



LOT 1

**1.32 +/-
ACRES**

LOT 2

**1.27 +/-
ACRES**

Property Details

- 2520 Commerce Pkwy. – 57,260 SF (1.31 AC)
- 2470 Commerce Pkwy. – 55,225 SF (1.27 AC)
- Within Bunnell, Florida city limits
- Water retention in place, mostly cleared
- Electric, sewer, and water available at sites
- Each lot has dedicated ingress/egress along Commerce Pkwy.
- 2470 Commerce Pkwy. has an additional shared access point with the City of Bunnell Administration Complex

[!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0_img.jpg\) Interactive Map Link](#)

OFFERED AT

Lot 1: 1.32+/- acres
\$1,050,000 or
\$150,000/Year **Ground Lease**

Lot 2: 1.27+/- acres
\$1,100,000 or
\$150,000/Year **Ground Lease**

PRESENTED BY

John A. Evans, Sr.

President | **407.947.3335**

David Fuller

Senior Advisor | **407.230.7208**



STRATEGIC LOCATION

- Prime new development corridor
- Located on soon-to-open **Commerce Pkwy. (Sept 1, 2025)**, connecting State Hwy 100 & U.S. Hwy 1
- **Traffic Counts (FDOT 2024):**
State Hwy 100 – 16,600 AADT
U.S. Hwy 1 – 13,400 AADT

SURROUNDING GROWTH

- Adjacent to **Wendy's (north)** and the **City of Bunnell Administration Complex & Police Dept. (south)**
- Nearby major retailers & services: Starbucks, Aldi, Target, Walgreens, McDonald's, Dunkin', AutoZone, Olive Garden, PetSmart, Wawa, Planet Fitness, Panera Bread, Chipotle, Longhorn Steakhouse, BJ's Wholesale Club, Advent Palm Coast Hospital, and more
- Flagler County government offices nearby: Sheriff's Office, Emergency Services, Courthouse, Tax Collector, Library (\$14M Nexus Center)



ZONING

B-1 Business District Potential uses include:

- Retail
- Hotel/Motel
- Restaurant/Bars
- Dry Cleaning
- Vehicle Sales
- Personal & Business Services
- Banks
- And much more



DRIVE-TIME PROXIMITY

- Interstate 95 – 5 minutes
- Bunnell CBD – 2 minutes
- Flagler Beach – 10 minutes
- U.S. Hwy 1 – 3 minutes



Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

REGIONAL MAP



PROPERTY BOUNDARY



**PRIME RETAIL /
COMMERCIAL LOTS
FOR SALE OR
GROUND LEASE**



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Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, commercial land transactions, and strategic investment advisory services.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$627 million** in transactions, representing over **90,000 acres** of land across Florida.

Inquire for More Details For personalized assistance, please contact:



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