



Commercial Land **For Sale**

LONGLEAF PINE PARKWAY, ST. JOHNS, FL 32259

PARCEL 7

PATRICK KENNEY

904.424.4943

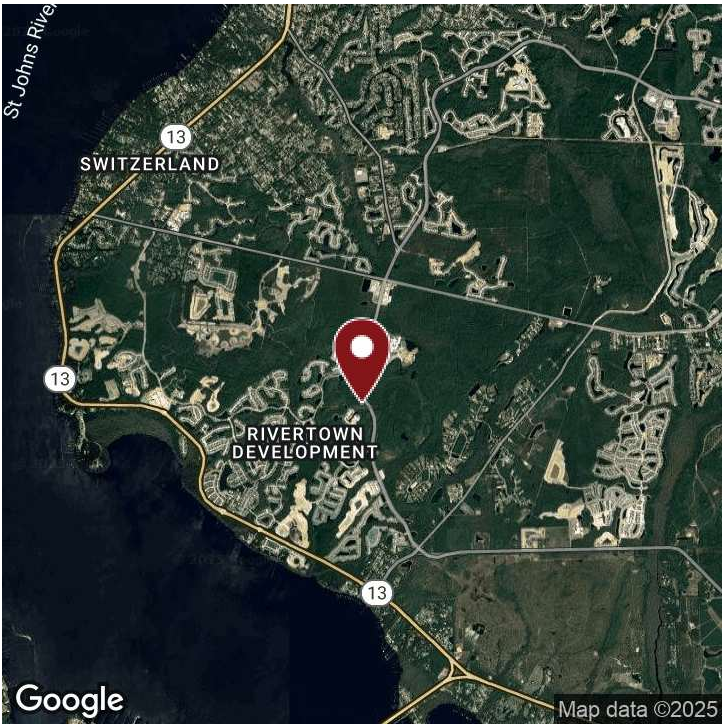
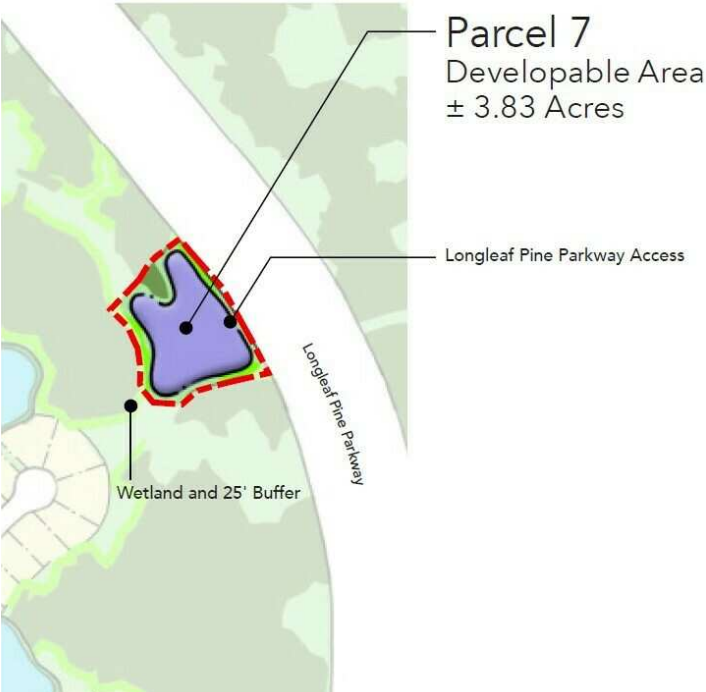
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svrcommercial.com

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3.83 Acres
Zoning & Use:	PUD, Commercial

PROPERTY OVERVIEW

SVR Commercial LLC is pleased to present the opportunity to acquire this ±3.83 developable acres parcel on Longleaf Pine Parkway in RiverTown. The parcel is located within the RiverTown PUD allowing for numerous commercial opportunities. With approximately 4,800 AADT and a 25' buffer along the west boundary, this parcel offers a strategic location with high visibility for retail development projects.

