

Marina del Palma

Commercial Tract

1 Harbor View Drive · Palm Coast · Flagler County, Florida



3.54± ACRE ENTITLED COMMERCIAL TRACT



OFFERING MEMORANDUM

Executive Summary

FWS Commercial is pleased to present the **Marina del Palma Commercial Tract**, a 3.54-acre entitled commercial parcel at 1 Harbor View Drive in Palm Coast, Florida. The tract fronts Colbert Lane offering approximately 650 feet of unobstructed frontage along one of the busiest north/south corridors in Palm Coast. The tract lies immediately outside the gates of Marina del Palma, a private Intracoastal boating community, and carries approved commercial entitlements of approximately 46,000 square feet — a rare combination of in-place entitlement, corridor visibility, and a customer base built into the site's front yard.

Marina del Palma delivers 154 single-family homesites and up to approximately 461 multi-family units, and the broader Colbert Lane corridor adds rooftops through projects including Colbert Landings, Lighthouse Harbor, Grand Haven, Palm Coast Plantation, Reserve East, and Beach Park Village. Flagler County ranks among Florida's fastest-growing counties, expanding 21.7% between 2020 and 2025. There is very little commercial service along the Colbert corridor today - this tract is positioned to capture that demand first.

POSITIONING PILLARS

- ▶ **Entitlement in hand** — an approved ~46,000 SF commercial envelope removes the entitlement clock from the buyer's underwriting.
- ▶ **Colbert Lane frontage** — direct visibility on the corridor connecting Palm Coast's core to the Hammock and the beaches.
- ▶ **Captive demand** — Thousands of homes and apartments along the currently under-served Colbert Lane corridor.
- ▶ **Lifestyle brand** — Adjacent to a private marina community with valet boat service that anchors the address in Palm Coast's waterfront identity.
- ▶ **Macro tailwind** — sustained Flagler County population growth continues to deepen the trade area.

PROPERTY SNAPSHOT

Site Size	3.54 acres
Approved Envelope	~46,000 SF
Land Use	Vacant Commercial
Frontage	Approximately 650' on Colbert Lane
Setting	Intracoastal Community
Pricing	Call for Offers



Property Overview

A single, cleared and filled parcel

The offering is a single, cleared and filled parcel — Tract 159 of the Marina del Palma plat — sitting on the east side of Colbert Lane just north of the community's gated entry. Where many corridor land deals require assembling multiple ownerships, this is one deeded tract with commercial land use already in place and approved entitlements of building envelope of approximately 46,000 square feet. The site is cleared at the frontage, benefits from the corridor's existing turn-lane infrastructure, and reads from Colbert Lane as the natural commercial front door to the community behind it. A buyer inherits the box to build in; the remaining decisions are program and design, not entitlement.

SPECIFICATIONS

Address	1 Harbor View Drive, Palm Coast, FL 32137
Parcel ID	35-11-31-4075-00000-1590
Legal Description	Marina Del Palma, MB 38 PG 76, Tract 159
Site Size	3.54 acres
Land Use	Vacant Commercial
Approved Envelope	~46,000 SF
Frontage	Approximately 650 feet on Colbert Lane
Owner of Record	WGA Investments LLC

PARCELS

Single deeded tract

ACCESS

Existing corridor turn lanes

POSITION

E. side of Colbert Ln, N. of gate

COLBERT LANE FRONTAGE



TRACT 159 · COLBERT LANE FRONTAGE · PARCEL BOUNDARY OVERLAY PENDING SURVEY

Location Overview

Colbert Lane is the busy spine road running north and south between Palm Coast's commercial core and the Flagler Beach / A1A corridor, tracking the Intracoastal Waterway for most of its length. From the site, Flagler Beach is roughly a three-minute drive, and State Road 100 / Moody Boulevard carries traffic west to I-95 in minutes — putting the tract inside the daily travel path of both community residents and beach-bound corridor traffic.

