

# SALE

## CRESCENT BEACH DEVELOPMENT OPPORTUNITY

125 Mary St. and 5703 - 5795 A1A S. St. Augustine, , FL 32080



### PROPERTY DESCRIPTION

This rare assemblage includes 10 contiguous parcels creating a significant block-sized development opportunity along S. A1A in St. Augustine, Florida, one of the area's most sought-after coastal corridors. With substantial frontage, strong visibility, and Commercial General (CG) zoning, the property offers the scale, flexibility, and location that developers look for when planning a larger commercial or mixed-use project.

What makes this opportunity especially compelling is the ability to generate residual income while you plan, entitle, and phase future development. The site is currently improved with an approximately 1,680 SF retail building, a 23-unit self-storage facility, and 16 secured boat/RV parking spaces, providing in-place revenue that can help offset holding costs and expenses during the pre-development period.

The CG zoning allows for a broad range of commercial uses, opening the door to retail, service-oriented businesses, destination-oriented concepts, or a more comprehensive redevelopment vision that takes advantage of the site's size and strategic coastal location. The existing boat/RV storage use is also well aligned with local demand, given the property's proximity to the Intracoastal Waterway and the continued need for marine and recreational vehicle storage in the St. Augustine market.

For investors and developers, this is more than an income-producing property. It is a chance to control an entire stretch of contiguous frontage in a high-demand corridor, with current cash flow providing a measure of downside protection until the timing is right to execute a larger vision.

### OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Lots:	10
Lot Size:	2.35 Acres
NOI:	\$71,797.00
Acres:	2.35 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	467	1,290
Total Population	291	850	2,401
Average HH Income	\$101,250	\$99,390	\$98,052

**Bob Buckmaster, CCIM**  
(904) 827-1717

**Bill Miller**  
(904) 315-8930



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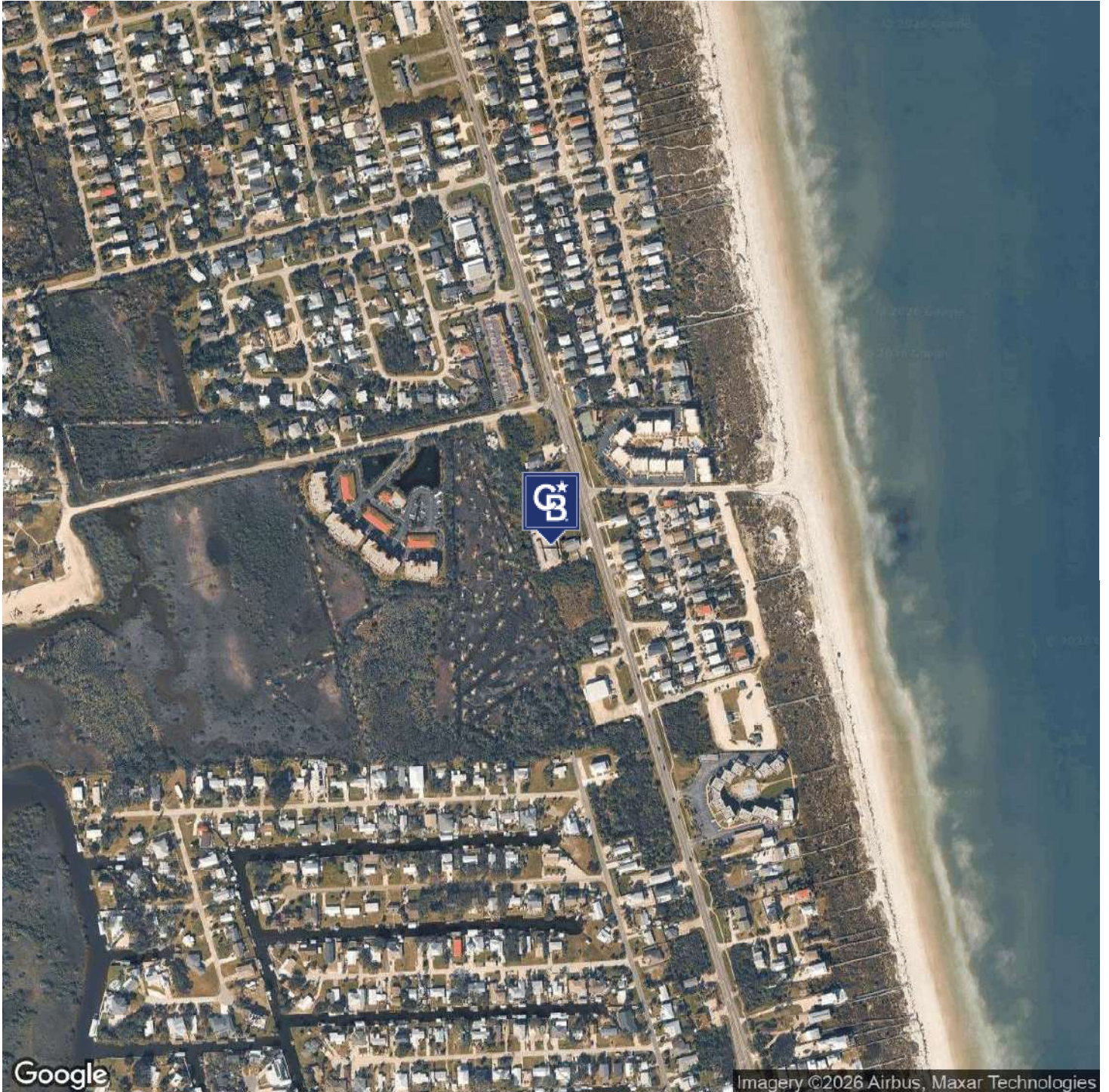


