

DEVELOPMENT OPPORTUNITY UP TO 6.86 ACRES
4410-4420 State Rd 16 St Augustine, FL 32092 | \$3,087,000



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PROPERTY OVERVIEW

4410-4420 State Rd 16 St Augustine, FL 32092

- Exceptional Visibility
- High Growth Area of Northwest St. John County
- 20,500 vehicles per day
- 520-feet of frontage along SR 16
- Zoned: Open Rural



OR (Open Rural) zoning in St. Johns County is intended to preserve large-lot, rural character while allowing low-density residential and compatible rural uses. It typically permits single-family homes on larger parcels and a range of agricultural, open space, and passive recreation activities, emphasizing limited development intensity compared to suburban or commercial districts. This zoning is commonly used to maintain the county's rural landscapes, protect natural resources, and provide a transition between more developed areas and truly agricultural or conservation lands. OR zoning supports flexibility for rural living while managing growth in accordance with the County's Land Development Code and Comprehensive Plan.

PROPERTY OVERVIEW

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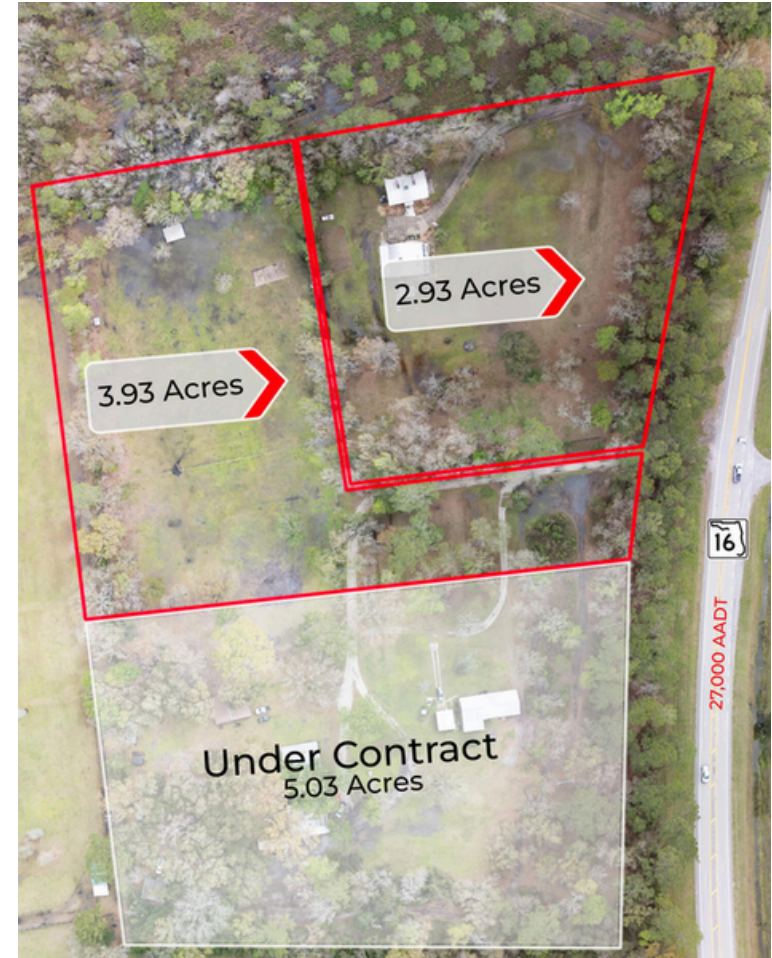
Excellent development opportunity along State Road 16 in St. Augustine, Florida, totaling 6.86± acres (2.93± and 3.93± acres) across parcels 0286220000, 0286210000, and 0286200000. The property offers approximately 520 feet of frontage along SR 16, providing exceptional visibility and access with an average daily traffic count of 20,500 vehicles.

Roadway improvements are underway in the area, with the expansion of SR 16 approved to widen from two lanes to four lanes, and a new traffic light already installed at the nearby intersection of SR 16 and S. Francis Road. Zoned Open Rural (OR), the site includes a single-family home and is mostly cleared and ready for development

Located just five miles from the St. Augustine Premium Outlets, this property benefits from strong traffic volume, convenient access, and proximity to one of the area's fastest-growing commercial corridors. Additionally, an adjacent 5.03-acre parcel is currently under contract, underscoring the area's ongoing growth and investment potential.

