

FOR SALE

6420 SR 100

OCEAN VILLAGE, A MULTIFAMILY DEVELOPMENT SITE

Palm Coast, FL 32137

PRESENTED BY:

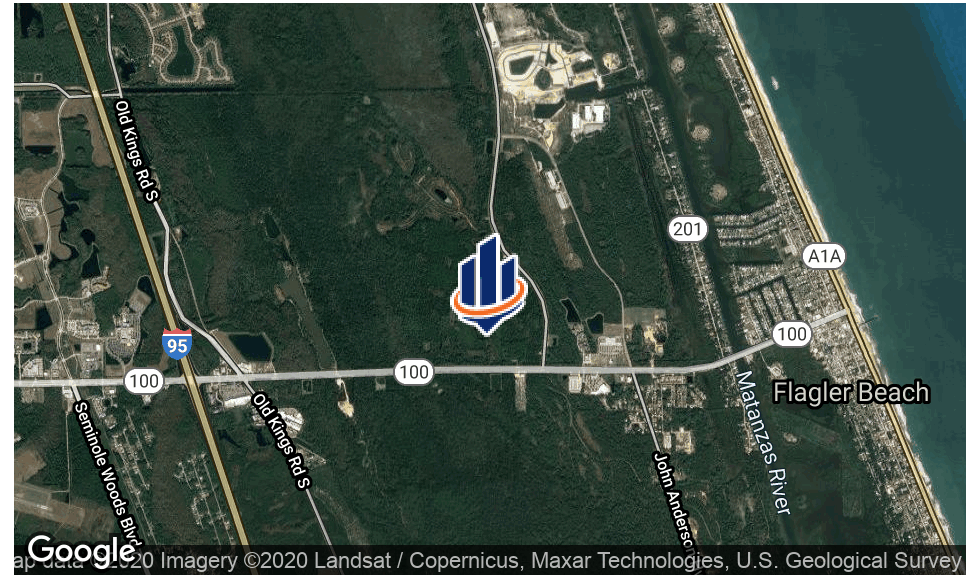
CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110





OFFERING SUMMARY

SALE PRICE:	Guidance at \$20k Per Door
APPROVALS:	Up to 421 du's
LOT SIZE:	45.22 Acres
ZONING:	MFR-2 (City of Palm Coast)
ALLOWED USES:	Apartments, BFR, Townhomes, Condos
APN:	39-12-31-0000- 01010-0090 & 10-12- 31-0000-00010- 0030

PROPERTY OVERVIEW

Offered for sale is Ocean Village, a multifamily development site in Palm Coast, FL. This 45+/- acre development site is zoned, engineered and approved for up to 421 residential units [site can be subdivided]. Ocean Village offers tremendous flexibility in use, programming, site design and phasing. A Development Order and SJRWMD Master Stormwater Permit are already in hand, which will accelerate your development timeline and allow you to deliver units faster. Uses such as Build For Rent, garden-style apartments, low rise condos and townhomes are all possible under the current zoning.

Ocean Village is near the intersection of SR 100 and Colbert Lane and offers access to the best natural amenities in all of Flagler County. The site is just 2 miles from the Atlantic Ocean and downtown Flagler Beach. Flagler Beach, a quaint beachside city just over the SR 100 bridge, offers unique dining, shopping and outdoor entertainment experiences. Within walking distance from Ocean Village are the Graham Swamp Preserve [bicycling on Lehigh Trail, hiking, fishing], Beach Village [Publix, restaurants, retail] and Wadsworth Park [sports fields, play areas, dog park].

Flagler County is again experiencing tremendous residential growth. In 2006 it was the fastest growing county in the entire United States. People continue to migrate to this area from the north and residential options (especially rentals) are limited. Exciting new projects have been recently announced, including the new Jacksonville University campus and UNF Mednex, that will continue to drive growth here. The UNF Mednex will be the nation's first comprehensive, university-based medical nexus and will be less than 2 miles west from Ocean Village in the Palm Coast Town Center.