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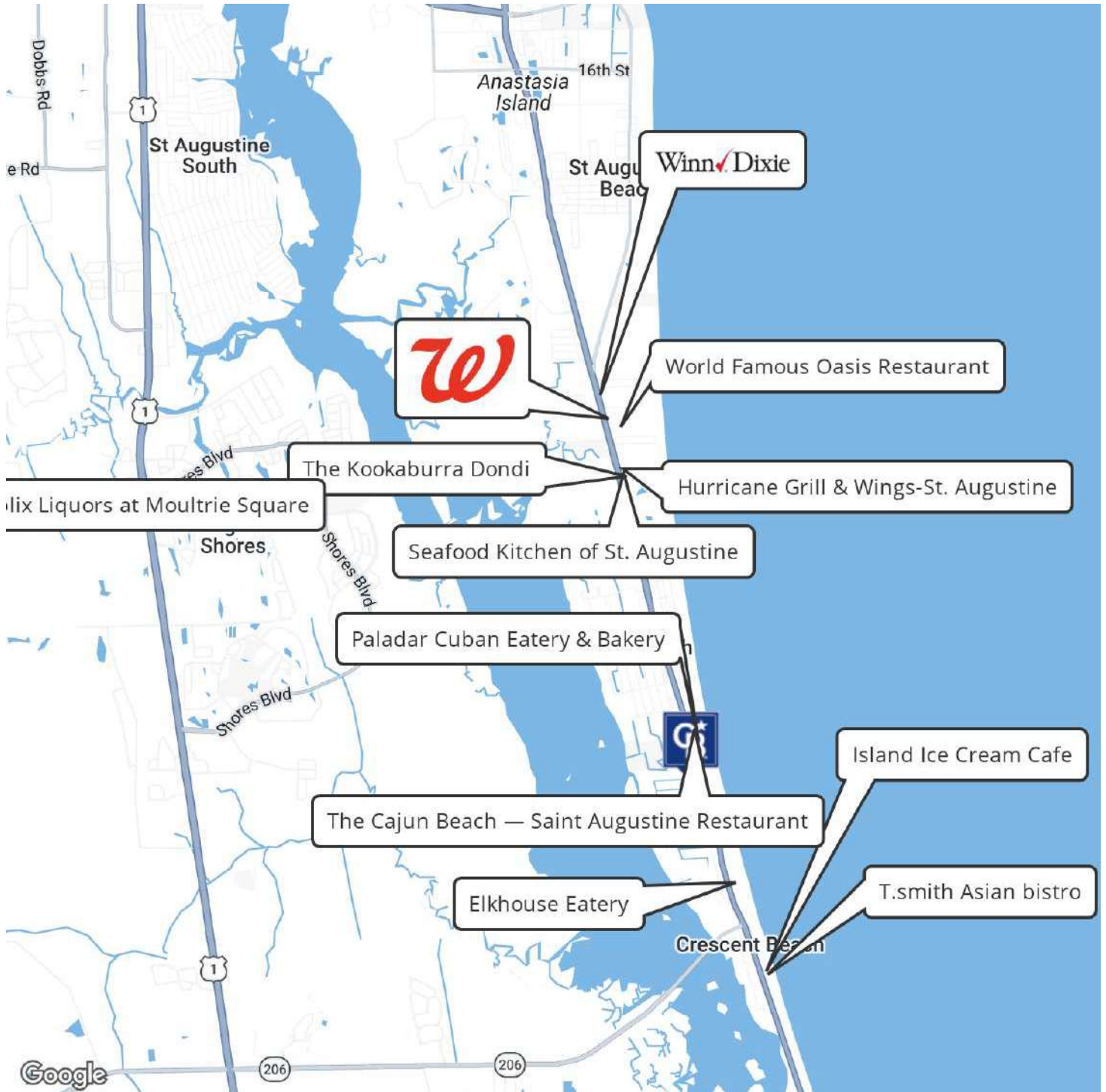


