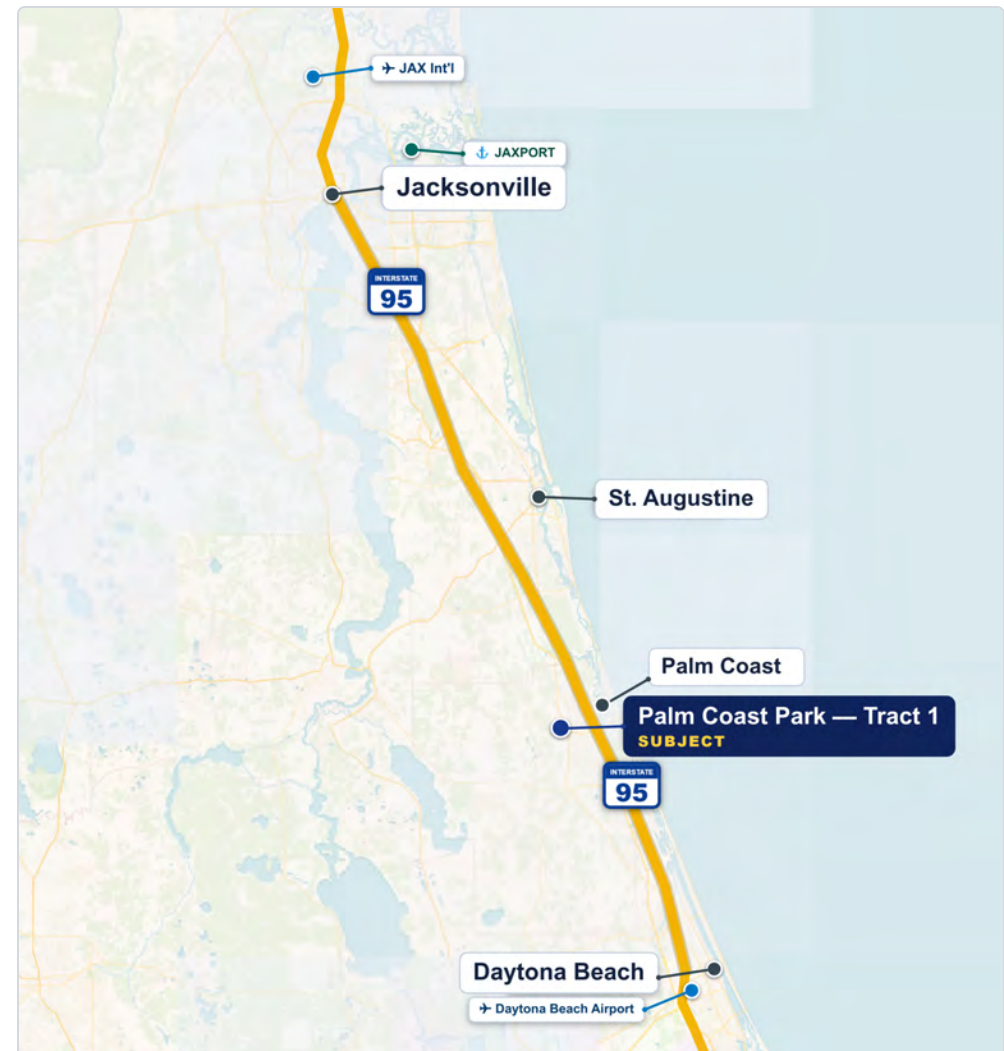
Palm Coast Park Tract 1 sits along U.S. Highway 1 — the geographic and economic midpoint between Jacksonville and the Daytona Beach / Volusia County market. Palm Coast has emerged as the dominant residential growth node along this corridor over the past decade. The property connects to Interstate 95 via the Palm Coast Parkway interchange (Exit 289), roughly 3–5 miles to the east.

I-95 runs parallel to US-1 through Flagler County, providing rapid access to Jacksonville International Airport (~72 mi north) and Daytona Beach International Airport (~36 mi south). The Northeast Florida employment base — Amazon (~16,000 regional jobs), Baptist Health (~12,400), Mayo Clinic Florida (~9,000), and NAS Jacksonville (~22,000) — anchors residential absorption across a wide buyer profile.