PROPERTY HIGHLIGHTS

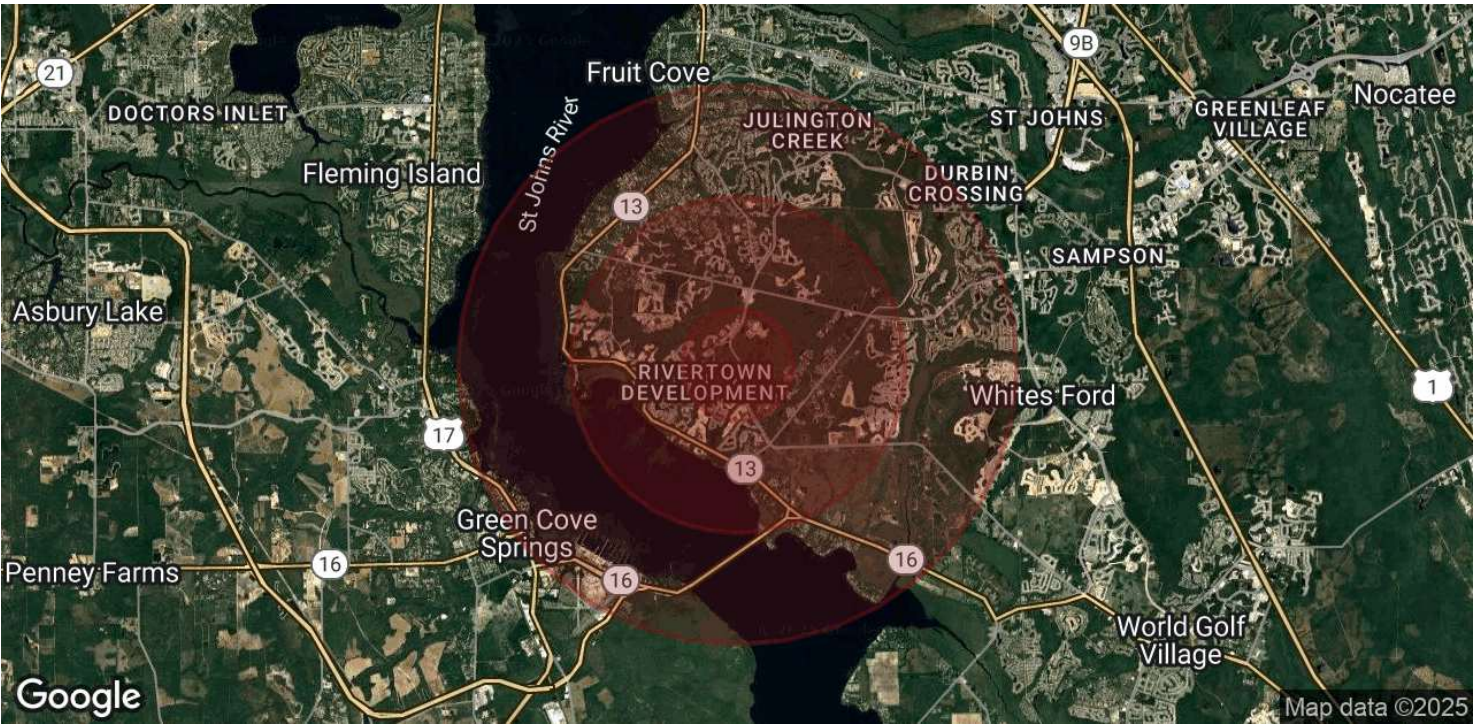
- ±3.83 developable acres
- Utilities stubbed in ROW
- Zoned PUD for versatile development opportunities
- Strategic location with high visibility

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	829	13,036	46,868
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	271	4,251	15,207
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$164,570	\$163,895	\$167,311
Average House Value	\$780,985	\$662,824	\$578,243

