OFFERING MEMORANDUM

# 2299 N Ocean Shore Blvd

Flagler Beach, Florida 32136

**Prime Oceanfront Development Opportunity on A1A**

**2299 N Ocean Shore Blvd** presents a rare opportunity to acquire a **premium oceanfront development site** along Florida's iconic A1A corridor in Flagler Beach. Positioned directly across from the Atlantic Ocean with unobstructed water views, the property offers exceptional potential for residential, mixed-use, or boutique commercial development in one of Florida's fastest-growing coastal markets.

Located along the scenic **Jimmy Buffett Memorial Highway (A1A)**, the site benefits from strong year-round traffic, tourism activity, and proximity to Flagler Beach's charming downtown district, restaurants, and public beach access points. With limited developable oceanfront parcels remaining in Flagler Beach, this property represents a compelling opportunity for investors, developers, or owner-users seeking to secure a long-term coastal asset.

| LOCATION | FRONTAGE | ZONING | MARKET |
|---|---|---|---|
| **A1A<br>Flagler Beach** | **Oceanfront<br>Direct A1A Access** | **Commercial** | **Flagler County<br>NE Florida** |

*This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information contained herein has been obtained from sources believed reliable. Prospective purchasers are advised to conduct their own due diligence.*

## PROPERTY OVERVIEW

| | |
|---|---|
| **ADDRESS** | 2299 N Ocean Shore Blvd Flagler Beach, FL 32136 |
| **PROPERTY TYPE** | Vacant / Redevelopable Commercial Site |
| **FRONTAGE** | Direct A1A Oceanfront Exposure |
| **COUNTY** | Flagler County |
| **ZONING** | Commercial |
| **POTENTIAL USES** | Luxury Residential Mixed-Use Development Boutique Hotel / Hospitality Professional Office Condominium / Multi-Family Long-Term Land Hold |

## LOCATION & MARKET ADVANTAGE

A1A is among the most iconic and connected coastal corridors in Florida, linking St. Augustine, Palm Coast, Flagler Beach, and Daytona Beach. The route attracts a strong flow of seasonal visitors, year-round residents, and leisure travelers, making this a strategically located site in a rapidly growing Northeast Florida region.

| PROXIMITY TO KEY MARKETS | |
|---|---|
| **St. Augustine** | ~35 Minutes North |
| **Jacksonville** | ~70 Minutes North |
| **Daytona Beach** | ~35 Minutes South |

| | |
|---|---|
| **Orlando** | ~90 Minutes West |

The strategic Northeast Florida position places this asset within reach of major population centers while retaining the quiet, authentic character that defines Flagler Beach as a distinct and desirable coastal destination.

## INVESTMENT HIGHLIGHTS

**1**

### Trophy A1A Location

A direct-frontage position on Florida's iconic A1A corridor represents an irreplaceable coastal setting. Properties of this caliber and location are exceptionally scarce, with virtually no comparable new oceanfront inventory available in Flagler Beach.

**2**

### Flexible Development Potential

The site accommodates a variety of development programs—from luxury residential and boutique hospitality to mixed-use and professional office—making it suitable for a wide range of investor and developer strategies. New development is singularly positioned within a high-density zone that serves both resident and visitor demand.

**3**

### Authentic Beach & Lifestyle Market

Flagler Beach offers a quieter, more authentic coastal experience compared to South Florida or larger resort markets. The town's charm, walkability, and community character attract a loyal and growing visitor and resident base. Nearby amenities include the Flagler Beach Pier, Golden Lion Café, retail shops, golf courses, boating and fishing access, and an extensive network of bike trails.

**4**

### Supply-Constrained Market

Flagler County's coastal land supply is tightly constrained by environmental regulations, ocean frontage limits, and existing development. This scarcity underpins long-term value appreciation and positions well-located parcels as durable, defensible investments.

**5**

### Strong Long-Term Demand

Northeast Florida has experienced sustained population growth, driven by migration from higher-cost markets and increasing demand for coastal lifestyle properties. Historically strong demand dynamics support both near-term development returns and patient land-hold strategies.

## IDEAL BUYER PROFILES

### Real Estate Investors & Developers

Firms and individuals seeking a high-profile coastal development opportunity with multiple exit strategies—including build-to-sell, build-to-rent, and long-term appreciation plays in a supply-constrained market.

### Hospitality & Mixed-Use Entrepreneurs

Operators looking to establish a unique boutique hotel, vacation rental compound, or mixed-use commercial concept directly on the A1A oceanfront corridor. The site's high visibility and traffic counts make it well-suited for experiential concepts.

### Owner-Users & Custom Home Builders

Buyers seeking to construct a signature custom oceanfront residence or compound on one of the last available direct-frontage parcels in Flagler Beach. An irreplaceable lifestyle asset.

### Institutional & Family Office Investors

Long-horizon capital seeking a durable, supply-constrained coastal land position in a market with strong demographic tailwinds and limited new oceanfront inventory.

## FLAGLER BEACH MARKET SNAPSHOT

Flagler Beach sits within one of Florida's fastest-appreciating coastal corridors. The broader Flagler County market has benefited from sustained in-migration, constrained housing supply, and growing recognition as an affordable alternative to South Florida and the Space Coast. Key market dynamics include:

| Northeast Florida Growth | Coastal Land Scarcity | Tourism & Hospitality Demand | Rising Coastal Property Values |
|---|---|---|---|
| Flagler County has ranked among Florida's fastest-growing counties over the past decade, driven by remote-work migration and quality-of-life demand from higher-cost markets. | Environmental buffers, the Intracoastal Waterway, and the Atlantic Ocean severely restrict the supply of developable oceanfront sites, strengthening the scarcity premium for direct A1A frontage parcels. | Flagler Beach receives significant seasonal and year-round tourism traffic, with demand for lodging and experiential retail outpacing available supply along the A1A corridor. | Oceanfront and ocean-proximate land values in Northeast Florida have appreciated consistently, supported by limited inventory and increasing buyer competition from both in-state and out-of-state purchasers. |

## For Additional Information or to Schedule a Property Tour

Please contact the exclusive listing broker. All inquiries are held in strict confidence. Site tours and due diligence packages are available upon execution of a Non-Disclosure Agreement.

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*This Offering Memorandum has been prepared to provide summary information to prospective purchasers and to establish only a preliminary level of interest. It does not purport to present all material information regarding the property. Recipients are encouraged to conduct independent investigations and should not rely on representations made herein as a substitute for the exercise of their own independent judgment.*

*Flagler Beach Pier | Flagler Beach, Florida | A1A Oceanfront Corridor*