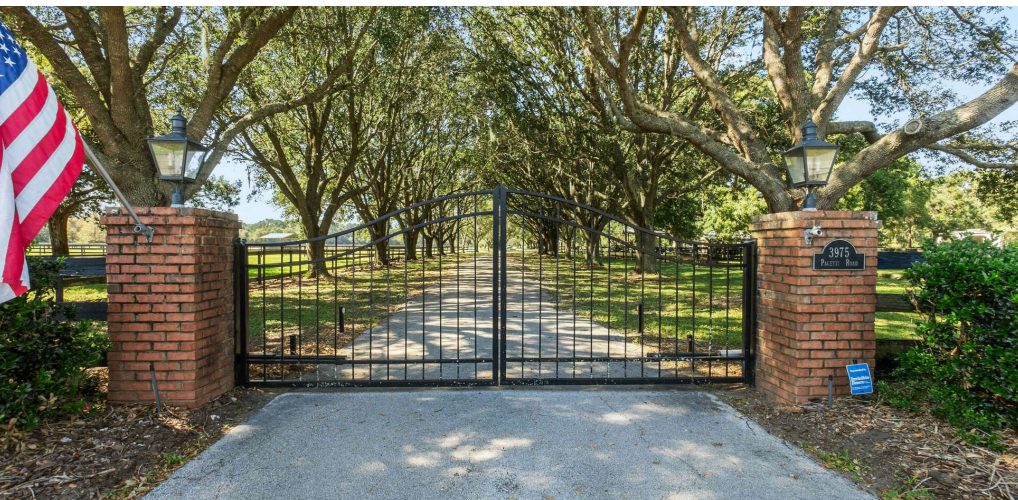


# Chapman Crossing

3975 Pacetti Road, St. Augustine, FL 32092

FOR SALE

Executive Summary



## Offering Summary

Price	\$9,000,000
Price / Acre	\$222,222
Lot Size	40.5 Acres
Zoning/Future Land Use	Open Rural/Residential A

## Property Overview

This 40.50-acre tract benefits from a strategic position just south of the signalized intersection of International Golf Parkway and State Road 16, within one of the most rapidly developing commercial, retail, and residential areas in St. Augustine and St. Johns County. Located half a mile south of two Publix-anchored shopping destinations, the Shoppes at Murabella and Parkway Village of St. Johns, the property offers significant development potential. It boasts 928 feet of frontage along Pacetti Road, with an average depth of 1,700 feet, and is currently zoned as Open Rural with a Future Land Use designation of Residential-A. With its generous size and proximity to major transportation routes such as Interstate 95 and the proposed First Coast Expressway/CR 2209, along with nearby thriving residential communities like King & Bear, Murabella, SilverLeaf, Durbin Park, and Beachwalk, the site is versatile enough to support various development pursuits, pending appropriate regulatory approvals. The property, owned and occupied as a private equestrian estate for the past 30 years, features a 5,561-SF residence, two stables with 14 stalls, equipment storage buildings, fenced pastures, and riding arenas, making it turnkey for single-family living and ready for future development. Potential uses include residential subdivision development, an equestrian-themed community, or a mixed-use commercial and residential project, subject to regulatory approvals.

