

SALE/LEASE

AGRICULTURAL CENTER DR

Saint Augustine, FL 32092



VIDEO

PROPERTY DESCRIPTION

Prime opportunity to acquire or lease up to 17.5 acres of Industrial Warehouse-zoned land offering flexibility to purchase smaller parcels from 2 to 5 acres. Ideally situated with potential visibility from I-95, this property captures exposure to over 90,000 vehicles daily, making it a standout site for logistics, distribution, manufacturing, or contractor yard uses.

Located in a rapidly growing industrial corridor, the property provides excellent access to major transportation routes, utilities nearby, and the option to custom design your own facility or investment development.

PROPERTY WEBSITE

www.ExitI95.com

PROPERTY HIGHLIGHTS

- Up to 17.5 acres available — divisible into 2–5 acre parcels
- Zoned Industrial Warehouse (IW) allowing a wide range of uses
- Potential freeway visibility from I-95 (90,000+ cars per day)
- Ideal for owner-users, investors, or build-to-suit opportunities

OFFERING SUMMARY

Sale Price:	\$499,999/acre
Lease Rate:	\$3,500.00 SF/month (NNN)
Available SF:	2 - 5 Acres
Lot Size:	2 - 17.5 Acres

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777

Eric Maimo
(904) 537-6443



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PREMIER PROPERTIES

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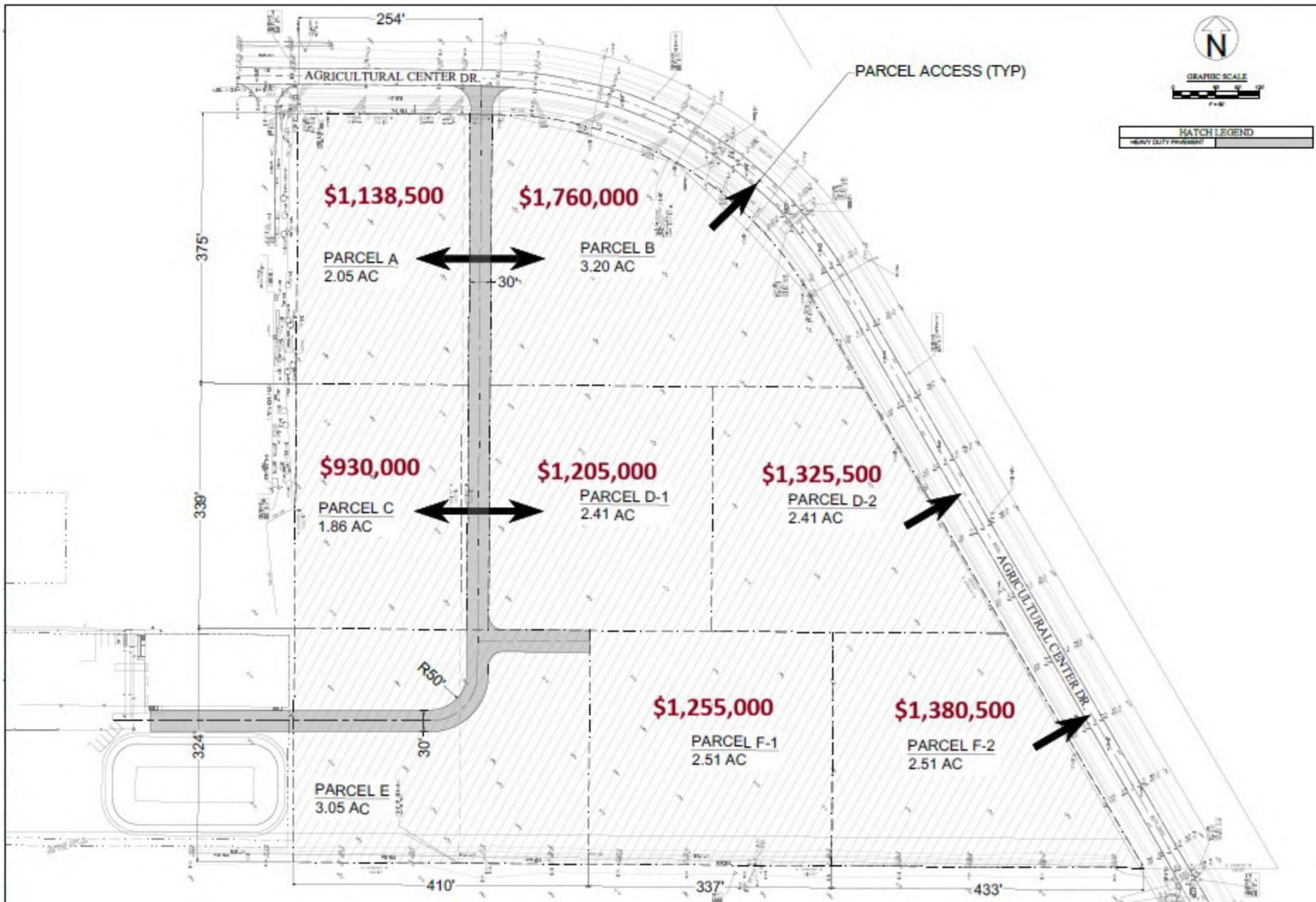
