



OFFERING MEMORANDUM

# JACKSONVILLE REDEVELOPMENT

6050 ST AUGUSTINE RD  
JACKSONVILLE FL

EXCLUSIVELY LISTED BY

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# JACKSONVILLE *REDEVELOPMENT*

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# JACKSONVILLE *REDEVELOPMENT*

REMAX 360 proudly presents a prime redevelopment directly along St Augustine Road, in the San Marco submarket. The property features a freestanding retail building of approximately 3,300 square feet situated on roughly 43,000 square feet of land—just under one acre. Its strategic position offers strong redevelopment and repositioning potential. St. Augustine Road carries over 25,000 vehicles per day at this location, while University Boulevard sees approximately 53,000 vehicles daily. This high-traffic exposure provides exceptional visibility and access, making the site ideal for medical, wellness, or professional users seeking a presence in a rapidly growing corridor. The seller will also consider a ground lease.

6050 St. Augustine Road is surrounded by a powerful mix of anchors and daily-use destinations that make the corridor highly attractive for redevelopment. Within minutes of the site, you have major medical drivers—including Baptist Medical Center South and multiple primary-care offices—creating strong demand for wellness, outpatient, and professional services. The area also benefits from established retail hubs such as the Shoppes at Bartram Park and Dupont Station Shopping Center, anchored by Publix, Starbucks, Panera, and other high-traffic national brands. Lifestyle and hospitality uses like Legacy Ale Works further enhance the trade area's vibrancy.

Adding to its value, the property is eligible for Live Local incentives, opening the door for increased density and streamlined approvals. Combined with traffic counts exceeding 25,000–53,000 vehicles daily, these advantages position the property as a prime candidate for medical office, mixed-use, Live Local residential, or service-driven redevelopment in one of Jacksonville's most active growth corridors.

Demographically, the area benefits from high household incomes, dense residential neighborhoods, and a strong professional workforce, making this a top-tier submarket for residential and mixed-use redevelopment.

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## PROPERTY HIGHLIGHTS

- The strategic positioning within the San Marco submarket.
- The high traffic count and frontage exposure
- The potential for repositioning of the existing building for medical office, urgent care, or specialty use conversion
- And the underlying land value, which is increasingly attractive to developers focused on infill medical or mixed-use projects

## PROPERTY DETAILS

- Folio:149689-0000
- Sub-Market: San Marco
- Subdivision: San Jose Farms
- Zoning: CCG-1
- Floors: 1
- Building Area: 3,283 SF | Lot Size: 43,516 SF

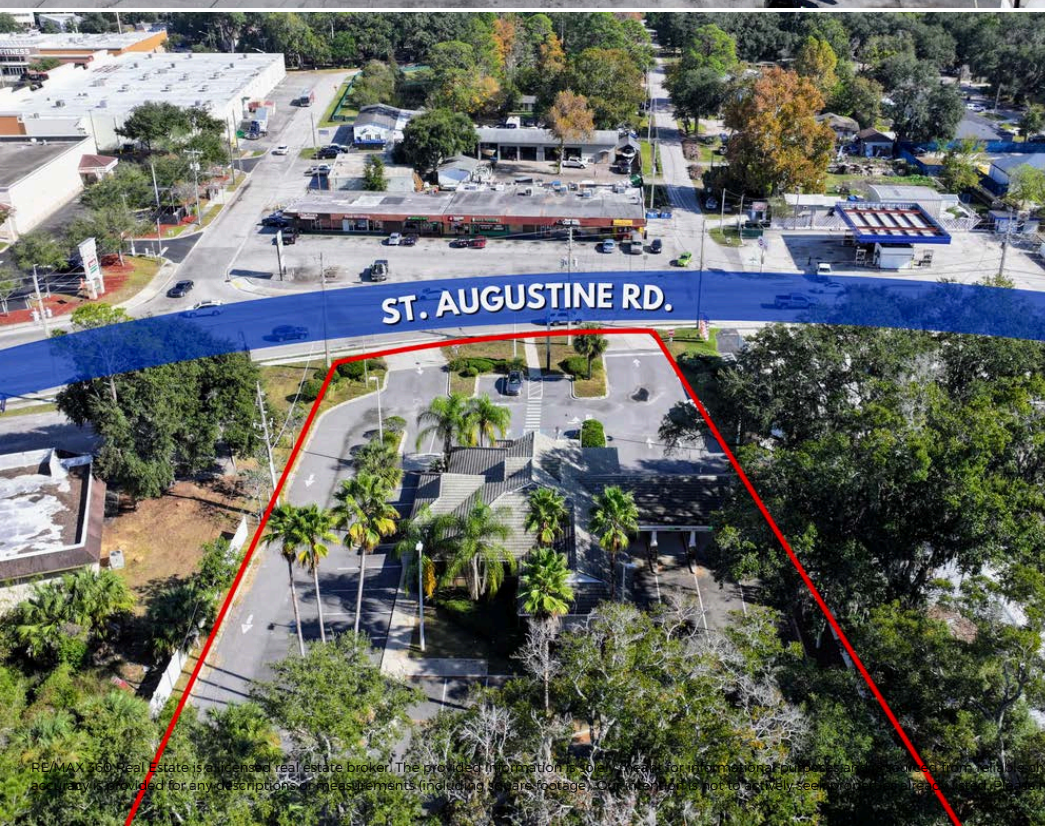
## LOCATION HIGHLIGHTS:

