

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

14 Lots Offered near N Ocean Shore Blvd

51 Hernandez Ave, Palm Coast, FL 32137

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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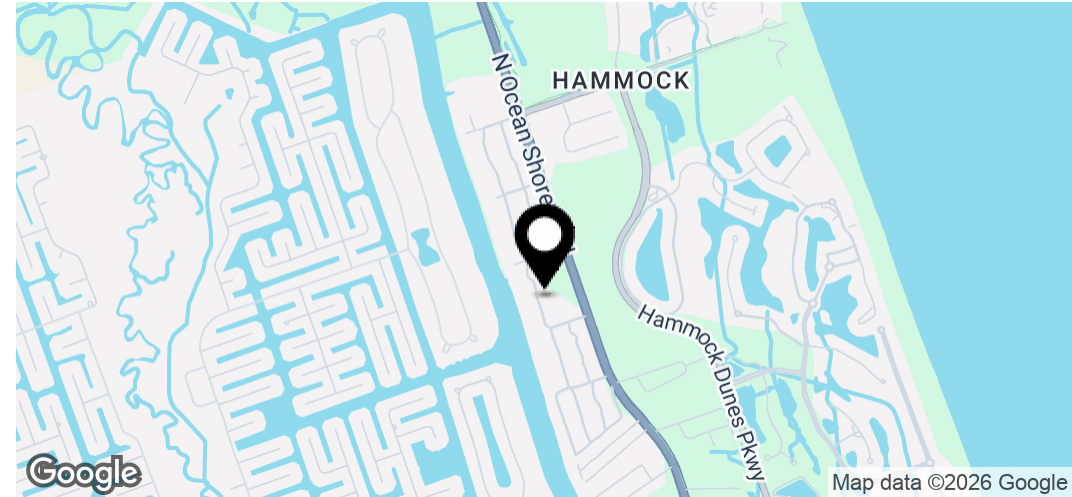
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Executive Summary

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Offering Summary

Price	\$1,400,000
Price / Acre	\$774,400
Lot Size	78,750 SF
Access	Access from Hernandez Ave / 19th Rd area; buyer to verify final legal access, road condition, and development requirements.
Zoning	R-1
Best Use	Single-Family Residential Development

Property Overview

Rare 14-lot residential land package in the Artesia area of Palm Coast, near N Ocean Shore Blvd / Scenic A1A. The offering includes Block 7, Lots 7-13 and 24-30, totaling approximately 78,750 SF / 1.81 AC. The property is being offered as a bulk package for builders, investors, or end users seeking a coastal Flagler County residential land opportunity.

The lots are wooded and unimproved, with R-1 zoning supporting single-family residential use. The offering provides an opportunity to control a meaningful infill residential position near established neighborhoods, beach access routes, restaurants, and the A1A coastal corridor.

Asking price is \$1,400,000, or approximately \$100,000 per lot. Buyer to independently verify survey, lot-by-lot buildability, utilities, access, road condition, wetlands, drainage, permitting, impact fees, and all final development approvals with Flagler County. Property offered as-is.

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Property Description

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Location Description

The property is located in the Artesia area of Palm Coast, near N Ocean Shore Blvd / Scenic A1A and the coastal Flagler County corridor. The lots are positioned west of A1A with access from the Hernandez Ave / 19th Rd area, near established residential neighborhoods, beach access routes, local restaurants, and coastal lifestyle amenities. Buyer to verify access, utilities, road condition, and final development requirements with Flagler County.

Site Description

14-lot residential land assemblage in the Artesia Subdivision, offered as a bulk package. The property includes Block 7, Lots 7-13 and 24-30, totaling approximately 78,750 SF / 1.81 AC. The lots are generally wooded and unimproved, with no vertical improvements.

