



Colliers

Moon Bay Pkwy

CR 210

2.43± AC Commercial Opportunity

0 CR-210 & Moon Bay Pkwy | St. Augustine, FL 32095

Sale price: \$4,860,000

The Bumgarner Industrial Team of Colliers is excited to offer an unparalleled investment opportunity at the highly sought-after corner of CR-210 and Moon Bay Pkwy in St. Johns County, Florida. This entitled property is strategically positioned just a quarter mile from the I-95 on and off ramps, offering exceptional accessibility and visibility with an average daily traffic count of 25,000 vehicles.

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PROPERTY
Overview



2.43± AC



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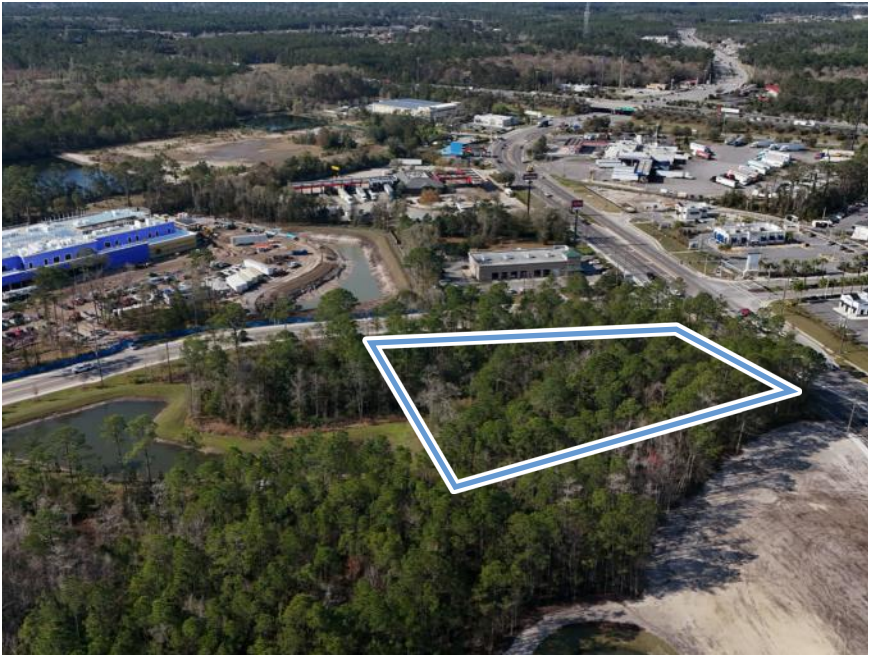
Entitlements Complete

Most of the necessary studies and required approvals are complete, streamlining your development timeline and reducing upfront hurdles. Seller will provide a buyer with the following Due Diligence.

- Report of Geotechnical Exploration
- Environmental Narrative of Existing & Proposed Conditions
- Topographic, Tree, and Wetland Survey
- Drainage Study and Narrative
- Wetland Study and Technical Staff Report
- Environmental Resource Permit issued by SJRWMD (ERP # 160954-7)
- ACOE Permit issued (Permit # SAJ-2024-01355)
- Wetland Credits already purchased
- Civil engineered plans for a 5-story hotel with 105 rooms complete

