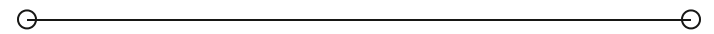


SALE

80.53 Acres

0 TANGERINE AVE

Bunnell, FL 32110



PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

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PROPERTY SUMMARY



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OFFERING SUMMARY

SALE PRICE	\$999,000
LOT SIZE	80.53 Acres
PRICE / ACRE	\$12,405
ZONING	AC-Agriculture District
MARKET	Bunnell

PROPERTY DESCRIPTION

Unleash the potential of this remarkable property, offering potential 5-acre single-family sites, unparalleled opportunities for horse farms and riding, aquaculture, fish-farming, forestry, and agriculture. The property can be split into three parcels. With a prime location and diverse zoning, this versatile land is uniquely positioned to accommodate a variety of ventures. Whether cultivating an idyllic family community, establishing equestrian facilities, exploring aquaculture and fish-farming ventures, or delving into forestry and agriculture, this property embodies limitless potential.

LOCATION DESCRIPTION

Flagler County continues to see steady growth driven by its strategic location between Jacksonville and Daytona Beach, a strong local workforce, and proximity to major transportation corridors including I-95, US-1, and SR-100. Bunnell's pro-growth environment and access to utilities and infrastructure make this site a highly attractive investment for land bankers, developers, or end-users seeking scale and long-term value.

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PROPERTY DETAILS

SALE PRICE	\$999,000
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LOCATION INFORMATION

STREET ADDRESS	O Tangerine Ave
CITY, STATE, ZIP	Bunnell, FL 32110
COUNTY	Flagler
MARKET	Bunnell
CROSS-STREETS	Tangerine Ave and Royal Palm Dr

BUILDING INFORMATION

NUMBER OF LOTS	1
BEST USE	5 Acre Single Family Sites Horse Farms and Riding Aquaculture Fish-Farming Forestry and Agriculture

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	AC- Agriculture District
LOT SIZE	80.53 Acres
APN #	30-12-29-5550-00010-0020
LOT FRONTAGE	1,340 ft
LOT DEPTH	2,600 ft
CORNER PROPERTY	No
POWER	No
RAIL ACCESS	No

UTILITIES & AMENITIES

GAS / PROPANE	No
IRRIGATION	No
WATER	No
SEWER	No

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OPTIONAL PARCEL SPLIT



PARCEL	SIZE	Price
PARCEL A	26 +/- ACRES	\$333,075.00
PARCEL B	26 +/- ACRES	\$333,075.00
PARCEL C	26 +/- ACRES	\$333,075.00

PARCEL SPLIT

The aerial to the left depicts what a potential split could look like. The Seller is open to other options.

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USE SCHEDULE

PERMITTED USES	SPECIAL EXCEPTIONS
Single family dwellings or mobile homes.	Animal hospitals, veterinary clinics, kennels
Agricultural/forestry pursuits, including dairies and dairy products, livestock, poultry, horticultural products which are raised on the premises.	Automotive repair
Plant nurseries or marketing garden	Feed and seed processing, storage, retail or wholesale sales
Cemeteries	Land clearing business
Home based businesses	Mining, shell or soil extraction, gas and oil wells
Horse farms and riding stables	Wholesale or retail fertilizer sales and storage. Bulk storage of fertilizer, fuels, lubricants, and other hazardous, flammable, combustible or incendiary
Aquaculture	Woodworking shops, together with structures, machinery, equipment and facilities
Fish farming	Shooting and archery ranges
Short term vacation rentals	