- Free-standing building
- St Augustine Road frontage
- Very Active, robust general area
- Live Local eligible site

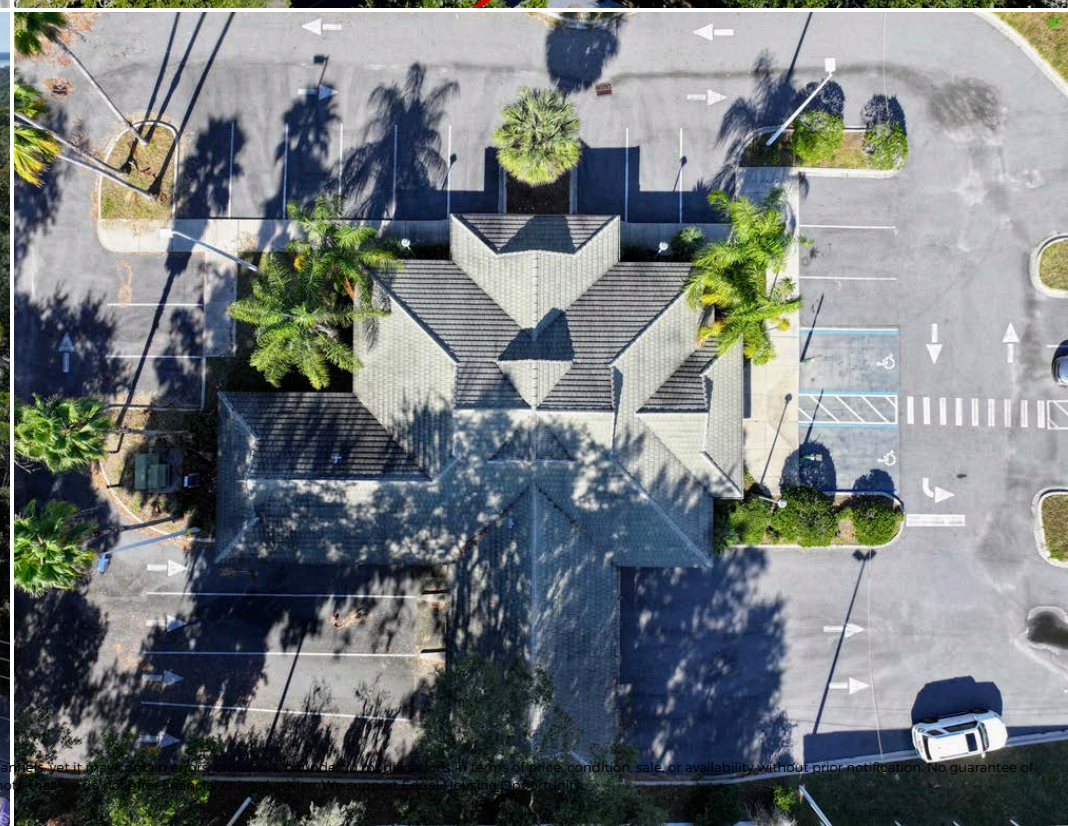
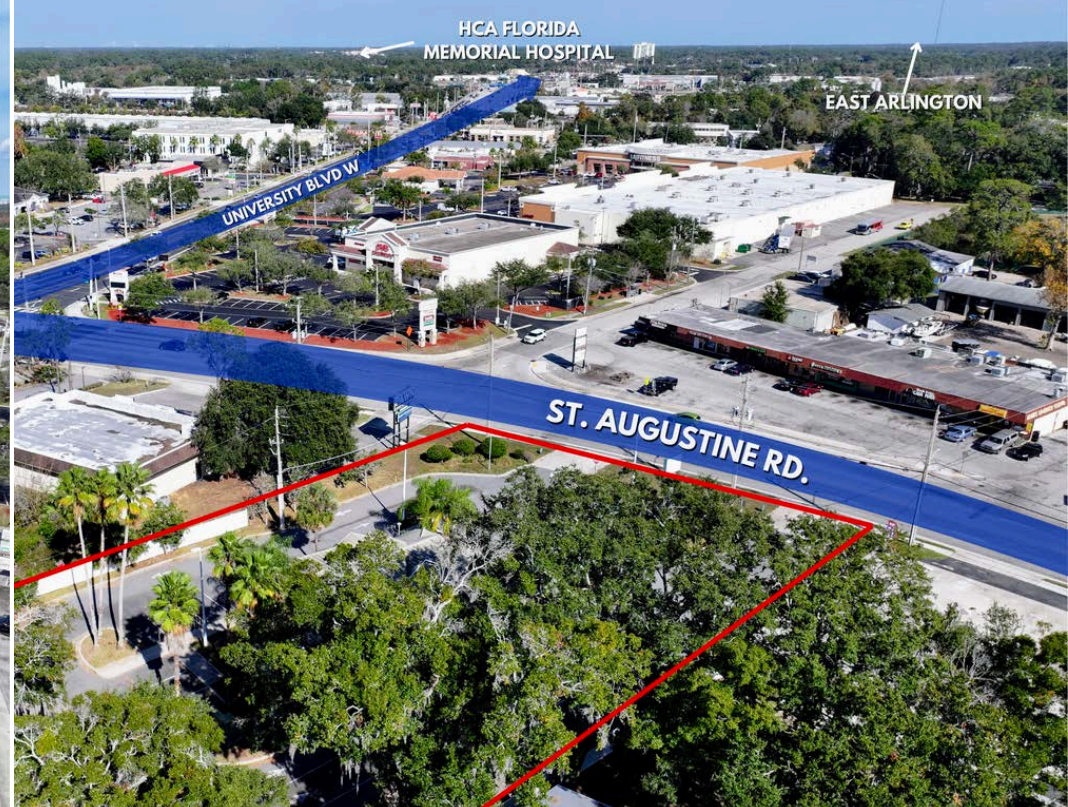
**ASKING: \$3,500.000.00**













