

The Conservatory Commercial

MATANZAS WOODS PKWY & PALM HARBOR PKWY (FOREST GROVE DR), PALM COAST, FL 32137

16.25± AC AVAILABLE



Property Features

- > 16± AC Commercial parcel available for sale (willing to subdivide)
- > Substantial traffic increase with access to Palm Harbor Pkwy
- > Conveniently located across from Matanzas High School and well positioned for development with three (3) new roadway projects recently completed
- > Click on link for more info: www.matanzas95interchange.com
- > New, I-95 Matanzas Woods Pkwy Interchange is now open
- > Property adjacent to the prestigious Conservatory Golf Community featuring signature Tom Watson golf course & 340± lot residential community
- > PUD Zoning allows for retail, office, hotel (.3 -.5 FAR), and/or multifamily
- > Utilities available at site
- > Limited commercial land available to serve area
- > Sale Price: \$5.00 PSF or \$217,800/Acre



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I-95 & Matanzas Woods Pkwy Interchange Project

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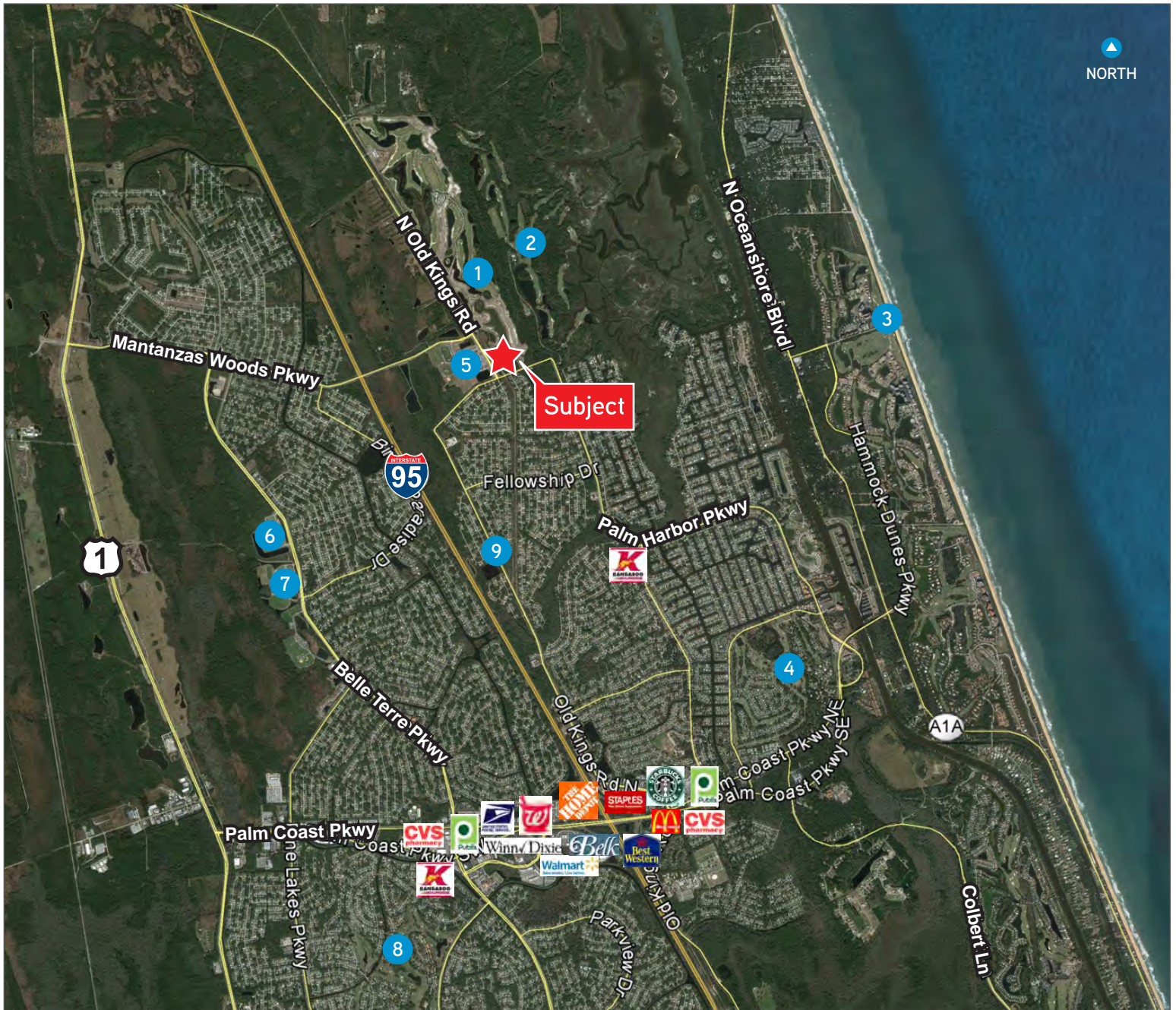
I-95 & Matanzas Woods Parkway Interchange