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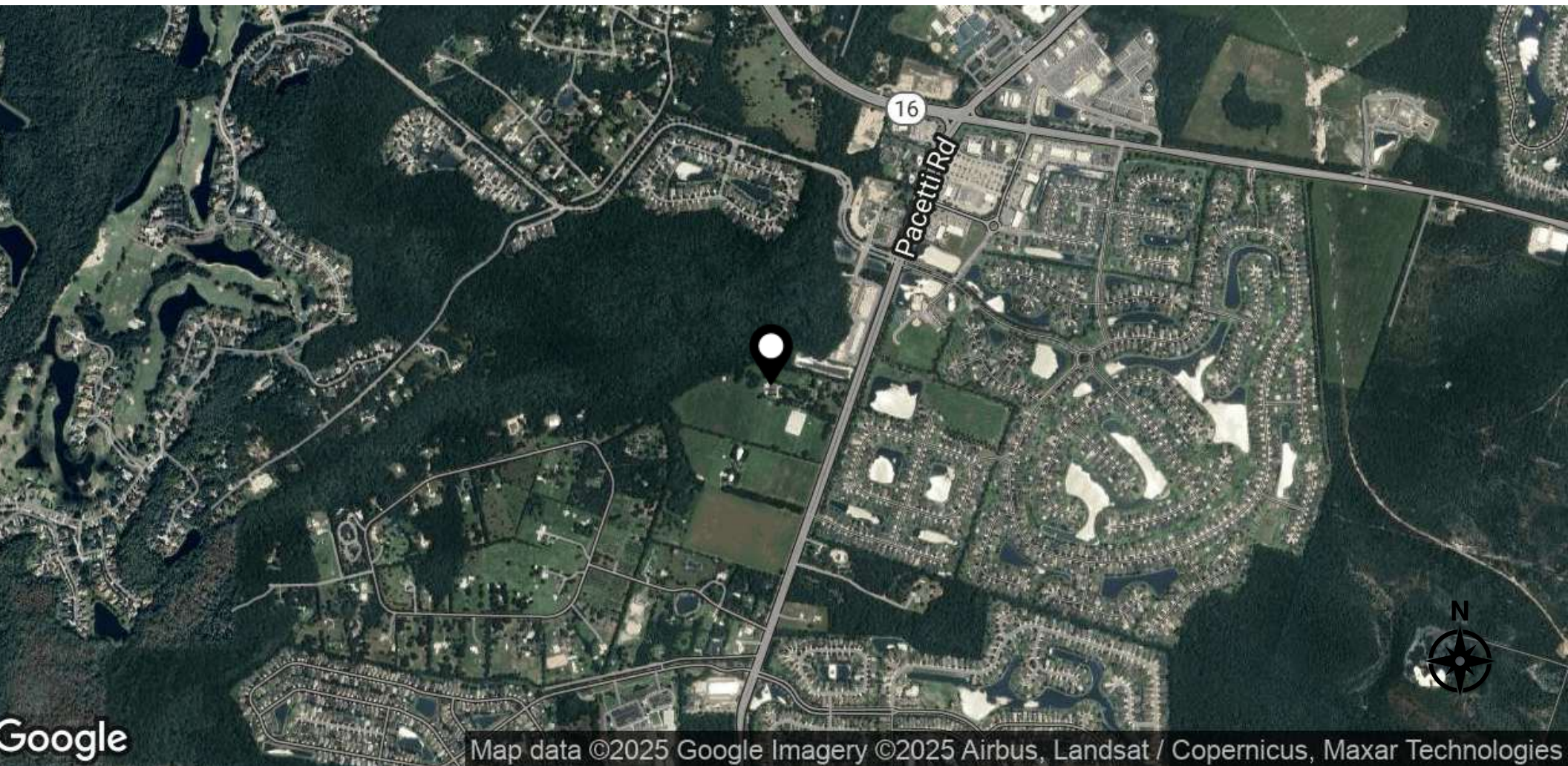


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Location Map



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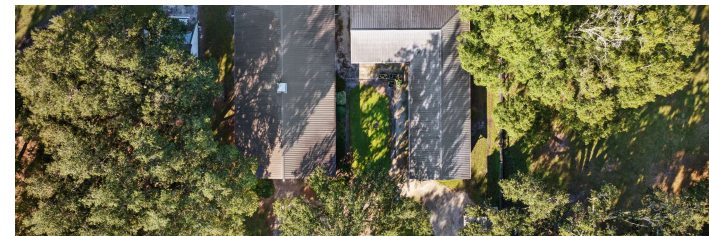
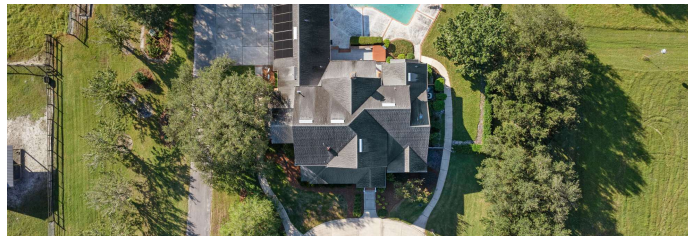
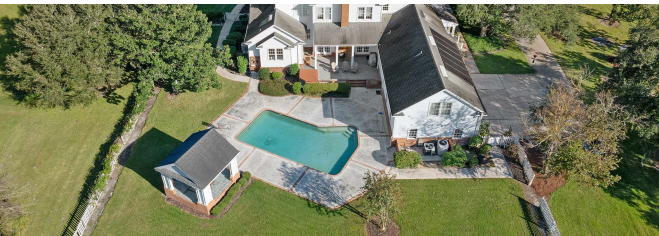
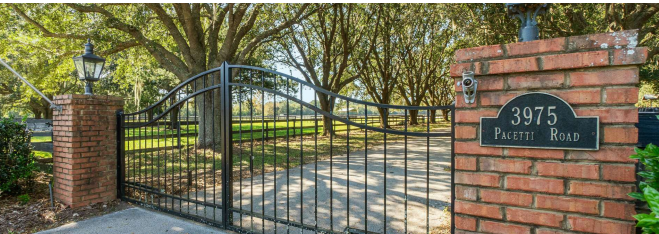


