



FOR SALE | LAND

CITATION ESTATES, A MIXED-USE DEVELOPMENT SITE

Belle Terre Pkwy | Palm Coast, FL 32137



PRESENTED BY:

CHRIS BUTERA

Principal
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FL #SL3083110

PROPERTY HIGHLIGHTS

- Phased mixed-use development project in prime Palm Coast location
- Approximately 80+/- acres of usable uplands
- Citation Estates was previously entitled for 483 du's
- Owner financing/JV options available to qualified buyers
- Parcel A is an 8+/- acre site for ALF (108 units) or Townhouse (23 lots)
- Parcel B is designed for 84 single family residential lots (56 70' wide SFR lots and 28 50' wide SFR lots)



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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CITATION ESTATES, A MIXED-USE DEVELOPMENT SITE | 125.0 ACRES | PALM COAST, FL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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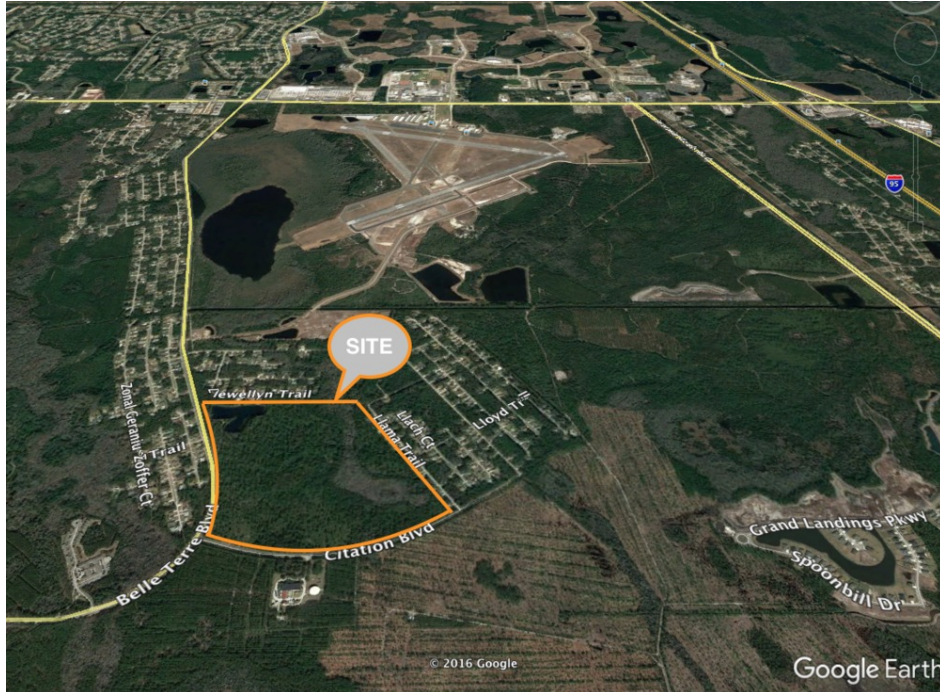
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1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

PARCEL A PRICING:	\$1,080,000 [\$10k Per ALF Unit]
PARCEL A DETAILS:	8+/- Acres For 108 ALF Units Or 23 Townhouse Units
PARCEL B PRICING:	\$1,008,000 [\$12 Per SFR Lot]
PARCEL B DETAILS:	84 SFR Lots [56 70' Wide + 28 50' Wide]
REMAINING PHASES:	Available
ZONING:	PUD (Palm Coast)
APN #:	07-11-31-7064-000RP-0041

PROPERTY DESCRIPTION

Citation Estates is a mixed-use development site in Palm Coast, FL. The 125+/- acre site fronts on Belle Terre Parkway and is surrounded by dense, mature development. The property has an enviable location near to major economic drivers such as Palm Coast Town Center, Flagler County Airport and Florida Hospital Flagler. It offers quick access to SR 100 and I-95.

