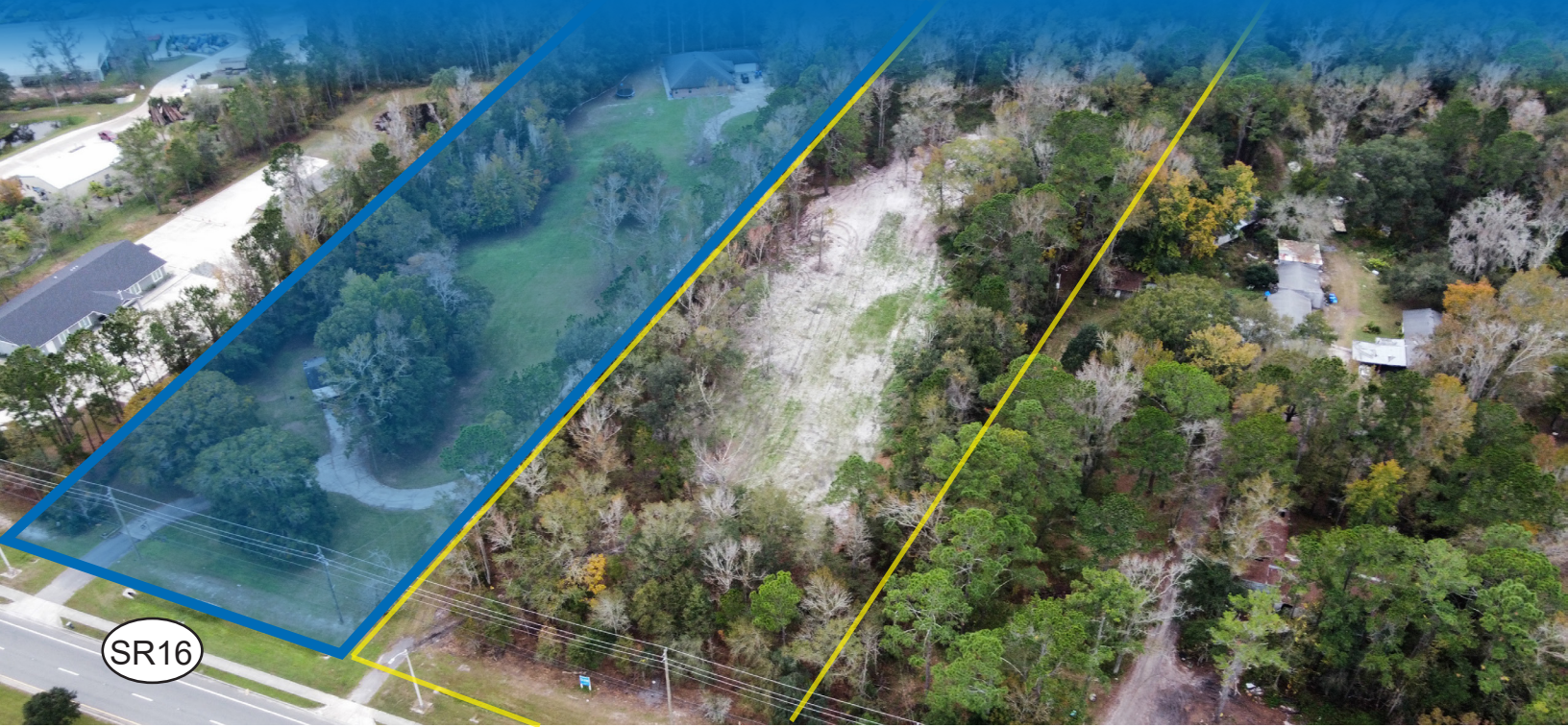
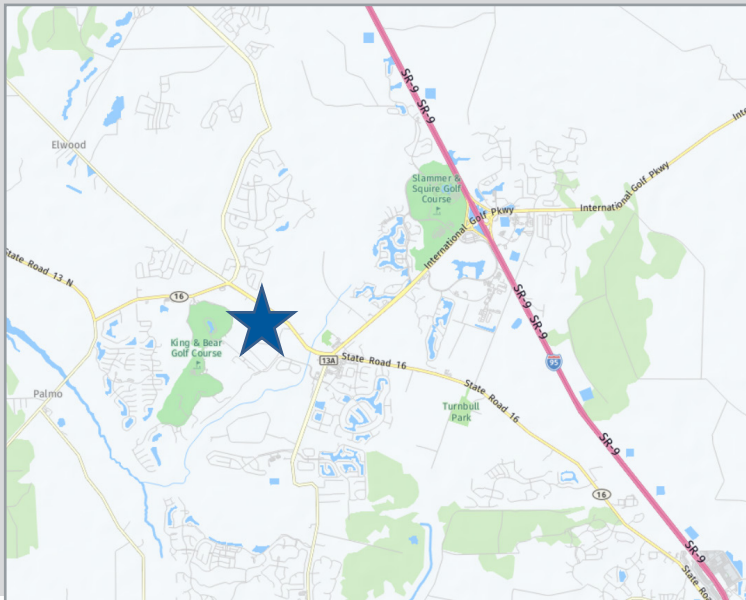


