



February 20th, 2026

Lisa Divina

School Board of Flagler

Via Email: Divinal@flaglerschools.com

Re: Letter Of Interest to Purchase a 4 Acre Portion of 1 Corporate Drive, Palm Coast, FL

Dear Ms. Divina,

On behalf of Ryan Companies, I am writing to express our firm interest in purchasing an approximately 4-acre portion of the Flagler County School Board's 7.11-acre property located at 1 Corporate Drive, Palm Coast, FL (Parcel ID #14-11-30-0000-01010-0020) as depicted in Exhibit A below.

Ryan Companies is a nationally recognized developer with extensive experience in building high-quality, community-serving facilities. We have a committed medical tenant prepared to occupy a new facility at this location, providing essential healthcare services and creating new employment opportunities for residents in the area. We are confident we can deliver a professionally managed facility that will be a significant and lasting asset to the Palm Coast community.

We propose the following key terms for discussion:

- **Purchase Price:** \$1,900,000
- **Due Diligence Period:** 90 days, following the execution of a Purchase Agreement.
- **Governmental Approvals Period:** 180 days, following the Due Diligence Period. We understand that the property is zoned Com-2 and our medical use is permitted.
- **Closing:** Within 30 days after the expiration of the Governmental Approvals Period.
- **Earnest Money:** An initial deposit of \$50,000, refundable until the expiration of the Governmental Approvals Period and to be applied to the purchase price at closing.

This letter is intended as an expression of our interest. Any binding obligation would be subject to the negotiation and execution of a mutually acceptable Purchase and Sale Agreement. Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads "Marena Wright".

Marena Wright

Director of Real Estate Development, Healthcare

Ryan Companies US, Inc.

Marena.Wright@RyanCompanies.com | (c) 715-271-3680

Exhibit A

Approximately 4.0 Acre Portion of 7.11 Acre Property Commonly Known as 1 Corporate Drive, Palm Coast, FL 32164 (Parcel ID #14-11-30-0000-01010-0020) depicted in red below.