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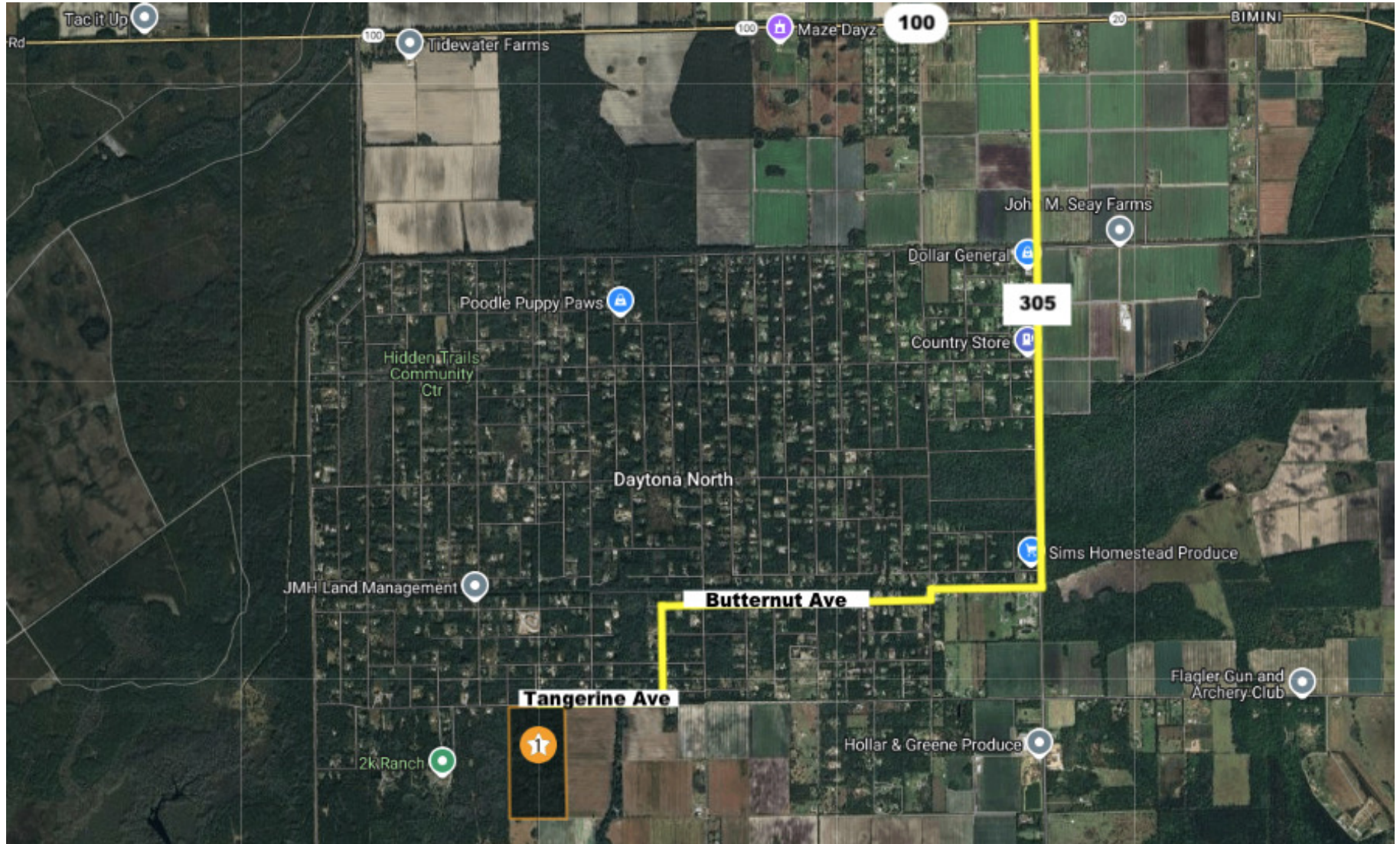
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LOCATION



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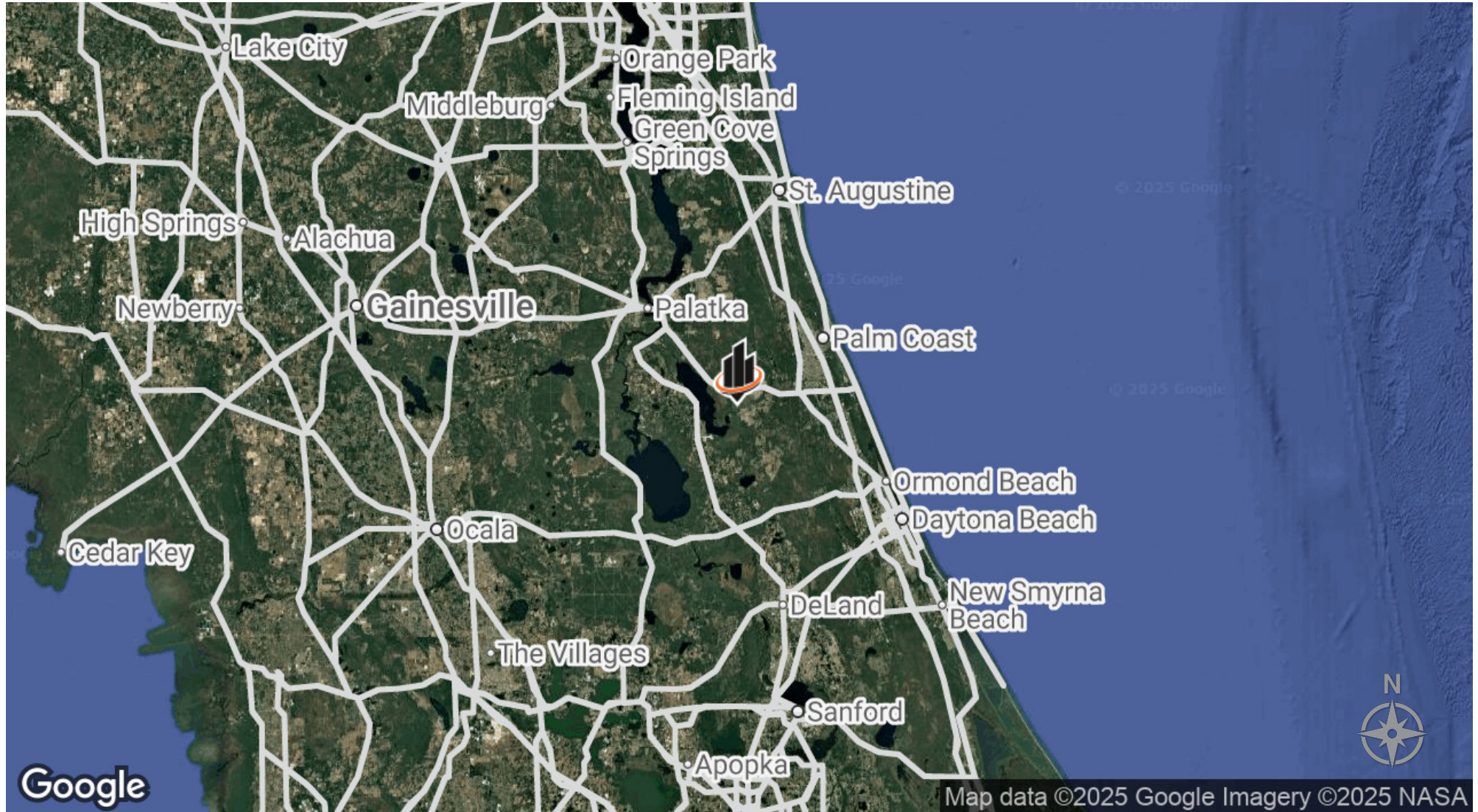
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LOCATION MAP



