

**MLS #: LC169266A List Price: \$499,000**

**24 MARKET AVE Palm Coast, FL 32137**



**PRESENT USE:** Vacant  
**LAND TYPE:** Other-See Remarks  
**LOT DESCRIPTION:** Cleared Field  
**ACREAGE:** 2  
**PARCEL SIZE:**  
**PROPERTY SQFT:** 69300

**AREA:** 3-Palm Coast  
**SUBDIVISION:** Town Center  
**NEIGHBORHOOD:** Not Assigned  
**ZONING:** OFC-2  
**LOCATION:** Adjacent Lot Available, Other-See Remarks

**LEGAL DESCRIPTION:** Town Center Phase I Mb 35 Pg 13 Lot 15 1.597 Acres  
**LOT SIZE:** 315x220 **WATERFRONT FEET:** 0  
**FRONTAGE:** Other-See Remarks  
**NAVIGABLE:**  
**PRESENTLY ZONED:** PUD

**REAR EXPOSURE:** E

**PAID SEWER:** 0

**TAX ID:** **TAX AMOUNT:** 6780

**TAX YEAR:** 2008

**HOA : No** **HOA FEE \$:** **HOA PAYMENT:** **MAINTENANCE FEE/ANNUAL:** 0  
**HOA NAME:** **HOA PHONE:**  
**COMMON CLUB AMENITIES:**  
**ASSESSMENT:**

**CHARACTER OF AREA:** Fast Growing, Good, Developing, Other-See Remarks  
**RESTRICTIONS/REQUIREMENTS:**

**BUILDINGS:** **UTILITIES:** Water-Public, Sewer-Public, Other-See Remarks  
**IMPROVEMENTS:** Cleared **WATER:** City  
**FENCING:** **SEWER:** City Sewer  
**ROAD:** Paved

**SHOWING INSTRUCTIONS:** Go Show.

**DRIVING DIRECTIONS:** SR 100 to Bell Terr Pkwy North, Right on Market Ave, Lot on right side

**PUBLIC REMARKS:** Zoned PUD, 1.6-acre Lot in Town Center in Palm Coast right next to Publix. Prime location, excellent visibility. Allows for 17,500 SF of office/flex space. Growth corridor, only a block away from SR-100 and Belle Terre Pkwy, next to the New Publix Plaza in Town Center. Drastic reduction in price. Owner will consider financing with sizable downpayment at 5%, interest only, plus Buyer pays taxes. Seller will consider going JV with a developer/builder. A terrific opportunity if you have a vision to start building in this market and be ready when the market heats back. Seller is flexible.

**SPECIAL REMARKS:**

**BUYERS BROKER COMP %:** 3 **TRANS BROKER COMP %:** 3 **NON REP FEE %:** 1 **VARIABLE:** No **NET COMPENSATION:**  
**OWNERS NAME:** FM DEVELOPME **RELATIONSHIP:** Transaction Broker **AGENCY:** Exclusive Rt of Sale  
**OCCUPIED:** **SPECIAL CONDITIONS:** None **CONDITION:**  
**DOCUMENTS ON FILE:**  
**POSSESSION/CLOSING:** At Closing  
**TERMS/FINANCING:** Cash, Lease Option, Owner Will Finance

**ORIGINAL LIST PRICE:** \$665,000 **LIST DATE:** **EXPIRE DATE:** **DAYS ON MARKET:** 200  
**DISPLAY ON INTERNET:** Yes **DISPLAY ADDRESS:** No **ALLOW COMMENTS:** Yes **ALLOW AVM:** Yes

**Office Name:** FUNCOAST REALTY, LLC (#:149) **Listing Agent:** JON ZOLSKY (DR) (#:2)  
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