

# Palm Coast Resort

A Waterfront Community on Florida's Matanzas River



Jacoby  
DEVELOPMENT

# Palm Coast Resort

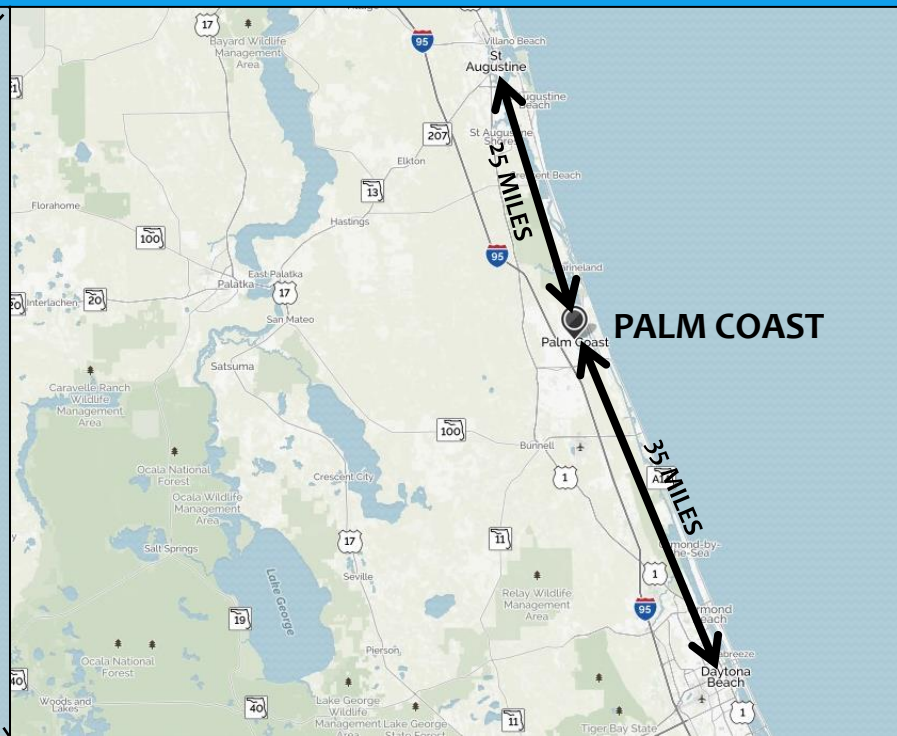
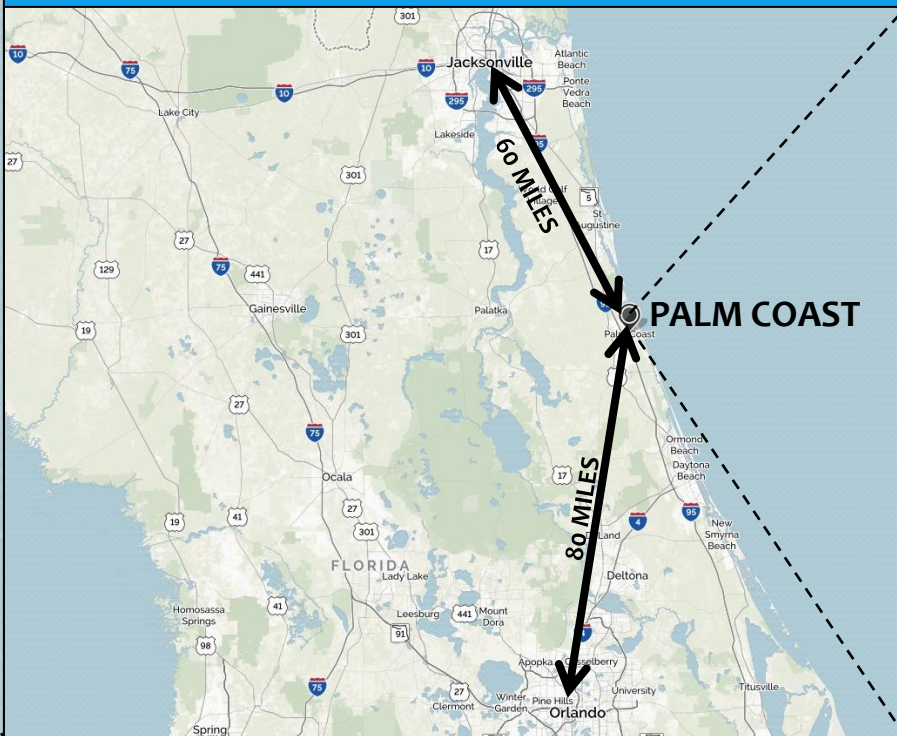
A Waterfront Community on Florida's Matanzas River Featuring:

- 100 Key Marina Hotel & Conference Center
- 180 Unit Marina Multi-Family Units
- 30 Marina Townhouses
- Waterfront Dining & Retail
- 96 Golf Course Multi-Family Units
- Existing 525 Space Parking Structure
- Existing 86 Slip Marina with only fuel dock between Daytona Beach & St. Augustine



# Location

Less than 300 miles from all major metro areas in Florida, 400 miles from Atlanta, 450 miles from Charlotte  
Close proximity to St. Augustine, Jacksonville & Orlando  
Located directly on the Matanzas River (Intracoastal Waterway), less than one mile from the Atlantic Ocean  
Easy access to Interstate 95 and A1A