5865 SR 16

SAINT AUGUSTINE, FL | 32092



±5 ACRES AVAILABLE FOR SALE



- ◆ Total Size: ±5 - 10 acres
- ◆ Total Useable: ±8 acres
- ◆ 200' - 400' of road frontage on SR-16
- ◆ Zoning: PUD
- ◆ Development Rights: ±19,000 - 55,000 SF
- ◆ Easy access to I-95
- ◆ Utilities: Electric to site. Two (2) active well and septic systems
- ◆ Buildings: Two (2) current residential houses with month-to-month leases
- ◆ Potential Delivery: Owner can deliver land cleared and filled

For further information, please contact our exclusive agent:

Colby Sims Vice President

csims@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

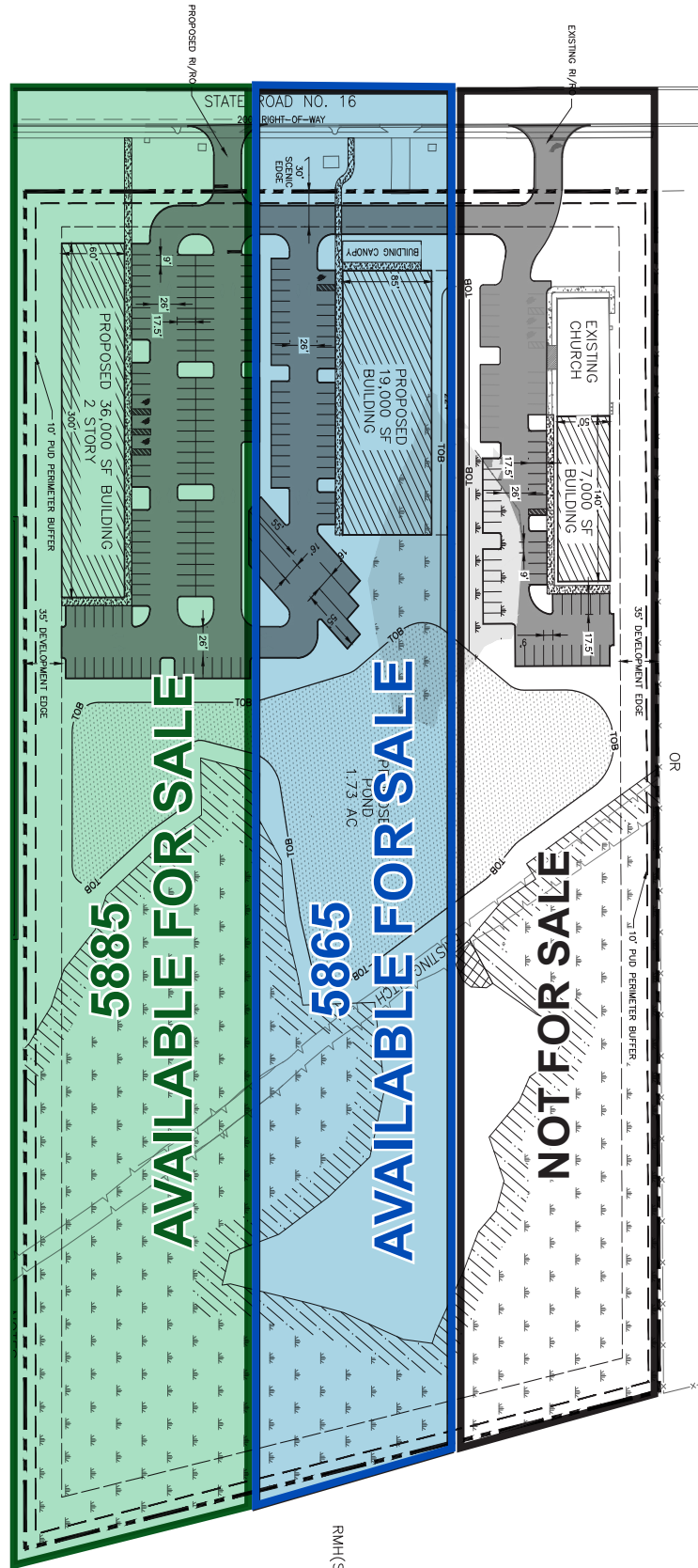
Asking Price: \$1,900,000

Combined parcels: 10 acres at \$3,750,000