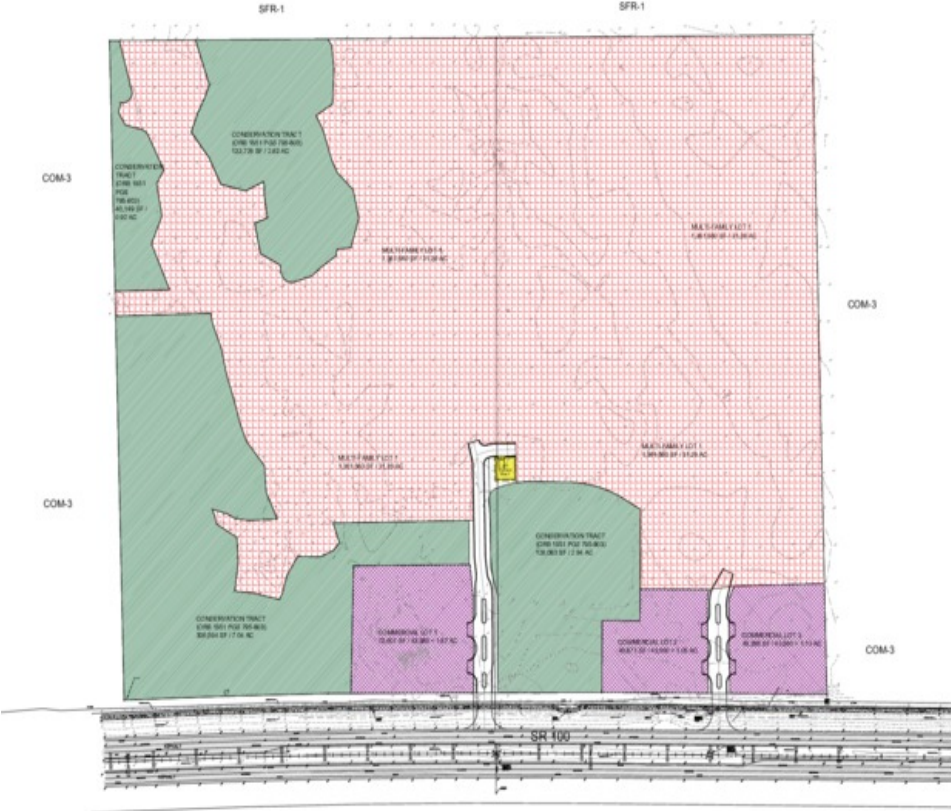
CHRIS BUTERA
 O: 386.453.4789
 FL #SL3083110
 chris.butera@svn.com

LOCATION INFORMATION

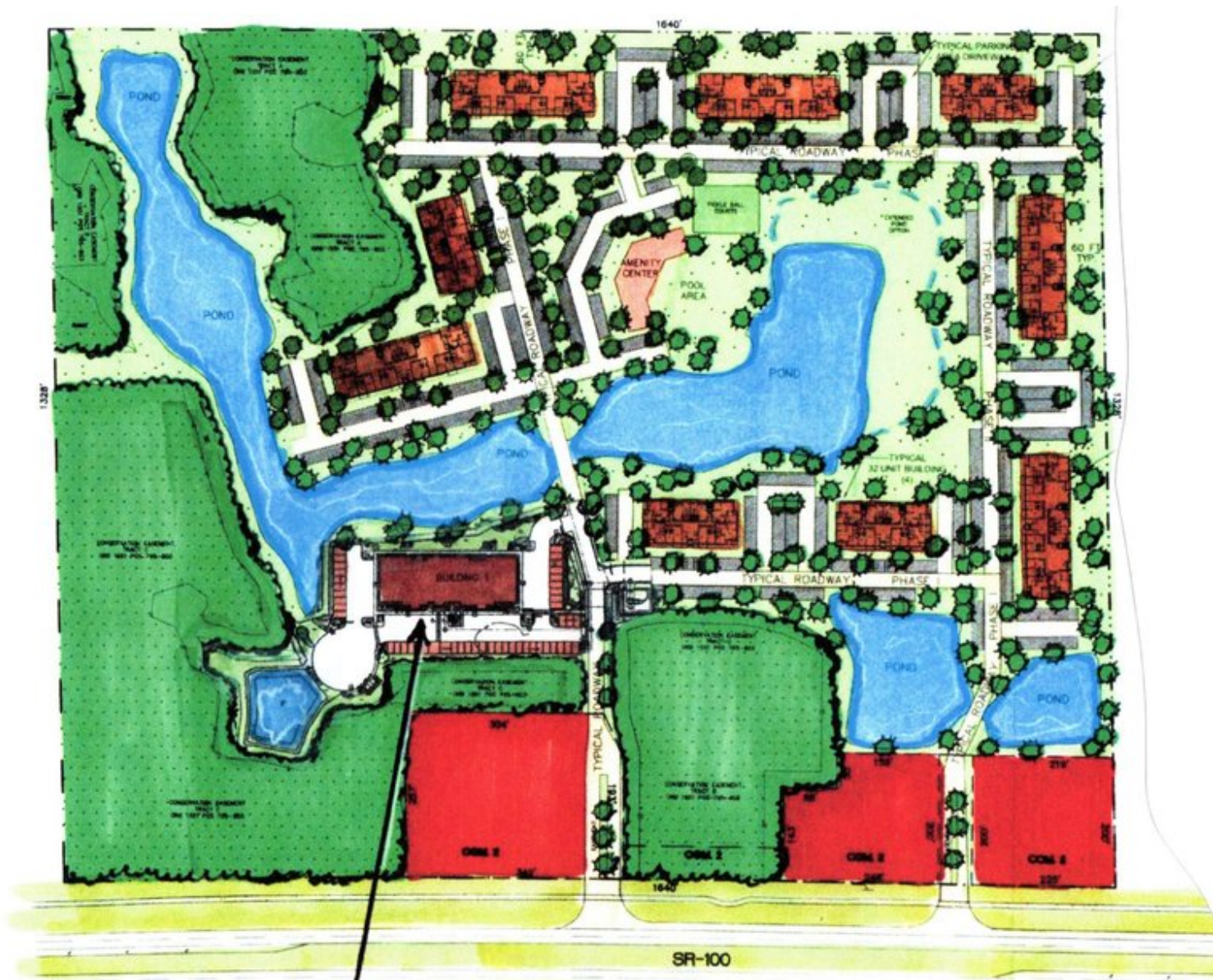
BUILDING NAME	Ocean Village, a multifamily development site
STREET ADDRESS	6420 SR 100
CITY, STATE, ZIP	Palm Coast, FL 32137
COUNTY	Flagler
SIGNAL INTERSECTION	No