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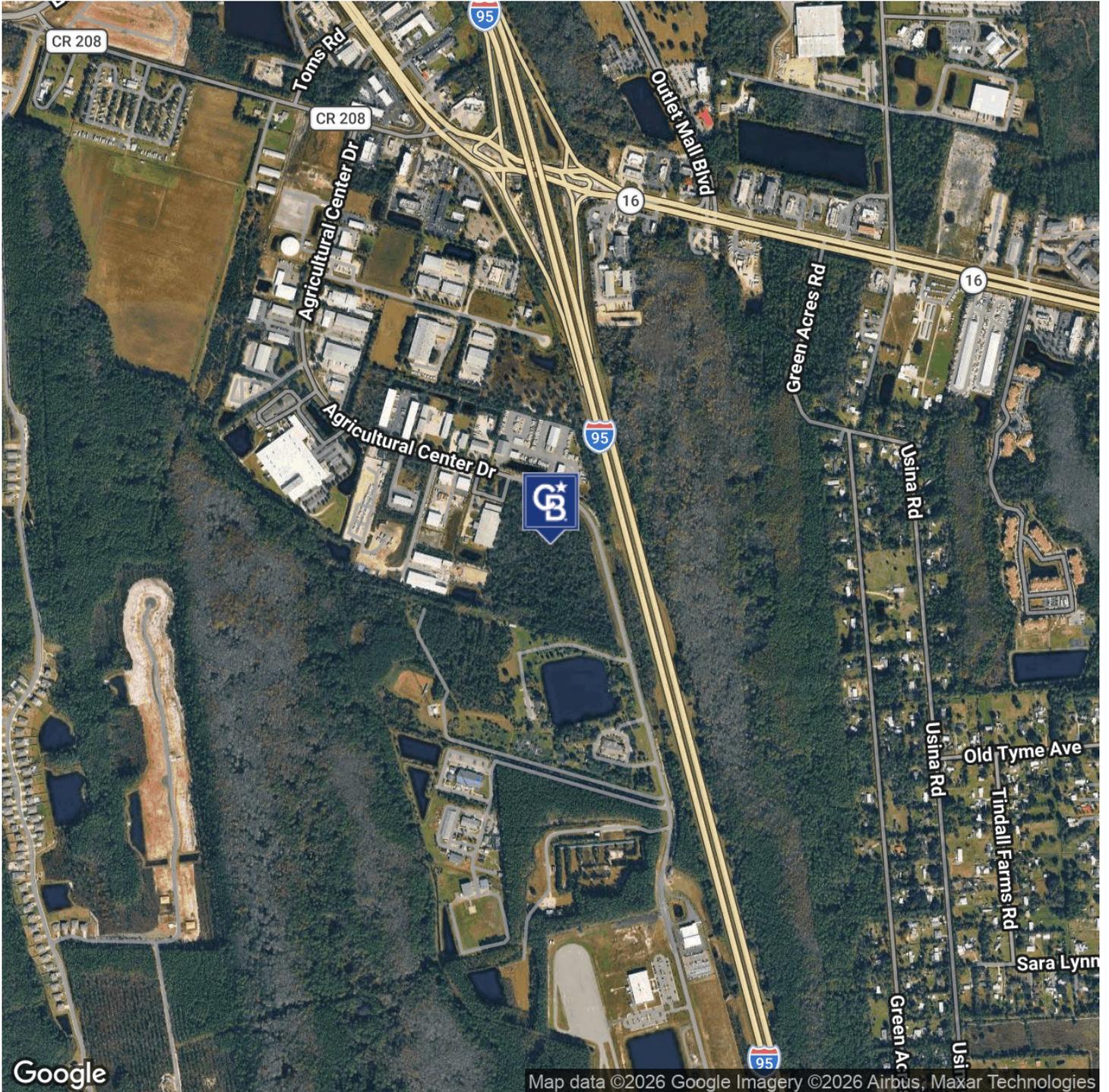
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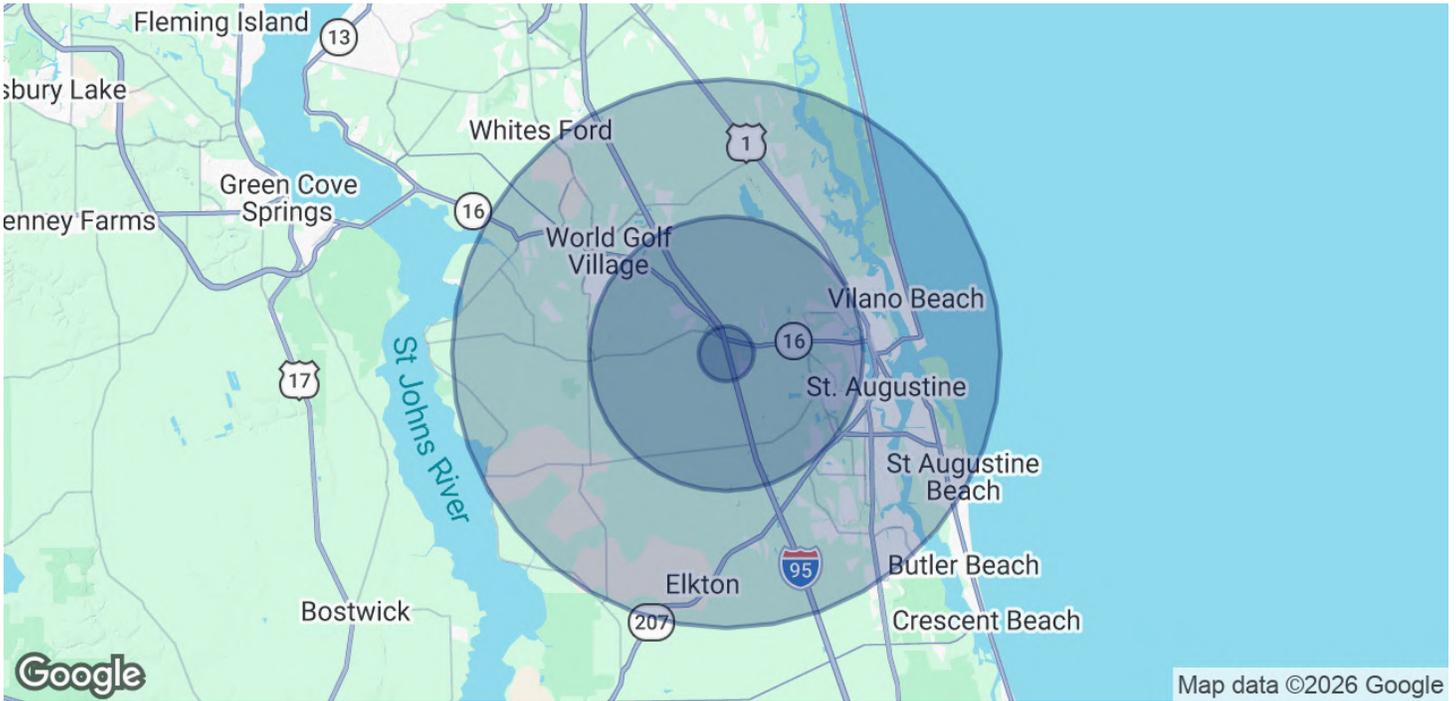


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,224	34,100	136,301
Average Age	42	42	45
Average Age (Male)	41	41	44
Average Age (Female)	43	43	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	537	13,170	54,952
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$82,714	\$100,779	\$112,916
Average House Value	\$262,955	\$366,445	\$470,152

Demographics data derived from AlphaMap

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