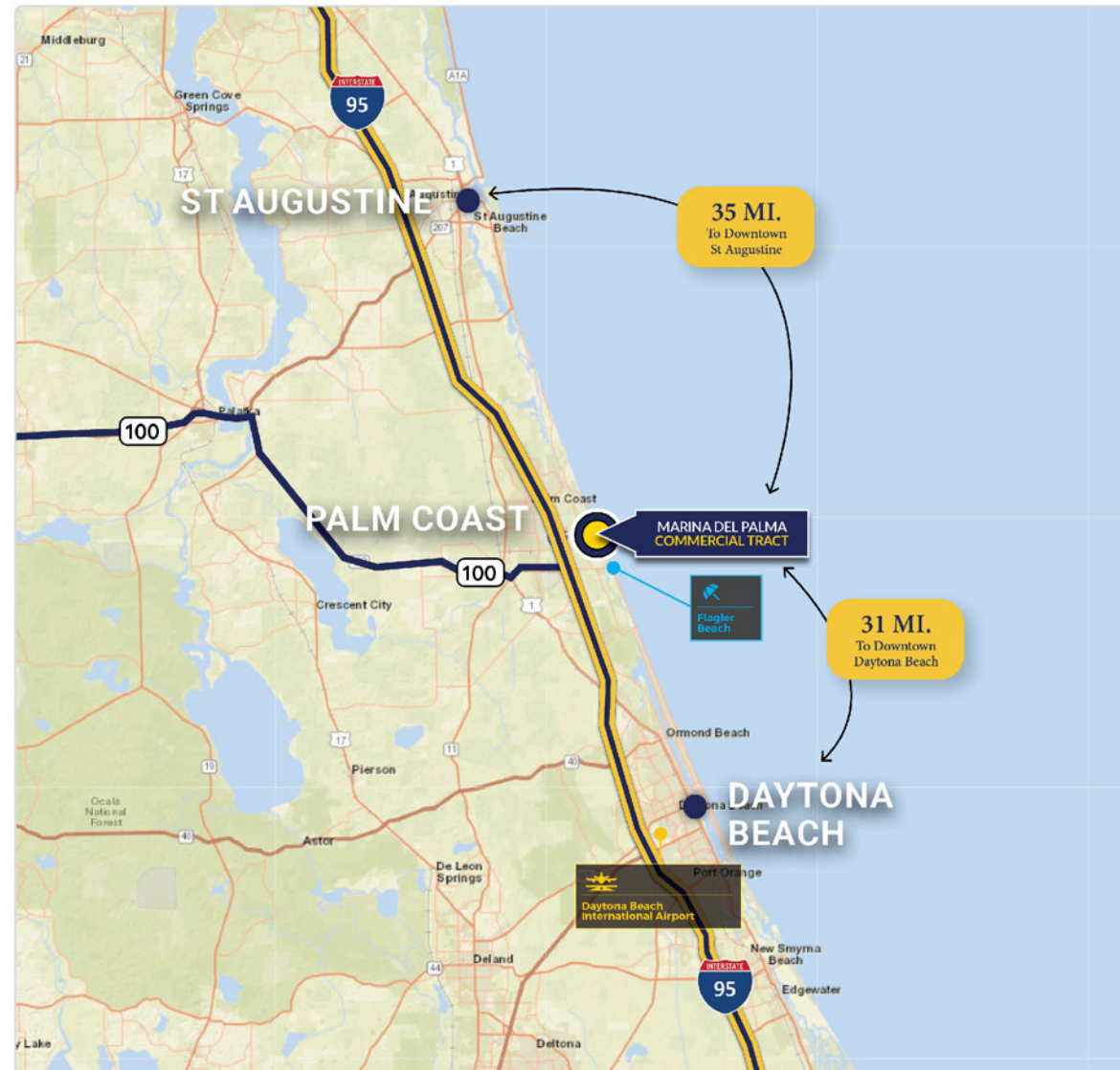
St. Augustine and Daytona Beach bracket the market roughly a half hour in either direction, with commercial air service at Daytona Beach International and Jacksonville International.

DRIVE TIMES FROM SUBJECT

DESTINATION	DISTANCE	DRIVE TIME
Flagler Beach	~2 mi	~3 min
I-95 (State Road 100 / Moody Boulevard interchange)	3.5 mi	~5 min
St. Augustine	28 mi	~34 min
Daytona Beach	34 mi	~42 min
Daytona Beach Intl Airport	~32 mi	~40 min
Jacksonville Intl Airport	76 mi	~1 hr 20 min

Distances and drive times are approximate, sourced from public routing tools (Travelmath, Rome2Rio); I-95 and Daytona airport figures shown as estimates pending broker confirmation.

REGIONAL MAP



The Marina del Palma and Palm Coast Plantation Communities

Marina del Palma and Palm Coast Plantation are gated, deed-restricted boating communities on the Intracoastal Waterway — one of the few places on Florida's east coast where the marina is a homeowner amenity rather than a separate membership. The two communities deliver 800 single-family homesites plus up to approximately 461 multi-family units, all behind gates and privacy walls on palm-lined entrance boulevards that meet Colbert Lane directly beside the tracts.

The amenity package in Marina del Palma is the differentiator. Every homesite includes a private 30-foot slip in the community's secure dry-stack boathouse — 154 slips in total — alongside a traditional marina with 83 wet slips for larger vessels. A valet boat service, managed through the community's mobile app, launches, fuels, and stages each owner's boat on demand. The dockside clubhouse offers more than 3,000 square feet of community space with a fitness center, flanked by a resort-style pool, tennis courts, and manicured common grounds.

For a commercial developer, the adjacent communities are the demand story. These are boat-owning, amenity-oriented households whose spending skews toward dining, wellness, marine services, and convenience retail — yet nothing along the Colbert Lane corridor serves those daily needs today. The subject tract, at the front door of the two communities, is the natural place for that first wave of commercial service to land.

800

 SINGLE-FAMILY
HOMESITES

~461

 MULTI-FAMILY
(UP TO)

154+83

DRY + WET SLIPS

~3 min

 TO THE ATLANTIC
BEACHES


Inside the gate — homes ringing the community lake, marina facility beyond.



