

Sale

Rolling Hills Drive

St. Augustine, FL 32086



PROPERTY DESCRIPTION

This 5.09-acre land offering on Rolling Hills Drive presents an excellent opportunity to acquire developable acreage within one of St. Augustine's expanding growth corridors. Positioned near the Epic Village commercial area and conveniently located near SR-207, US-1, SR-312, and I-95, the property provides strong connectivity to Downtown St. Augustine, surrounding residential communities, retail corridors, healthcare providers, entertainment venues, and major employment centers throughout St. Johns County.

The site is currently zoned Open Rural (OR), supporting a variety of potential residential, agricultural, institutional, and select specialty uses, subject to applicable approvals. The property's Future Land Use designation is RES-C, with additional development pathways, including a potential Planned Unit Development (PUD), that may be considered through the county approval process.

Direct frontage and visibility along Rolling Hills Drive enhance accessibility, while sewer availability further supports future development considerations. Continued residential and commercial expansion throughout southern St. Johns County makes this property well suited for future development, long-term investment, agricultural use, or an owner-user seeking a strategically positioned site in one of Northeast Florida's most active growth markets.

PROPERTY HIGHLIGHTS

- Located near Epic Village and surrounding commercial development!
- Convenient access to SR-207, US-1, and SR-312!
- Open Rural zoning supports a variety of potential uses!
- Future Land Use designation identified as RES-C!

OFFERING SUMMARY

Sale Price: \$1,199,000

Lot Size: 5.09 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	406	1,534
Total Population	299	1,105	4,094
Average HH Income	\$88,004	\$84,858	\$78,711

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COMMERCIAL
PREMIER PROPERTIES

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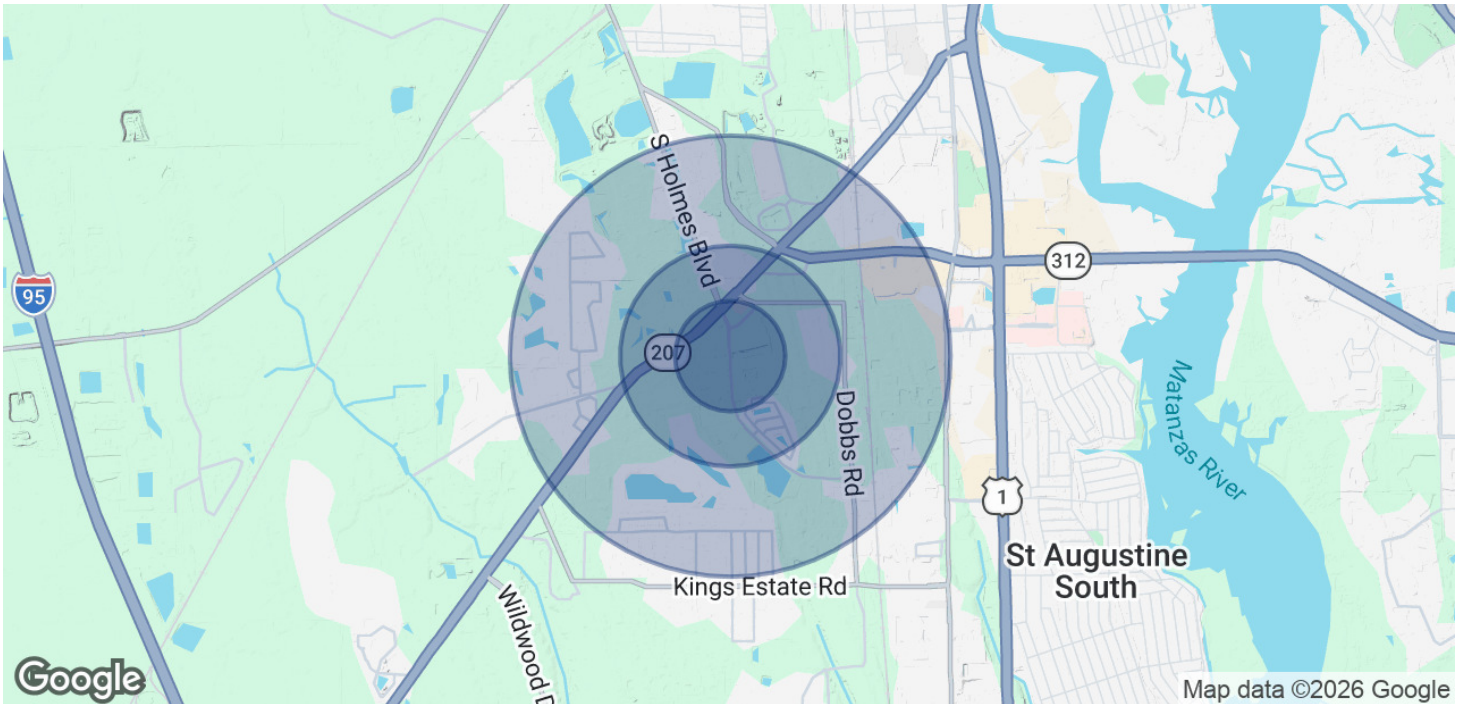


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	299	1,105	4,094
Average Age	43.8	43.9	43
Average Age (Male)	48.3	47.6	45.4
Average Age (Female)	43.7	44.2	44.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	406	1,534
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,004	\$84,858	\$78,711
Average House Value	\$319,438	\$317,757	\$309,817

2023 American Community Survey (ACS)

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