

2.13 +/- Net Acres

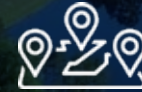
11280 US HWY 1 N

PONTE VEDRA, FL

ENTITLED COMMERCIAL DEVELOPMENT SITE



±2.13 Acres
FOR SALE



Zoned
Commercial
Intensive (CI)



Near CR-210 /
Durbin
Corridor



PROPERTY OVERVIEW

\$2,200,000
Asking price



±2.13 Acres

**Commercial
Intensive Zoning**



±30,000 VPD on US-1

**Strong frontage
and visibility**



210 **Near CR-210 /
Durbin corridor**



**Approved for high-
density self-storage
development (up to
~98,000 SF | 110% FAR)**

AERIAL LOCATION



Entitled for High-Density Self-Storage Development



Approved for self-storage



Up to 110% FAR (~98,000 SF)



Comp plan amendment in place



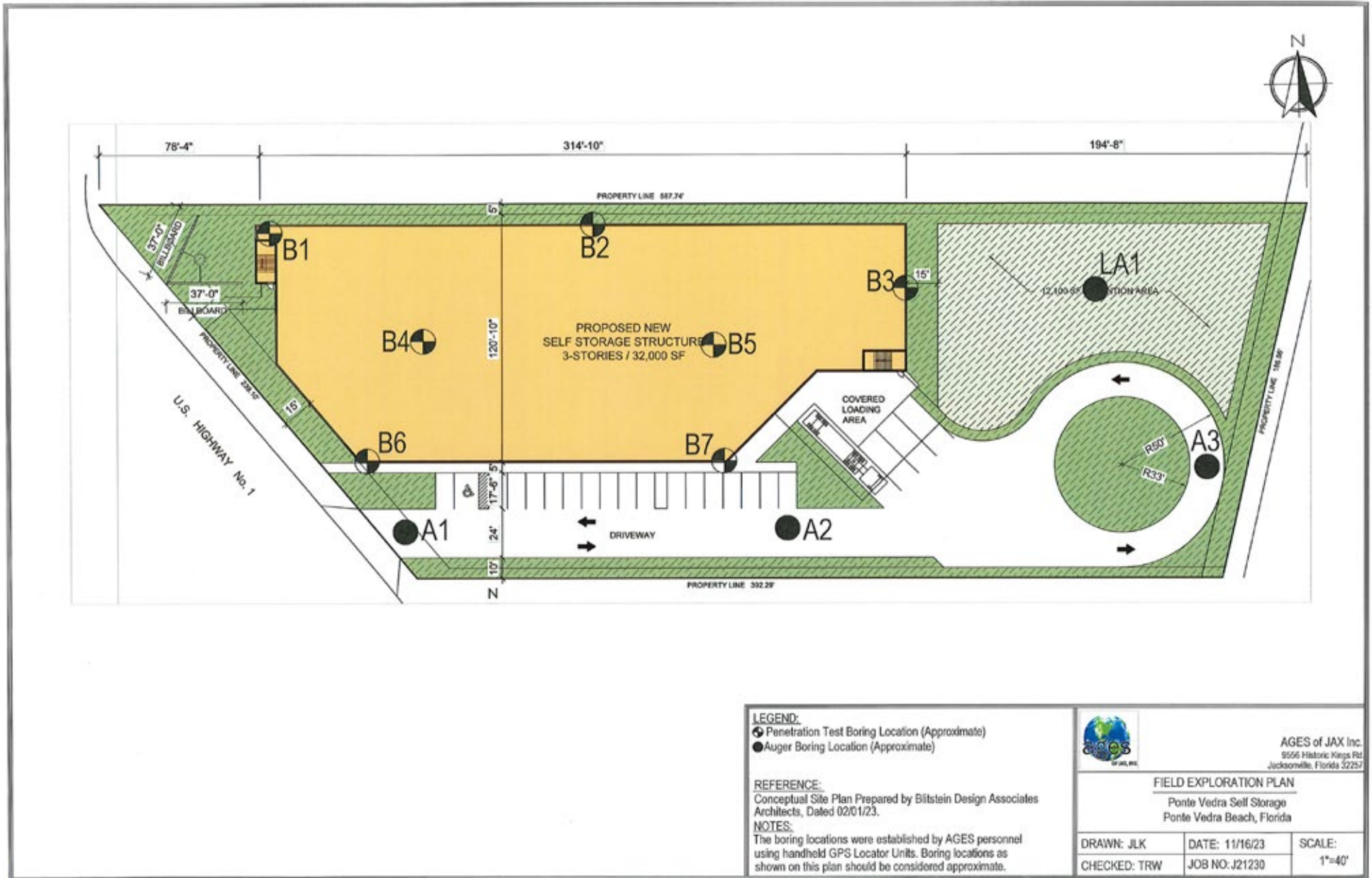
Concept plan available



Preliminary geotechnical work completed