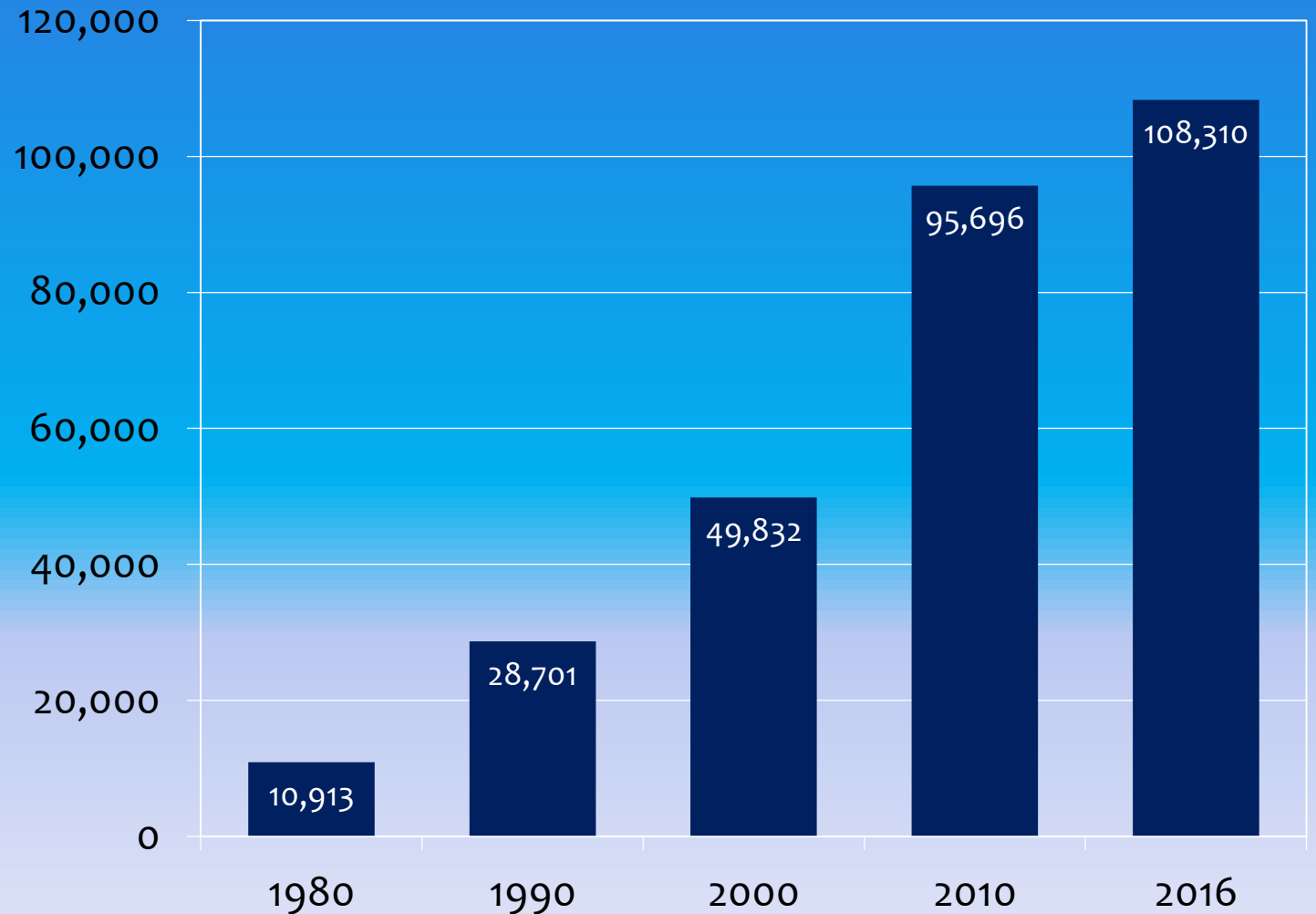
# The Flagler County Market

Flagler County has grown from 10,913 residents in 1980 to 108,310 as of 2016

Annual Growth rate of 6.6% compared with Florida average of 2.1% and US average of 1.0%

July 2017 market study found demand for 1,860 additional market-rate apartment units in Flagler County through 2020. No projects were in the development pipeline.

Flagler County Population, 1980 to 2016



# Site Overview



Two separate parcels with 17 acres of developable land

Marina Site fronts on Matanzas River and surrounds existing Palm Coast Marina

Golf Course Site is directly adjacent to Palm Harbor Golf Club has both golf course and lagoon views

# Marina Site



Existing 525 space **parking deck** built in 2007. Use of 470 spaces associated with development land

Existing 86 slip **marina** is profitable and has only fuel dock on the ICW from Daytona to St. Augustine

Approvals in place for future development:

- 100 key **hotel and conference center**
- 180 units of **multi-family**
- 30 units of **townhouses**



# Golf Course Site



7-acre parcel in middle of Palm Harbor Golf Club, directly across from clubhouse

Approvals in place for 96 unit garden apartment development with golf course and lagoon views

# Contact Us

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