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Site Plan

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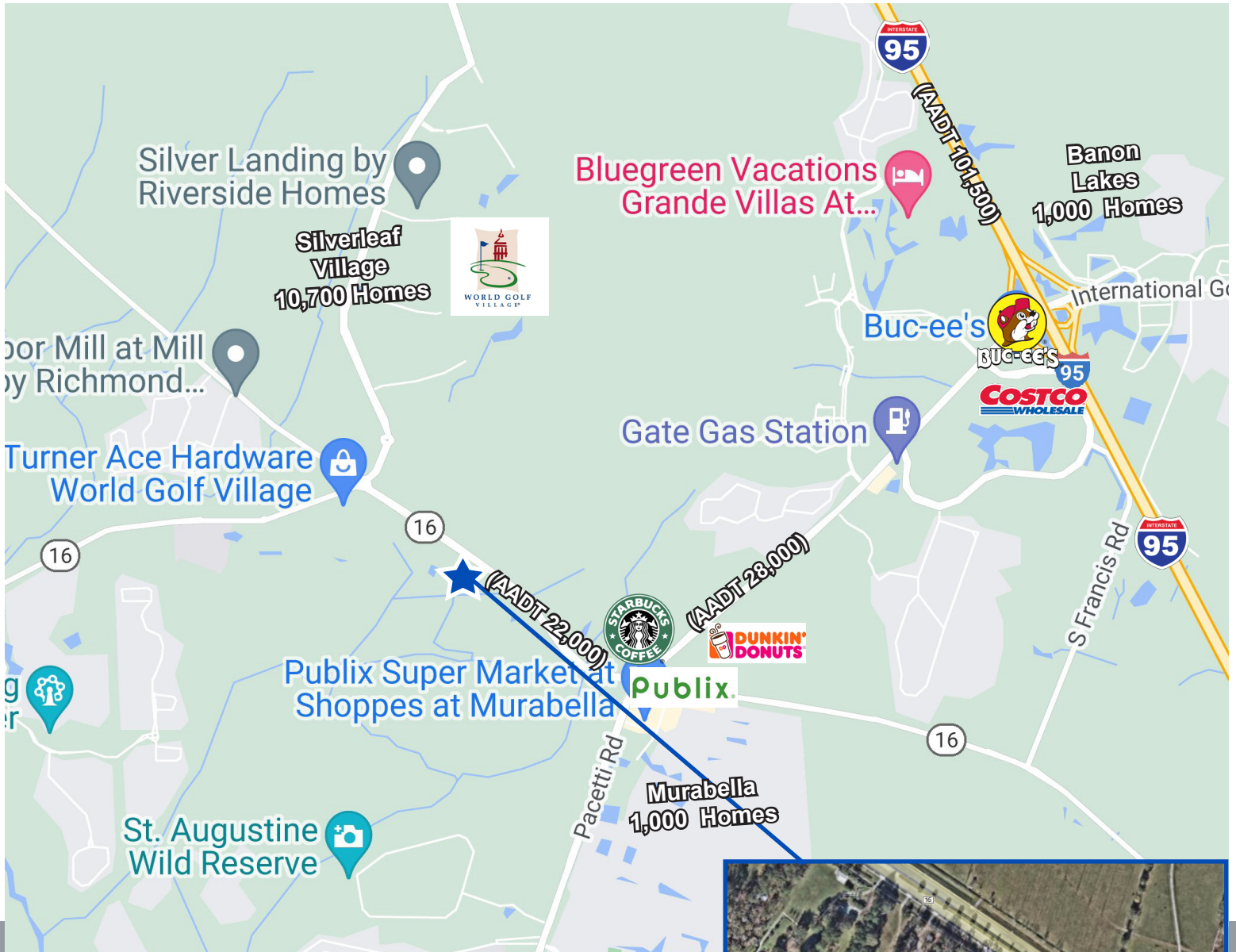
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RMH(S)

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Local Area

5865 SR 16 | Saint Augustine, FL | 32092



Local Demographics

	2 mi	5 mi	10mi
2023 Population	4,668	23,157	144,004
2028 Estimated Population	5,412	26,826	164,584

Notable neighborhoods (within 10 Mile Radius):

Nocatee	10,000 Homes	Palencia	2,700 Homes
Silverleaf	10,700 Homes	Beachwalk	3,000 Homes
Bannon Lakes	1,000 Homes	Murabella	1,000 Homes

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Property Photos

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