PROPERTY PHOTOS

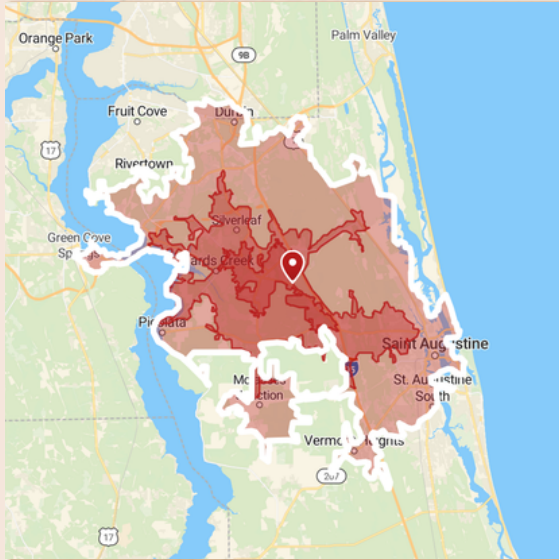
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BENCHMARK DEMOGRAPHICS

4410 State Road 16, Saint Augustine, Florida, 32092

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States		
	5 mins	10 mins	15 mins	Counties St. Johns County	CBSAs Jacksonville, FL Metropolitan Statistical Area	Florida	USA	
0 - 4	6.32%	5.38%	5.21%	4.87%	5.44%	4.69%	5.39%	
5 - 9	7.11%	6.12%	5.80%	5.77%	5.86%	5.03%	5.75%	
10 - 14	8.55%	6.96%	6.71%	6.71%	6.04%	5.34%	5.98%	
15 - 19	8.71%	6.84%	6.91%	6.59%	6.22%	5.84%	6.47%	
20 - 34	16.11%	15.51%	15.92%	14.86%	19.22%	18.43%	20.33%	
35 - 54	29.80%	26.69%	26.39%	25.83%	25.63%	24.41%	25.20%	
55 - 74	17.99%	22.65%	23.40%	25.36%	23.50%	25.55%	22.82%	
75+	5.50%	9.78%	9.65%	10.03%	8.09%	10.74%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	2.0%	3.4%	4.3%	5.3%	8.1%	8.0%	8.3%	
\$15,000-\$24,999	0.1%	2.2%	4.0%	3.9%	5.0%	5.8%	5.9%	
\$25,000-\$34,999	0.1%	2.3%	2.8%	3.6%	5.8%	6.7%	6.3%	
\$35,000-\$49,999	8.2%	7.9%	7.2%	6.0%	9.8%	10.5%	9.8%	
\$50,000-\$74,999	14.6%	15.2%	17.3%	13.8%	16.5%	16.9%	15.6%	
\$75,000-\$99,999	9.7%	12.9%	13.9%	11.1%	12.8%	12.9%	12.5%	
\$100,000-\$149,999	31.2%	23.7%	21.7%	19.9%	19.6%	18.4%	17.8%	
\$150,000-\$199,999	17.9%	16.3%	14.1%	12.7%	9.3%	8.7%	9.8%	
\$200,000+	16.3%	16.0%	14.7%	23.7%	13.0%	12.1%	14.0%	
KEY FACTS								
Population	2,293	19,750	49,263	343,516	1,764,628	23,027,836	339,887,819	
Daytime Population	2,964	18,835	42,408	321,145	1,765,462	22,846,618	338,218,372	
Employees	978	8,617	21,413	145,992	841,514	10,832,721	167,630,539	
Households	693	6,980	17,959	129,722	699,626	9,263,074	132,422,916	
Average HH Size	3.30	2.81	2.73	2.62	2.47	2.43	2.50	
Median Age	37.7	42.3	42.5	44.1	40.4	43.6	39.6	
HOUSING FACTS								
Median Home Value	494,248	496,549	490,209	574,865	395,594	416,969	370,578	
Owner Occupied %	86.3%	80.3%	81.4%	82.5%	66.7%	67.2%	64.2%	
Renter Occupied %	13.7%	19.7%	18.6%	17.5%	33.3%	32.8%	35.8%	
Total Housing Units	717	7,639	20,102	147,070	767,323	10,635,372	146,800,552	
INCOME FACTS								
Median HH Income	\$126,221	\$109,978	\$100,813	\$114,612	\$82,649	\$78,205	\$81,624	
Per Capita Income	\$44,766	\$47,898	\$46,666	\$58,652	\$45,252	\$44,891	\$45,360	
Median Net Worth	\$532,684	\$503,731	\$443,177	\$601,619	\$249,654	\$253,219	\$228,144	

LOCATION OVERVIEW

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