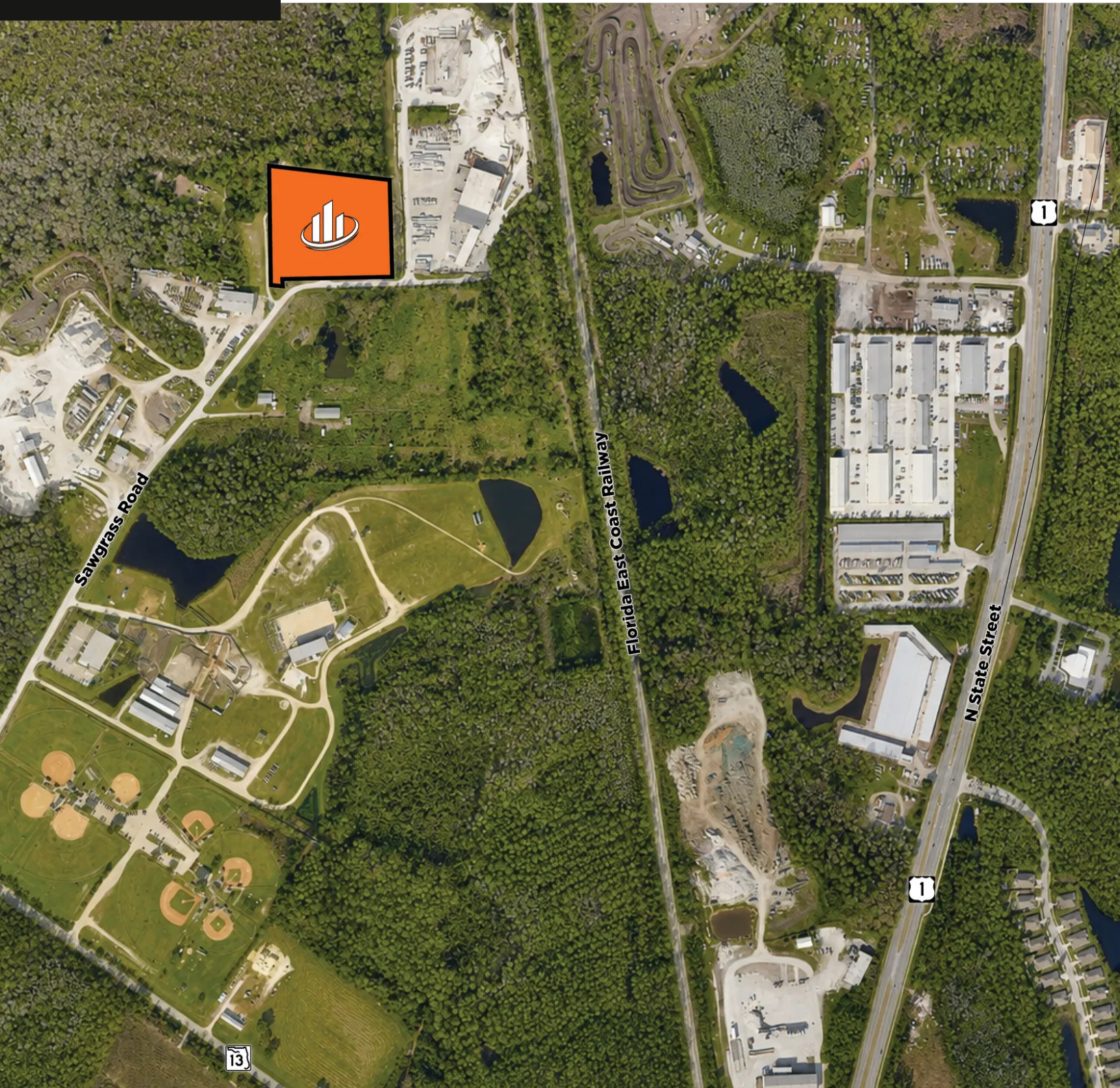




FOR LEASE

487 Sawgrass Road

Bunnell, FL 32110



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PROPERTY SUMMARY

Available for lease, this ± 4.93 -acre Industrial Outdoor Storage (IOS) parcel is zoned Flagler County Industrial and offers a broad range of permitted industrial uses, including Industrial Outdoor Storage (IOS), contractor and utility storage yards, equipment laydown yards, heavy equipment storage, fleet parking, truck terminal operations, concrete and asphalt batch plants, concrete crushing, aggregate processing, recycling operations, and other industrial uses. As a parcel under five acres, the property benefits from Flagler County's streamlined Technical Review Committee (TRC) site plan review process for qualifying projects. Ownership prefers a long-term lease commitment; however, flexible lease terms will be considered for qualified tenants.

