

**FOR
SALE**

PALM COAST SHOPPING CENTER SITE

Matanzas Woods Pkwy, Palm Coast, FL 32137

**UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 19.6± acres

PRICE **Reduced!**
NOW: \$5,500,000
(WAS \$6,000,000)

ZONING Commercial

UTILITIES Available on site

ROAD FRONTAGE 861'± on US 1;
1,139'± on Matanzas
Woods Parkway

DESCRIPTION

Located in the rapidly growing northeast quadrant of Central Florida, Matanzas Pointe is a fully entitled commercial shopping center site. Positioned strategically between the commercially unserved north Palm Coast communities (several thousand homes) and Palm Coast Park (fully approved DRI for over 3,000 residential units). Thousands of acres of land are under contract in the NE quadrant that are set to be commercial or residential uses. Just 3 minutes from the I-95 interchange on the corner of US 1 and Matanzas Woods Parkway. Close in proximity to key economic drivers including Flagler College, Historic St. Augustine, Crescent Beach, and Daytona International Speedway. Palm Coast has had a population increase of 27% since 2010, added several national retail stores, and with the expansion of AdventHealth, is now poised to retake its position as one of Florida's fastest growing MSA's.

Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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AREA RESIDENTIAL DEVELOPMENTS

Name of Development	Buildout # of Units
① Sawmill Branch A1A	493
② Sawmill Creek	259
③ Palm Coast TAZ 18 and 19	2,553
④ Matanzas Lakes	62
⑤ Palm Coast TAZ 25 and 26	2,888
⑥ Trails Townhomes	275
⑦ Matanzas West	285
⑧ Lakeside Estates A1A	250
⑨ Spring Lake	421
⑩ Conservatory at Hammock Bay	340

REGIONAL MAP

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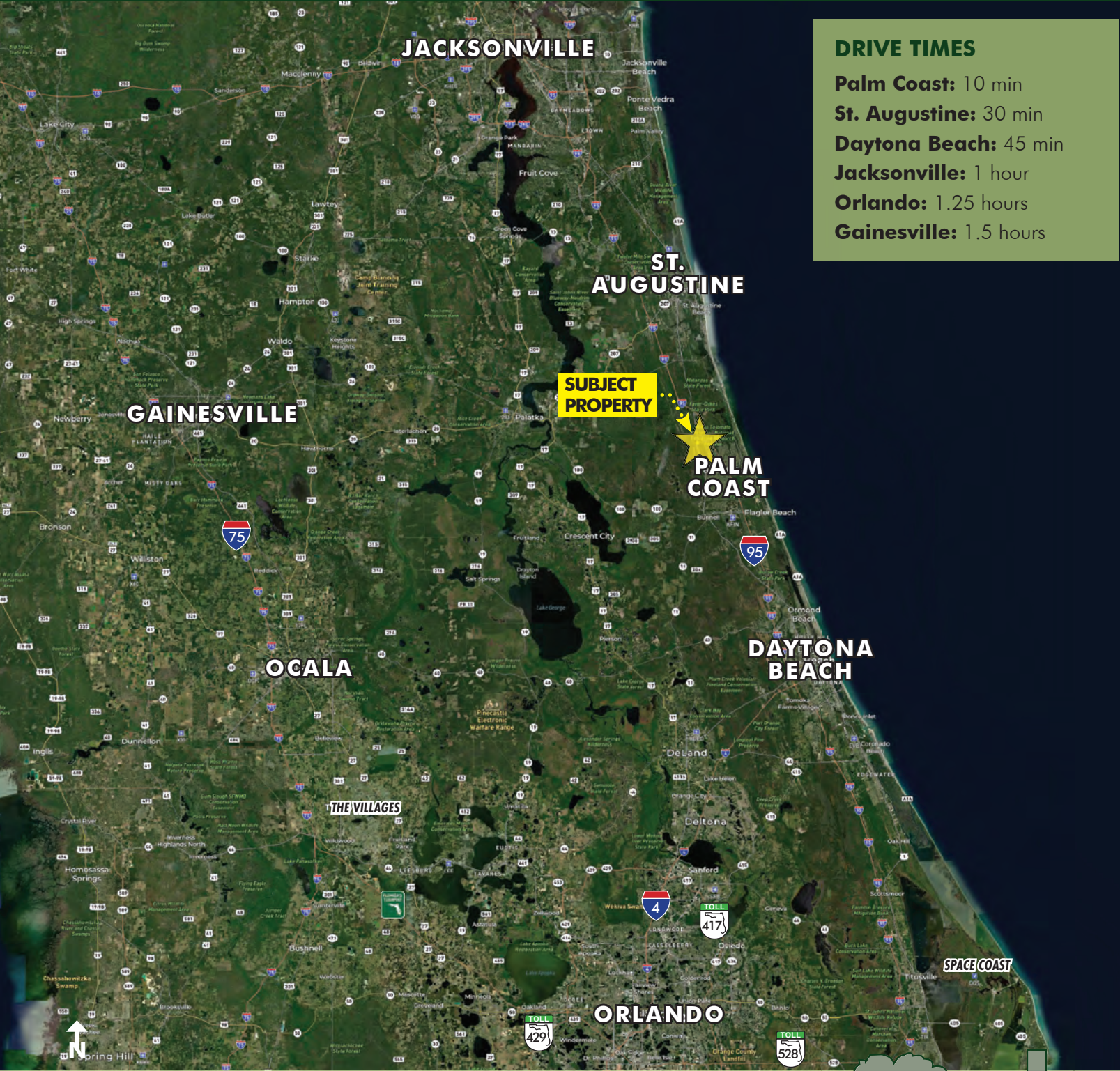
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DRIVE TIMES
Palm Coast: 10 min
St. Augustine: 30 min
Daytona Beach: 45 min
Jacksonville: 1 hour
Orlando: 1.25 hours
Gainesville: 1.5 hours

LOCATION MAP

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PALM COAST NEWS

18 years in the making: New Matanzas exit for I-95 in Palm Coast opens today

By Matt Bruce matt.bruce@news-jrnl.com Published: Monday, March 28, 2016

"The interchange is the culmination of an effort that took nearly 20 years and cost more than \$25 million when accounting for the \$12.6-million Matanzas Woods Parkway overpass, which was dedicated in December 2006. The diamond-shaped concourse now includes exits and on-ramps to I-95's northbound and southbound lanes. It will become the fourth access point to the interstate in Flagler County and the first new interchange here since Palm Coast Parkway exits were built in the late-1970s."

THE DAYTONA BEACH
NEWS-JOURNAL

<http://www.news-journalonline.com/article/20160327/NEWS/160329575?Title=18-years-in-the-making-New-Matanzas-exit-for-I-95-in-Palm-Coast-opens-today>

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