

# SALE

1330/1340 MATTIE ST

Saint Augustine, FL 32084



## PROPERTY DESCRIPTION

0.30-Acre Industrial Vacant Land in a Prime St. Augustine Location! With highly sought-after IW zoning, this property is ideal for a variety of industrial and warehouse uses, making it perfect for businesses looking to expand or establish a presence in this thriving area.

Each lot offers convenient access to major highways, ensuring seamless connectivity for logistics and operations. Its strategic location places you near St. Augustine's commercial hubs, while still providing flexibility for customized development.

## PROPERTY HIGHLIGHTS

- Zoning: Industrial, Warehousing (IW)
- 1330 is Cleared, Fenced and Secured!
- 1340 is Wooded!
- Seller Financing Available!

## OFFERING SUMMARY

|             |                       |
|-------------|-----------------------|
| Sale Price: | \$275,000 - \$300,000 |
| Lot Size:   | 0.3 - 0.3 Acres       |
| Zoning:     | IW                    |
| APN:        | 09688-00150           |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 127       | 498       | 1,975    |
| Total Population  | 298       | 1,173     | 4,749    |
| Average HH Income | \$55,334  | \$54,987  | \$71,252 |

Eric Maimo  
(904) 537-6443

Adam Lanteigne  
(602) 702-4288

Bob Buckmaster, CCIM  
(904) 392-5151



COLDWELL BANKER  
**COMMERCIAL**  
PREMIER PROPERTIES

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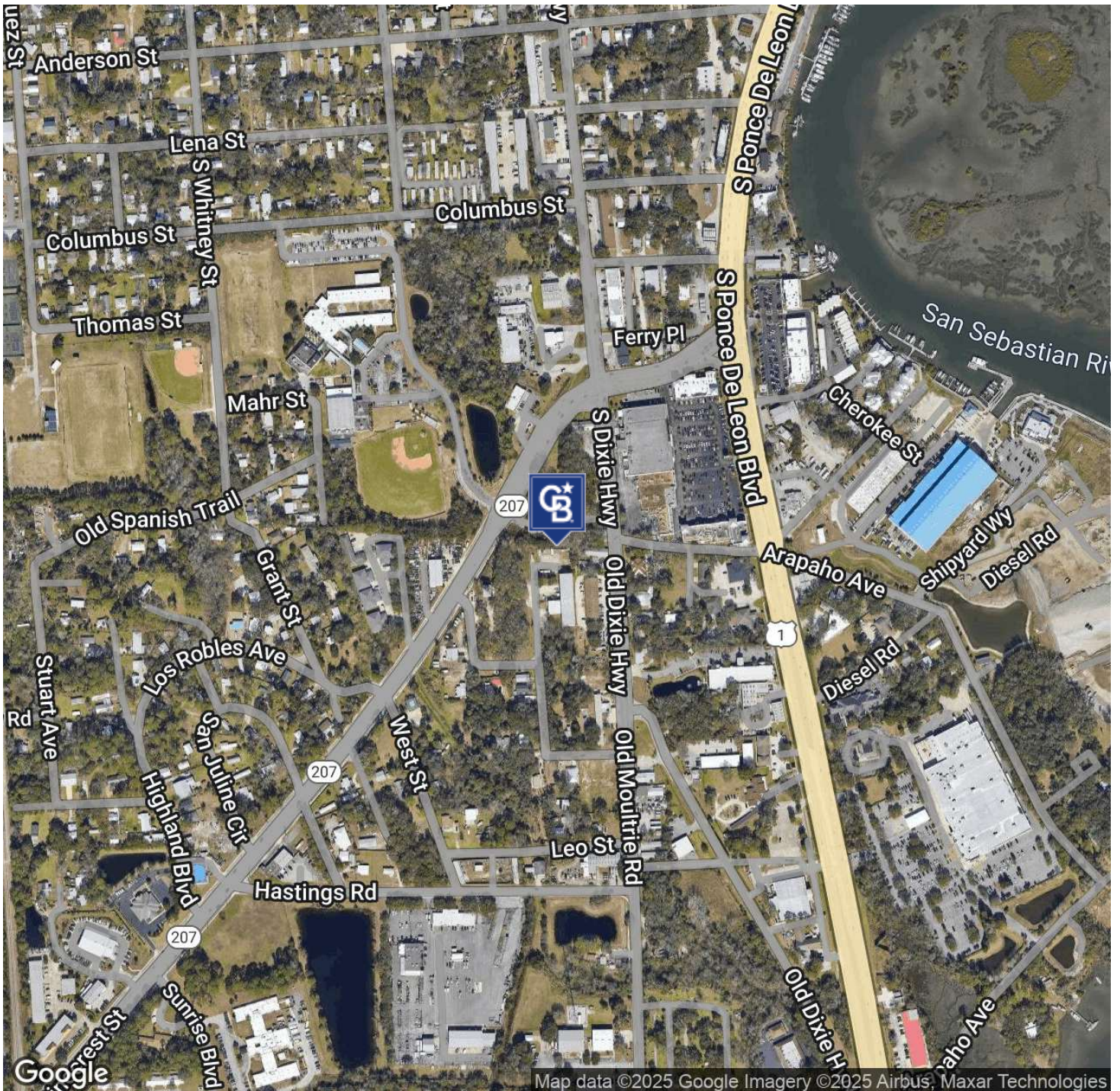


