



227 HEFFERON DRIVE

FOR SALE/LEASE · 1.32 AC PARCEL ENTITLED FOR 7,000 SF DAYCARE AVAILABLE FOR LEASE, GROUND LEASE OR PURCHASE
227 HEFFERON DR. · ST AUGUSTINE, FL 32084



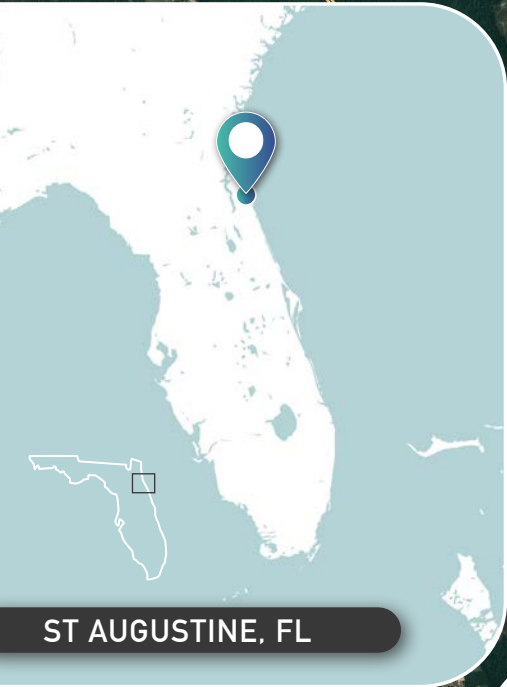
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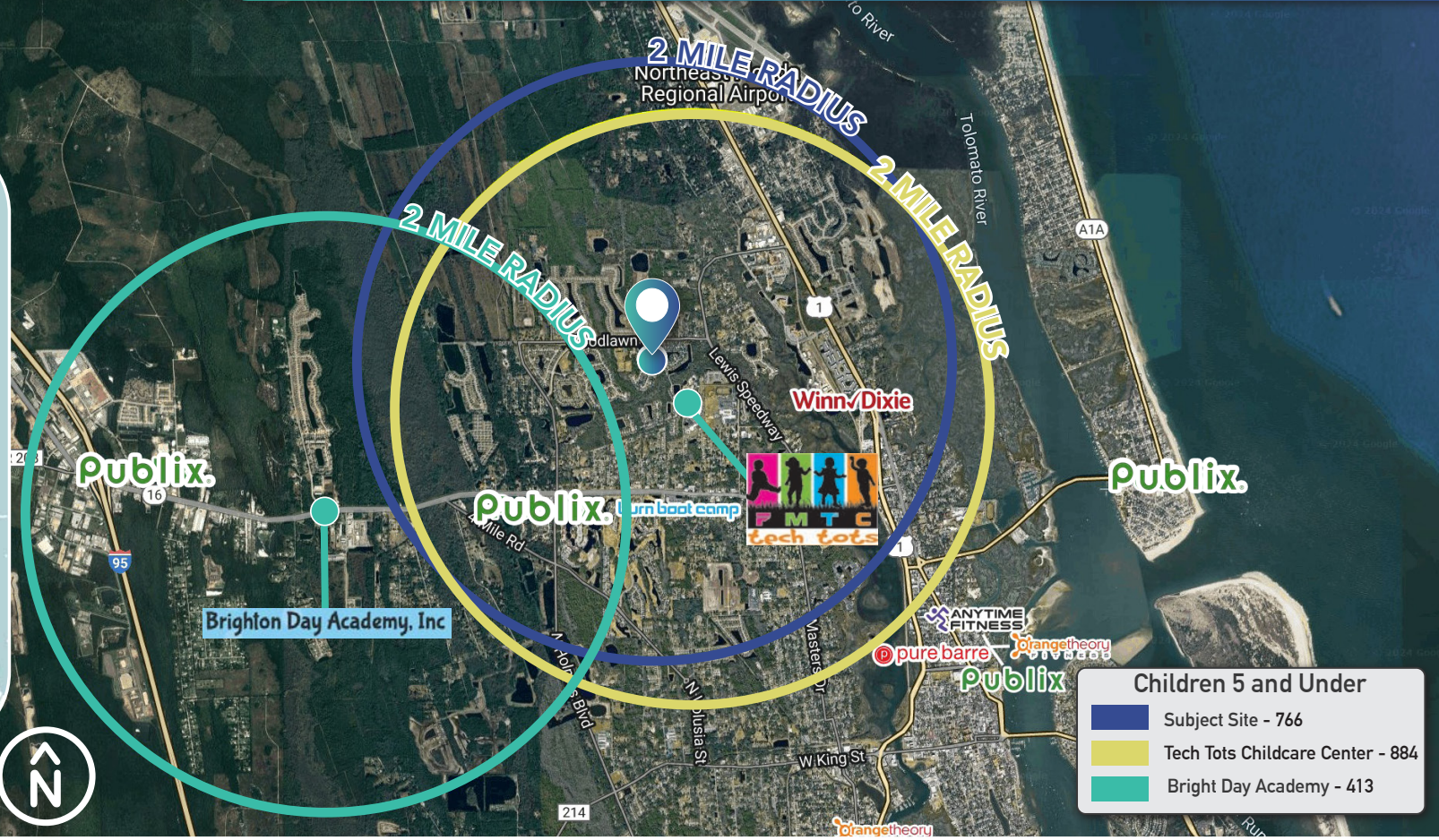