DRIVE TIMES FROM SUBJECT

DESTINATION	DISTANCE	DRIVE TIME
Jacksonville CBD	~62 mi · I-95	~1 hr
St. Augustine (Historic)	~35 mi	~40 min
Daytona Beach	~35 mi · I-95	~35–40 min
Orlando (I-4 junction)	~110 mi	~1 hr 45 min
Jacksonville Intl Airport	~72 mi · I-95	~1 hr 10 min
Daytona Beach Airport	~36 mi · I-95	~40 min
Nearest I-95 (Exit 289)	~3–5 mi	~5–10 min

REGIONAL MAP



Retail, Services & Healthcare — within ~6 miles



Demographics & Residential Demand

Between 2020 and 2025, Flagler County grew 21.7%, adding more than 25,000 residents to reach an estimated 140,360 — sixth-fastest among all Florida counties. Palm Coast reached ~106,729 residents as of mid-2024 and continues tracking toward a 110,000-person threshold that would rank it among the 25 largest cities in the state.

Flagler County authorized ~2,529 housing units in 2023, ~2,588 in 2024 and ~2,586 in 2025 — a cadence signaling sustained builder confidence and insufficient inventory to blunt demand. A 359-unit multi-family program and 5.30 acres of commercial zoning at Tract 1 is calibrated well within the trade area's demonstrated absorption capacity.

140,360

COUNTY POP.
(2025)

+21.7%

5-YR GROWTH

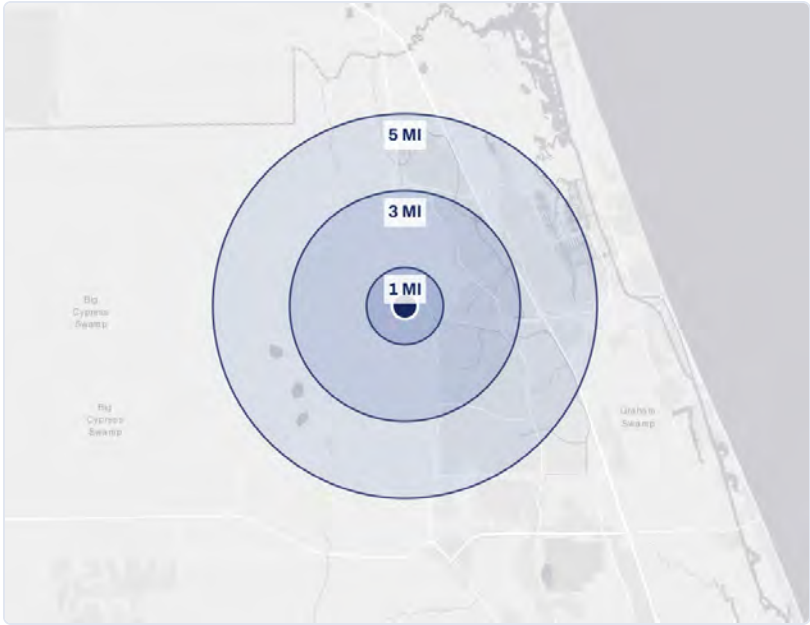
\$359,530

MEDIAN SALE PRICE

2,586

PERMITS
(2025)

DEMOGRAPHIC RINGS · 1 / 3 / 5 MI



DEMOGRAPHIC SNAPSHOT — 1 / 3 / 5-mile rings centered on the subject (ESRI Business Analyst / ACS)

METRIC	1-MILE RING	3-MILE RING	5-MILE RING
Population	607	21,624	64,994
Households	259	8,760	26,119
Median Household Income	\$70,022	\$75,527	\$80,273
Average Household Income	\$96,816	\$93,051	\$103,354
Bachelor's Degree or Higher	29.1%	31.8%	29.3%
Mean Commute (minutes)	27.4	29.1	28.7

