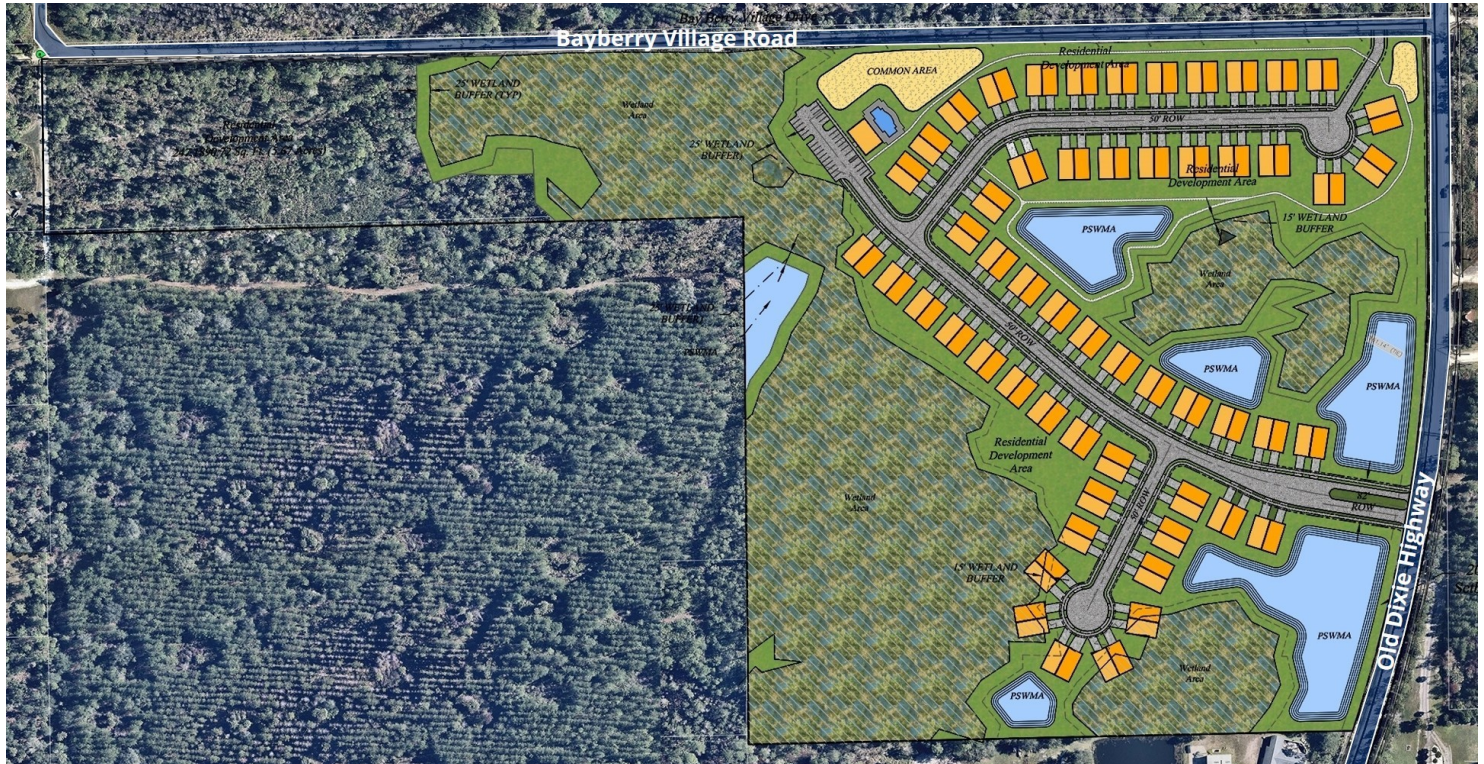


ENTITLED LAND FOR 110 RESIDENTIAL UNITS



PROPERTY DESCRIPTION

Paradise Village At Old Dixie is a 48.83+/- acre planned residential subdivision.

Property is entitled for up to 110 Residential Units.

Site plan designed for 55 60' x 60' Duplex Villas.

Ideal project for Build For Rent or 55+ housing.

The PUD allows for a diversity of lot sizes and variety of housing types including single-family residential homes, residential estate homes, attached zero lot line residences, patio residences, and clustered residential.

Utilities are available to site and will be provided by Plantation Bay Utility Company.

Nearby to Plantation Bay and Plantation Estates, which provide some of the highest price home sales in this area.

Located just one mile west of Interstate 95.

LOCATION DESCRIPTION

Located on the north side of Old Dixie Highway between US Highway 1 and Interstate 95.

LOCATION ADDRESS

S. Old Dixie Highway
Bunnell, FL 32110

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

CHRIS BUTERA

Principal

O: 386.453.4789

chris.butera@svn.com

OFFERING SUMMARY

SALE PRICE:	\$1,500,000 (\$13,636 per Blank)
LOT SIZE:	48.83+/- Acres
MAX UNITS:	110 Residential Units
PARCEL NO:	04-13-31-0650-000B0-0011
ZONING:	PUD (Flagler County)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	338	4,792	8,927
TOTAL POPULATION	946	11,602	20,983
AVERAGE HH INCOME	\$80,734	\$91,170	\$91,930

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CONCEPTUAL SITE PLAN



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LOCATION MAP



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