



812 A1A BEACH BLVD

OCEANFRONT LAND OPPORTUNITY

812 A1A

ST. AUGUSTINE BEACH, FL

3.7 AC

TOTAL SITE ACREAGE

200 LF

ATLANTIC OCEAN FRONTAGE

HD ZONING

HIGH-DENSITY · STR PERMITTED

ENTITLED

SHOVEL-READY & APPROVED

Executive Summary & The Vision

02 / 812 A1A

THE OPPORTUNITY

Few opportunities remain to acquire a fully entitled, direct oceanfront parcel of this scale on Florida's First Coast. At 3.7 acres with 200 linear feet fronting the Atlantic, this stands as one of the last large vacant beachfront sites in St. Augustine Beach — a built-out coastal market where land of this caliber rarely reaches the market, and almost never with its entitlements already secured.

St. Augustine Beach draws more than six million visitors annually to a stretch of coastline defined by historic charm, protected shoreline, and a distinctly low-rise character. Demand for large-format luxury accommodations continues to outpace supply, and the site's High-Density (HD) zoning permits short-term rental use — positioning a completed development to capture that gap directly.

The two most difficult approvals in Florida coastal entitlement — the City of St. Augustine Beach Major Development Permit and the FDEP Coastal Construction Control Line (CCCL) Permit — are both issued and in hand, alongside a completed architectural plan set. What typically represents years of regulatory risk has already been resolved.

KEY PROPERTY METRICS

ZONING & APPROVALS

HD — High-Density Residential; permits short-term rentals. Approved for an 8-unit luxury townhome community. City Major Development Permit issued Nov. 2024 · FDEP CCCL Permit issued Aug. 2025.

LOT DIMENSIONS

3.7 acres, cleared and shovel-ready. 200 linear ft. of direct Atlantic frontage. Direct access from A1A Beach Blvd.

UTILITIES & READINESS

SJU utility availability letter granted. Fire Marshal preliminary site review complete.

RIGHT OF FIRST REFUSAL

Held on the large adjacent A1A parcel through 2033.

PRICE

Undisclosed — contact the listing team.

Development Potential & Site Context

APPROVED DEVELOPMENT PROGRAM

Entitled for eight luxury oceanfront townhomes across three stories — each with a private pool, private elevator, and covered parking.

UNIT TYPE	UNITS	CONFIGURATION	CONDITIONED SF
Four-Bedroom	3	4 Bed / 4 Full + 2 Half Bath	3,776 SF
Five-Bedroom	2	5 Bed / 5 Full + 2 Half Bath	3,871 SF
Six-Bedroom	3	6 Bed / 6 Full + 2 Half Bath	5,086 SF
Total	8 Units	40 Bed / 40 Full + 16 Half Bath	34,325 SF

50,603 SF gross building area · three stories above grade



Private Pool
Every Unit



Private Elevator
Every Unit



2-Car Carport
+ 11 Guest Spaces



Oceanfront Balconies



Fire Sprinkler System



10' Ceilings Living Floors

APPROVED DESIGN CONCEPT



Conceptual rendering, front elevation — subject to final construction documents.

SITE CONTEXT

The parcel sits within an established low-rise beachfront corridor along A1A Beach Blvd, with direct boardwalk access to the beach and immediate proximity to condominium and single-family neighbors on both sides.

The Property & St. Augustine Beach

04 / 812 A1A



DIRECT ATLANTIC FRONTAGE



3.7-ACRE PARCEL — AERIAL VIEW



ST. AUGUSTINE BEACH, FLORIDA

Location & Lifestyle

05 / 812 A1A



HISTORIC DOWNTOWN ST. AUGUSTINE

WHY THIS LOCATION

The site sits on a walkable stretch of A1A Beach Blvd in the heart of St. Augustine Beach — steps from the pier and a Publix-anchored retail corridor — in a coastal market that draws 6+ million visitors a year to Florida's oldest city.



St. Johns County Ocean Pier & Park

1 MI



Anastasia Plaza — Publix-Anchored Retail

1 MI



Anastasia State Park (1,700 Acres)

3 MI



Historic Downtown St. Augustine

6 MI



St. Augustine Airport (Regional / GA)

10 MI



Jacksonville International (JAX)

56 MI

Trade Area & Retail Map

06 / 812 A1A



Illustrative trade-area map — not to scale.

TRADE AREA ANCHORS

- 1 Embassy Suites by Hilton** — oceanfront resort hotel, north on A1A Beach Blvd
- 2 Salt Life Food Shack** — waterfront dining & bar, north on A1A Beach Blvd
- 3 St. Johns County Ocean Pier & Park** — 1 mi north on A1A Beach Blvd
- 4 Sunset Grille & Crabby's Beachside** — oceanfront dining on A1A, north of the site
- 5 Anastasia Plaza** — 1 mi south; Publix, Starbucks, First Watch, Jersey Mike's and 20 more shops

RETAIL TRADE-AREA STRENGTH

6M+

Annual visits to the historic St. Augustine area

30,000+

Weekly customers at the anchor Publix

St. Augustine Beach's retail scene is packed with eclectic surf shops, local boutiques, and sun-soaked outdoor markets. From hunting for unique coastal treasures to dining at open-air seaside eateries, the beach district offers a beautifully walkable, laid-back shopping experience you won't find anywhere else.

LISTING TEAM



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Request the Full Due Diligence Package

Architectural plans, entitlement documentation, and engineering reports are available to qualified developers upon execution of a non-disclosure agreement.

CONTACT THE LISTING TEAM