

**SALE**

# Paradise Village - Flagler County 49 Acres - 110 Duplex Units

**S. OLD DIXIE HIGHWAY**

Bunnell, FL 32110

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

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FL #BK3068067

Bayberry Village Road

25' WETLAND  
BUFFER (CYP)

Wetland  
Area

25' WETLAND  
BUFFER

COMMON AREA

Residential  
Development Area

Residential  
Development Area

PSWMA

15' WETLAND  
BUFFER

Wetland  
Area

PSWMA

PSWMA

Residential  
Development Area

Wetland  
Area

15' WETLAND  
BUFFER

PSWMA

PSWMA

Old Dixie Highway



ALLIANCE  
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY SUMMARY



OFFERING SUMMARY

|               |                                |
|---------------|--------------------------------|
| SALE PRICE:   | \$3,450,000                    |
| LOT SIZE:     | 48.83 Acres                    |
| PRICE / ACRE: | \$70,653                       |
| ZONING:       | PUD 'Planned Unit Development' |
| APN:          | 04-13-31-0650-000B0-0011       |

PROPERTY OVERVIEW

Paradise Village At Old Dixie is a 48.83+/- Acre Planned Residential Subdivision  
Property is entitled for up to 110 Duplex Units  
Site Plan for 110 70' x 56' Duplex Villas  
The PUD Allows for a Variety of Residential Uses: Single Family Residential, Estate Homes, Attached Zero Lot Line residences, Patio Residences, Clustered Residential  
Utilities are available to site and will be provided by Plantation Bay Utility Company  
Close to Plantation Bay and Plantation Estates  
Located Just One Mile West of Interstate 95

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SITE PLAN



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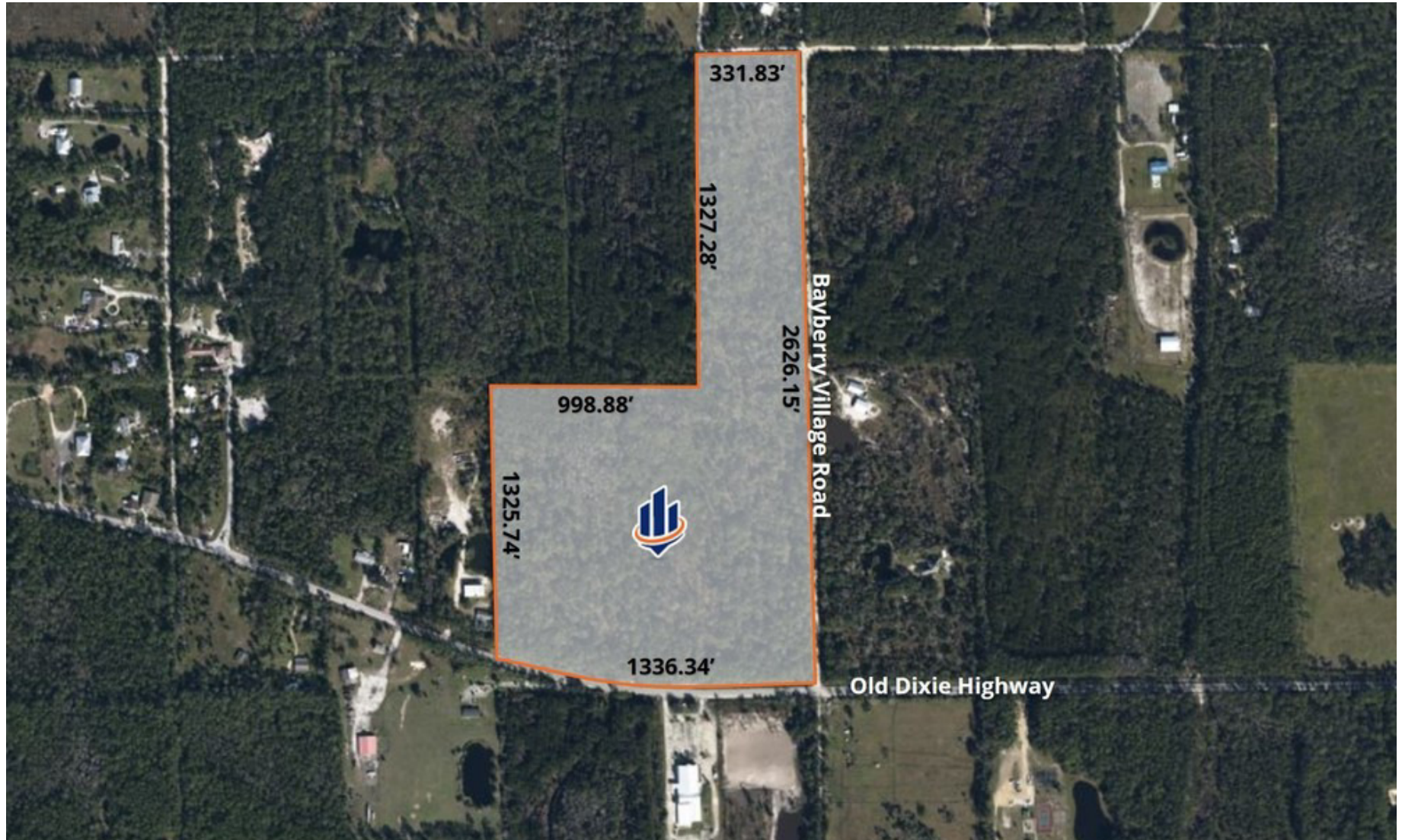
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## ADDITIONAL PHOTOS



