

Sale

PRIME 3-ACRE CORNER DEVELOPMENT OPPORTUNITY

1675 4 Mile Road St. Augustine, FL 32084



PROPERTY DESCRIPTION

Rare opportunity to acquire approximately 3 acres at the southwest corner of Four Mile Road and N. Holmes Boulevard. The property offers approximately 344± feet of frontage along Four Mile Road and 354± feet along N. Holmes Boulevard, creating a substantial and highly visible corner site.

The property is currently zoned OR (Open Rural) and carries a Residential-C Future Land Use designation, offering potential for future residential redevelopment subject to St. Johns County approvals and applicable development requirements. An existing manufactured home is located on the property.

The combination of acreage, prominent road frontage, strategic location and surrounding residential growth creates an attractive opportunity for builders, developers and investors looking to establish a presence in a growing St. Augustine submarket.

Buyer to independently verify zoning, future land use, utilities, allowable uses, density, access, environmental conditions, development requirements and all other information with St. Johns County and applicable utility providers.

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	3 Acres

HIGHLIGHTS

- Approximately 3.00± acres
- Prime corner location at Four Mile Road & N. Holmes Boulevard
- Approximately 344± feet of Four Mile Road frontage
- Approximately 354± feet of N. Holmes Boulevard frontage
- OR (Open Rural) zoning
- Residential-C Future Land Use designation
- Potential for future residential redevelopment, subject to County approvals
- Existing manufactured home on-site
- Highly visible dual-road frontage
- Convenient access to SR 16 and major transportation routes
- Near St. Johns River State College
- Close to shopping, dining and medical services
- Located in a growing St. Augustine residential corridor
- Opportunity for builders, developers and investors here...

Rich O'Brien

Sr. Sales Associate

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PREMIER PROPERTIES

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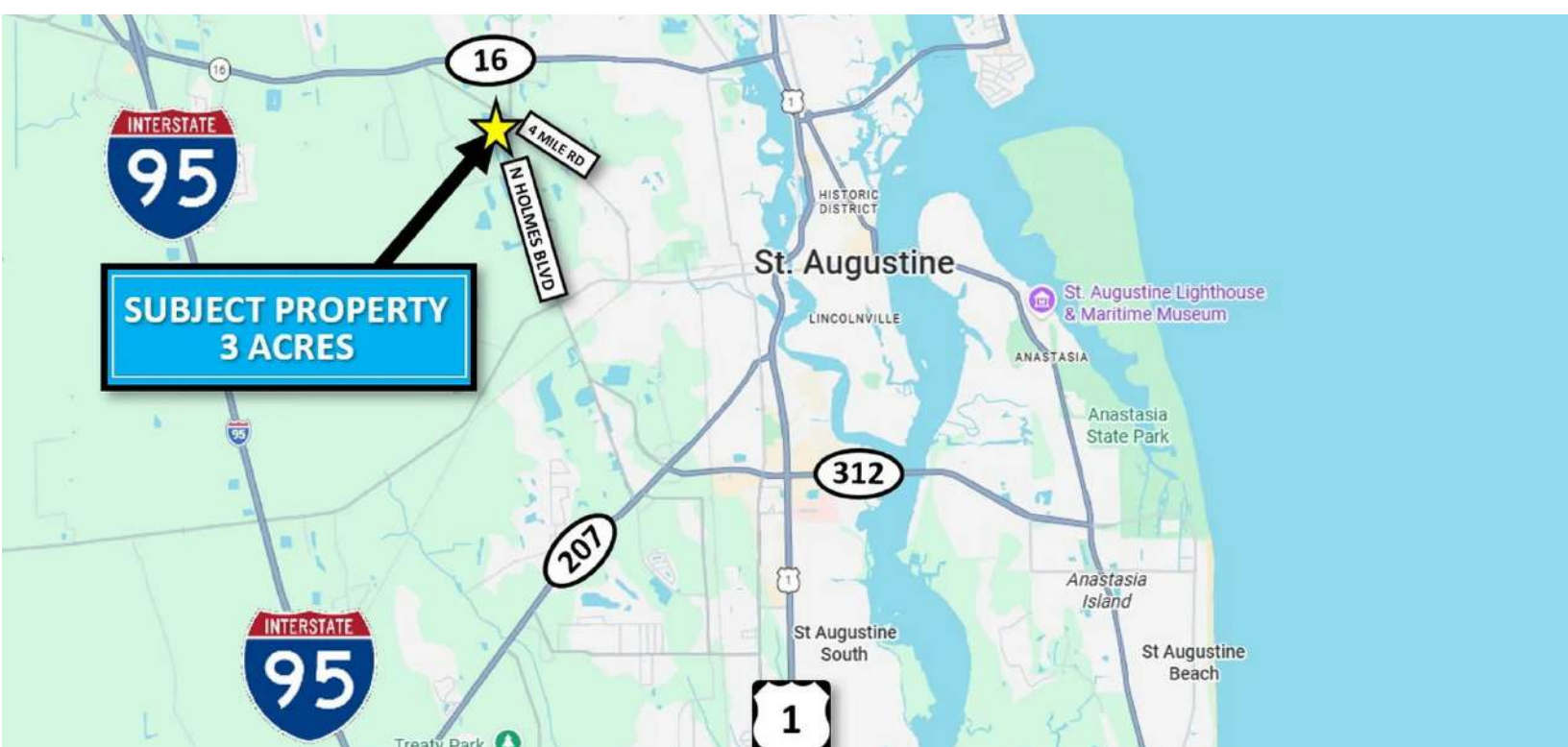


