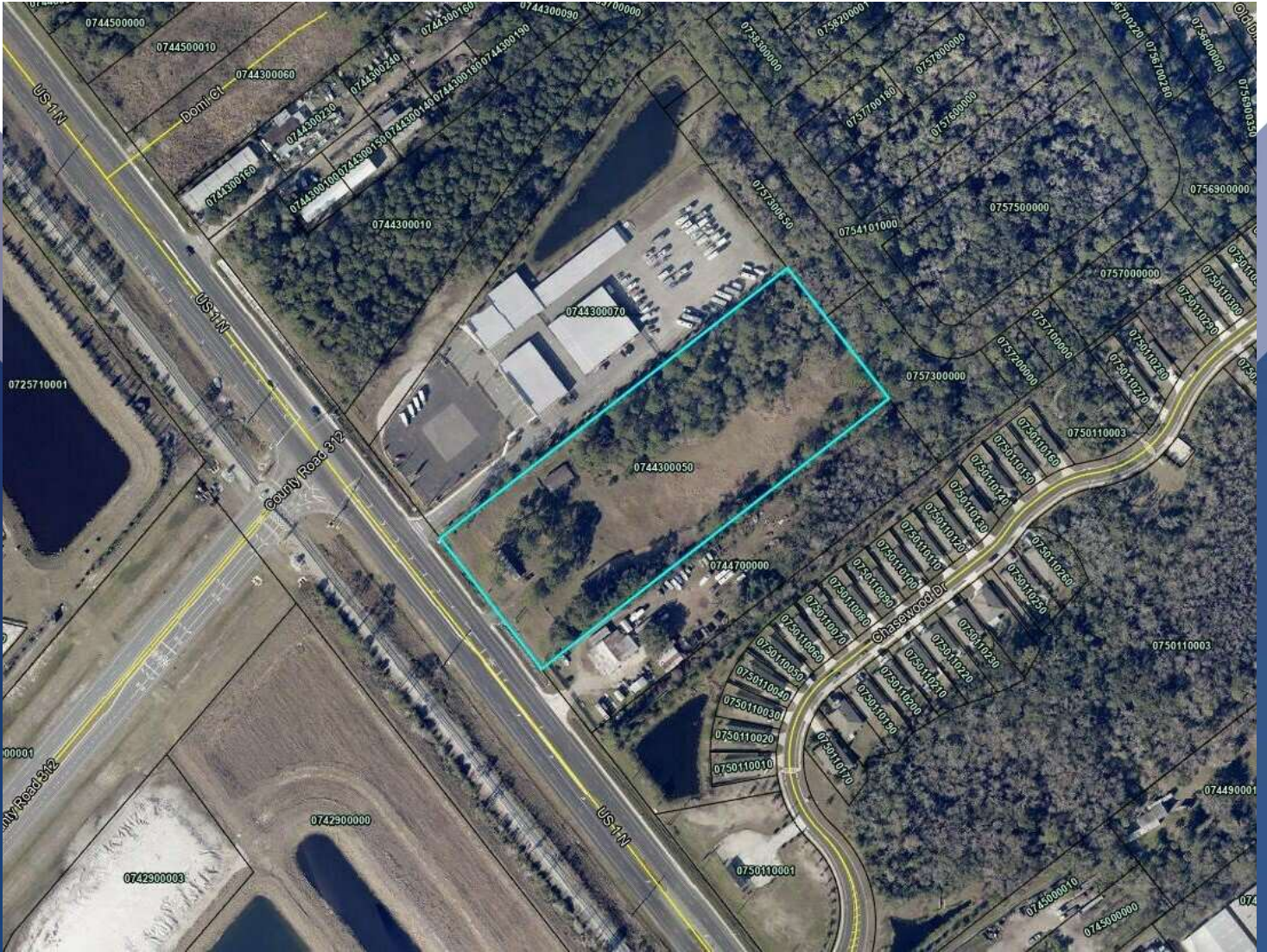


FOR SALE

5.5 ACRES TO BE REZONED MULTI USE

6220 U.S. 1 St. Augustine, FL 32095



SALE PRICE

\$3,400,000

Lee Gettling

904 445 9596

lee@thepremierproperties.com

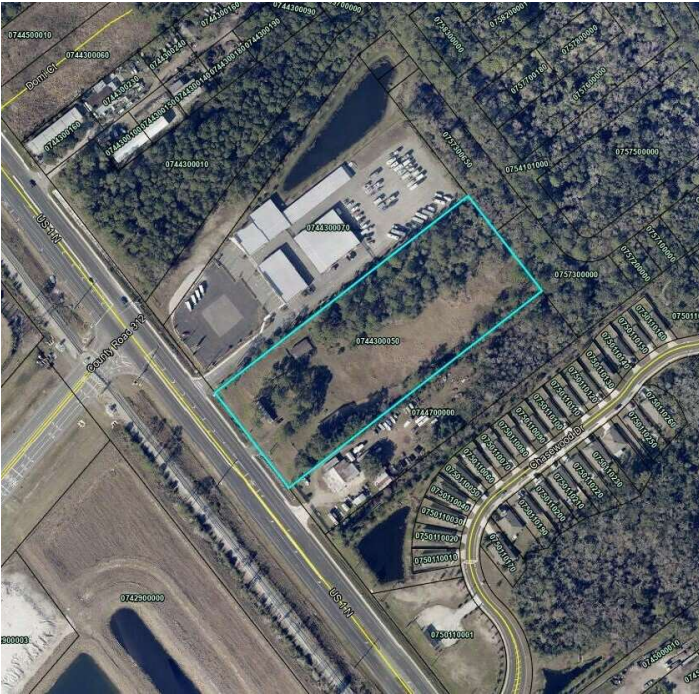
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2017 Top Firm Award

FOR SALE

5.5 ACRES TO BE REZONED MULTI USE

6220 U.S. 1 St. Augustine, FL 32095



Sale Price

\$3,400,000

OFFERING SUMMARY

Lot Size: 5.5 Acres

Price / Acre: \$618,182

Zoning: OR

PROPERTY OVERVIEW

This property offers a significant development opportunity due to its location and future land use designation. Here's a breakdown of the key details:

Location: Just north of St. Augustine, positioned at a high-visibility intersection of US Highway 1 and the future State Road 313, an area experiencing rapid development.

