

4430 STATE RD 16 ST AUGUSTINE, FL 32092

FOR SALE
PRICE: \$2,263,000



PROPERTY HIGHLIGHTS

27,000 Vehicles Per Day

High Growth Area of Northwest St. John County

In between Northwest St Johns Co and Historic
Downtown St Augustine

Zoned Open Rural



Courtney Smith | Ryan Cleary
904-712-3304
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OFFERING SUMMARY

Price	\$2,263,000
Total Lot Size	5.03 acres
Property Type	Land
Proposed Use	See Supplemental Info
Zoning	OR
AADT	27,000



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PROPERTY DESCRIPTION

This 5.03-acre property is strategically located along State Road 16 in St. Augustine, FL, an area experiencing rapid growth and development. The property is mostly cleared and ready for development, with zoning of OR (Open Rural), supporting both commercial and residential opportunities. Located just 5 miles from popular outlet malls and benefiting from high traffic volume (20,500 AADT), this site offers excellent visibility and access.



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Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS





DEMOGRAPHIC INFORMATION

Household Median Income	\$106k
Household Income Growth Rate	43%
2028 Household Estimate	\$151.8k
Age Demographics Median Age	40
Age Growth Rate	2%
Number of Employees	11.8k
Population	14.4k



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