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Complete Highlights

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Property Highlights

- • 14-lot residential land assemblage near N Ocean Shore Blvd / Scenic A1A
- • Bulk package includes Block 7, Lots 7-13 and 24-30
- • Approximately 78,750 SF / 1.81 AC total land area
- • R-1 zoning; single-family residential use, subject to buyer verification
- • Asking \$1,400,000 – approximately \$100,000 per lot
- • Wooded, unimproved lots with coastal Palm Coast location
- • Buyer to verify access, utilities, wetlands, permitting, and final buildability

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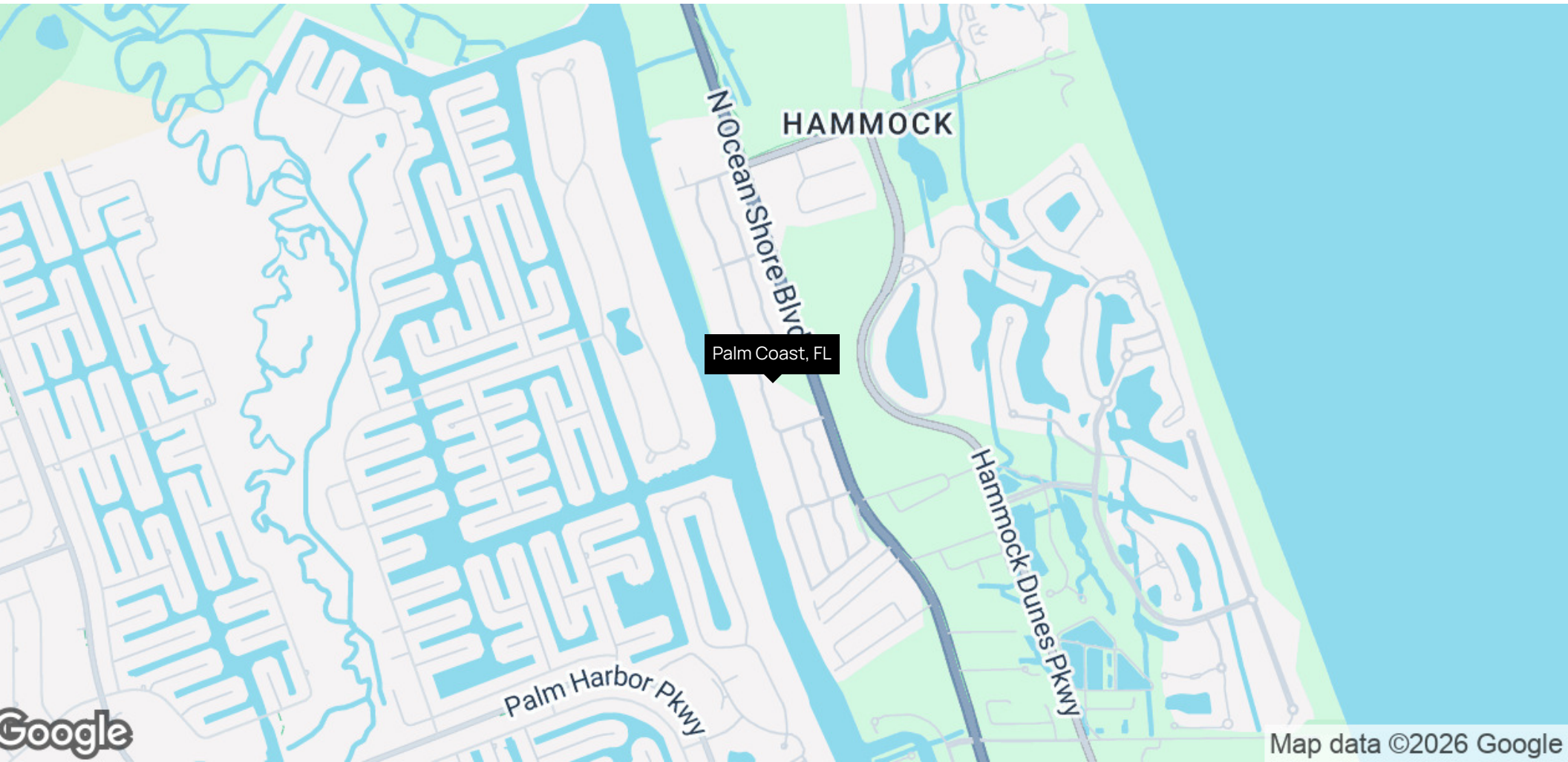
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Regional Map

