

1.82± ACRES | OFFERED AT \$525,000

# Prime Trade Area Commercial Infill

PALM COAST, FL | FLAGLER COUNTY

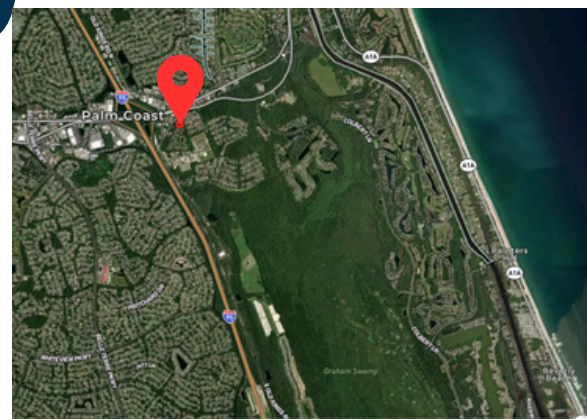
## Key Interchange Location

A 1.82± acre commercial infill opportunity positioned within one of Palm Coast's most active and established retail corridors. Located in the southeast quadrant of the Palm Coast Parkway and I-95 interchange, this site offers immediate access, strong visibility, and proximity to a dense concentration of national retailers, service providers, and residential growth. Opportunities to acquire commercially zoned infill sites of this scale within a proven trade area are increasingly limited.

## IDEALLY POSITIONED

Situated on the south side of Blairsville Drive, just east of S. Old Kings Highway, with approximately 332' of frontage along Blairsville Drive. The property benefits from immediate accessibility to:

- Interstate 95
- Palm Coast Parkway
- US Highway 1
- State Road A1A
- Atlantic Coast Beaches



Presented By

**John A. Evans, Sr. & David Fuller**

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## Infill Opportunity with 332' of Frontage

As Palm Coast continues to experience population growth and commercial expansion, infill sites within established corridors are becoming increasingly scarce. This offering presents the opportunity to secure a well-located commercial parcel with strong fundamentals, flexible zoning, and proximity to major traffic drivers—positioning it for both near-term development and long-term value.

### ESTABLISHED NATIONAL RETAIL

Publix, Lowe's, Home Depot, Walmart Supercenter, Starbucks, Chick-fil-A, Wawa, CVS, Walgreens, and a full range of national and regional banks, restaurants, and service providers.

### SURROUNDING AREA

- Dense residential development
- Established retail infrastructure
- Hospitality and healthcare services
- Daytona State College
- Flagler County Executive Airport



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**PROPERTY FOR SALE**

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## Commercial Zoning

The ODC-2 zoning district is intended to accommodate office, service, and supporting retail uses within established commercial corridors. This flexibility allows for a wide range of end-user or investment-driven development strategies.

### RANGE OF PERMITTED USES

- Restaurants & cafés (sit-down and takeout)
- Medical and professional offices
- Banks and financial institutions
- Retail stores (apparel, furnishings, specialty goods)
- Child care centers
- Assisted living / healthcare facilities
- Business and service-based operations
- Hotels and mixed-use development opportunities

### PROPERTY OVERVIEW

- Parcel ID: 18-11-31-0000-02010-0050
- Zoning: ODC-2 (City of Palm Coast)
- Topography: Uplands
- Frontage: ±332' along Blairsville Drive
- Utilities: Available in the area



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## MoonBeam Land Company

### YOUR TRUSTED PARTNER IN FLORIDA AGRICULTURAL & LAND REAL ESTATE

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, rural land transactions, and strategic investment advisory services throughout the state of Florida.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$646 million** in transactions, representing over **90,200 acres** of land across Florida.

### Inquire for More Details

For personalized assistance, please contact:



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