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AREA ANALYTICS

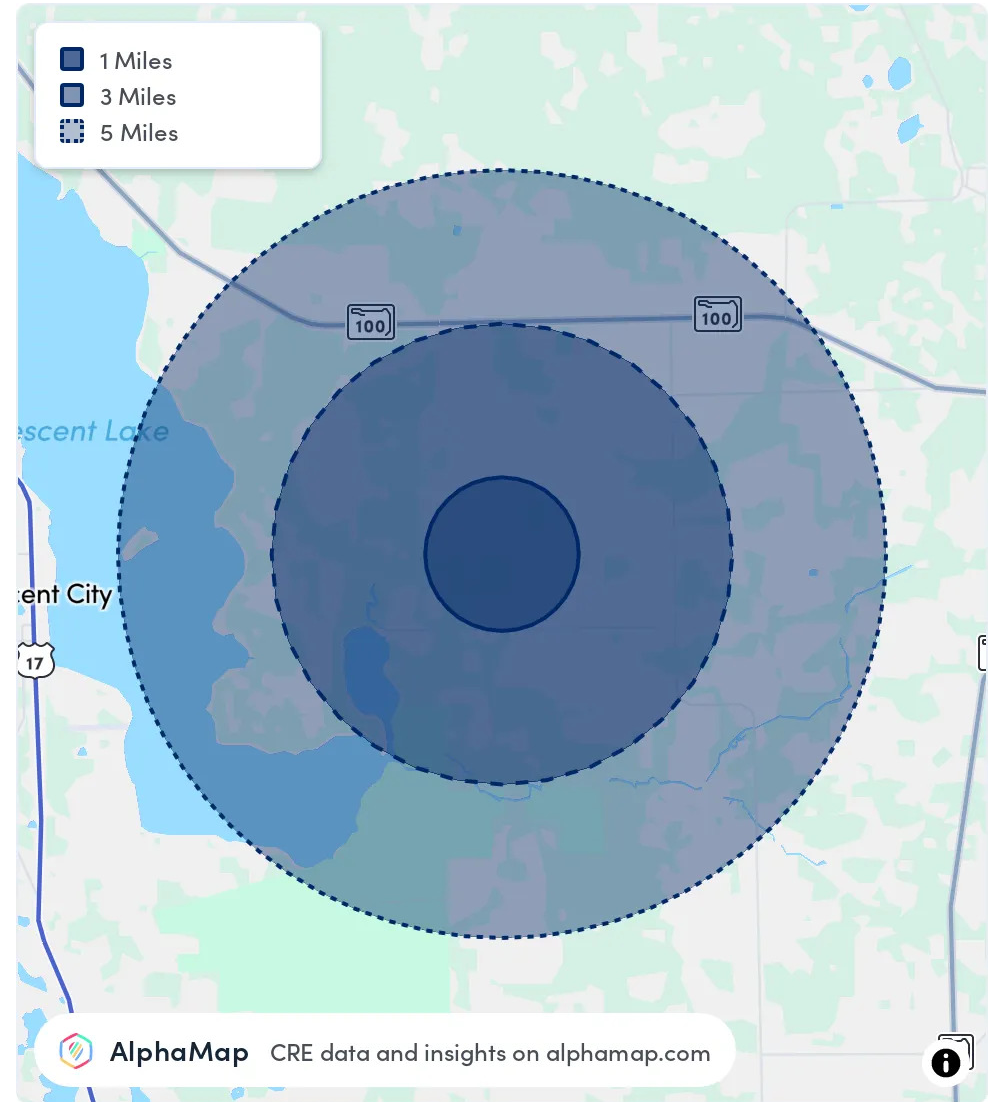
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	816	3,446	4,259
AVERAGE AGE	44	43	43
AVERAGE AGE (MALE)	44	43	43
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	331	1,376	1,695
PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$63,880	\$69,596	\$71,450
AVERAGE HOUSE VALUE	\$188,508	\$195,080	\$200,890
PER CAPITA INCOME	\$25,552	\$27,838	\$28,580

Map and demographics data derived from AlphaMap



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