PROPERTY HIGHLIGHTS

- 4.93 $\pm$ acres available for lease
- Flagler County I - Industrial zoning
- Industrial outdoor storage
- Contractor or utility yard
- Laydown-yard operations
- Equipment and fleet storage
- Trailer and truck parking
- Building-material storage
- Heavy-civil operations

Lease Rate

\$3,045 Acre/month (NNN)

Lease Term

Negotiable

Site Size

4.93 Acres

Zoning

Flagler County Industrial

FLU

IND

Market

Flagler County

APN:

04-12-30-5550-00010-0020



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FLAGLER COUNTY, FLORIDA

Market & Growth Overview — 487 Sawgrass Road, Bunnell, FL

4.93± Acres | Industrial Zoning | Industrial Outdoor Storage (IOS)

+21.7%

Population growth, 2020–2025 (≈25,000 new residents)

159,426

Projected county population by 2040

~28,300

Housing units in approved/proposed pipeline

<9%

NE Florida industrial vacancy — and falling

Rapid Population Growth

Flagler County grew ~21.7% from 2020–2025 (~25,000 new residents), reaching ~128,300, and is projected to top 159,000 by 2040 — driving sustained demand for housing, retail, and industrial/logistics services county-wide.

Massive Development Pipeline

Major approved/proposed projects include the 2,700-acre Reserve at Haw Creek (Bunnell) with 6,100 homes plus 1.475M SF commercial/industrial space, and the Raydient West Expansion (Palm Coast) with ~22,000 homes on ~20,000 acres. In total, ~28,300 housing units and 1M+ SF of new commercial/industrial space are planned.

Infrastructure Investment

Commerce Parkway, a \$11.75M connector linking SR 100 to US 1 in Bunnell, opened in 2025 and unlocks ~1,835 acres for industrial/commercial use. Flagler Executive Airport is adding an \$11M, 15,500 SF terminal, and county-wide water, sewer, and power upgrades are underway to serve new development.

Strong Industrial Market

Local brokers report strong demand for Class A industrial space, with vacancy low and rents rising. New shovel-ready supply — 1,259 acres rezoned for industrial use in Bunnell and 115 pad-ready acres at the Airport Commerce Park — supports manufacturing, warehousing, logistics, and industrial outdoor storage (IOS) users.

Transportation Access

The site benefits from proximity to I-95, with Jacksonville ~1 hr north and Orlando ~1.5 hrs south. US 1 and SR 100 provide direct regional links, the FEC rail line runs through the county, and JAXPORT (~72 mi) and Port Canaveral (~93 mi) offer deepwater port access.

Economic Incentives

Florida's Qualified Target Industry tax refunds and other state programs apply locally, alongside Flagler's Recapture Enhance-Value (REV) grant and FPL's FRED PACE energy financing. The county's new Industrial Development Authority can issue tax-exempt bonds to lower financing costs for qualifying projects.

Major Employers & Workforce

AdventHealth is the county's largest private employer (~1,800 jobs); other anchors include the Flagler school district, county/city government, Florida East Coast Railway, and FPL. CareerSource Flagler-Volusia partners with local colleges to train workers for relocating employers.

Why 487 Sawgrass Road

Positioned at the intersection of booming population growth, a deep development pipeline, and improving infrastructure, 487 Sawgrass Road (4.93± acres, industrial zoning, approved IOS use) is well suited for contractor and heavy-civil yards, utility contractors, fleet operations, building materials/equipment rental, and other outdoor storage users serving Flagler County's next decade of growth.

Sources: Flagler County & Palm Coast government and economic development materials; official planning reports; local media and industry reports on population growth, industrial markets, and infrastructure.



