

Jose Park - State Road A1A & Intracoastal Waterway



Asking Price:

**\$4.4
Million**

FOR SALE | 18.5 ACRES AVAILABLE | PALM COAST, FL

Palm Coast Waterfront Development Site

**VIEW ONLINE
VIDEO TOUR** 

- Future land use designated residential high-intensity and mixed-use high-intensity
- Planned for 158 residential units, 23,000 commercial square feet, marina with 86 dry slips, 46 wet slips including boat ramps and fueling stations
- Excellent opportunity to provide private or public marina services to the Palm Coast market and serve as an additional destination for tourist services
- 3 minutes to Florida's premier oceanfront destination - Hammock Beach Resort
- Walking distance to 16th Road beach access
- Adjacent to county's Mala Compra Greenway trail system
- 1,100± feet of navigable frontage along the Intracoastal Waterway
- Direct frontage on State Road A1A

**Incredible
Mixed-Use
Development
Opportunity!**

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Accelerating success.

Executive Summary

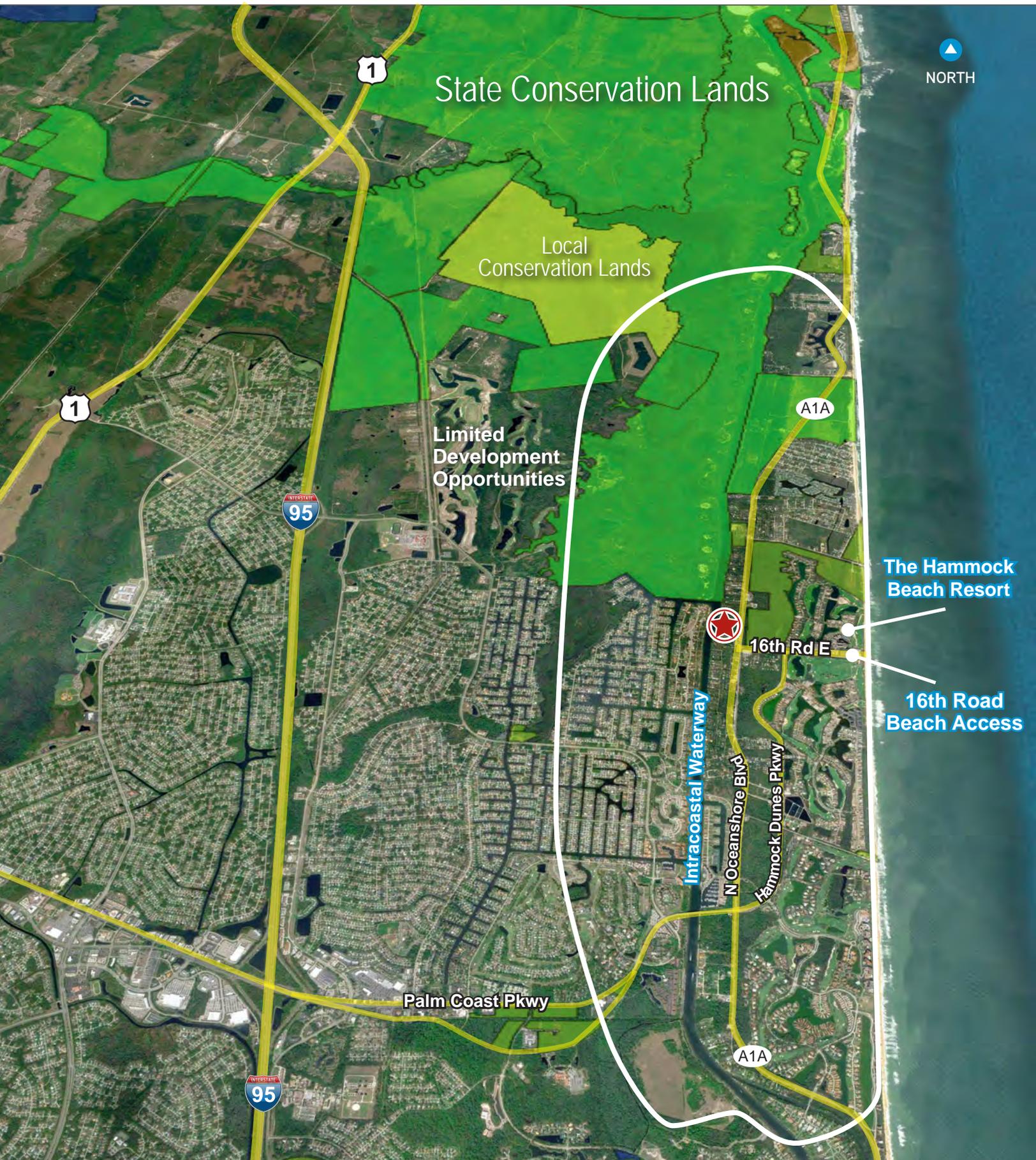
The property land use is designated mixed use and is planned to include up to 158 residential units, 23,000 square feet of commercial; and a marina with 46 wet slips, 86 dry slips, boat ramp, and fueling facilities. Uniquely situated between the Intracoastal Waterway and State Road A1A, it is less than 3/4 mile from beach access. The property has 1,100 feet of navigable water frontage and 900 feet of SR A1A frontage, and is within 1/4 mile of a Publix shopping center. Protected Flagler County lands, the Mala Compra Greenway, are situated on the other side of SR A1A, with hiking and bicycle trails. Site is located within "Preferred boating facility siting area" of Flagler County.