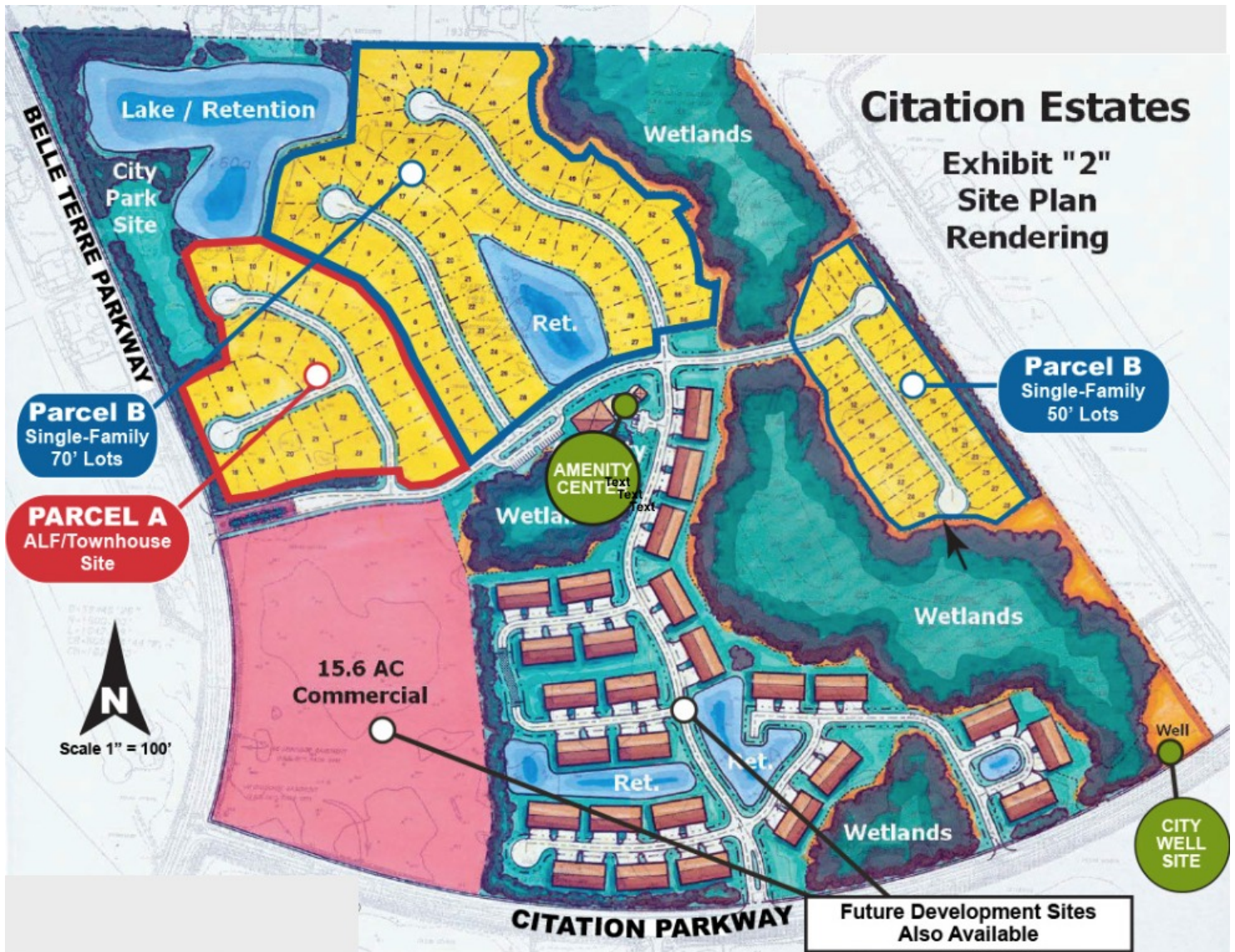
Citation Estates represents a unique opportunity to create a phased development project that can serve the needs of the local community. The 80+/- acres of usable uplands offer tremendous flexibility in development programming. The site carries a PUD zoning and was previously entitled for 483 development units. Previous plans and engineering are available.

We are currently offering the first two phases of Citation Estates (Parcels A & B) for sale. However, we are open to interest on the remaining residential sections should a buyer have the appetite. Seller financing/JV options available to qualified buyers.