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ST AUGUSTINE, FL



Children 5 and Under

- Subject Site - 766
- Tech Tots Childcare Center - 884
- Bright Day Academy - 413

2023 DEMOGRAPHICS

227 Hefferon Drive



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$83,331	\$82,806	\$89,307



POPULATION

5,827	24,909	45,373
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EMPLOYMENT DENSITY

4,821	21,142	39,079
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PROPERTY FEATURES

PRICE	Build To Suit - \$35 PSF Ground Lease - \$75,000 Purchase - \$750,000
AVAILABLE	7,000 ±SF, 1.32 AC
ZONING	PUD
LOCATION	The subject site is located at the entrance of Heritage Park Neighborhood adjacent to the amenity center.



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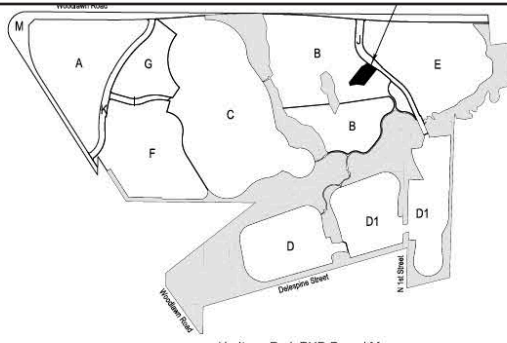
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A portion of Tract K of Heritage Park phase 1B, as recorded in map book 52, pages 89 through 94, of the public records of St. Johns County, Florida, said portion lying in parcel of land lying in section 51, township 7 south, range 29 east, St. Johns County, Florida, and being more particularly described as follows:

For a point of reference, commence at the southeast corner of Tract J, as recorded in map book 52, pages 89 through 94 of the public records of St. Johns County, Florida; thence south 50°18'51" east, along the southwestern right of way line of Hefferson Drive (a variable width right of way), a distance of 24.00 feet to the point of beginning;

Thence continue south 50°18'51" east, along said southwestern right of way line, a distance of 54.00 feet; thence south 57°26'21" east, continuing along said westerly right of way line, a distance of 107.03 feet to the northerly line of those lands as described in official records book 2339, page 1515 of the public records of said county; thence south 39°41'09" west, along said northerly line, a distance of 273.40 feet; thence north 79°00'47" west, continuing along said northerly line, a distance of 94.39 feet; thence south 80°46'30" west, continuing along said northerly line, a distance of 94.77 feet; thence north 1°04'08" west, departing said northerly line, a distance of 45.24 feet to a point on a curve concave northwesterly and having a radius of 33.00 feet; thence northeasterly along the arc of said curve, through a central angle of 11°31'32", an arc distance of 6.64 feet, said curve being subtended by a chord bearing and distance of north 45°28'56" east, 6.63 feet to the point of tangency; thence north 39°41'10" east, a distance of 267.74 feet to a point on a curve concave northwesterly and having a radius of 112.00 feet; thence northeasterly along the arc of said curve through a central angle of 36°34'18", an arc distance of 71.49 feet, said curve being subtended by a chord bearing and distance of north 57°58'19" east, 70.28 feet to the point of tangency; thence north 39°41'09" east, a distance of 11.01 feet to the point of beginning.