Site Development Concept





State Conservation Lands

Local Conservation Lands

Limited Development Opportunities



The Hammock Beach Resort

16th Rd E

16th Road Beach Access

Intracoastal Waterway

N Oceanshore Blvd

Hammock Dunes Pkwy

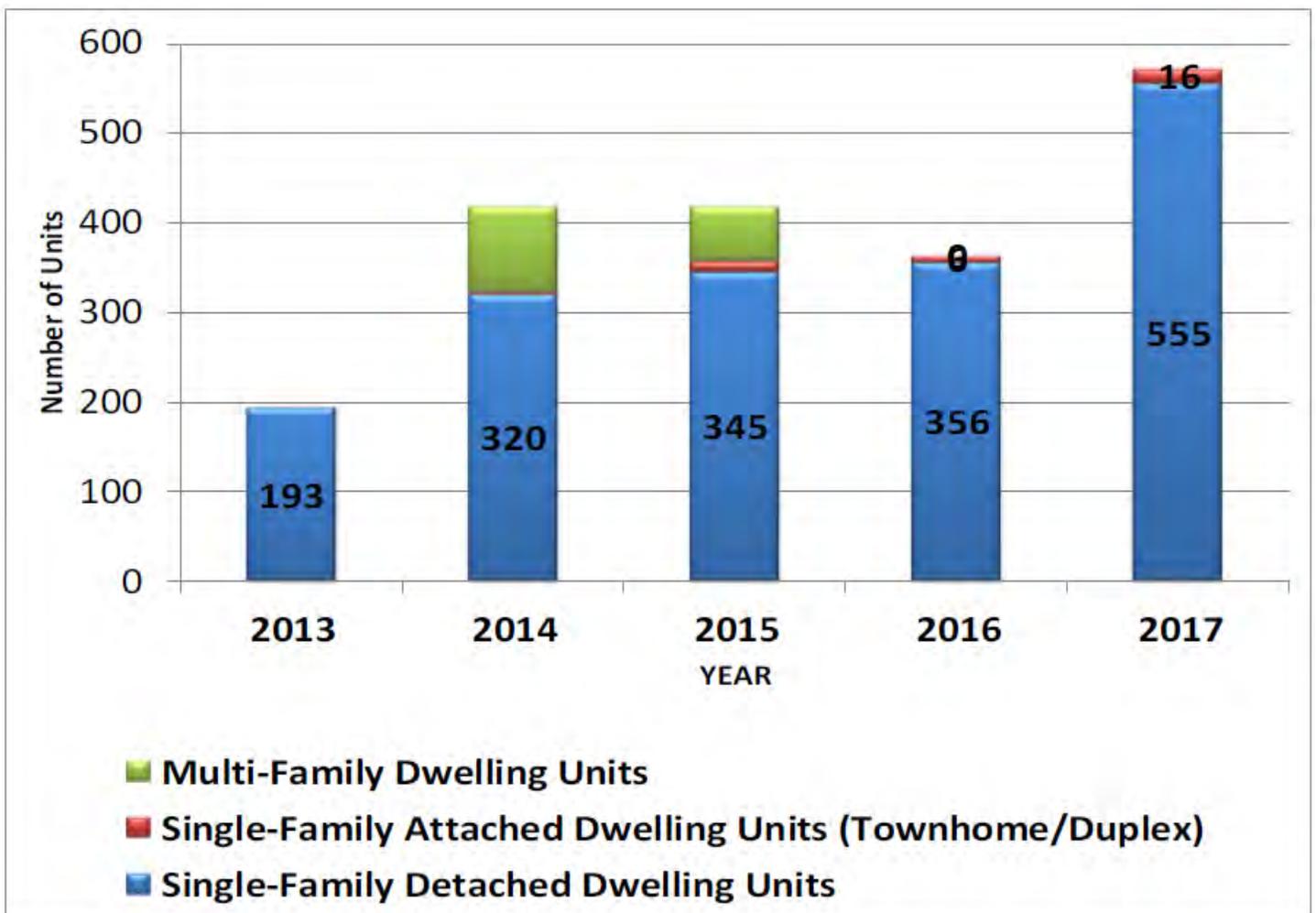
Palm Coast Pkwy

Residential Development

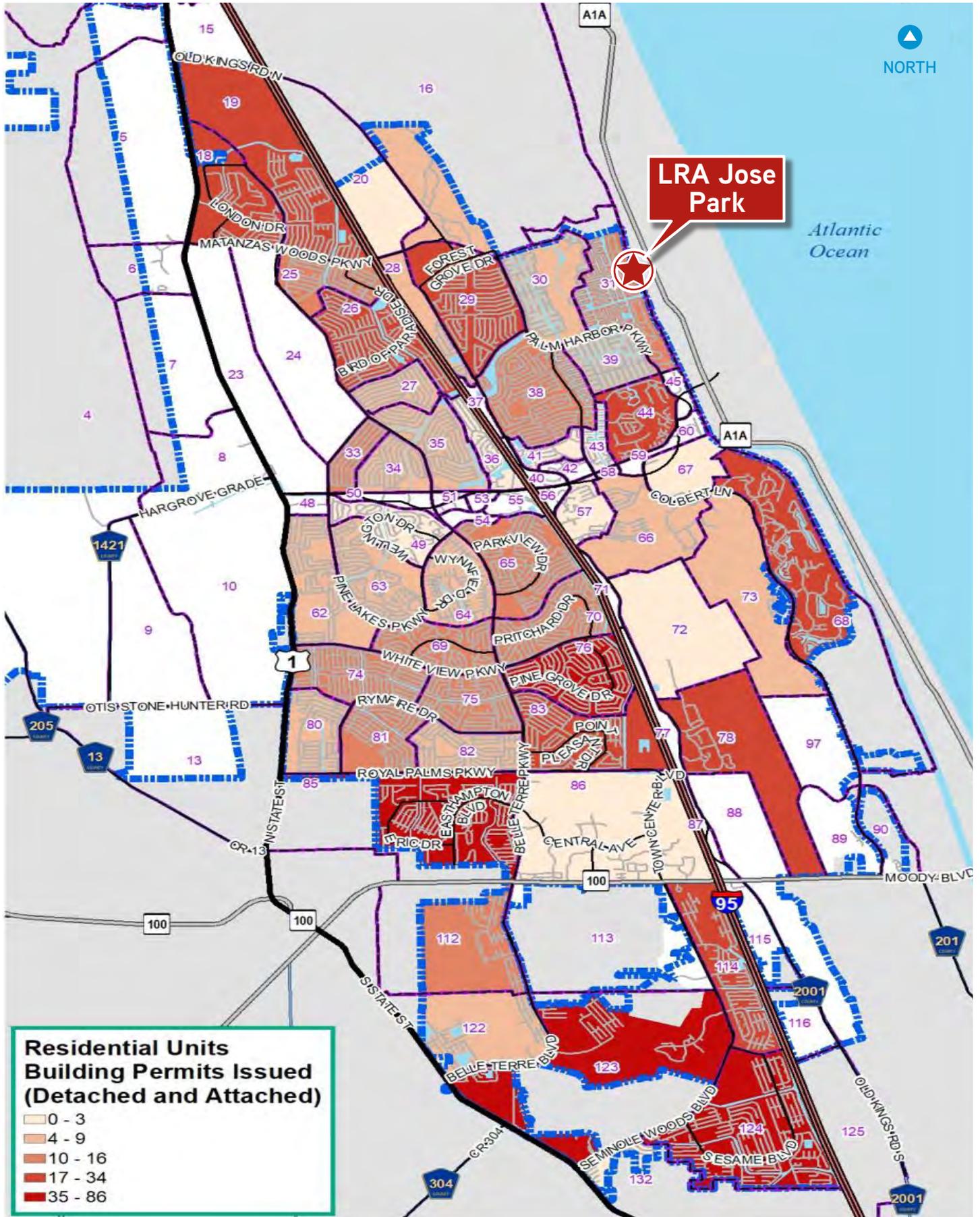
Residential Construction Completed Table (2013-2017)