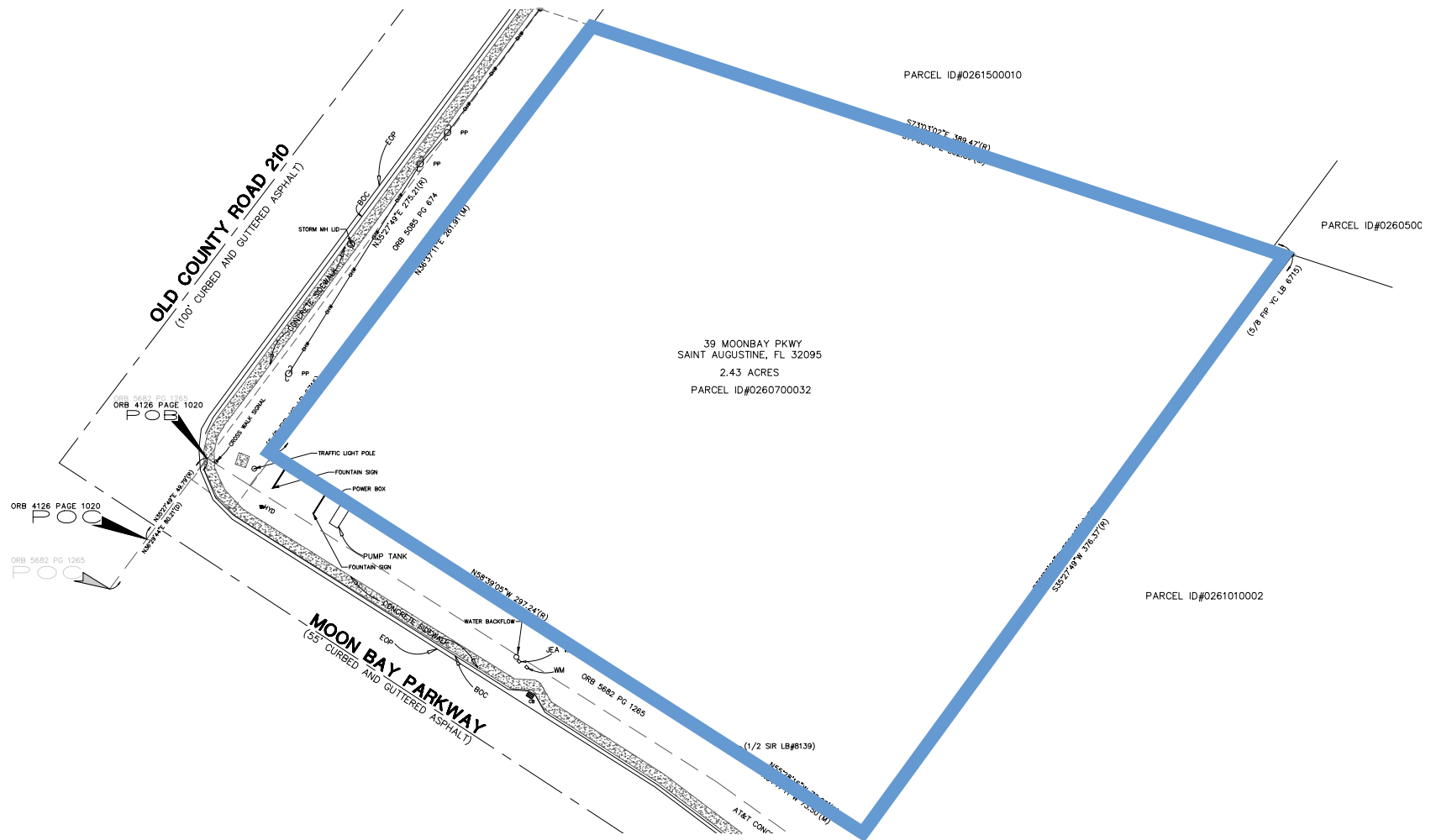
Strategic Location & Versatility

- Proximity to I-95: Located just ¼ mile from major interstate ramps, facilitating easy access for both local and out-of-town traffic.
- High Traffic Volume: Benefit from a significant flow of potential customers with 25,000 vehicles passing daily.
- Adjacent to St. Vincent’s Hospital: Positioned directly across from the newly built St. Vincent’s Hospital, presenting opportunities for complementary businesses such as pharmacies, clinics, hotels and wellness centers.
- Surrounded by Growing Communities: Nestled among new subdivisions in the highly desirable St. Johns County, tapping into a rapidly expanding residential population.