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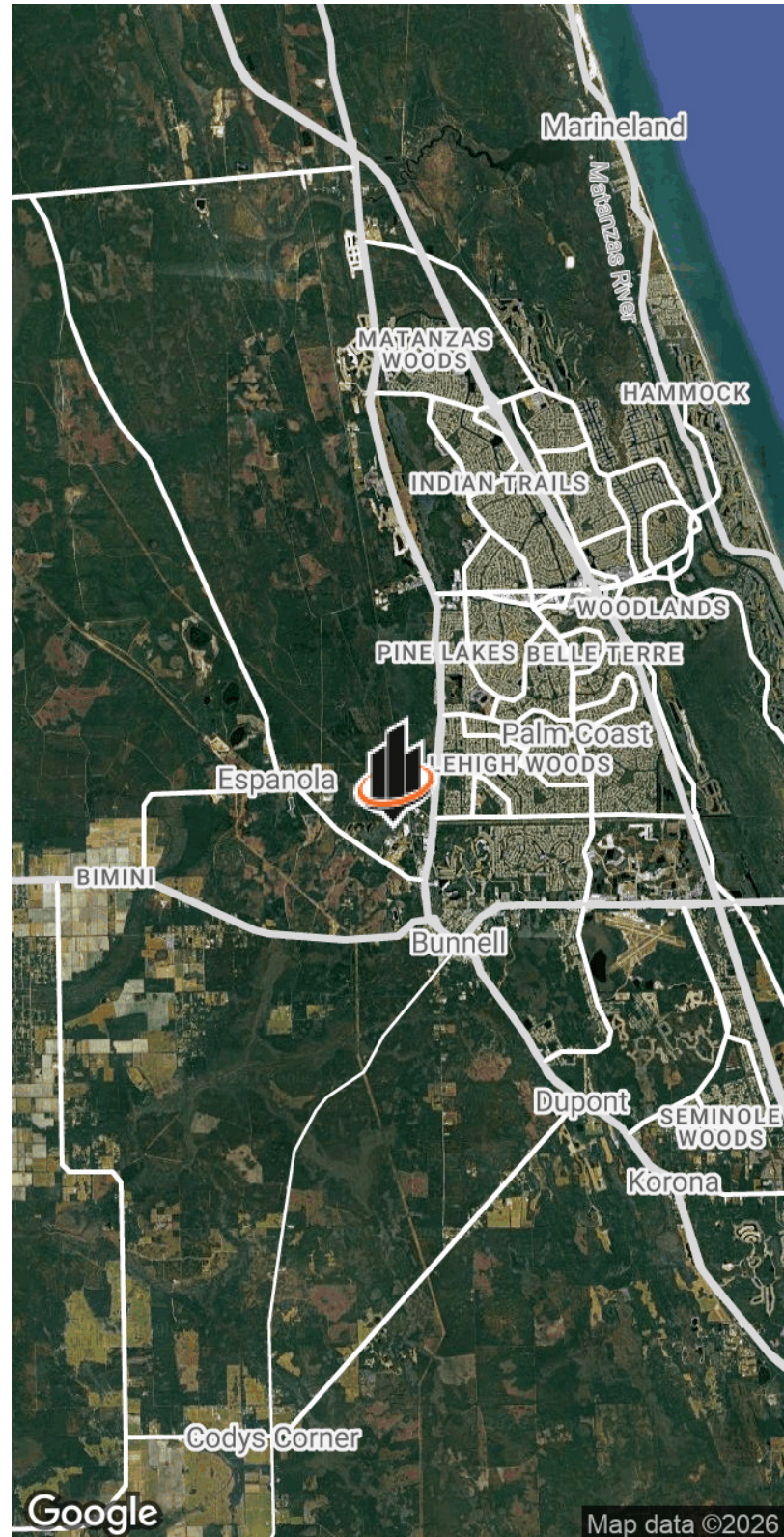
Bunnell, FL 32110

LOCATION OVERVIEW

Strategically located within Bunnell's established industrial corridor, the property offers convenient access to US Highway 1, State Road 100, and Interstate 95, providing excellent connectivity throughout Flagler County and the broader Northeast and Central Florida markets. The site is positioned within one of the region's emerging industrial growth areas, supported by the approved Reserve at Haw Creek master-planned community, the City of Bunnell's planned industrial expansion, and Raydient's proposed 20,000-acre westward expansion of Palm Coast. The location is ideally suited for Industrial Outdoor Storage (IOS), contractor and utility yards, fleet operations, heavy equipment storage, concrete and asphalt operations, and businesses requiring outdoor storage, equipment staging, and operational space.