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Additional Photos



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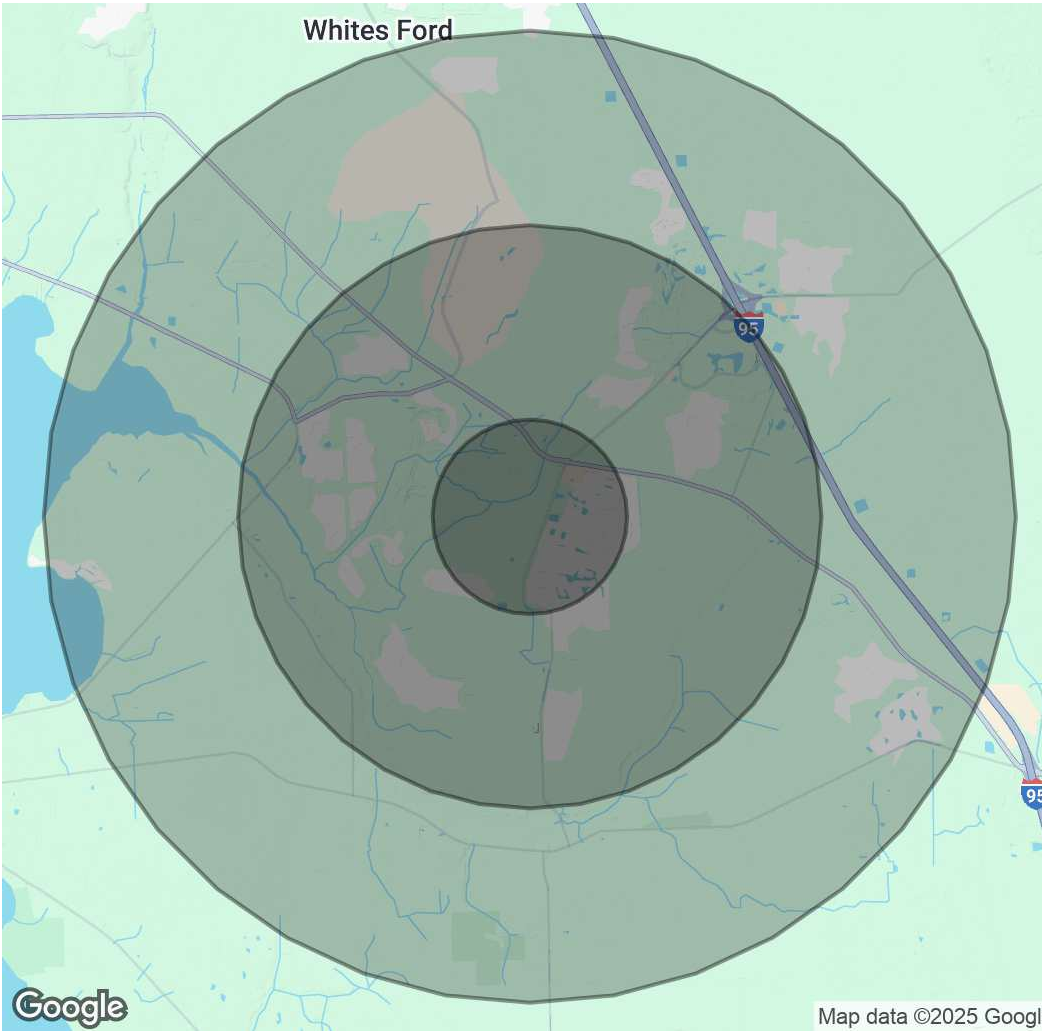
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,193	25,848	35,537
Average Age	38	40	41
Average Age (Male)	37	40	41
Average Age (Female)	38	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,991	8,783	12,505
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$135,679	\$126,076	\$126,890
Average House Value	\$470,132	\$454,802	\$464,369

Demographics data derived from AlphaMap



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