CONCEPT SITE PLAN



PONTE VEDRA BEACH



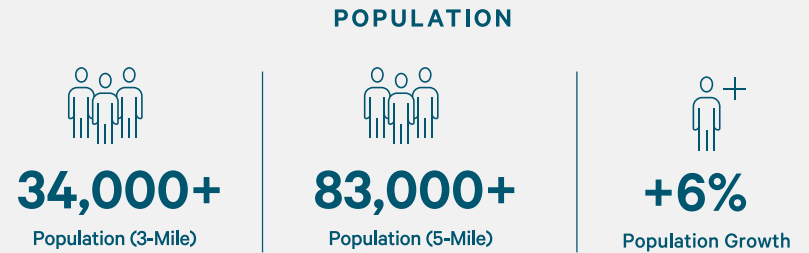
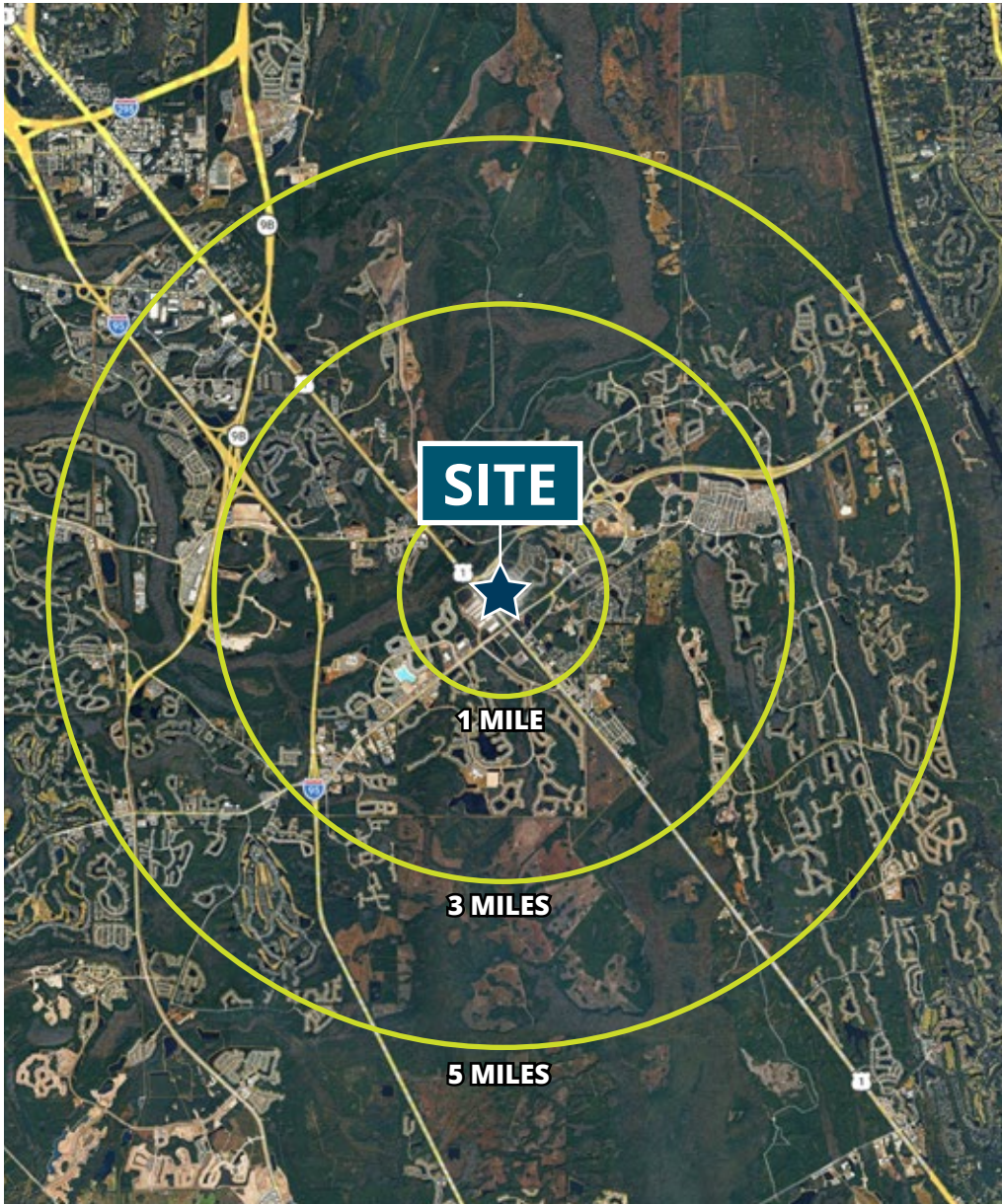
Ponte Vedra Beach is an upscale, seaside community situated 18 miles to the southeast of downtown Jacksonville. Ponte Vedra Beach is the home of the ATP Tour, the PGA Tour, and THE PLAYERS, which is held each year on the Stadium Course at TPC Sawgrass (one of the top 80 golf courses in the world according to Golf Magazine). The area is known for its resorts including the Ponte Vedra Inn and Club (a AAA five diamond resort), the Lodge and Club, and the Marriott at Sawgrass. It also lies in the third wealthiest county in Florida, ranking just behind the Palm Beach and Naples areas. Golf, tennis, running, cycling, fishing and boating are popular activities.