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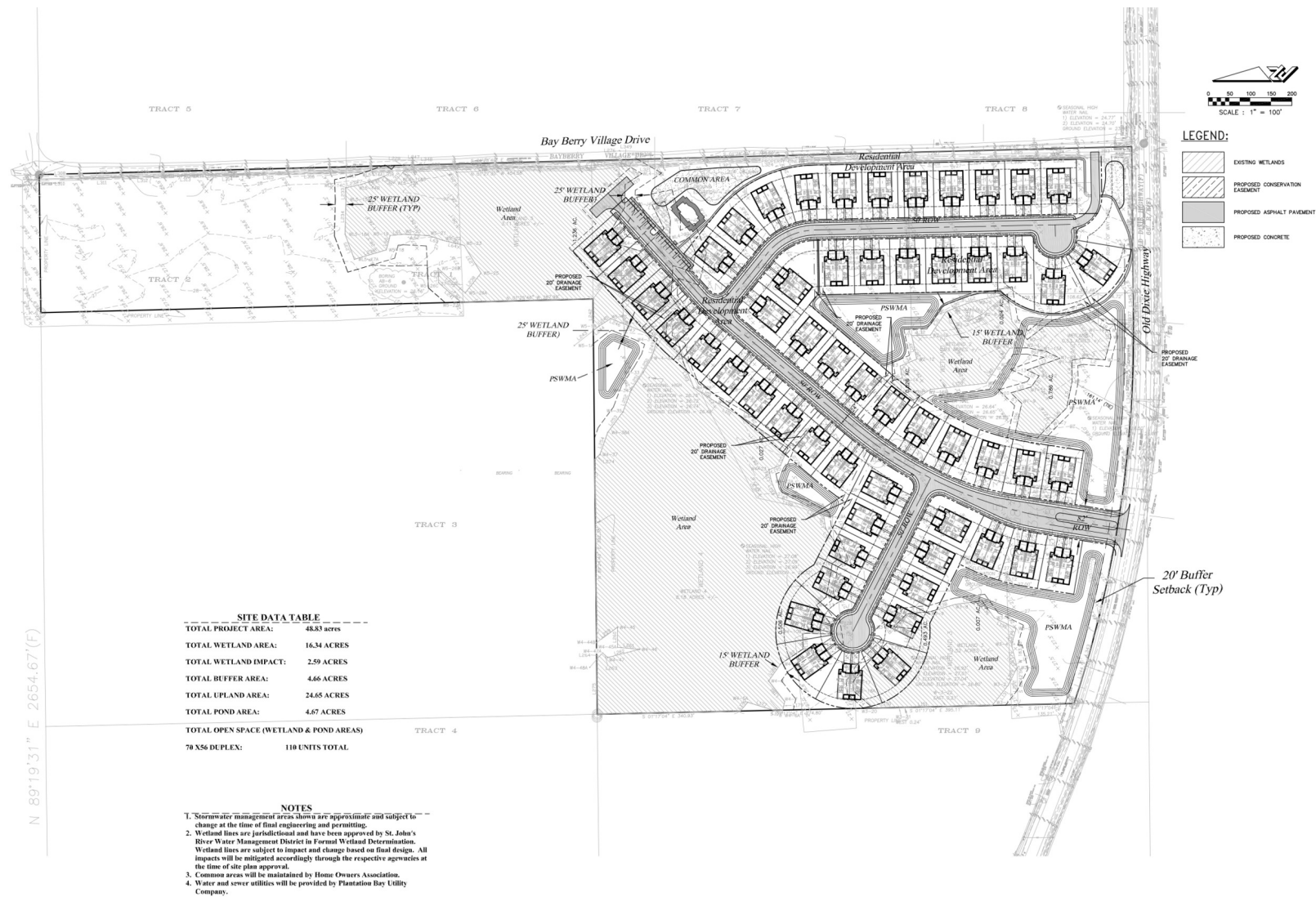
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