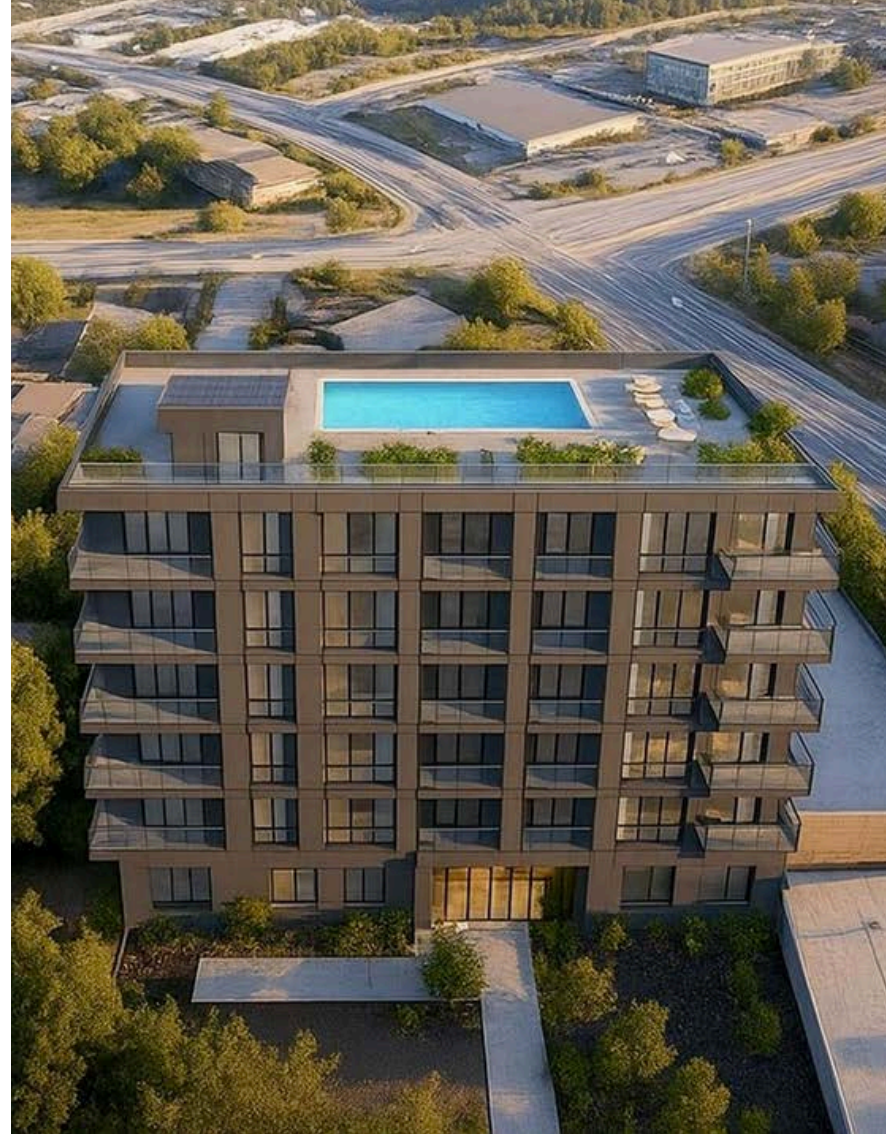


**VIRTUAL TOUR**



# MASSING STUDY

6050 ST AUGUSTINE RD | JACKSONVILLE, FL



**[CLICK HERE FOR FULL MASSING STUDY](#)**



# LIVE LOCAL SUMMARY

6050 St Augustine Rd – Live Local Act Development Summary  
Zoning: CCG-1 (Commercial Community/General-1) – LLA Eligible  
Lot Size: ±0.98 acre (≈42,700 SF) | Existing Building: ±3,283 SF, 1 story

## 1. LIVE LOCAL ELIGIBILITY

- CCG-1 qualifies under Jacksonville’s Live Local Act districts.
- Administrative approval possible – no City Council rezoning.
- ≥40% of units must be affordable (≤120% AMI) for ≥30 years.
- May exceed local caps for height and density up to tallest within 1 mile or 3 stories, whichever is higher.

## 2. CONCEPT YIELD / PROGRAM

METRIC	ESTIMATE	NOTES
Land Area	42,689 SF (0.98 ac)	Per COJ Property Appraiser
Max Density (LLA HDR 60 du/ac)	≈59 units	Practical yield 50–55 units (rear transition)
Building Height	3–4 stories rear / 5–6 stories front	Step-down near single-family homes
Buildable Area	≈135,000 GFA	After rear setback + step-down
Program Mix	55 units (40% workforce)	22 affordable / 33 market
Parking	60–70 stalls	With 20% reduction for transit proximity



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## 3. ADJACENCY TO RESIDENTIAL (REAR PROPERTY LINE)

- Direct single-family adjacency triggers 15 ft setback + 10 ft landscape buffer with 6 ft opaque fence.
- Height limited to 150% of tallest adjacent home (≈35–45 ft, ≈3–4 stories).
- Rear structure step-down recommended; place parking or open space at rear.
- Step-back ratio 1:6 beyond 60 ft still applies along St Augustine frontage.