SVN Alliance has been retained as the exclusive listing agent to market and sell this exciting development site. Interested parties are encouraged to contact us to further discuss the property and its entitlements in detail.



Conceptual Site Plan





Conceptual Rendering

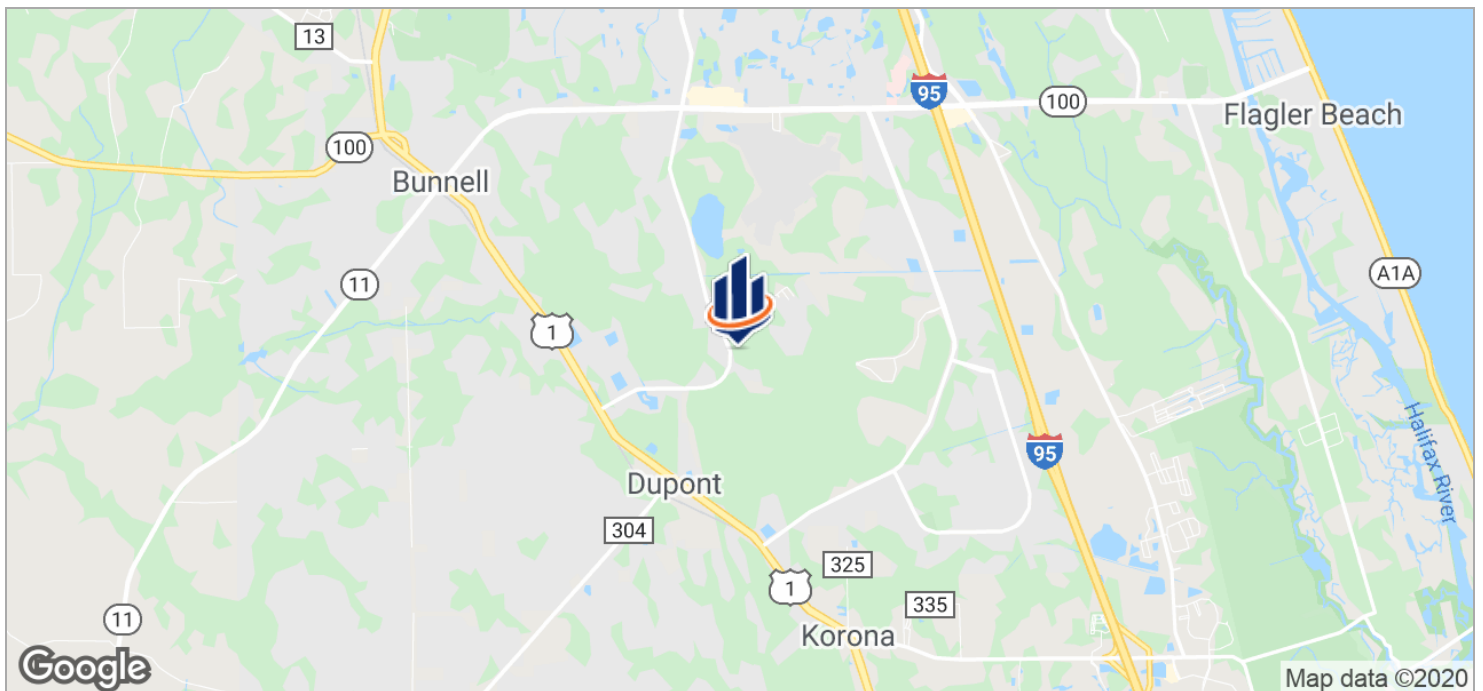
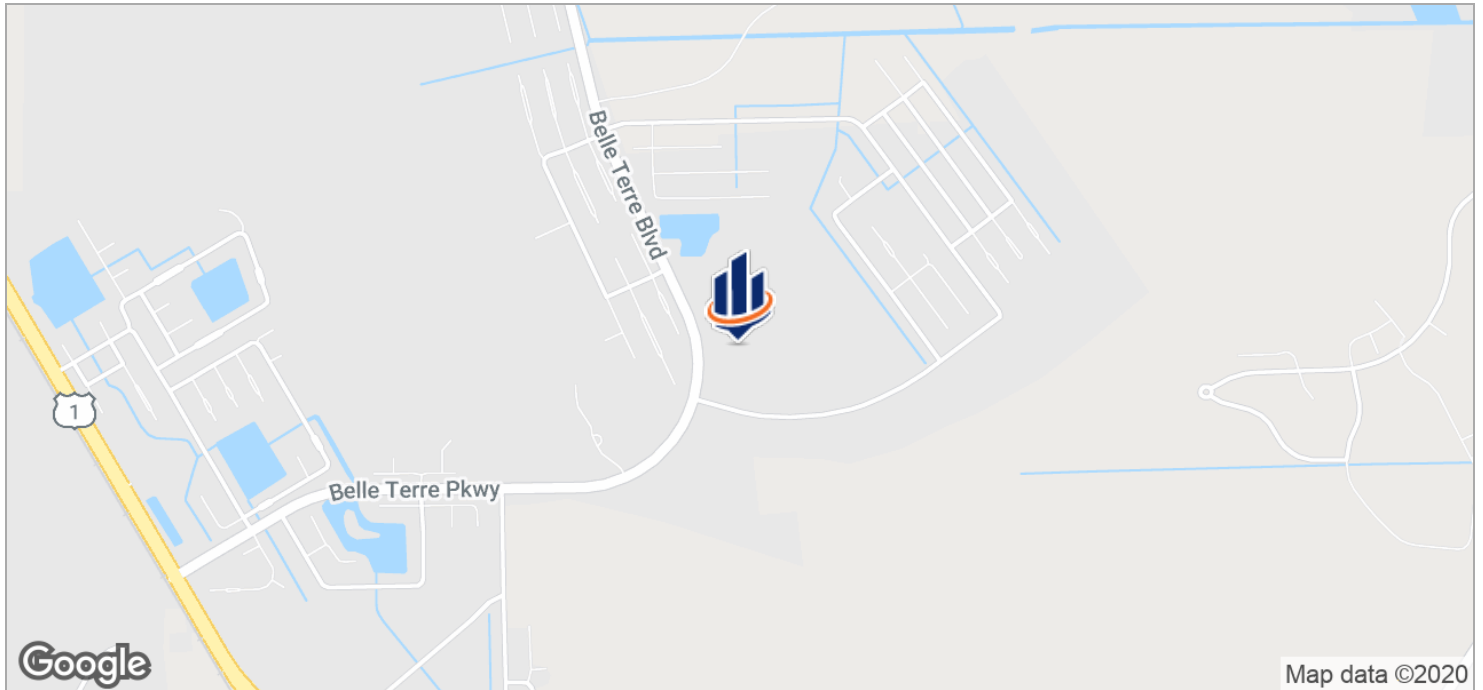




