



**FOR SALE - PALM COAST, FL**

**49.4 Acres OFFICE/COMMERCIAL**

**\$4,900,000 CASH (\$99,190/Ac)**

- ◆ Located at the main entrance to Town Center Palm Coast - A \$2 Billion Mixed Use Urban Core Project
- ◆ 401,932 entitled square feet Office / Retail (\$9.08 / entitled square foot)
- ◆ 19.52 acres zoned COM-2, entitled for 161,601 square feet Commercial or Retail
- ◆ 29.03 acres zoned for OFC-2, entitled for 240,331 square feet office
- ◆ 2,350 feet of frontage on I-95 (65,000 cars per day according to the 2010 traffic count)
- ◆ 3,200 feet of frontage on Old Kings Road (4-Lane construction to begin January 2008)

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Managing Partner  
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[www.TownCenterEast.com](http://www.TownCenterEast.com)

**Aerial - South View**



*The information above has been obtained from sources believed reliable. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*







# AERIALS

**Aerial - Southwest View**

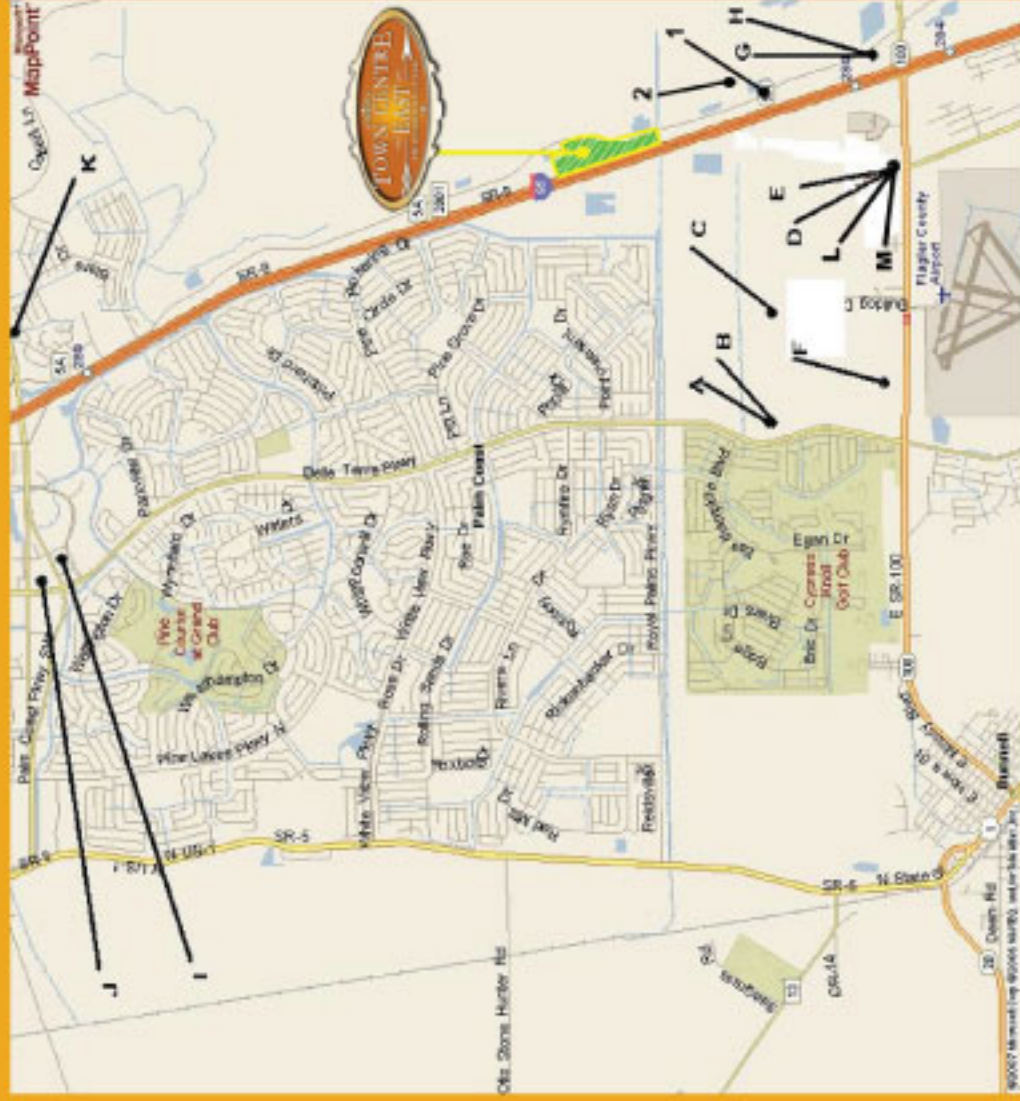


**Aerial - East View**





# COMP SALES



ID	USAGE	LOCATION	PRICE	AREA	\$ / ACRE	\$ / SF
A	Peoples First Bank	Publix Outparcel	\$1,550,000	1.10 Ac	\$1,409,000	\$31.00/SF
B	Harbour Federal Savings	Publix Outparcel	\$1,550,000	1.09 Ac	\$1,376,000	\$31.50/SF
C	City Center of Palm Coast	City Place & Lake Ave	\$1,835,000	3.22 Ac	\$552,000	\$13.00/SF
D	Regions Bank	Town Center Blvd & SR 100	\$1,780,000	1.03 Ac	\$1,728,000	\$40.00/SF
E	Hilton Hotels	Town Center Blvd & SR 100	\$2,142,000	2.97 Ac	\$721,000	\$16.50/SF
F	CVS Pharmacy	Target Center Outparcel	\$2,380,000	2.14 Ac	\$1,112,000	\$25.50/SF
G	Colonial Bank	Old Kings Rd & Sr 100	\$1,086,000	1.39 Ac	\$781,000	\$18.00/SF
H	Wendy's	Old Kings Rd & SR 100	\$1,481,000	1.89 Ac	\$784,000	\$18.00/SF
I	Carpet Outlet	Cypress Point Parkway	\$1,100,000	1.32 Ac	\$833,000	\$19.00/SF
J	Vystar Credit Union	Palm Coast Pkwy & Belle Terre	\$1,750,000	2.07 Ac	\$845,000	\$19.50/SF
K	Bank Parcel	Palm Coast Pkwy & Clubhouse Dr	\$575,000	.8754 Ac	\$656,000	\$15.00/SF
L	Panera	Town Center Blvd & SR 100	\$950,000	1.2 Ac	\$792,000	\$17.45/SF
M	Discount Tire	Town Center Blvd & SR 100	\$825,000	.92 Ac	\$907,000	\$20.81/SF
<b>LAND COMP SALES &amp; LAND ON-MARKET</b>						
1	8 Parcels	Old Kings Rd	\$14,930,000	93.22 Ac	\$ 160,159	
2	Walmart (SOLD)	3555 Old Kings Rd	\$5,894,400	31.07 Ac	\$189,714	

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