## 4. SITE & MARKET HIGHLIGHTS

- Prime frontage on St Augustine Rd near San Jose Blvd corridor.
- Transit: JTA Route 17 stop within ≈0.2 mile – qualifies for parking reduction.
- 5 miles to Downtown Jacksonville; near Memorial Hospital and San Marco employment zone.
- Suitable for mixed-use or mid-rise workforce housing concept.

## 5. FINANCIAL SNAPSHOT (ILLUSTRATIVE)

- Estimated Hard Cost: ~\$250/SF (typical mid-rise range).
- Total Buildable SF: ≈135,000 → ≈\$33.7M total construction.
- Land Basis: \$40–50K per door → ≈\$2.0–2.5M land value.
- Target IRR: 20–25% (value-add entitlement & density lift potential).

## 6. DISCLAIMER

Development cost per SF (≈\$250) is based on industry averages for similar mid-rise projects in Florida. REMAX 360 is not a developer and provides this data for informational and feasibility purposes only. All projections and assumptions should be independently verified by qualified professionals.



# NOTABLE ARTICLES

“

Two developers announced plans to build 486 apartments in Jacksonville on a nine-acre site in an Opportunity Zone. Arlington, Virginia-based EJP Capital LLC and Jacksonville-based Chance Partners plan to start construction of the \$86 million project in the third quarter and open the property in the fourth quarter of 2020. The developers will cover construction costs with \$51 million of financing from Ameris Bank with participation from [Stifel Bank](#). The three-parcel development site near downtown Jacksonville and the city's Southbank area is part of an area certified as an [Opportunity Zone](#) under the federal Tax Cuts and Jobs Act of 2017. The location of the two-building apartment project, called San Marco Crossings, is on the outskirts of the historic San Marco area of Jacksonville. Another appeal of the location is its proximity to more than 23,000 health care jobs that pay an average annual salary of \$63,000. "Jacksonville is resilient real estate ...

≡ REAL ESTATE NEWS



## Opportunity Zone in Jacksonville is site of bank-financed apartment development

[Read more at TheRealDeal](#)





# NOTABLE ARTICLES

“

Miami-based Sefira Capital LLC and a partner began construction of a \$49 million apartment development in Jacksonville. Sefira and Atlanta-based Tribridge Residential broke ground for the not-yet-named, 247-unit apartment project on a 9.06-acre site opposite a regional open-air mall called St. John's Town Center. "The site is located in absolutely prime real estate. Within a few steps, there's access to the most exciting retail and entertainment in Jacksonville," Sefira partner Mijael Attias said in a prepared statement. The Jacksonville apartment project is located in a mixed-use development called Town Center Promenade, which also is near eight million square feet of office space, the University of North Florid and interstates. The project team includes Dwell Design Studio LLC of Atlanta, the architect and interior designer, and Prosser Inc. of Jacksonville, the civil engineer. Attias and Aby Galsky formed Sefira Capital in September 2015 to establish a.

≡ REAL ESTATE NEWS



## Miami firm starts rental construction in Jacksonville

Read more at TheRealDeal





# NOTABLE ARTICLES

“

Construction of a \$15 million commercial development on part of a closed golf course in Jacksonville is expected to start this year. Jacksonville-based Joyce Development Group will construct a hotel, retail space and office space on the old 13<sup>th</sup> hole of the defunct Baymeadows Golf Club, which closed in 2005. Called Baymeadows Park, the commercial development on six acres of the former golf course would include a 100-room hotel, 8,000 square feet of office space and 35,000 square feet of retail space. Construction is expected to commence in fall and conclude in 2020. The commercial development would complement residential development at the former golf course in Jacksonville.

National home builder D.R. Horton has city approval to build as many as 147 houses and 552 townhouses at the Baymeadows Golf Club property.

D.R. Horton also plans to put parks and walking trails near the residences, and to retain some of the open green space...

≡ REAL ESTATE NEWS



## Commercial development to unfold on former golf course in Jacksonville

Read more at TheRealDeal





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Go commercial with *confidence*

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