PROPERTY HIGHLIGHTS

- 45+/- acre approved multifamily development site in Palm Coast, FL
- Zoning allows up to 421 residential development units
- Engineering complete, multiple permits in hand
- Build For Rent, garden apartments, townhomes, condos are all possible
- Site can be subdivided to suit your development program
- Located on SR 100 between I-95 and the Atlantic Ocean (Flagler Beach)
- Incredible amenities surround the project
- Walking distance to the ocean, intracoastal waterway, parks, preserve and retail
- The project will have wonderful visibility along SR 100
- All utilities available to site
- Full surveys, geotech, biology and archeological reports available



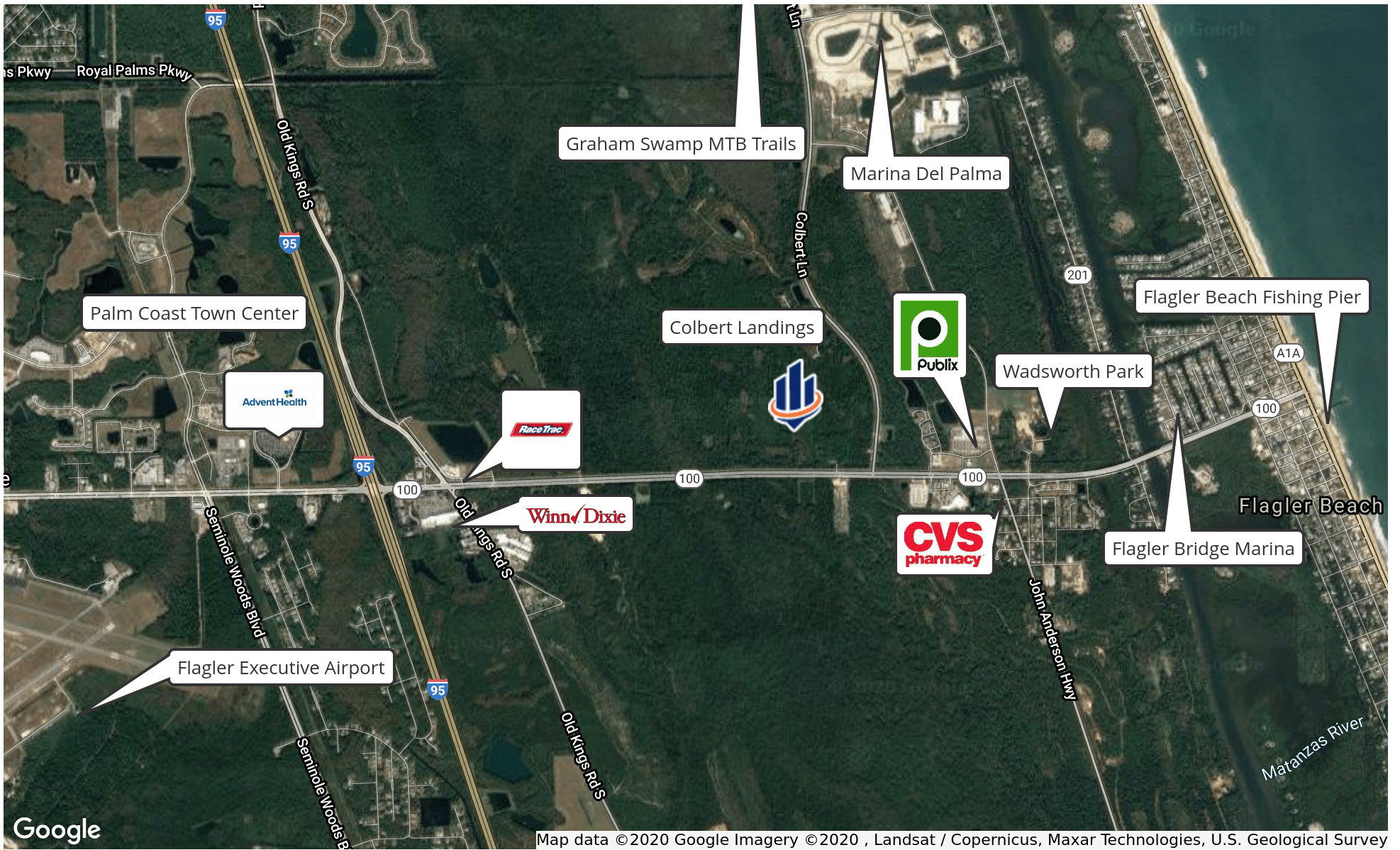
CHRIS BUTERA
 O: 386.453.4789
 FL #SL3083110
 chris.butera@svn.com



