

Sale

6 Ct. Theophelia,
6 Ct Theophelia St. Augustine, FL 32084



OFFERING SUMMARY

Sale Price:	\$650,000
Available SF:	10,000
Lot Size:	0.23 Acres
Zoning:	CM2
Market:	Jacksonville
Submarket:	St. Augustine

PROPERTY OVERVIEW

Presenting a well-located land opportunity at 6 Ct Theophelia in St. Augustine, offering a flexible canvas for future development or long-term investment. This parcel provides a rare chance to secure land in a desirable coastal market with strong fundamentals for appreciation and strategic use. Ideal for buyers seeking a site to hold, develop, or customize, the property offers versatility for a range of planned improvements. With no existing building constraints to overcome, the land is ready for your vision and investment goals. Siteplan for a 3,500 sqft office with 9 parkings space.

PROPERTY HIGHLIGHTS

- Vacant land offering flexible development potential
- Ideal for long-term investment or future use
- Opportunity to design a custom project
- No existing structure to remove or remodel
- Suitable for a range of planning scenarios
- Clean canvas for owner-user or investor

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777



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LOCATION DESCRIPTION

Ideally positioned in St. Augustine's ****Uptown district****, 6 Ct Theophelia borders ****San Marco Avenue****, providing excellent access to one of the city's most established commercial corridors. The property is located just minutes from ****Historic Downtown St. Augustine**** and is surrounded by restaurants, retail, lodging, professional services, and popular visitor destinations. This central location offers strong connectivity, convenient access, and proximity to both the downtown core and the growing North St. Augustine market. It's favorable CM-2 Zoning provides maximum flexibility for everything from Single/Multi-Family residences, Office and Retail or the ability for a perfect live/work environment.

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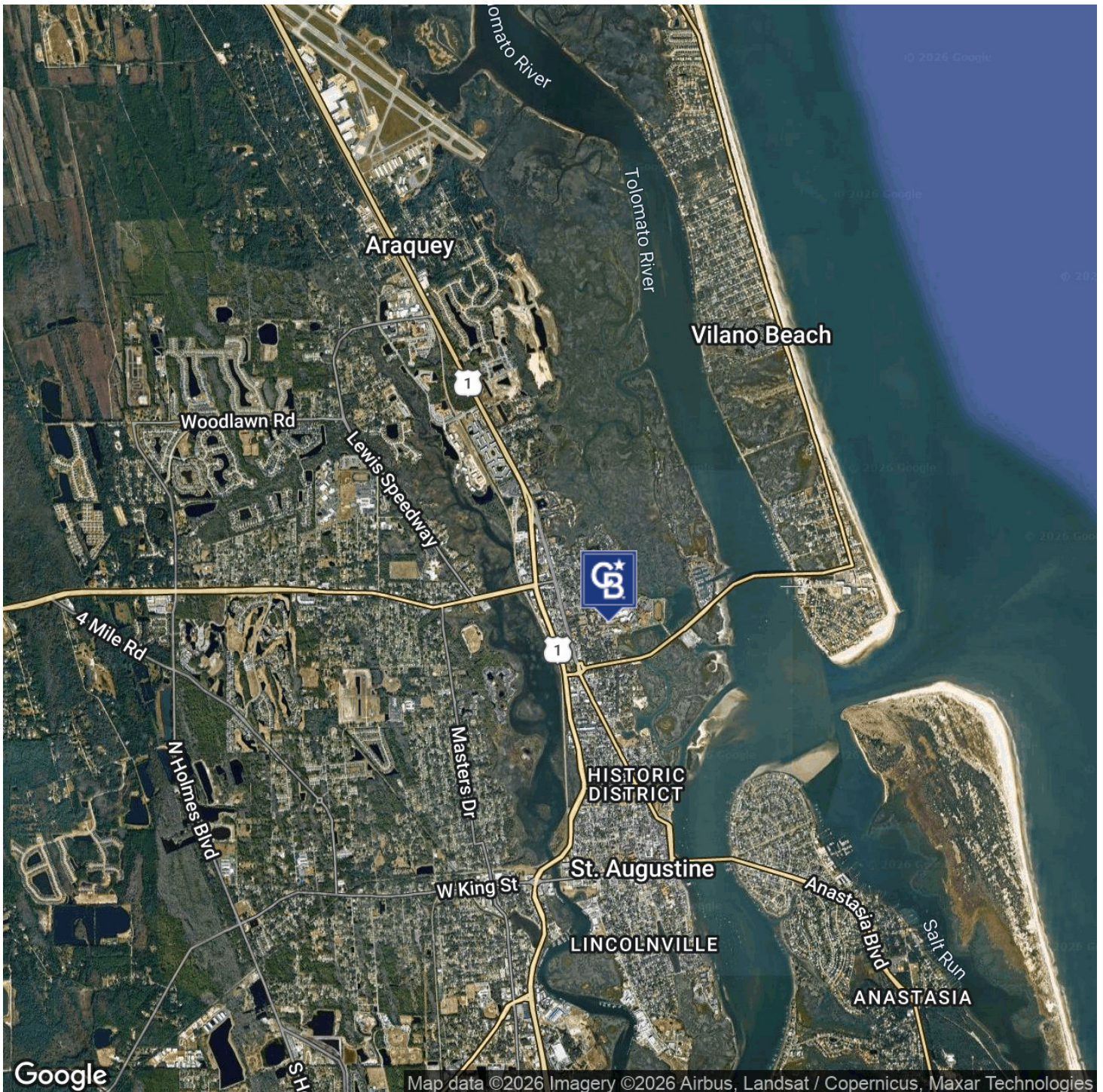
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BOB BUCKMASTER, CCIM

Broker

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Direct: **(904) 827-1717** | Cell: **(904) 392-5151**

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum
2021 International Society of Excellence
2021 #1 Coldwell Banker Commercial Office in Florida
2020 Circle of Distinction - Gold
2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

Costar Power Broker 2020 - Transaction Volume
CoStar Power Broker 2016 - Top Broker Award
CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at DePaul University

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ADAM LANTEIGNE

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FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-feet-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

Over \$100 Million in Closed Sales and Leasing Transactions Since 2020.

2024 - #1 CBC Agent in Florida

2024 - Top 2% of all CBC Agents in the Country

2024 - Circle of Distinction Platinum

2024 - CBC Pathfinder Award Winner

EDUCATION

B.S. in Business Administration - W.P. Carey School of Business - Arizona State University

Arizona Real Estate Sales License

Florida Real Estate Sales License

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Premier Properties

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