PONTE VEDRA



DEMOGRAPHICS

Affluent, High-Growth Trade Area Supporting Retail & Storage Demand



HOUSEHOLDS



2.13 +/- Net Acres

11280 US HWY 1

PONTE VEDRA, FL

- Rapid residential growth
- High-income demographics
- Strong industrial and residential demand drivers
- Development-ready site with due diligence in place

GIOVANNY CASTANO (LEAD)

Senior Associate

904.364.2091

giovanny.castano@franklinst.com

SHAUN MAYBERRY

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com

COOPER FOLDS

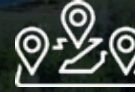
Associate

229.947.3436

cooper.folds@franklinst.com



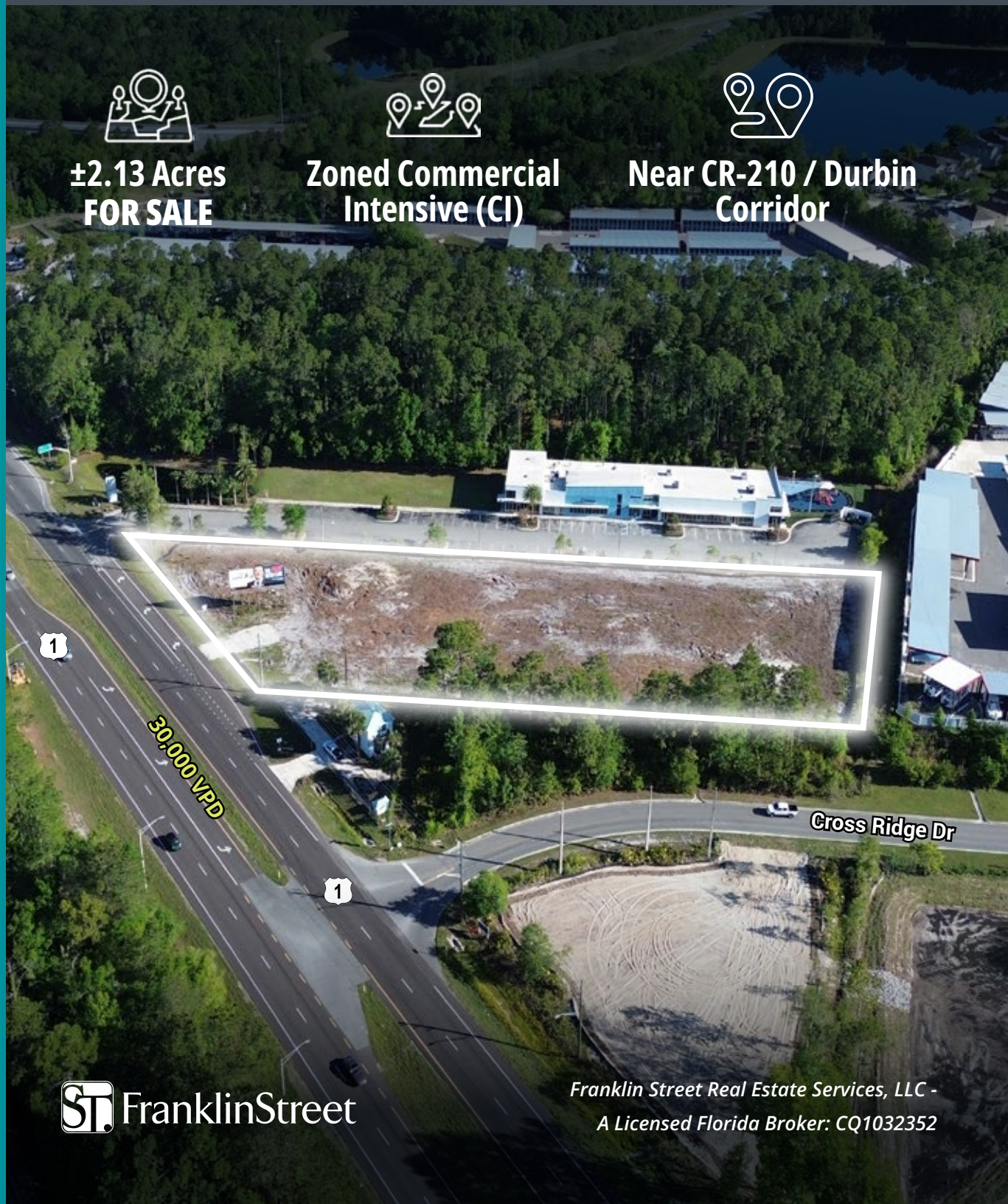
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FOR SALE



Zoned Commercial
Intensive (CI)



Near CR-210 / Durbin
Corridor



 **FranklinStreet**

Franklin Street Real Estate Services, LLC -

A Licensed Florida Broker: CQ1032352