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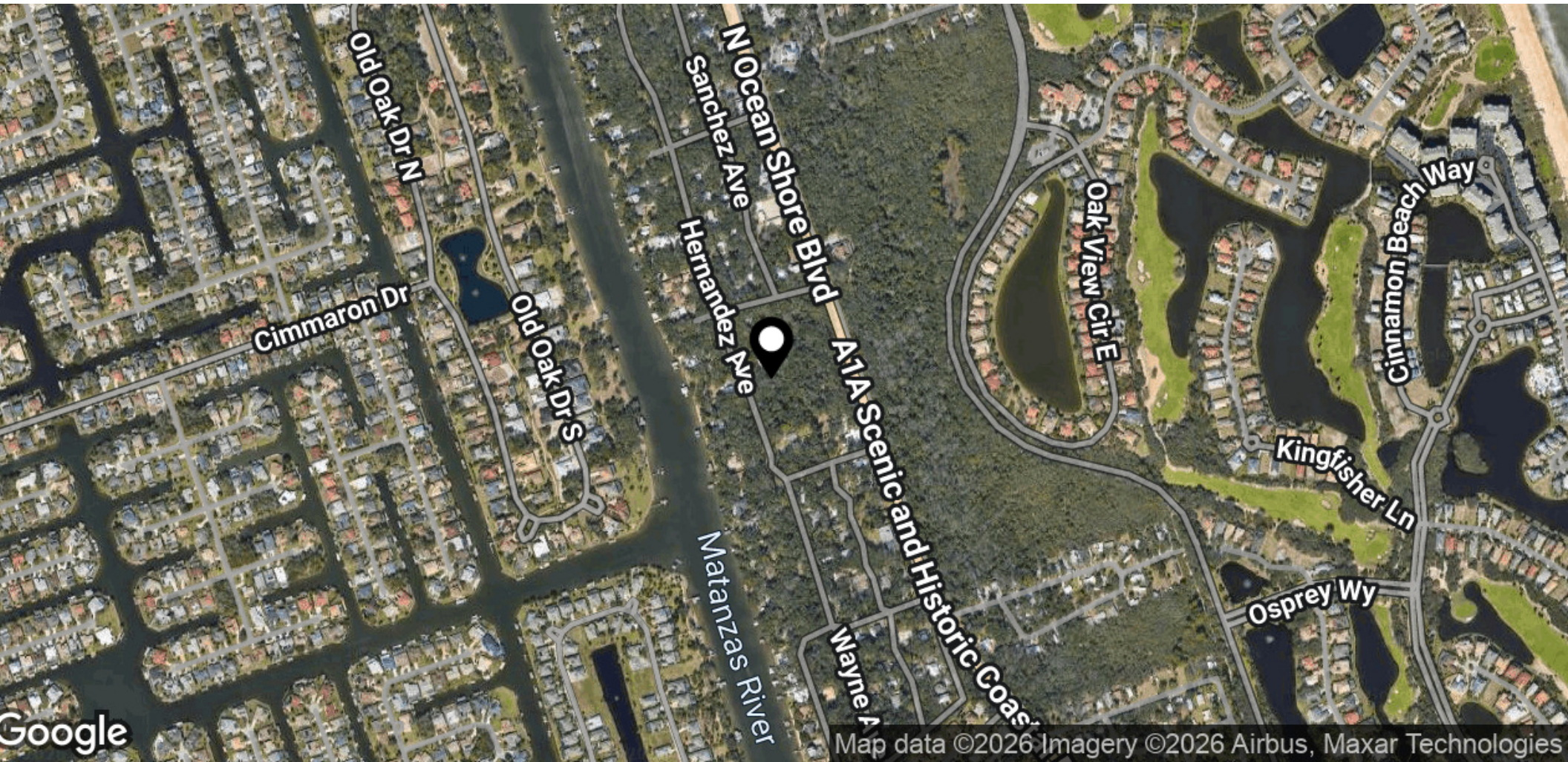
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Aerial Map