- > Construction was recently completed (www.matanzas95interchange.com)
- > The project improves access to I-95 and provides additional capacity along Matanzas Woods Parkway from US - 1 to Old Kings Road & Palm Harbor Parkway (Forest Grove Drive)

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Aerial

MATANZAS WOODS PKWY & PALM HARBOR PKWY (FOREST GROVE DR), PALM COAST, FL 32137



1	The Conservatory Golf Course	4	Palm Harbor Golf Club	7	Indian Trails Middle School
2	Hammock Dunes Club	5	Matanzas High School	8	Pine Lakes Golf Course
3	Hammock Beach Resort	6	Belle Terre Elementary School	9	Palm Harbor Academy

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Additional Road Construction Projects

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Palm Harbor Parkway Extension

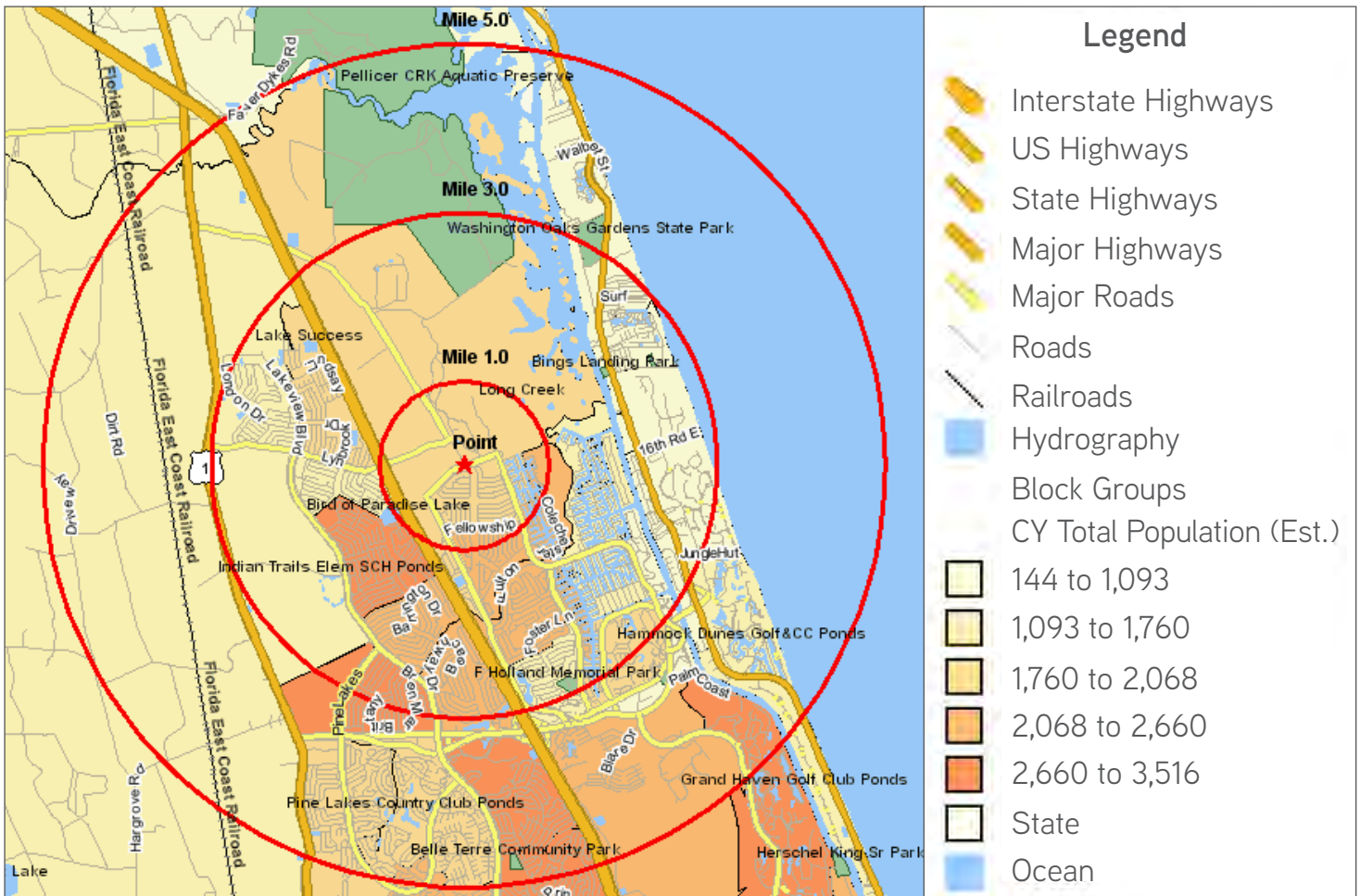
- > Palm Harbor Parkway will soon make Forest Grove Drive exclusively a residential road
- > The new extension of Palm Harbor Parkway will cross through The Conservatory to connect Old Kings Road, near the current intersection of Matanzas Woods Parkway and Old Kings Road
- > Cars on Forest Grove Drive, heading east, will not be able to get onto Palm Harbor Parkway directly. Instead, drivers will have to head north on Old Kings Road before connecting to the extension, north of Matanzas High School
(Source: Palm Coast Observer)
- > Construction is expected to begin in 2014