Size: 5.5 acres with 300 feet of highway frontage, providing excellent exposure for future businesses or developments.

Current Zoning: Open Rural (OR), typically allowing for agricultural uses, residential, and limited commercial activity.

Future Land Use Designation: Mixed Use District (MD) on the Future Land Use Map (FLUM). This designation permits a variety of potential development options, including commercial, residential, and recreational uses, making the property highly versatile.

Building: There is a 2,900 sq. ft. building on the property, but it holds no significant value, meaning it may be best suited for demolition or repurposing.

This land could be ideal for investors looking to capitalize on the upcoming growth in this region.

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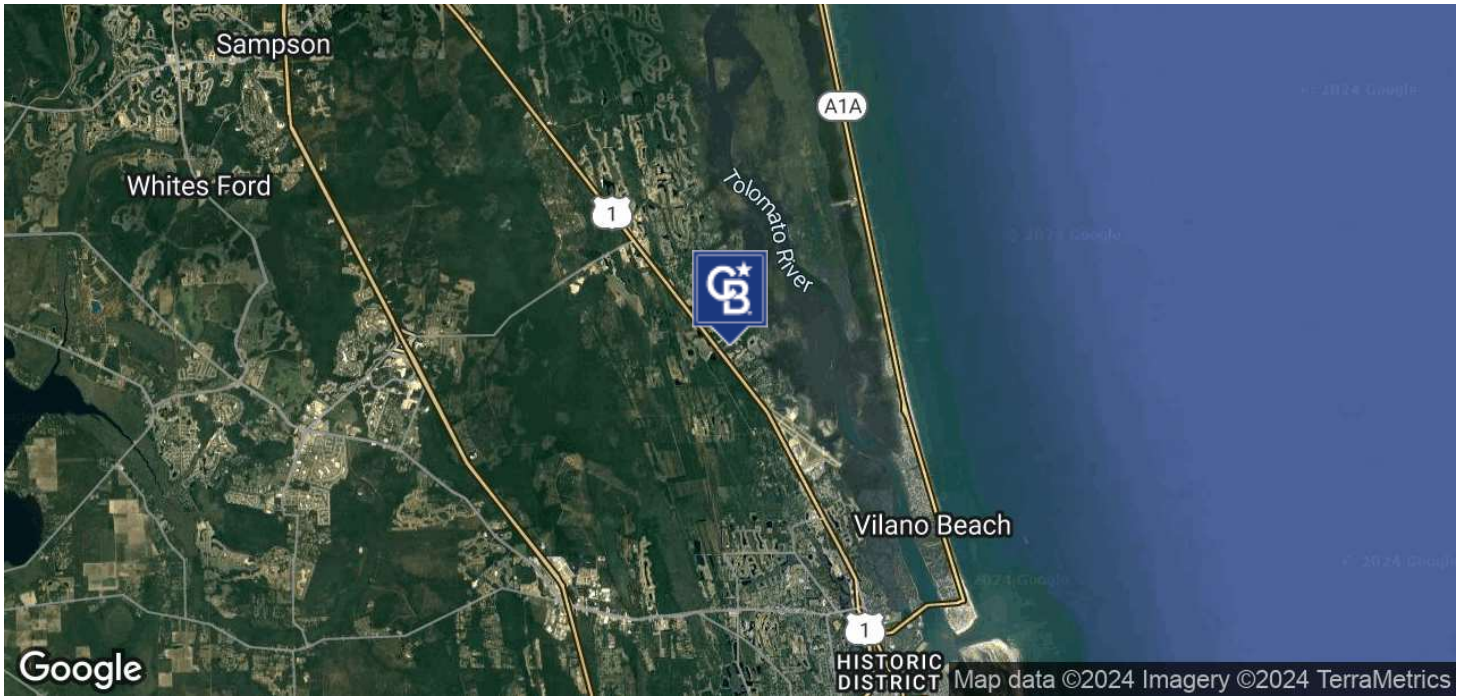


