

# Self Storage Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Palm Coast Development Site

3720 Old Kings Rd.  
Palm Coast, FL 32137

Presented by:

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Coastal Storage Group, LLC

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**LIST PRICE: Call Broker**

## INVESTMENT HIGHLIGHTS

- Self-Storage Development Opportunity in rapidly growing area of Palm Coast, FL
- Approved 23.3 +/- acre Single-Story Self-Storage Facility with Boat/RV Parking
- 97,190 GSF | 84,200 RSF | 677- Mix of Indoor Climate and Drive-up Units | 286 Boat/RV Parking Spaces
- Boat/RV consists of 224 Covered and 62 Uncovered Parking Spaces
- 55% of the drive-up units (36% of the total NRSF) are climate-controlled units, setting this property apart from the competition
- Over 1,400' of visibility along I-95 with 89,600+ AADT and direct access on Old Kings Rd
- Strong Market Demographics with a population over 79,297 and AHHI \$98,397
- Substantial Residential and Commercial Development projects in various stages of planning/development totaling 6,500+ multi and single-family units coming within 5 miles
- Seller has construction drawings in hand, ready for permit review submission

## PROPERTY DETAILS

Parcel:	32-11-31-3620-00000-0060
Acres:	23.3+/-
GSF:	97,190
NRSF:	84,200
Storage Units:	677
Covered Boat/RV:	224
Uncovered Boat/RV:	62





Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.