Old Kings Road Extension

- > The Old Kings Road extension project will continue north behind Matanzas High School and eventually cross over Matanzas Woods Parkway before it connects with the current Old Kings Road, north of the high school (Source: Palm Coast Observer)
- > The first phase of construction, from Forest Grove Drive to Matanzas Woods Parkway, is slated for 2018

Demographic Summary

MATANZAS WOODS PKWY & PALM HARBOR PKWY (FOREST GROVE DR), PALM COAST, FL 32137



DEMOGRAPHIC SUMMARY			
2014 DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Est. Population 2014	2,591	30,661	48,874
Est. Population 2019	2,633	32,765	51,595
Average Age	48.6	47.2	48
INCOME			
Average HH Income	\$63,790	\$60,420	\$60,442
HOUSING			
Total Housing Units	1,081	12,438	20,097
Owner Occupied	879	9,899	15,974
Renter Occupied	202	2,539	4,123

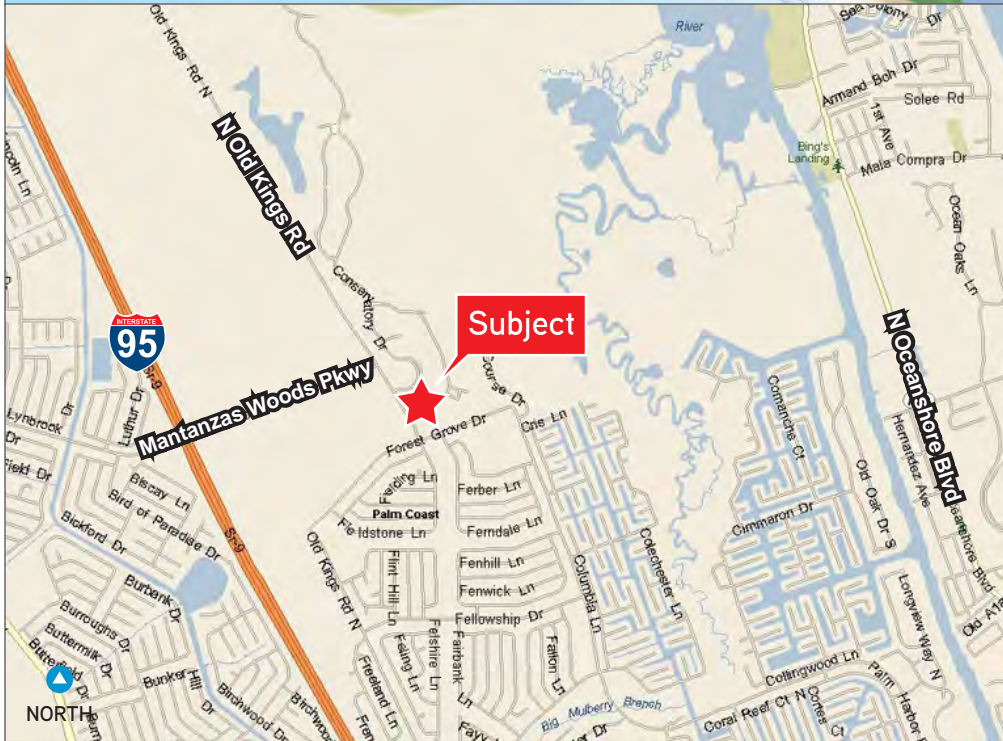
Source: The Nielsen Company & FDOT

Contact Us For More Information

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