	2013	2014	2015	2016	2017
Single-Family Detached Dwelling Units	193	320	345	356	555
Single-Family Attached Dwelling Units (Townhome/Duplex)	0	2	12	6	16
Multi-Family Dwelling Units	0	96	61	0	0
Total Dwelling Units	193	418	418	362	571

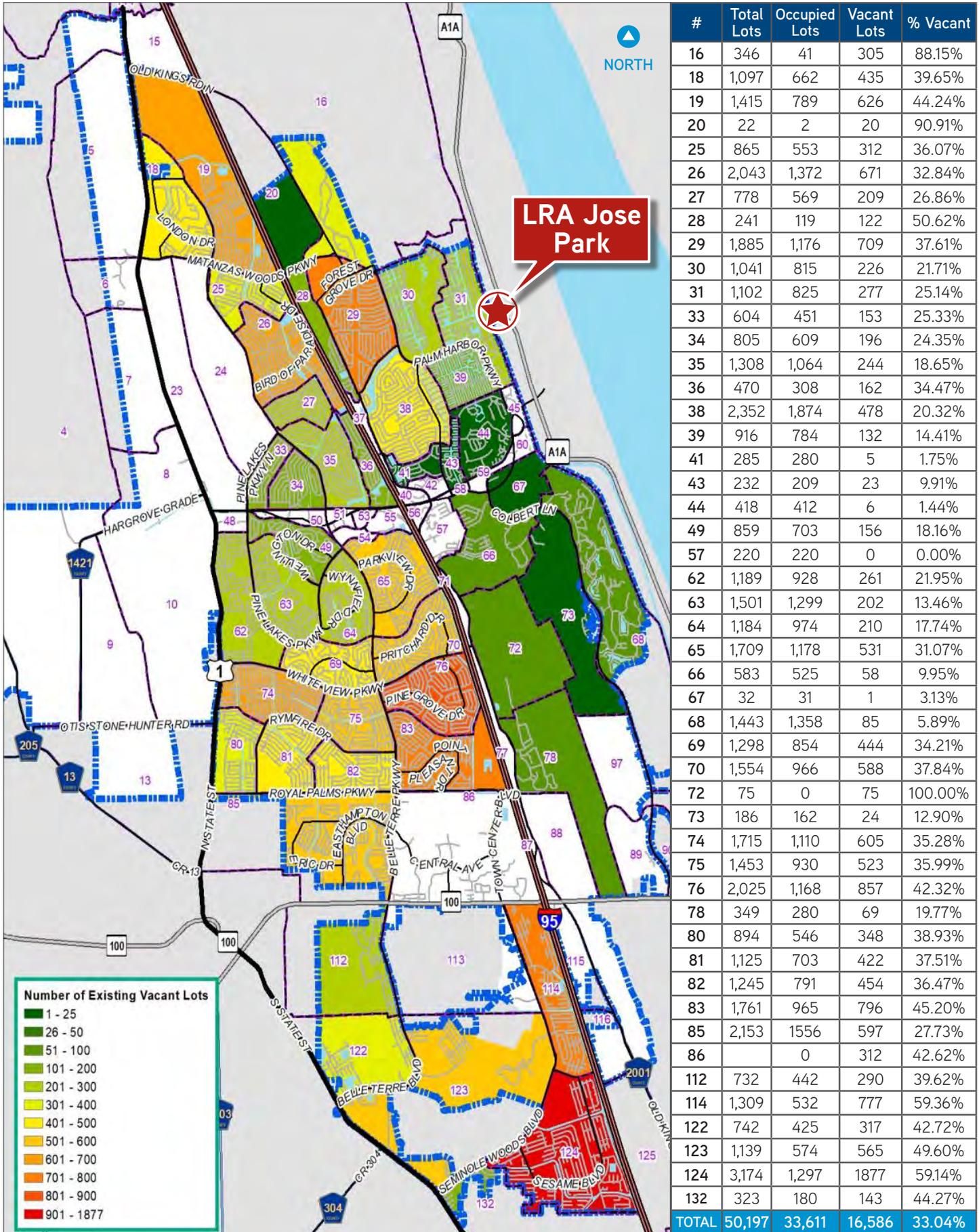
Residential Construction Completed Chart (2013-2017)