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LOCATION MAPS

5.5 ACRES TO BE REZONED MULTI USE

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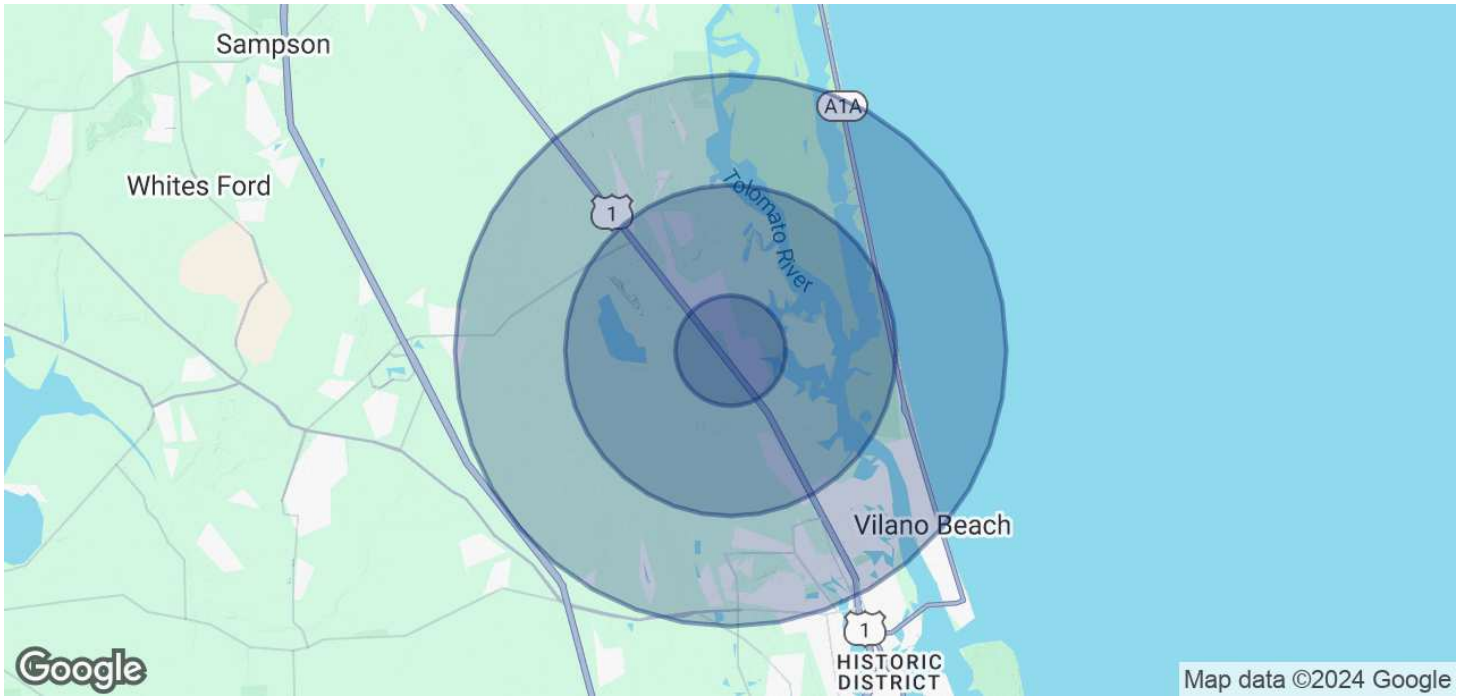