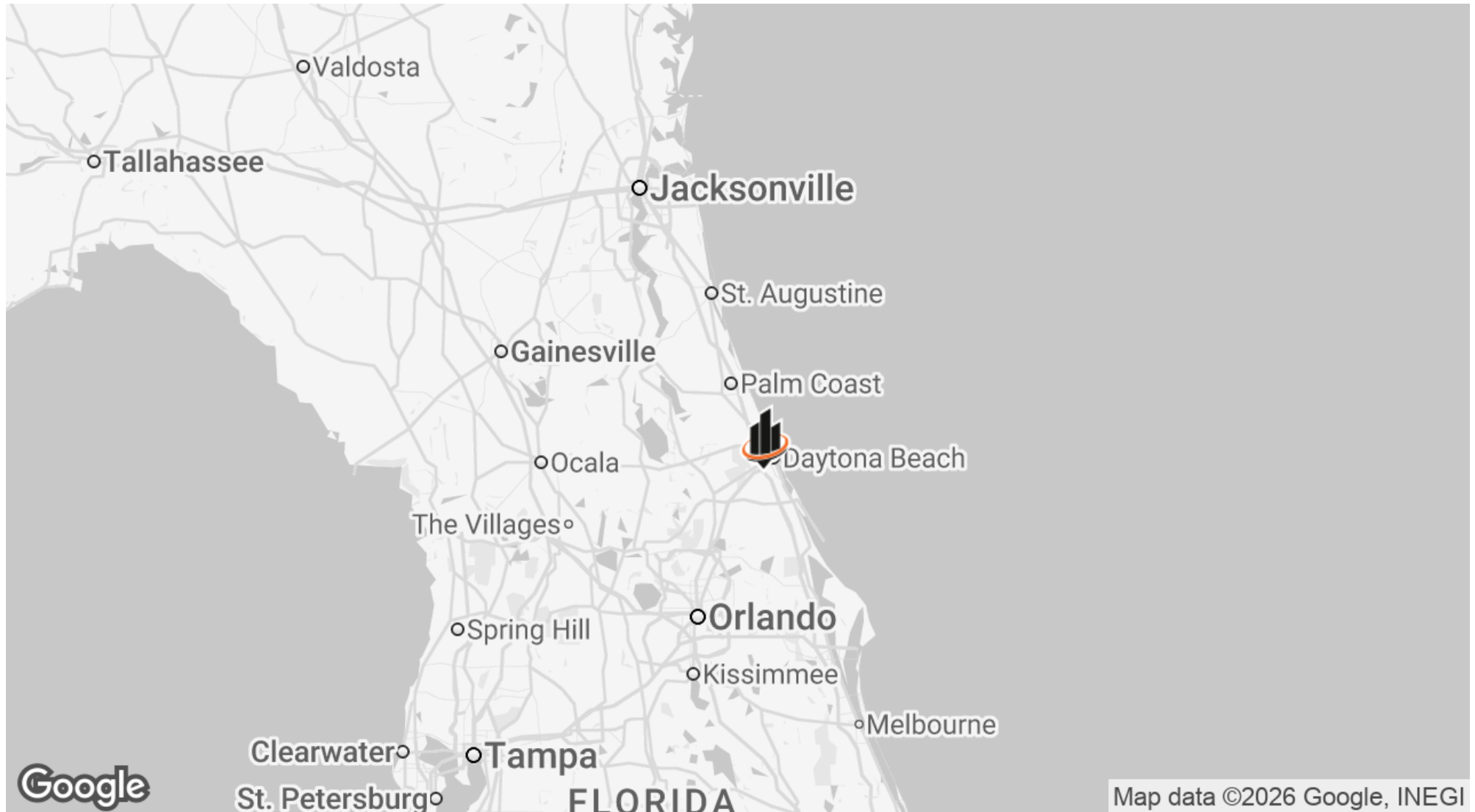
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