The gated entrance and palm-lined boulevard — immediately beside the subject frontage.



MARINA DEL PALMA COMMERCIAL TRACT

DOLLAR TREE
Publix.

CHICKEN SALAD CHICK
REFINER'S CHAIR
LUXURY NAIL SPA
CLUB PILATES
Hair Haven Co.
TOTAL SALON STUDIOS

EPIC
THEATRES

TACO BELL
STARBUCKS
ALDI
TSC
TRACTOR SUPPLY CO.
Culver's

Flagler Executive Airport

AdventHealth
Palm Coast

Domino's Pizza
BIKE SHOP
McDonald's
Winn-Dixie
FLAGLER Animal Hospital
Mobil
CIRCLE K
POPEYES

100

Wawa
BRONX HOUSE PIZZA
planet fitness
Cinco de Mayo

MILLER'S ALE-HOUSE
LONGHORN STEAKHOUSE
CHIPOTLE MEXICAN GRILL
Bj's
Chick-fil-A
CHASE

BARNHILL'S CAFE - BAR - GRILLE
TORTUGAS
Anchor
SUNBROS CAFE
Life begins with Coffee
Flagler Beach FLORIDA
DOLLAR GENERAL
Mobil
Tuscany
YES COFFEE CO.
Golden Lion
FUNKY PELICAN

Flagler Fish Company
BAR & RESTAURANT
FRESH SEAFOOD, STEAKS, COCKTAILS

Publix.
TRUIST
DOLLAR TREE
CVS/pharmacy
7 ELEVEN
Margarita ISLAND
MEXICAN KITCHEN & BAR
Tony's
EVENTS CENTER

THE VITAMIN SHOPPE
TRUSTCO BANK
ROSS DRESS FOR LESS
AT&T
PETSMART
Michael's
SUBWAY
GameStop
TJ-maxx
FAMOUS footwear
benefit
SALLY.
Walgreens
Olive Garden
DUNKIN'
ULTA
target
Bath & Body Works
McDonald's

Branded retail rings the trade area — from the Palm Coast core's big-box and grocery clusters west of I-95 to the Flagler Beach dining strip across the Intracoastal. What the map also shows is the gap: nothing serves the rooftops inside the gate or the Colbert Lane corridor itself. The subject tract is the closest commercial pad to that growing household base.

Permitted Uses & Illustrative Concept

The tract carries a commercial land-use designation with an with approved entitlements of approximately 46,000 square feet, consistent with the neighborhood-scale — the box a buyer gets to build in, consistent with the neighborhood-scale commercial framework of the City of Palm Coast's Unified Land Development Code. The designation fits the site's context: service and convenience uses scaled to the corridor traffic passing its frontage.

USE CATEGORIES THAT FIT



Marine services

Service, supply and support for a community where every home comes with a boat slip.



Dining

The community's first walkable restaurant or waterfront-adjacent café.



Wellness / medical

Fitness, medical office and personal-care users drawn to captive rooftops.



Professional office

Neighborhood-scale office with corridor visibility.



Convenience retail

Daily-needs retail closing the gap inside the gate.

DESIGNATION

Commercial · ~46,000 SF

ILLUSTRATIVE CONCEPT



Aerials & Site Photography

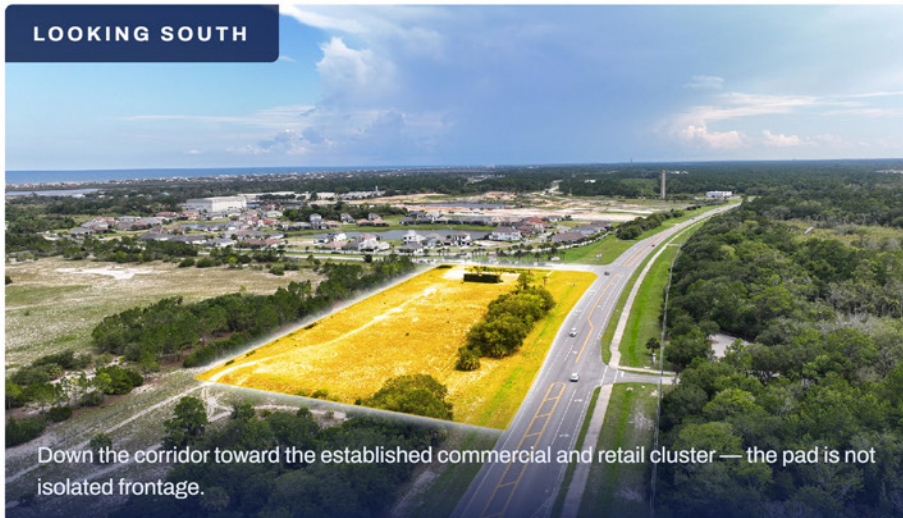
LOOKING NORTH-EAST



LOOKING NORTH



LOOKING SOUTH



ENTRANCE BOULEVARD



CONTACT

For More Information



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