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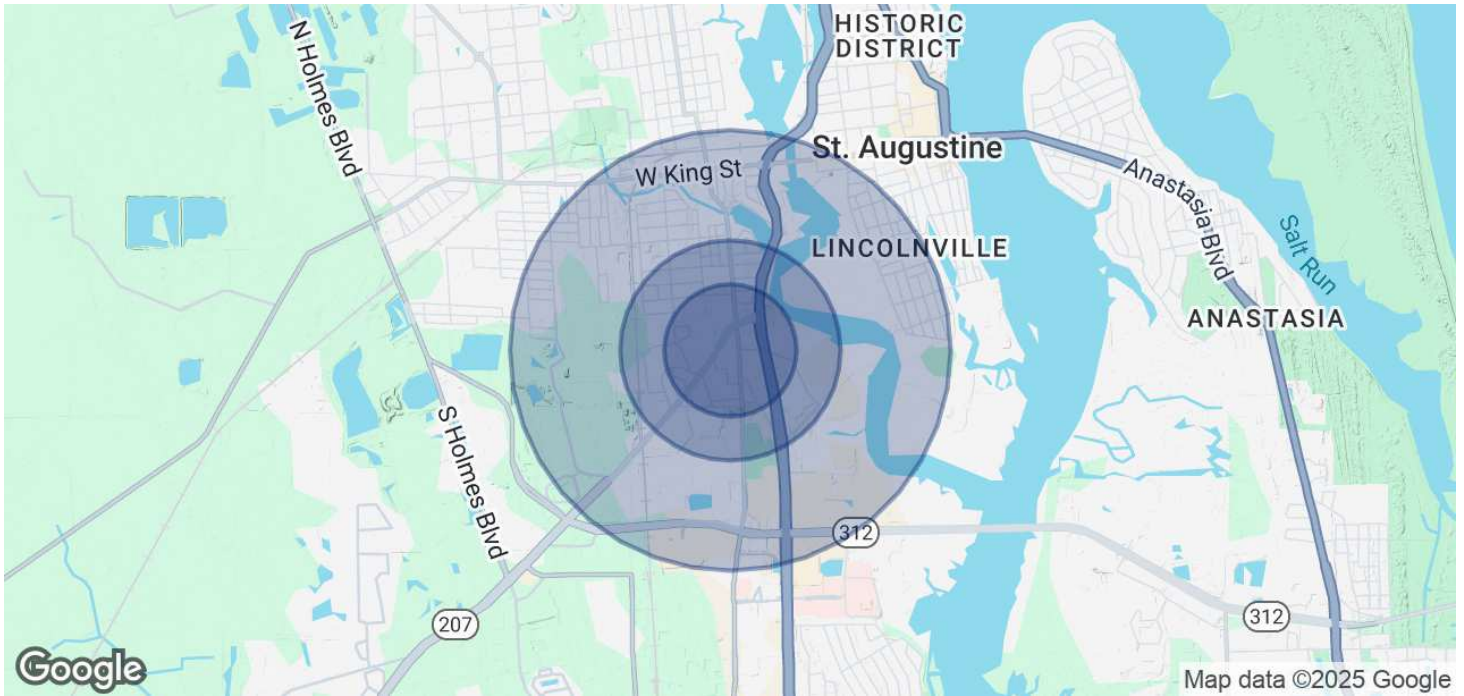


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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 298       | 1,173     | 4,749     |
| Average Age          | 43        | 43        | 42        |
| Average Age (Male)   | 42        | 42        | 40        |
| Average Age (Female) | 43        | 43        | 43        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 127       | 498       | 1,975     |
| # of Persons per HH  | 2.3       | 2.4       | 2.4       |
| Average HH Income    | \$55,334  | \$54,987  | \$71,252  |
| Average House Value  | \$262,829 | \$262,811 | \$324,943 |

Demographics data derived from AlphaMap

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