Address:	0 CR-210 & Moon Bay Pkwy St. Augustine, FL 32095
Parcel ID:	026070-0032
Submarket:	St. Augustine
Zoning:	Commercial Intensive zoning
Parcel Size:	2.43± AC
Frontage:	CR-210: 262' Moon Bay Pkwy: 345'
Utilities:	Water, sewer and electric services are already run to the site

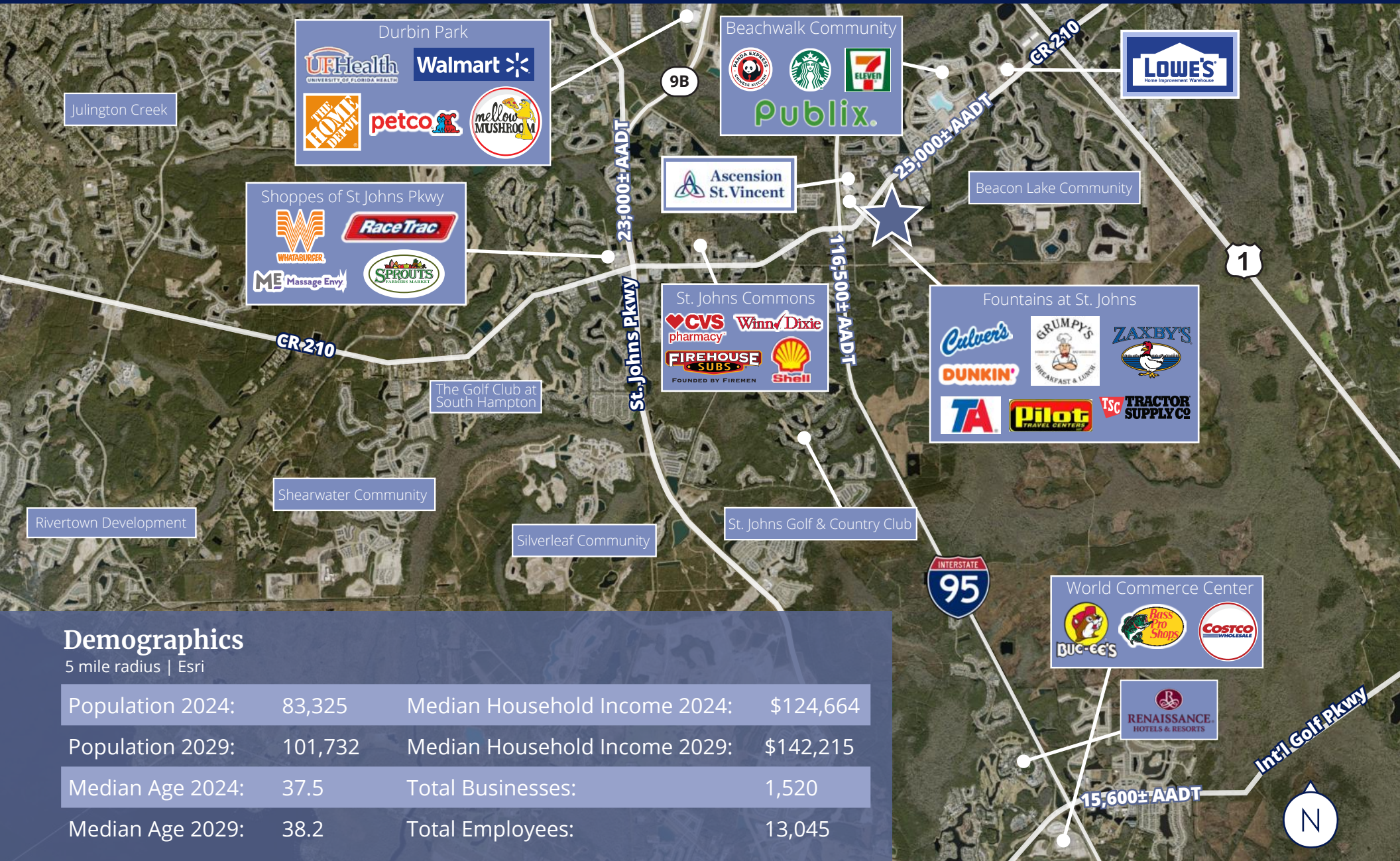
PROPERTY Site Plan



Investment Highlights

- Turnkey development opportunity with key infrastructural and environmental considerations already addressed, so you can accelerate your project's launch.
- Acquisition options: Available for outright purchase or ground lease, providing flexibility to suit your investment strategy.
- Robust market growth: Capitalize on the booming growth in St. Johns County, one of Florida's fastest-growing regions.

PROPERTY Location





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