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U.S. Highway 1 Commercial Park **Economic Development Confidence in Flagler County**



Developers are not gamblers or risk takers. They are investors that recognize trends and strong opportunities. While speculative building will always have an intrinsic risk, the investment is taken when there is confidence that market demands are present. After years of a lack of industrial construction in Flagler County, there is a renewed confidence in the county's economic development future and

speculative construction has begun.

The Project, first presented to the county commissioners as Project Spec, as a means to respect confidentiality until the property and construction loans were secured, is moving forward. The developer, Beutlich Development, LLC, is the new owner of the property located at the intersection of U.S. Highway 1 and Otis Stone Hunter Road in Bunnell. *"We're excited to be investing in Flagler County. We've worked closely with the County's Department of Economic Opportunity team and local professionals to ensure that once **The U.S. Hwy 1 Commercial Park** is constructed, the project will be something that we can all be proud of,"* stated partners Erlene Thomas and Jack Beutlich.

With frontage on U.S. Highway 1, quick access to U.S. Interstate 95 and a local skilled workforce, tenant interest in locating in the 20,000 square foot building is already high. Construction will begin later this year and the building will be available for lease in early 2018.

"This project exemplifies great economic development practices by creating a mutually beneficial public/private partnership. For years the business community has been lamenting the lack of much-needed industrial/commercial facilities for new and expanding businesses. Beutlich Development is investing in the growth of our community and setting the stage for new employment opportunities for our residents," stated Commissioner Donald O'Brien, who also chairs the Flagler Department of Economic Opportunity.

Beutlich Development stated that the leasing of the facility will be handled by Margaret Sheehan-Jones at Parkside Realty.

About Beutlich Development, LLC: Beutlich Development, LLC is a new to Flagler County business. The LLC was specifically created to develop, market, and lease the U.S. Highway 1 Commercial Park located on U.S. 1 in Bunnell. The principals of the company are Flagler County residents and business owners that recognize the great development potential in the U.S. 1 Corridor in Flagler.

About Flagler County Department of Economic Opportunity: As the county's business recruitment and expansion entity, the Flagler County Department of Economic Opportunity provides the leadership to strengthen and diversify the local economy. Its charge is to seek out opportunities that build a strong economic platform, thus empowering local businesses, creating jobs and securing capital investment in the community.