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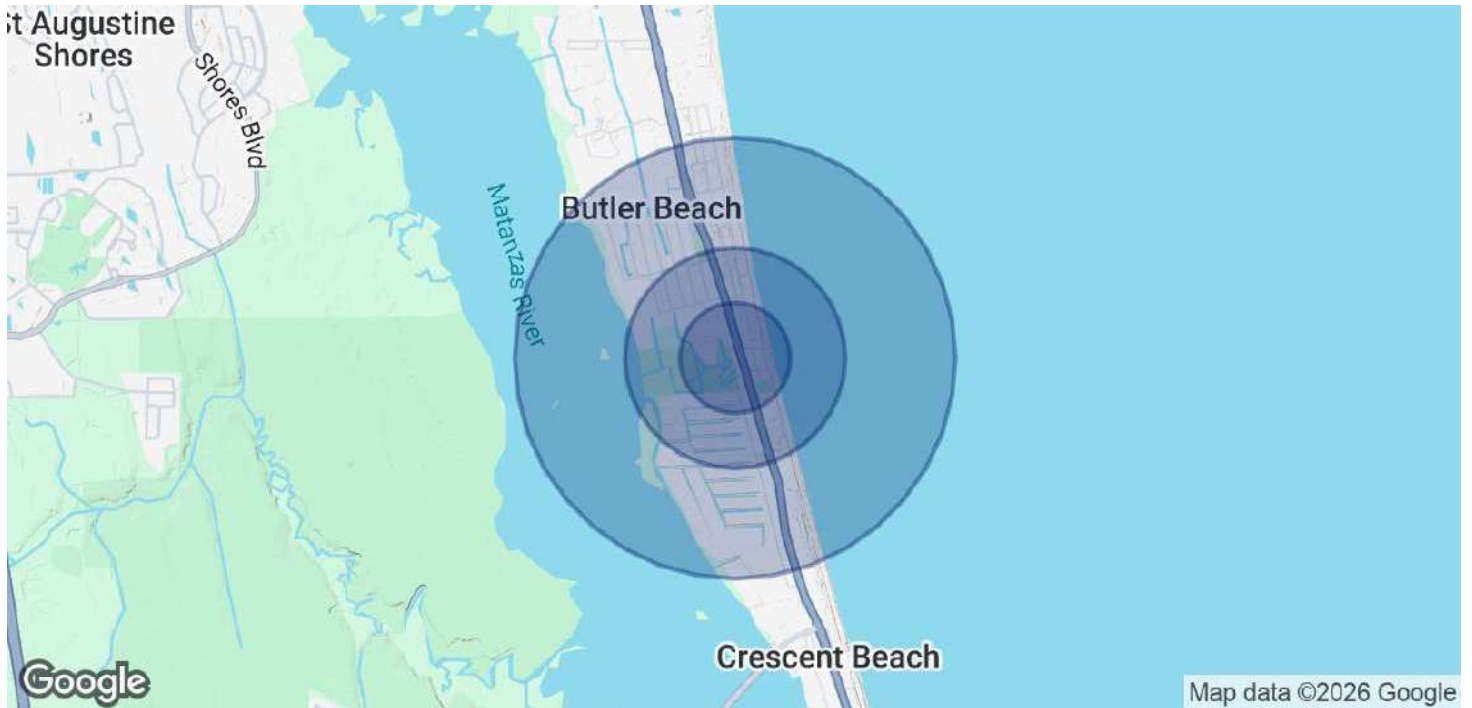


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	291	850	2,401
Average Age	58.3	58.5	58.9
Average Age (Male)	61.1	60.6	60.1
Average Age (Female)	57.3	57.6	58.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	162	467	1,290
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$101,250	\$99,390	\$98,052
Average House Value	\$493,103	\$484,427	\$478,110

2023 American Community Survey (ACS)

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### **BOB BUCKMASTER, CCIM**

Broker

[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

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 Roosevelt University

**Premier Properties**  
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### **BILL MILLER**

Sales Associate

billmillersells@gmail.com

Direct: **(904) 315-8930**

### **PROFESSIONAL BACKGROUND**

Bill Miller began his career in real estate in 2003 interning for CB Richard Ellis in Downtown Jacksonville, FL. In 2009, he joined Coldwell Banker Premier Properties Realty Group. With Coldwell Banker Premier Properties, he has consistently been the top performing agent since 2012. As his business continued to grow, he added a full time Administrative Assistant and Marketing Coordinator to ensure his customers receive the highest level of service. His real estate expertise is varied having worked with luxury waterfront properties to investors seeking income property to working with first time as well as seasoned buyers and sellers. In addition, he is successful in marketing commercial properties, and over the past several years, he has worked closely with builders and developers helping to identify parcels/lots for residential building and development.

Voted Best Real Estate Agent/ Best of St. Augustine (The Record)

Coldwell Banker International Presidents Premier Award

Jacksonville Book of Lists - Top Agent List

Five Star Professional Award (2013-2021)

40 Under 40 Realty – Builder Magazine

Top 1% Coldwell Banker Agents Worldwide

Top 1% REALTORS in St. Johns County

### **EDUCATION**

B.S. in Business Administration - Flagler College

Florida Real Estate Sales License

### **MEMBERSHIPS**

National Association of Realtors

Florida Association of Realtors

St Augustine & St Johns County Board of Realtors

#### **Premier Properties**

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