2 | LOCATION INFORMATION

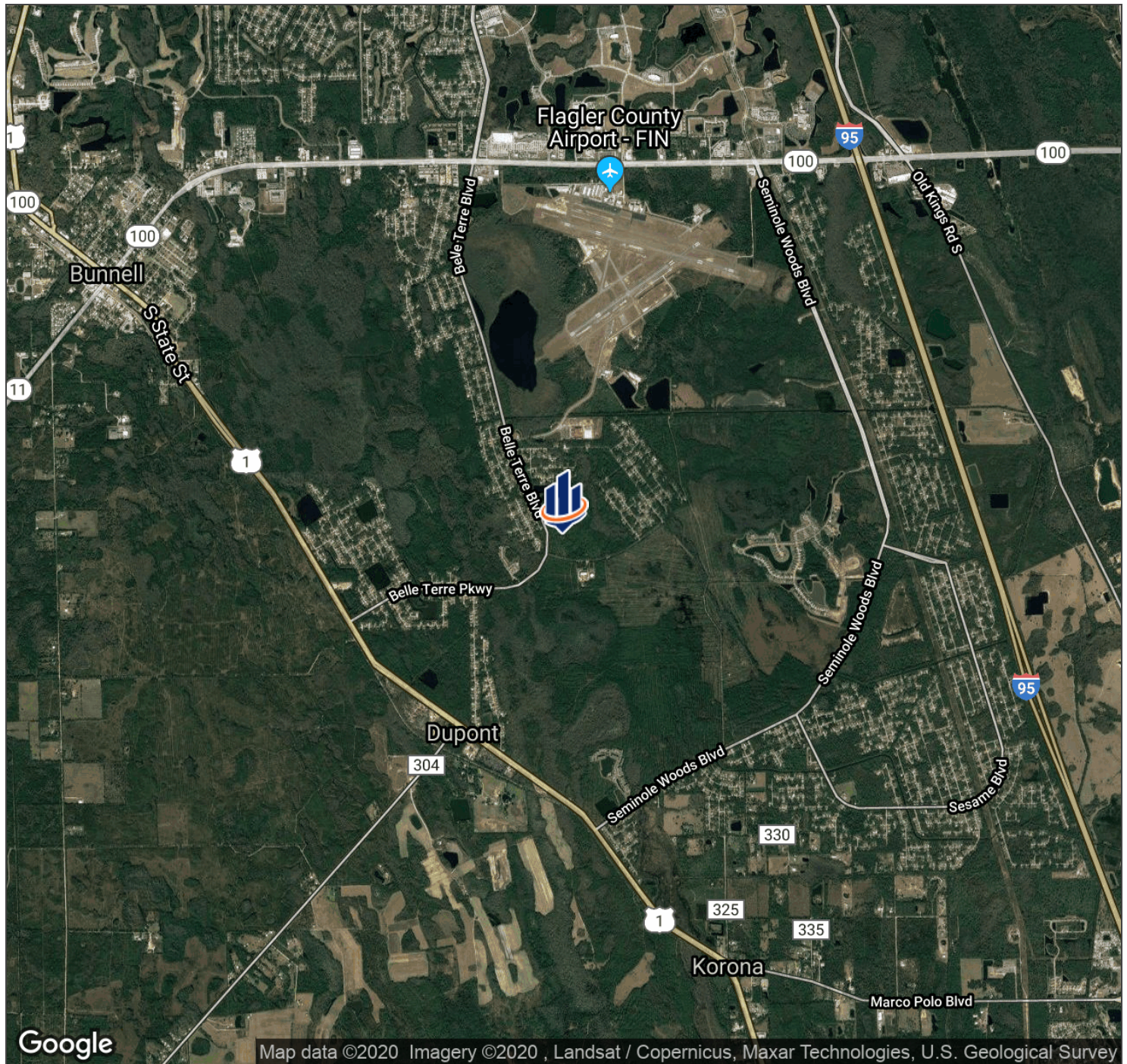


Location Maps



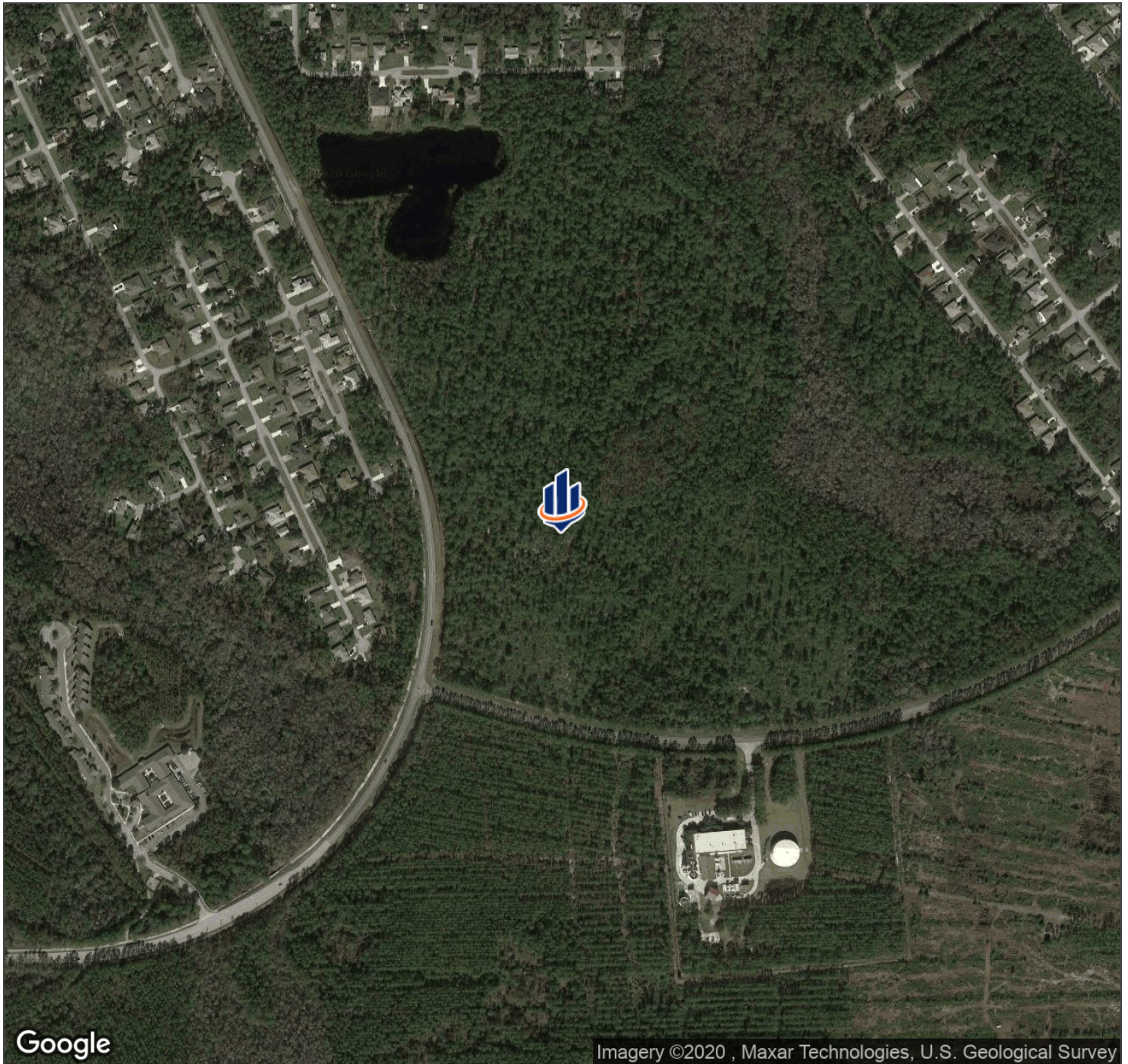


Aerial Map 1





Aerial Map 2





3 | DEMOGRAPHICS



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	343	2,945	9,921
Total persons per hh	2.9	2.9	2.8
Average hh income	\$50,268	\$52,380	\$57,291
Average house value	\$196,201	\$199,877	\$207,139

	1 MILE	3 MILES	5 MILES
Total population	988	8,553	27,787
Median age	33.0	35.1	39.7
Median age (male)	34.5	35.5	39.4
Median age (female)	32.1	34.7	39.7