Said parcel containing 57,681 square feet or 1.32 acres more or less.



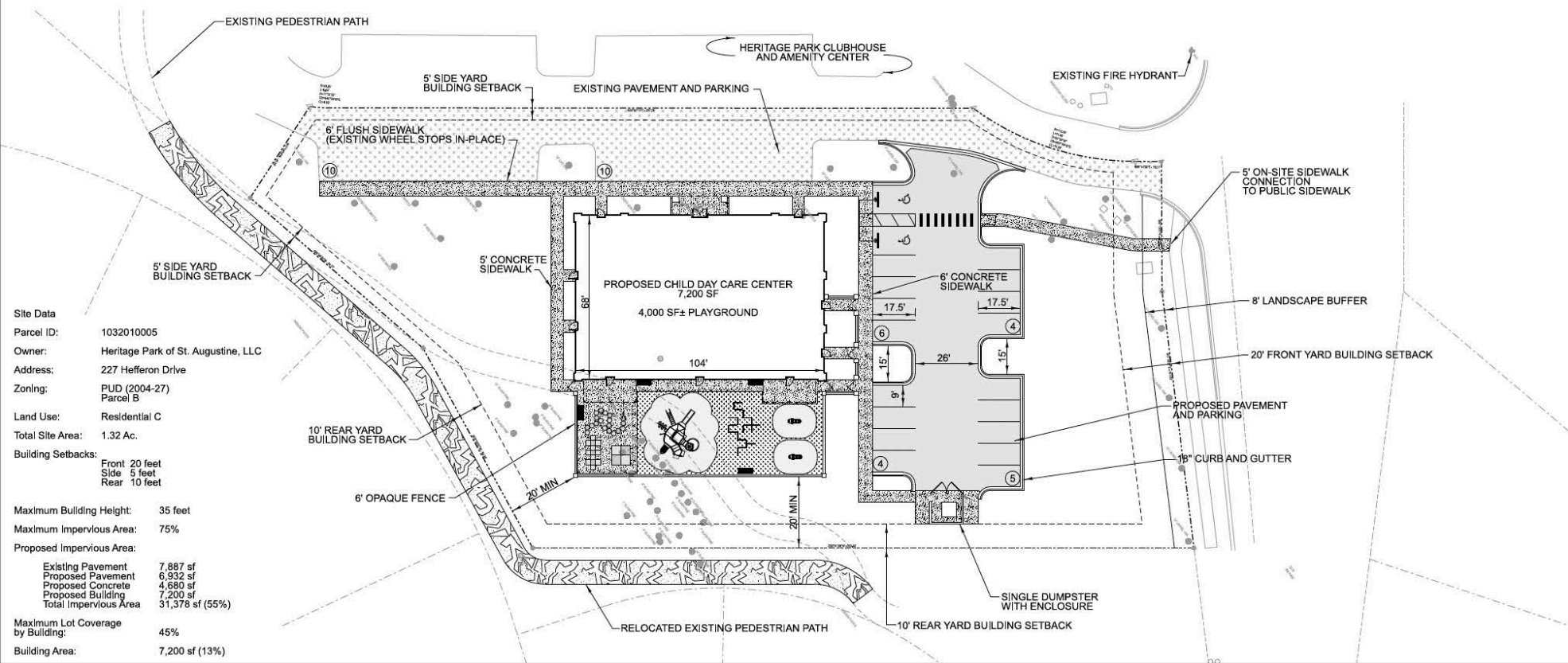
Heritage Park PUD Parcel Map



SITE PLAN

SITE LOCATION

Vicinity Map



Site Data
 Parcel ID: 1032010005
 Owner: Heritage Park of St. Augustine, LLC
 Address: 227 Hefferson Drive
 Zoning: PUD (2004-27) Parcel B
 Land Use: Residential C
 Total Site Area: 1.32 Ac.
Building Setbacks:
 Front 20 feet
 Side 5 feet
 Rear 10 feet

Maximum Building Height: 35 feet
Maximum Impervious Area: 75%
Proposed Impervious Area:
 Existing Pavement 7,887 sf
 Proposed Pavement 6,932 sf
 Proposed Concrete 4,680 sf
 Proposed Building 7,200 sf
Total Impervious Area 31,378 sf (55%)
Maximum Lot Coverage by Building: 45%
Building Area: 7,200 sf (13%)



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