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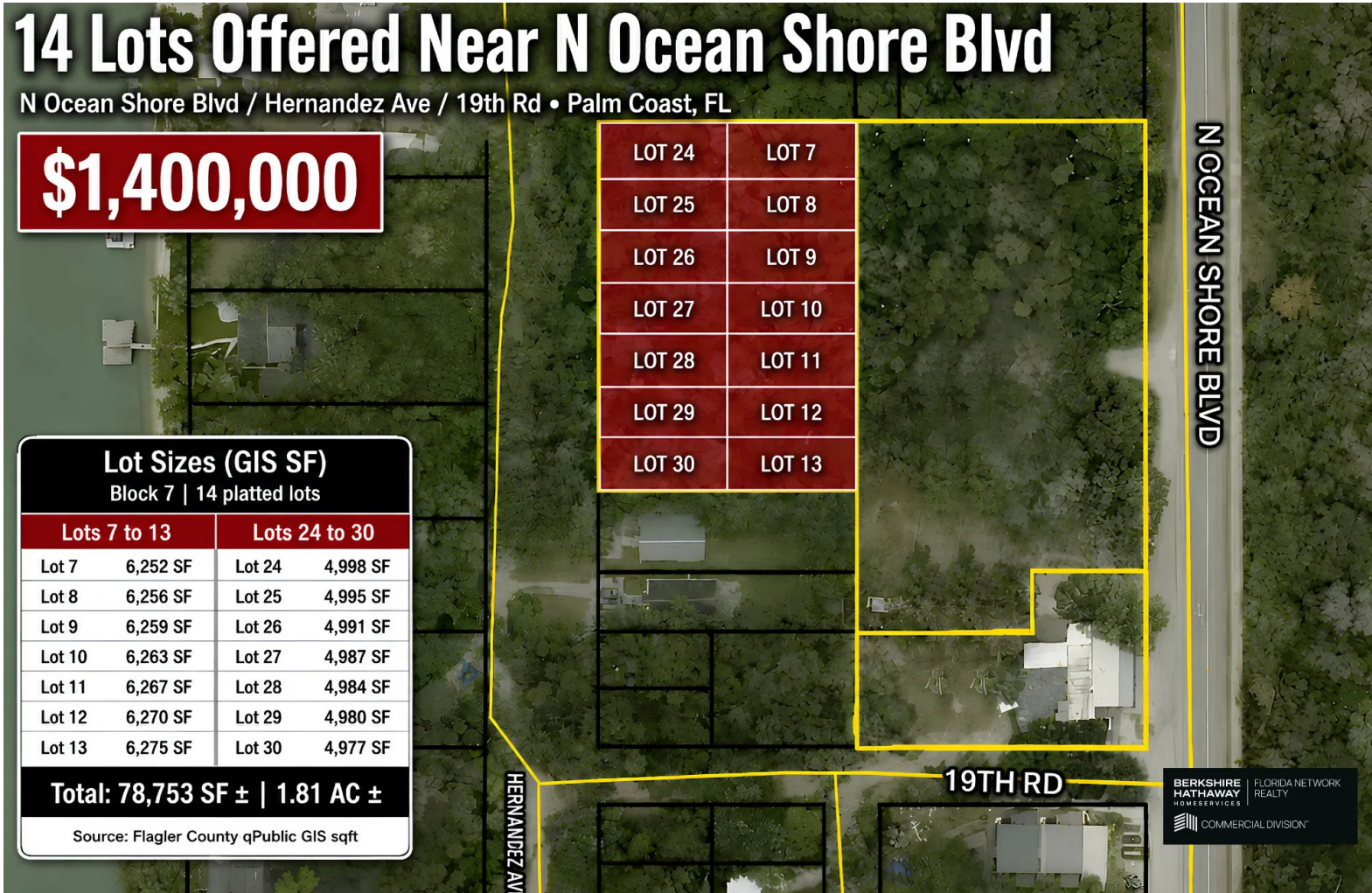
14 Lots Offered Near N Ocean Shore Blvd

N Ocean Shore Blvd / Hernandez Ave / 19th Rd • Palm Coast, FL

\$1,400,000

LOT 24	LOT 7
LOT 25	LOT 8
LOT 26	LOT 9
LOT 27	LOT 10
LOT 28	LOT 11
LOT 29	LOT 12
LOT 30	LOT 13

Lot Sizes (GIS SF)			
Block 7 14 platted lots			
Lots 7 to 13		Lots 24 to 30	
Lot 7	6,252 SF	Lot 24	4,998 SF
Lot 8	6,256 SF	Lot 25	4,995 SF
Lot 9	6,259 SF	Lot 26	4,991 SF
Lot 10	6,263 SF	Lot 27	4,987 SF
Lot 11	6,267 SF	Lot 28	4,984 SF
Lot 12	6,270 SF	Lot 29	4,980 SF
Lot 13	6,275 SF	Lot 30	4,977 SF
Total: 78,753 SF ± 1.81 AC ±			
Source: Flagler County qPublic GIS sqft			