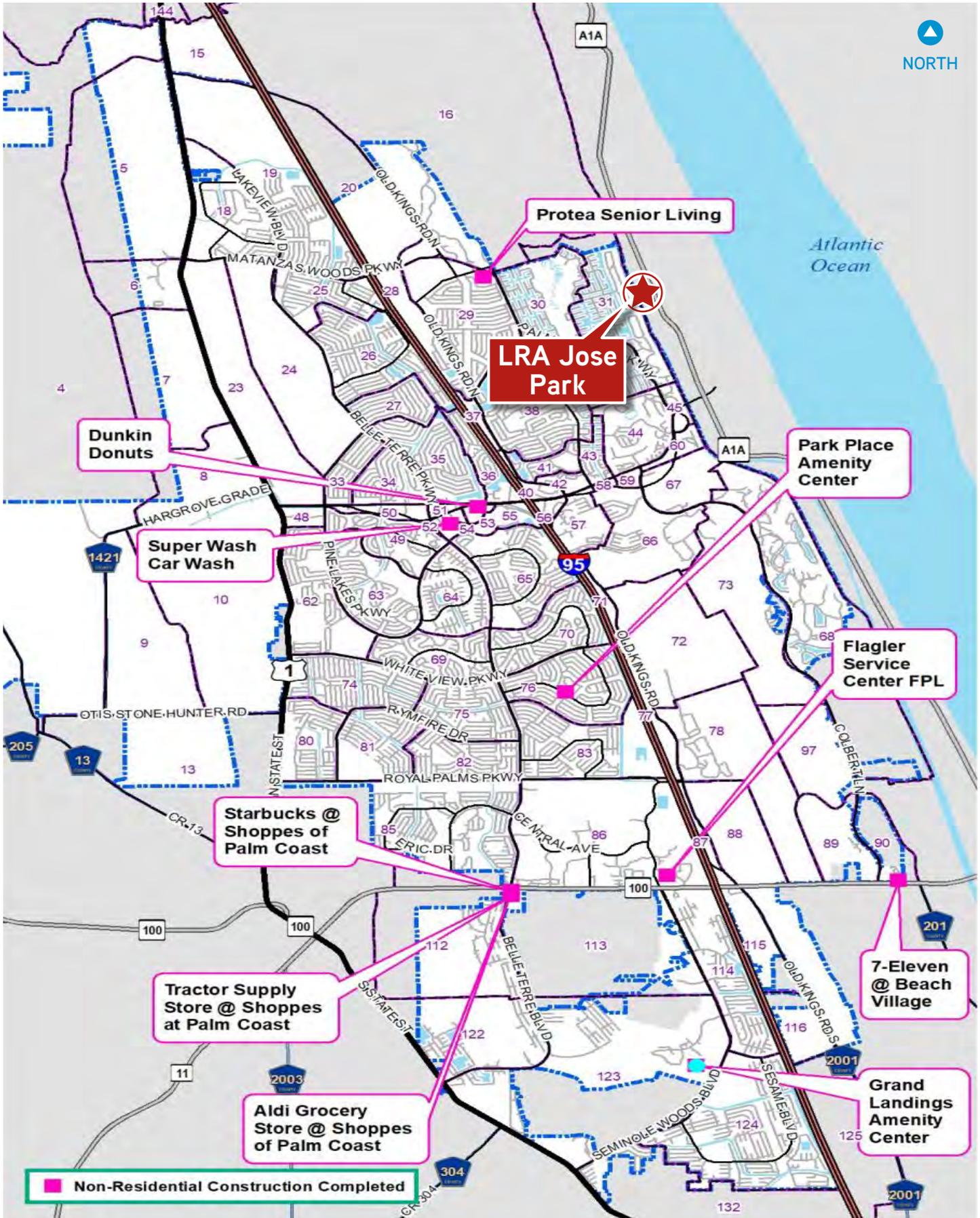
Residential Building Permits Issued Map (2017)