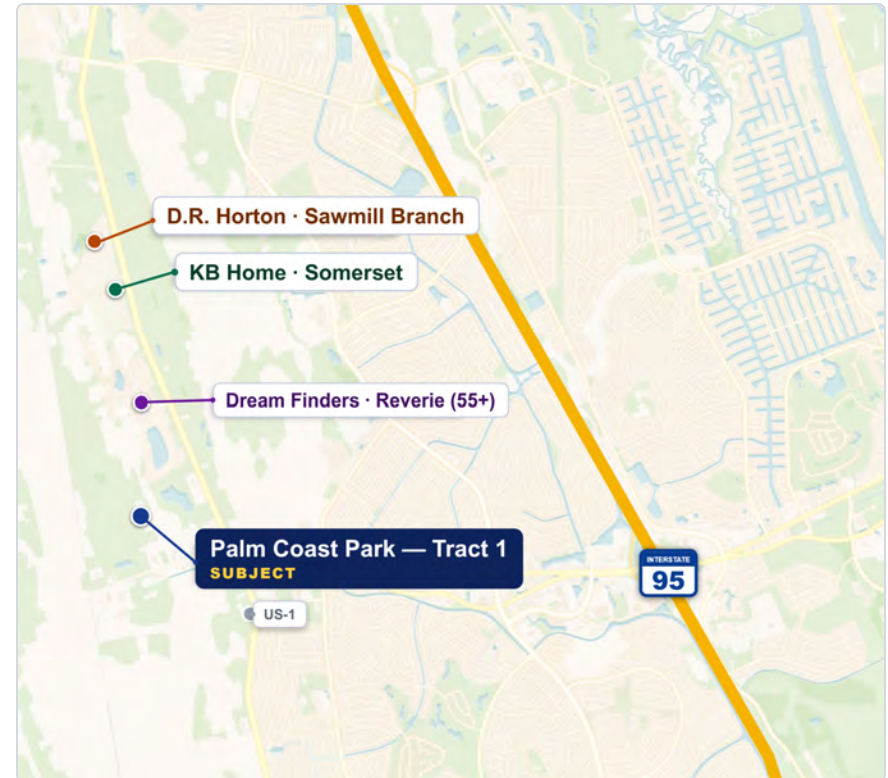
Development Activity & Builder Presence

Multiple national production builders and regional operators are running concurrent programs within ~7 miles of the subject, validating demand across a range of price points. Of particular relevance: KB Home's Somerset community sits within the same Palm Coast Park DRI framework as Tract 1, on 162 acres along US-1 — its absorption of 418 approved single-family units demonstrates the DRI framework has achieved market acceptance at project scale. A 359-unit multi-family program at Tract 1 is a direct, natural extension of validated, builder-proven demand.

SELECTED NEARBY ACTIVE COMMUNITIES

BUILDER	COMMUNITY	TYPE · STATUS
KB Home	Somerset at Palm Coast Park	Single-Family · Same DRI · Active
D.R. Horton	Sawmill Branch	Single-Family · Same DRI · Active
Dream Finders	Reverie at Palm Coast Park	55+ Active Adult · Same DRI · Active
Toll Brothers	Retreat at Town Center	Single-Family · Active
Century Homes	Reserve East	Single-Family · Active
Taylor Morrison	Colbert Landings	Single-Family · Active

NEARBY DEVELOPMENTS MAP



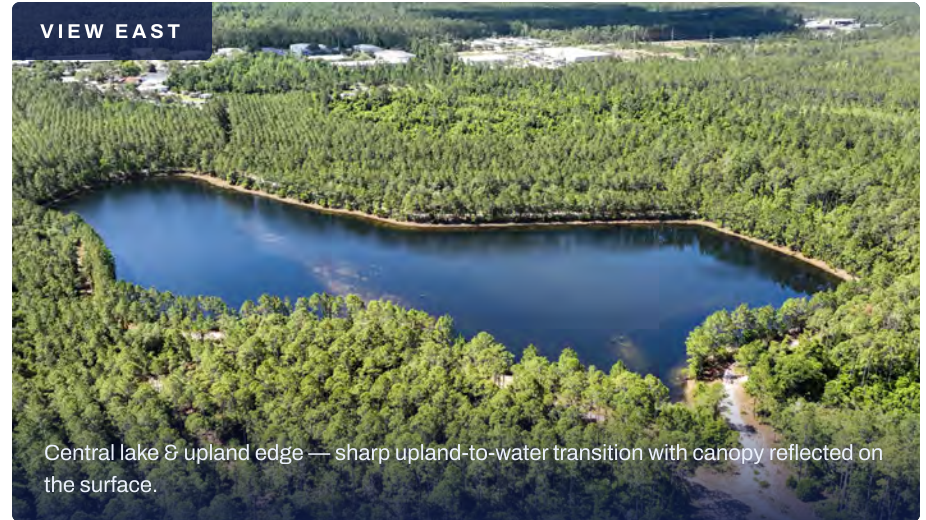
Aerials & Property Photography

VIEW NORTH



US-1 frontage & central lake — orientation shot situating the Tract within its arterial corridor.

VIEW EAST



Central lake & upland edge — sharp upland-to-water transition with canopy reflected on the surface.

VIEW WEST



Property scale & Palm Coast horizon — directional light across the lake toward the suburban grid.

VIEW SOUTH



Canopy depth & Tract extent — horizon-anchored lake and pine canopy conveying depth.

CONTACT

For More Information



LISTING AGENT

Ken Belshe

DIRECT 386-931-0125 or 386-986-2411

EMAIL kenbelshe@fwscommercial.com

OFFICE FWS Commercial
1 Hammock Beach Parkway, Suite 101
Palm Coast, FL 32137

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