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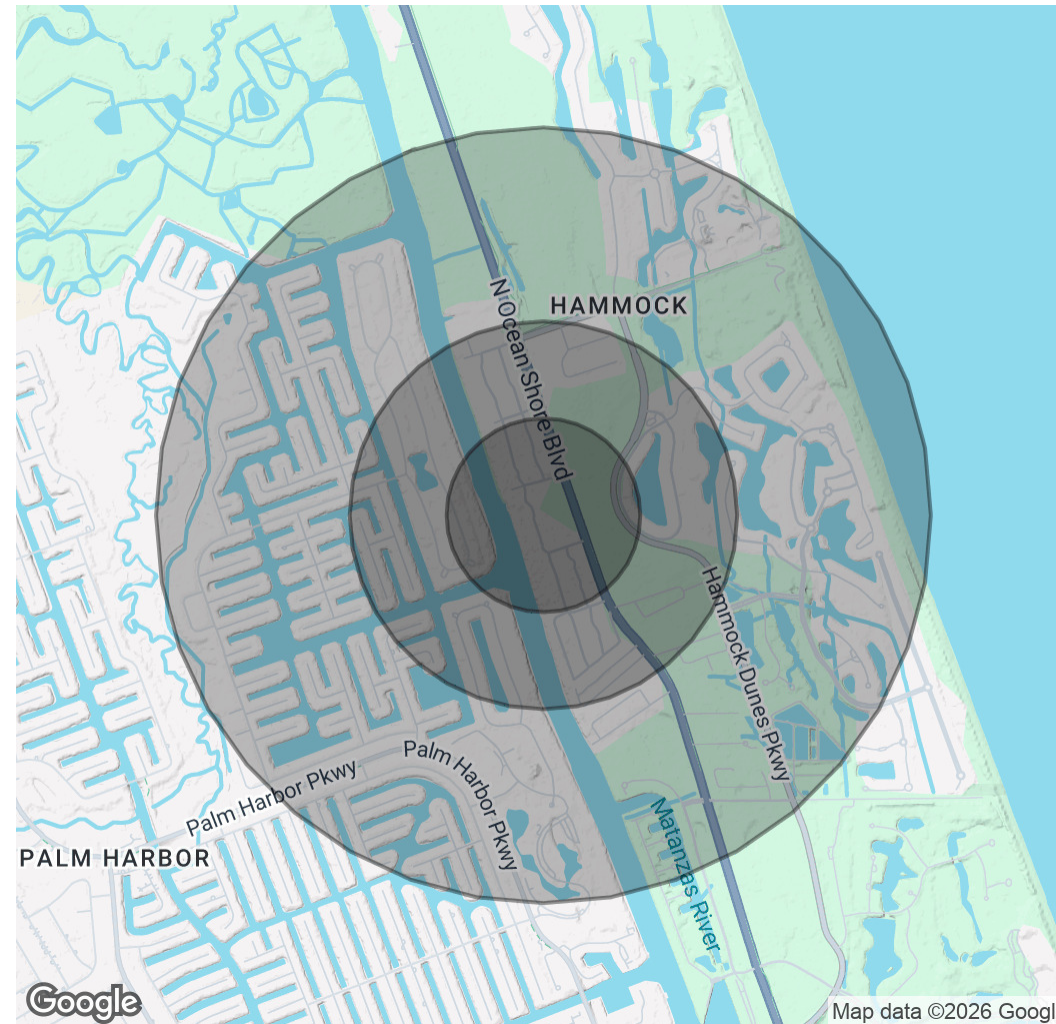
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	193	989	4,259
Average Age	62	61.1	60.9
Average Age (Male)	63.4	62.1	61.7
Average Age (Female)	60.3	59.7	59.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	87	444	1,892
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$155,307	\$139,805	\$134,524
Average House Value	\$602,373	\$599,289	\$598,777

2023 American Community Survey (ACS)



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Matthew Adams - Senior Commercial Advisor

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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