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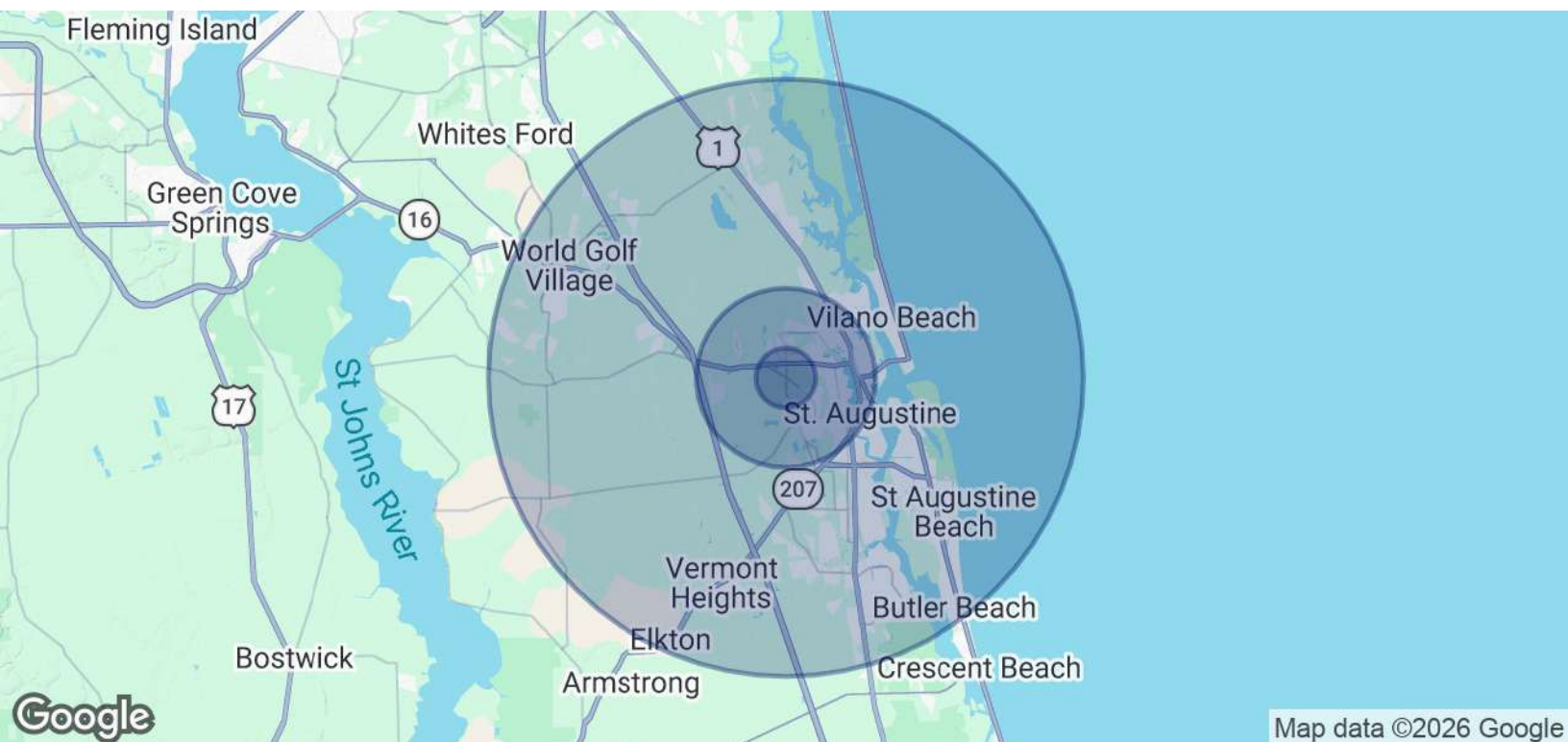


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POPULATION

1 MILE

3 MILES

10 MILES

Total Population	3,352	24,457	125,960
Average Age	39.9	42	47.4
Average Age (Male)	36.9	42	46.7
Average Age (Female)	44.5	42.5	47.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

10 MILES

Total Households	1,277	9,331	50,261
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$83,929	\$81,967	\$110,962
Average House Value	\$226,242	\$275,649	\$451,366

2023 American Community Survey (ACS)

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RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

Cell: **(904) 814-2080**

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2025—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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