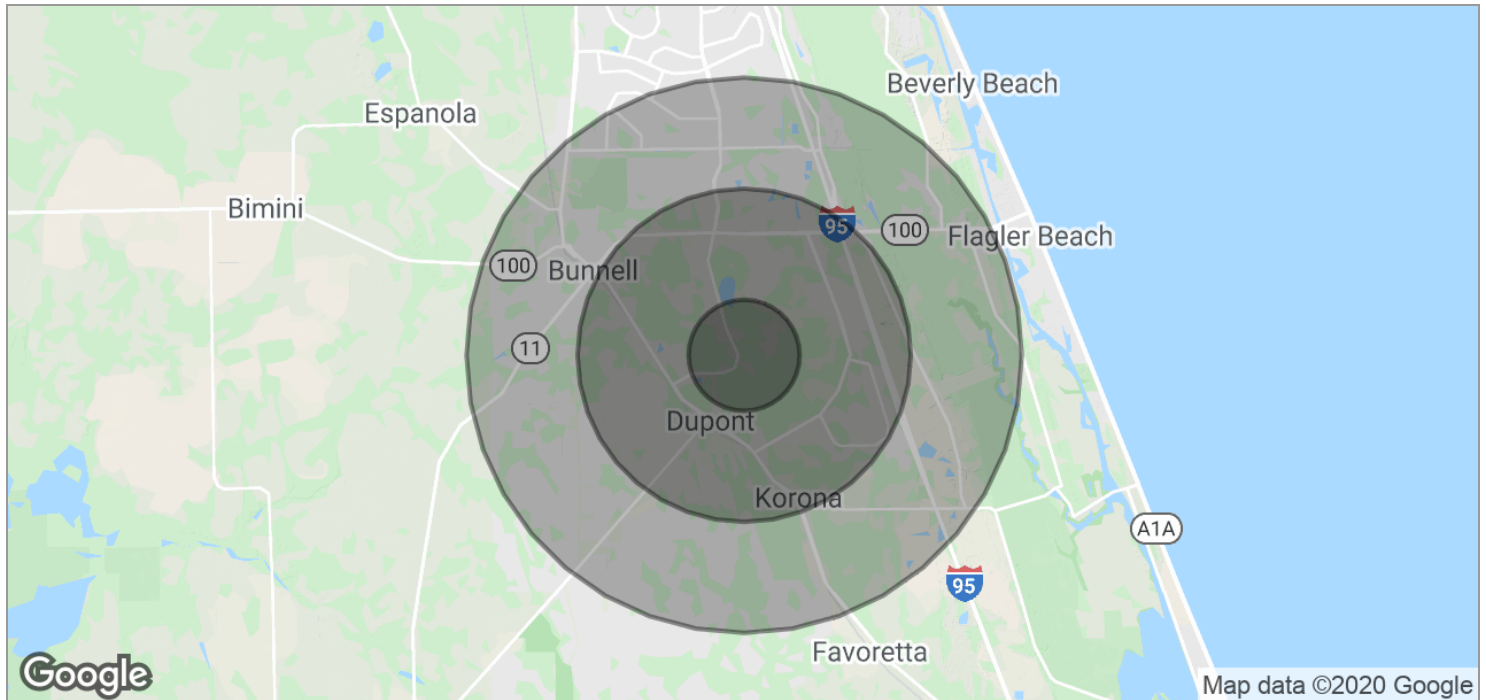
* Demographic data derived from 2010 US Census



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Demographics Map

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	988	8,553	27,787
MEDIAN AGE	33.0	35.1	39.7
MEDIAN AGE (MALE)	34.5	35.5	39.4
MEDIAN AGE (FEMALE)	32.1	34.7	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	343	2,945	9,921
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$50,268	\$52,380	\$57,291
AVERAGE HOUSE VALUE	\$196,201	\$199,877	\$207,139



Advisor Bio & Contact Info



Chris Butera

Principal

SVN | Alliance Commercial Real Estate Advisors

Chris Butera is a Principal with SVN Alliance. Chris specializes in the packaging and sale of land/development sites, off-market acquisitions, SMART Office development and investment properties.

During a real estate career that spans more than 15 years, Chris has been involved in numerous developments/acquisitions across Central Florida including master planned communities, residential subdivisions, shopping centers and office buildings. He has a deep knowledge of the entitlement, development and construction process.

Before starting SVN Alliance, Chris was a Vice President with NAI Realvest in Orlando. He was also a Senior Vice President with IBIS Development specializing in off-market retail acquisitions for a select group of high net-worth clients. Prior to that he was involved as a principal or consultant with multiple land development projects across Volusia and Flagler Counties.

Chris has worked as a broker, developer and consultant and is able to manage all three disciplines for the benefit of his clients and projects.

He remains active with ICSC and is on the Board of Directors for the Volusia Building Industry Association. Butera resides in Ormond Beach, FL with his wife and two young children.

Memberships & Affiliations

International Council of Shopping Centers
Volusia Building Industry Association [Board of Directors]

Ormond Beach Chamber of Commerce [2014 President]

VCARD

Team Volusia

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