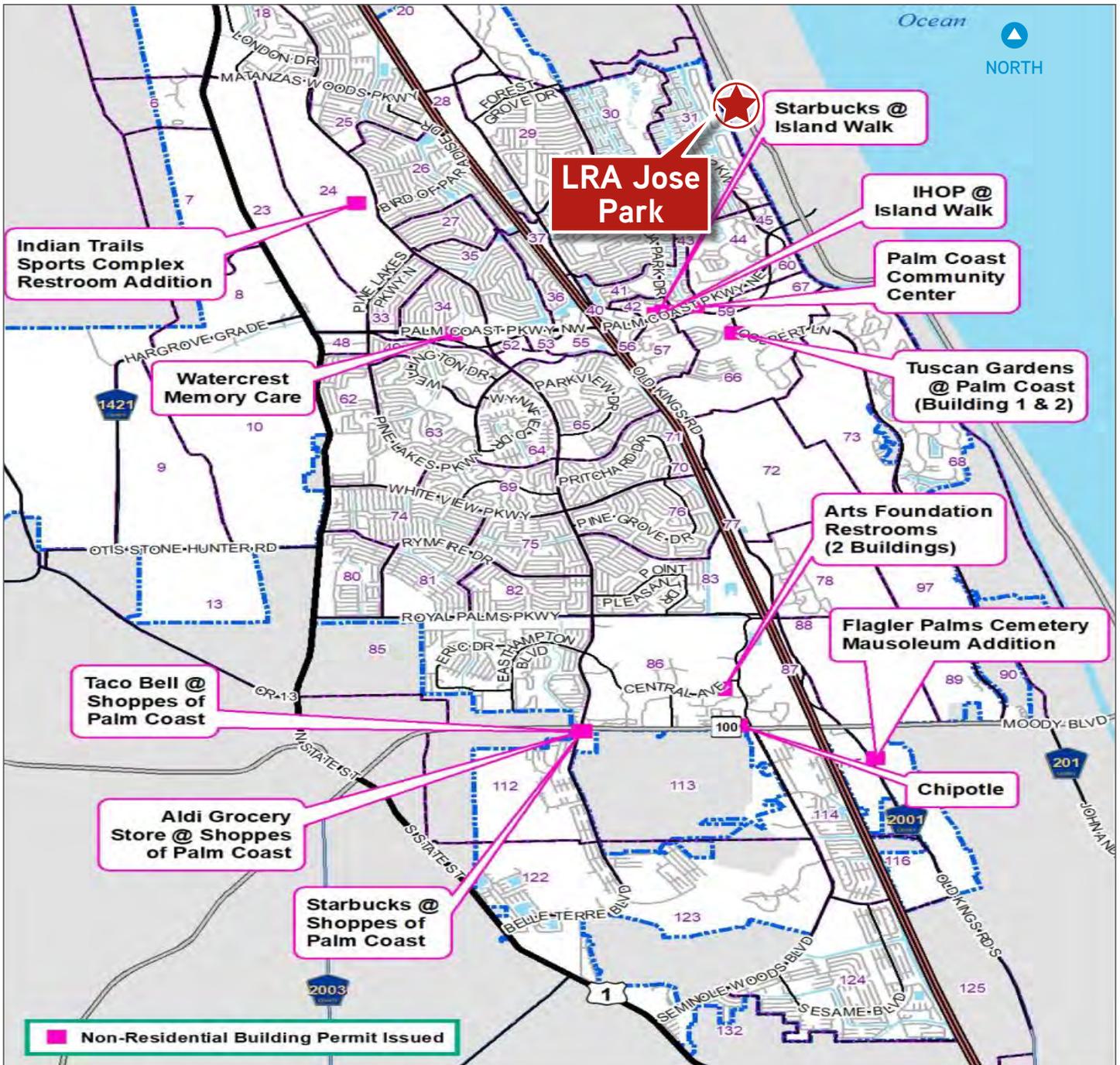
Existing Vacant Residential Lots



Non-Residential Construction Completed



Non-Residential Building Permits Issued Map



	TAZ	Sq. Ft.	Description
Aldi Grocery Store @ Shoppes of Palm Coast	86	17,849	Retail Building
Starbucks @ Island Walk	42	2,064	Food/Drinking Establishment
Starbucks @ Shoppes of Palm Coast	86	2,200	Food/Drinking Establishment
Tuscan Gardens @ Palm Coast (Building 1 & 2)	66	135,883	Assisted Living Facility
Taco Bell @ Shoppes of Palm Coast	86	1,961	Food/Drinking Establishment
IHOP @ Island Walk	42	4,641	Food/Drinking Establishment
Flagler Palms Cemetery Mausoleum Addition	115	1,697	Cemetery
Watercrest Memory Care	50	45,952	Memory care/64 units
Palm Coast Community Center	58	18,330	Community Center
Chipotle	86	5,896	Food/Drinking Establishment
Arts Foundation Restrooms (2 Buildings)	86	3,104	Restroom Facilities
Indian Trails Sports Complex Restroom Addition	24	1,472	Restroom Facilities
Summary of Non-Residential Building Permits Issued in 2017		241,049 Sq. Ft. of non-residential	

Community Profile

Businesses and Jobs

Flagler County has a total of 3,282 businesses. In 2017, the leading industries in Flagler County were Health Care and Social Services, Retail Accomodation and Food Services, and Education.



How many employees do businesses in Flagler County have?



1-4 Employees	67.18%
5-9 Employees	17.85%
10-19 Employees	7.46%
20-49 Employees	4.88%
50-99 Employees	1.31%
100+ Employees	1.31%

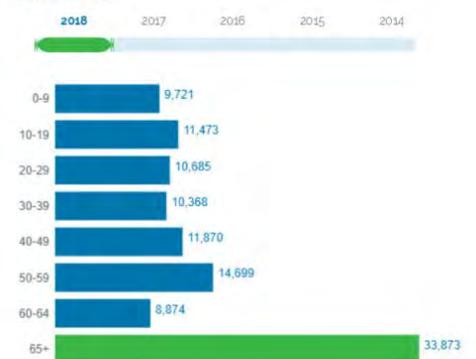
People