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DEMOGRAPHICS

5.5 ACRES TO BE REZONED MULTI USE

6220 U.S. 1 St. Augustine, FL 32095



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,347	7,850	34,918
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	570	2,965	13,815
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$68,340	\$110,598	\$127,656
Average House Value	\$392,659	\$591,947	\$549,281

Demographics data derived from AlphaMap

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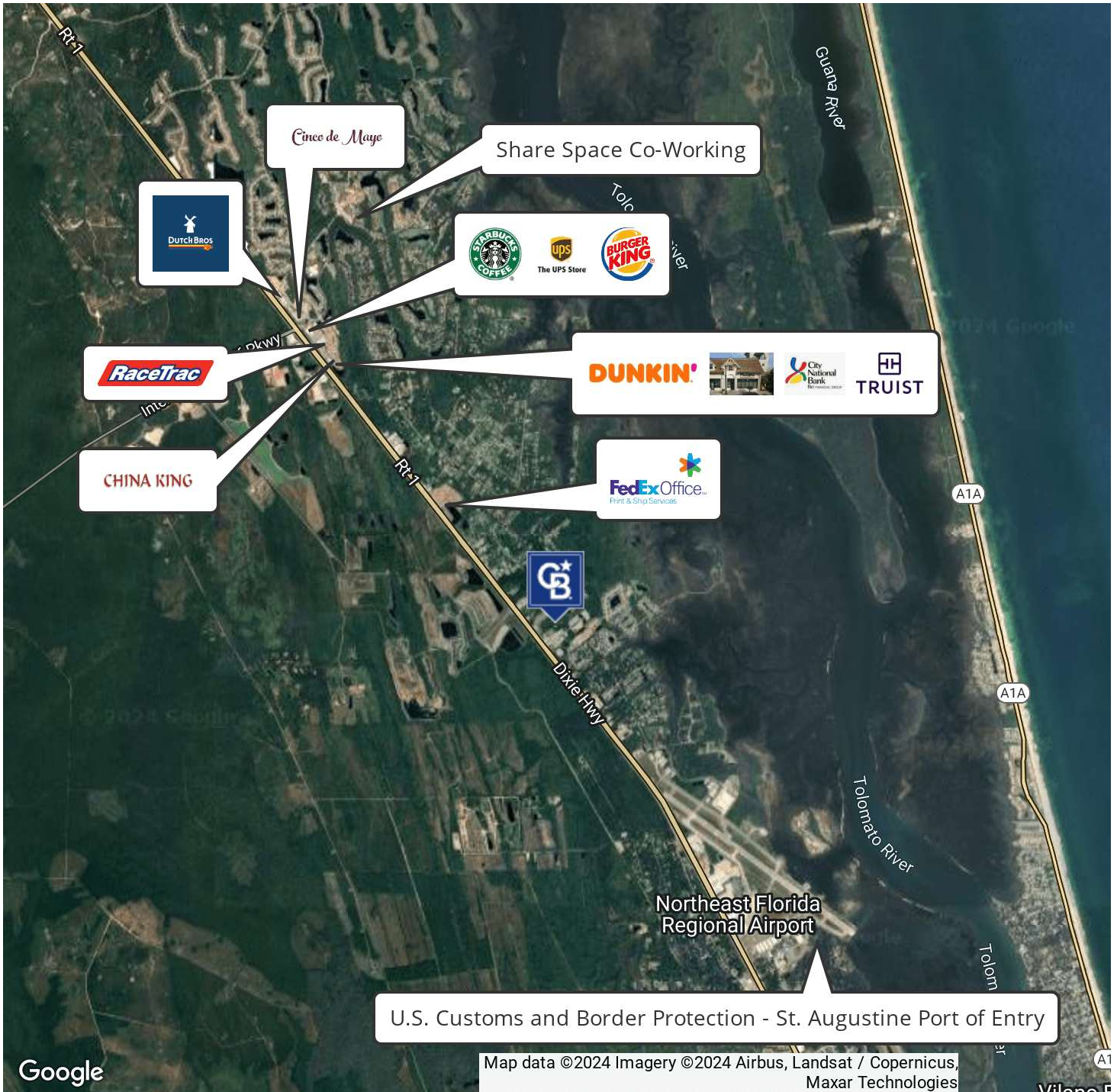


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RETAILER MAP

5.5 ACRES TO BE REZONED MULTI USE

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