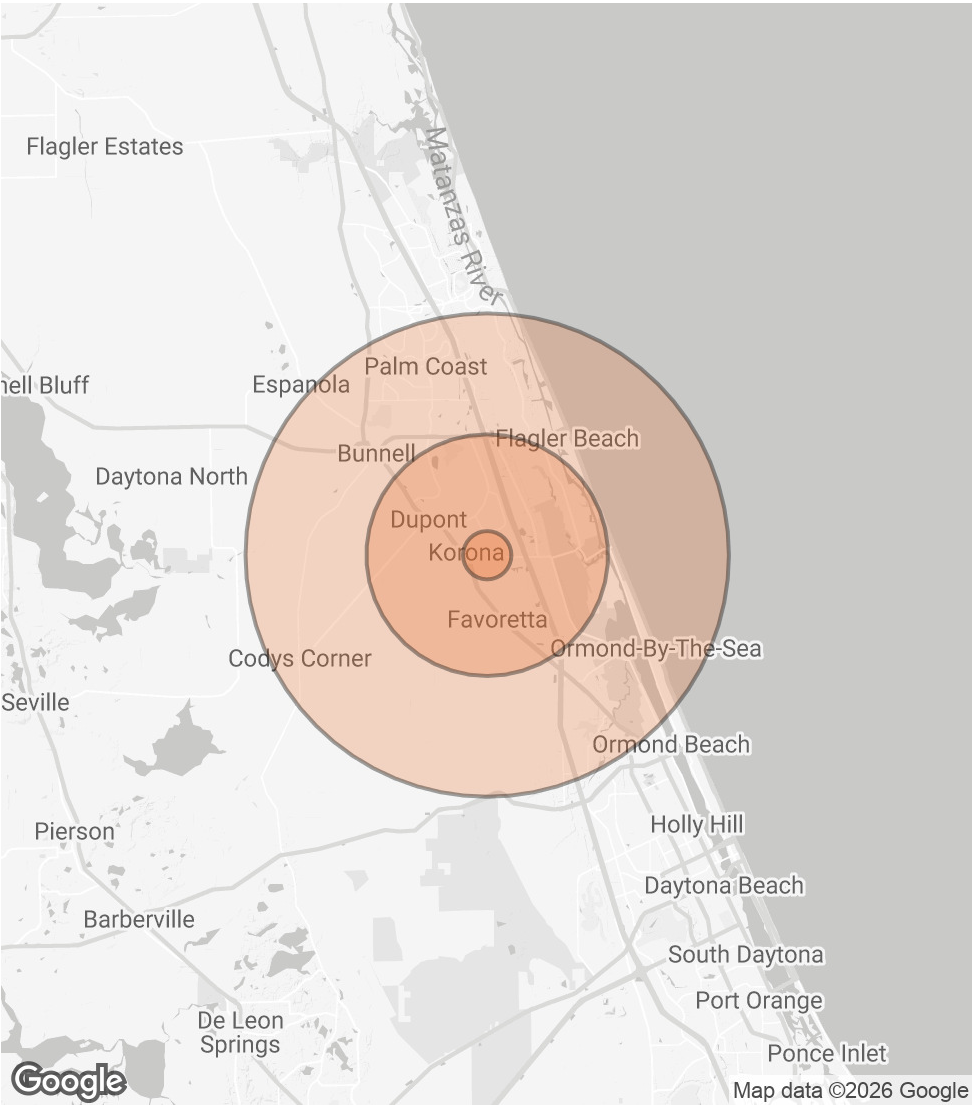
## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION     | 684    | 13,714  | 76,771   |
| AVERAGE AGE          | 34.2   | 46.6    | 47.4     |
| AVERAGE AGE (MALE)   | 35.5   | 47.3    | 47.1     |
| AVERAGE AGE (FEMALE) | 33.4   | 46.3    | 47.4     |

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 241       | 5,555     | 31,076    |
| # OF PERSONS PER HH | 2.8       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$51,760  | \$66,099  | \$67,351  |
| AVERAGE HOUSE VALUE | \$202,270 | \$209,232 | \$250,236 |

2020 American Community Survey (ACS)



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