The total population of Flagler County is 111,563. The median age is 50.22.

111,563
Total Population



Age Distribution



Median Age

50

Community Profile

Income and Spending

Households in Flagler County earn a median yearly income of \$52,406. 30.33% of the households earn more than the national average each year. Household expenditures average \$51,722 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care and Utilities.

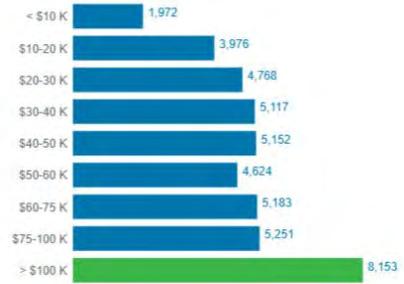


\$52,406

Median Household Income

- 0% more than the county
- 2% less than the state
- 13% less than the nation

Income Distribution



How do people spend most of their money?
PER HOUSEHOLD



\$51,722

Median Household Expenditure

Labor Force

Flagler County has a labor force of 43,870 people, with an unemployment rate of 3.7%

43,870

Labor Force

3.7%

Unemployment Rate

-17.78%

Unemployment Rate
Change (1 year)

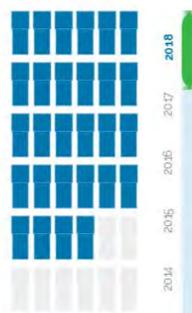
Talent

Where are the top jobs by occupation?



Total Employees

27,256



The work distribution of total employees in Flagler County is:



Total Establishments

3,282



Community Profile

Educational Attainment

The majority of the population in Flagler County has a high school degree, and 33.04% have a college degree.



Housing

There are 215% more households who own their homes than there are renters.



Transportation

Residents spend an average of 24 minutes commuting to work. Flagler County is served by 24 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



Taxes





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