LOCATION INFORMATION

STREET ADDRESS:	487 Sawgrass Rd.
CITY:	Bunnell
STATE:	Florida
ZIP:	32110
COUNTY	Flagler



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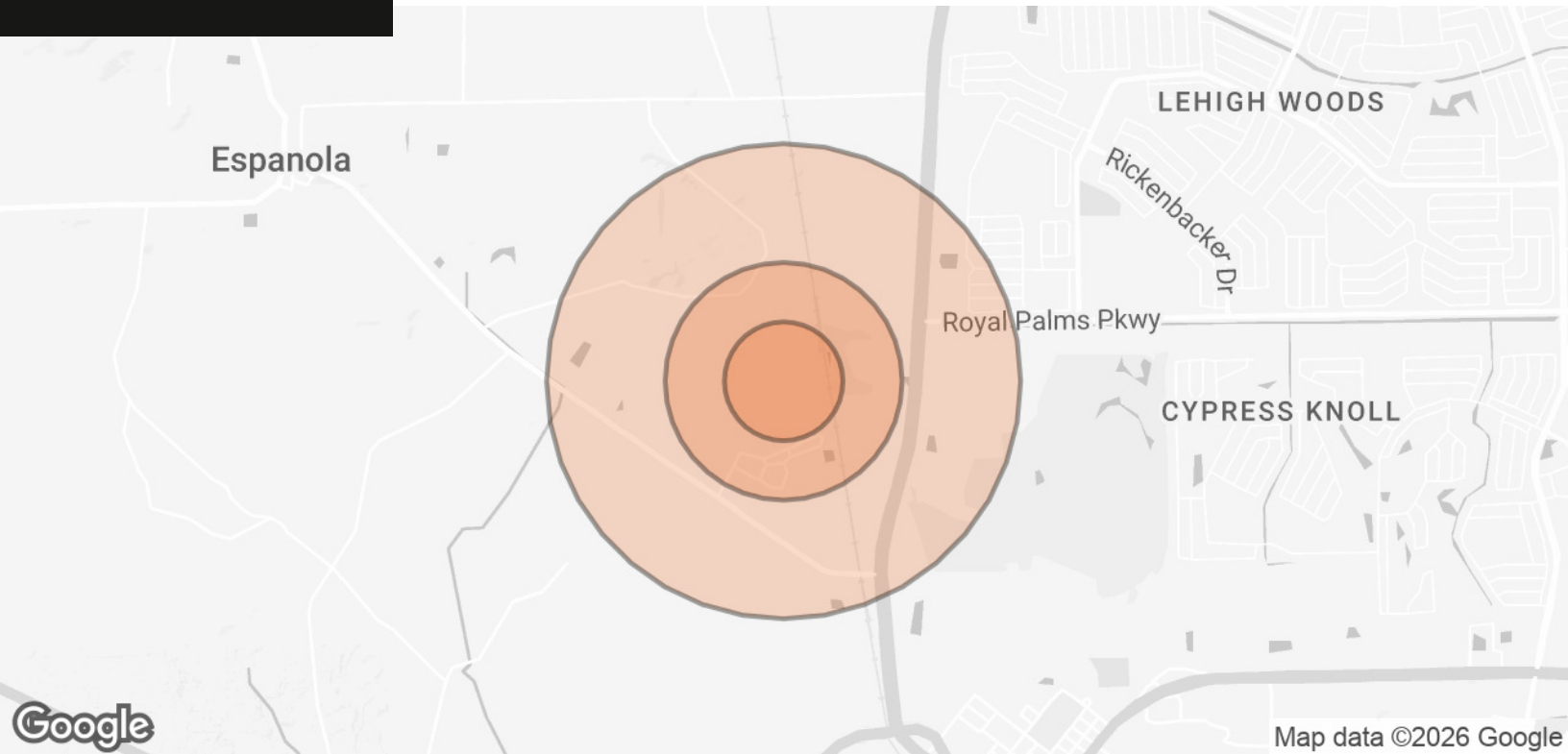




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2	8	810
AVERAGE AGE	41.4	41.4	55
AVERAGE AGE (MALE)	41.7	41.7	51.4
AVERAGE AGE (FEMALE)	40.6	40.6	60.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	2	358
# OF PERSONS PER HH		4	2.3
AVERAGE HH INCOME		\$119,200	\$85,915
AVERAGE HOUSE VALUE		\$451,587	\$336,695

2023 American Community Survey (ACS)



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