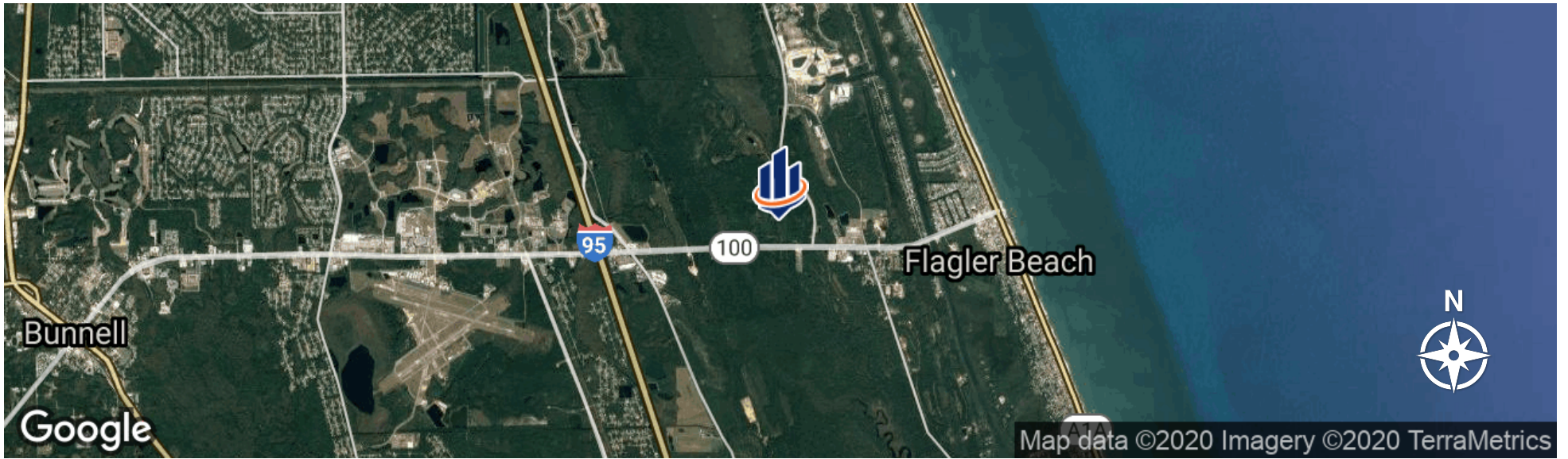
CHRIS BUTERA
 O: 386.453.4789
 FL #SL3083110
 chris.butera@svn.com



CHRIS BUTERA
O: 386.453.4789
FL #SL3083110
chris.butera@svn.com



CHRIS BUTERA
 O: 386.453.4789
 FL #SL3083110
 chris.butera@svn.com



CHRIS BUTERA
O: 386.453.4789
FL #SL3083110
chris.butera@svn.com



Walkable to the Atlantic Ocean and downtown Flagler Beach



Walkable to Graham Swamp Preserve



Walkable to Beach Village Publix Shopping Center



Surrounded by the best natural amenities in all of Flagler County!

CHRIS BUTERA
O: 386.453.4789
FL #SL3083110
chris.butera@svn.com