Demographics data derived from AlphaMap

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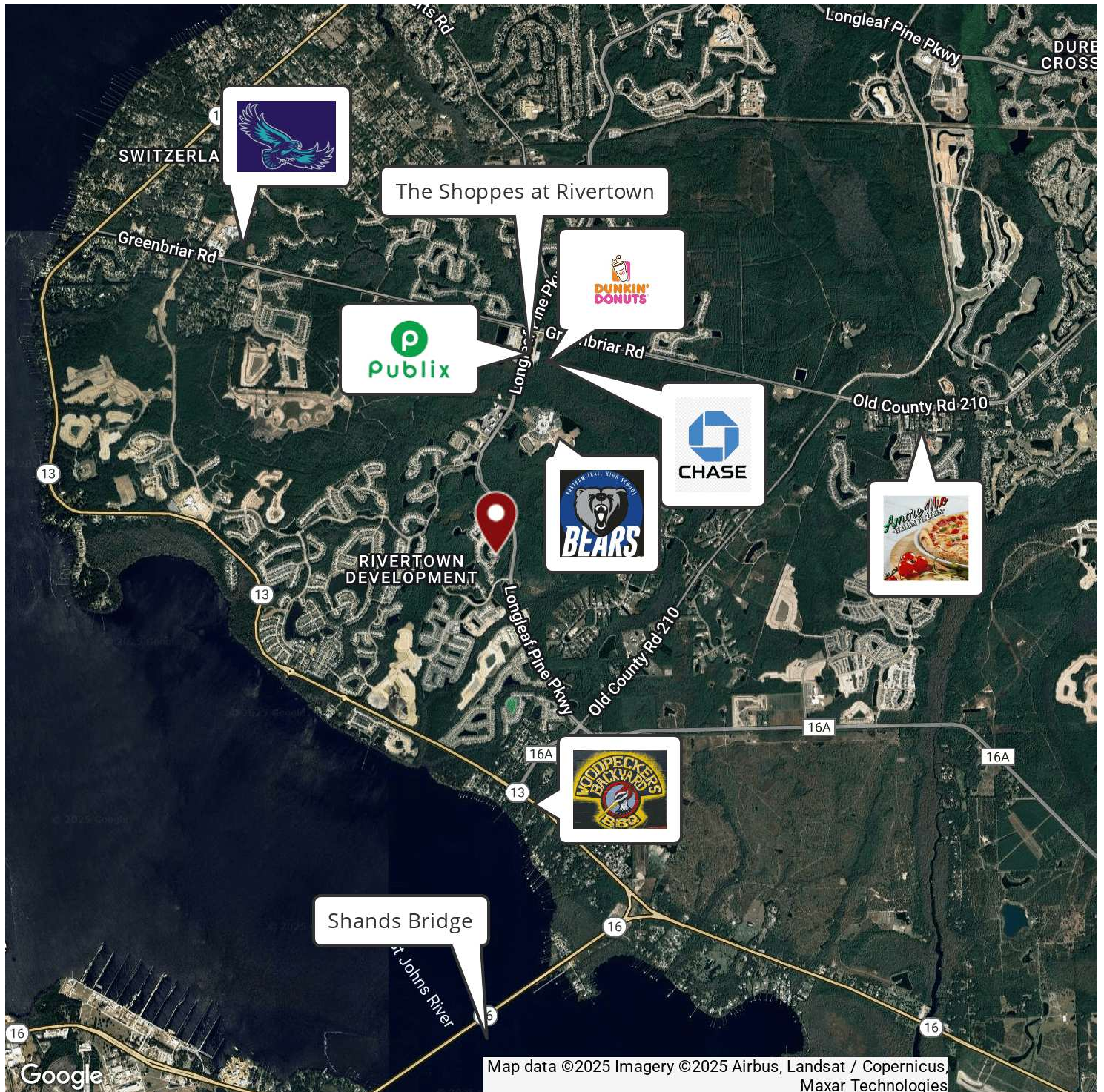
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