

FOR SALE

940 STATE ROAD 16



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

940 Florida 16, St. Augustine, FL 32084



OFFERING SUMMARY

Sale Price:	\$239,000
Lot Size:	0.24 Acres
Price / Acre:	\$995,833
Zoning:	Commercial General

PROPERTY OVERVIEW

This .24 +/- acre site is approximately 205.34' x 50.19'. The zoning is Commercial General (CG) and offers a traffic count of AADT: 27,000. Utilities are available to the site. There are previous approved plans to construct a 4,000 +/- SF prefab building.

The adjacent site 920/30 SR 16 is also available for sale for a combination of close to 235 feet of frontage along SR 16.

PROPERTY HIGHLIGHTS

- .24 +/- acres site with frontage on SR 16
- Commercial General zoning
- Traffic Count of AADT: 27,000
- A number of nearby retail and multifamily developments currently under construction

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

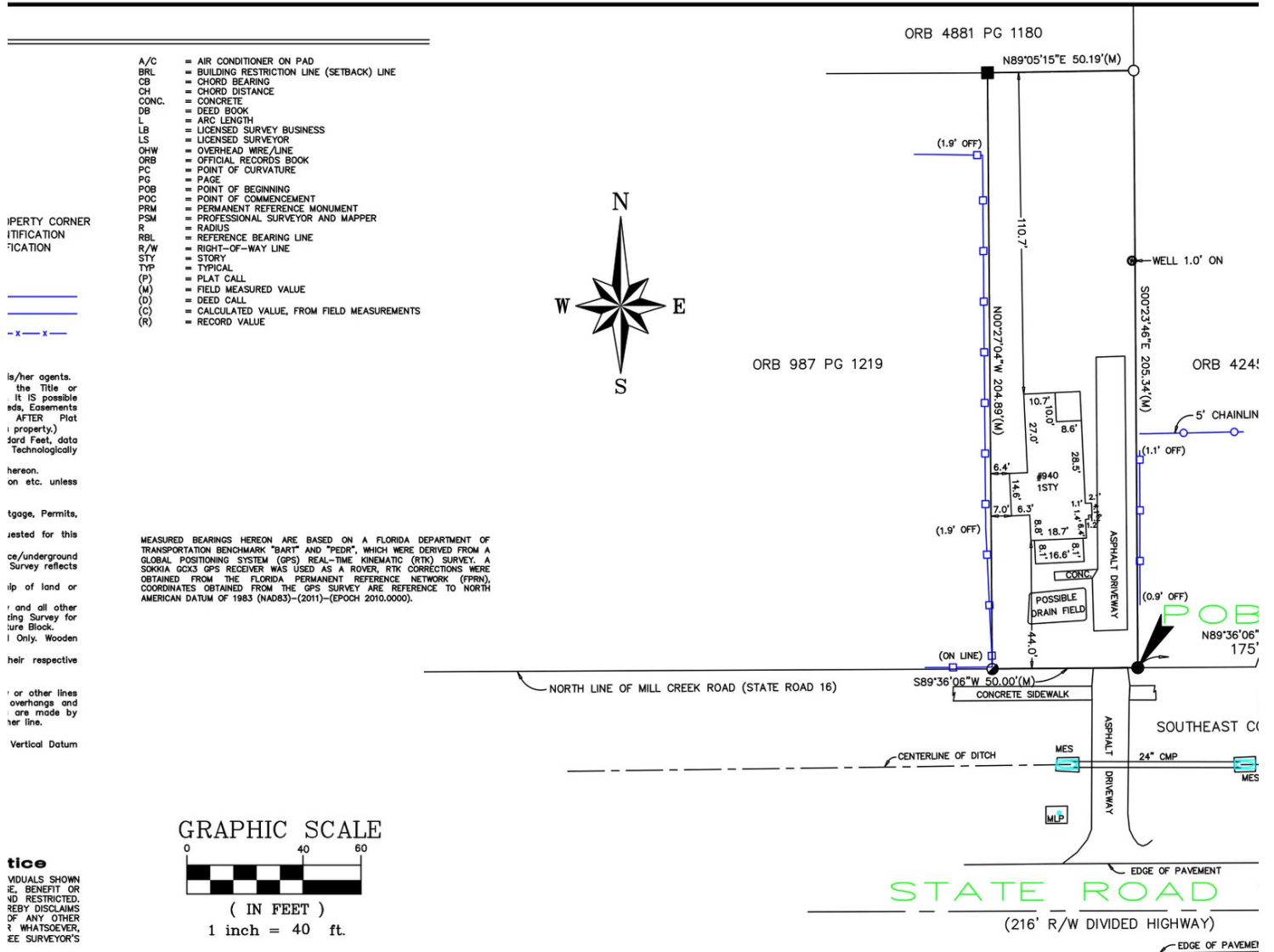
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LEGAL DESCRIPTION That certain piece, parcel or tract lying and being in the County of St. Florida, to wit: of land situated, Johns, State of A part of Lot Ten (10) of Section Three (3), Township Seven (7) South, Range Twenty-Nine (29) East, Commencing on the North side of Mill Creek Road at a point One Hundred Seventy-Five (175) feet Westerly from the Southeast corner of said Lot Ten (10), for the point of beginning run thence Northerly Two Hundred Five (205) feet, thence Westerly parallel to Mill Creek Road, Fifty (50) feet to the Northeast corner of Official Records Book 277, Page 722; thence southerly along East line of Official Records Book 277, Page 722, Two Hundred Five (205) feet to the North line of the Mill Creek Road; thence Easterly along the North line of the Mill Creek Road Fifty (50) feet to the point of beginning. MAP OF BOUNDARY SURVEY	IME CIVIL & SURVEYING, LLC 3000 N. PONCE DE LEON BLVD, SUITE C ST AUGUSTINE, FLORIDA 32084 WWW.IMECIVIL.COM 904-429-7764 Licensed Survey Business #8139 Certificate of Authorization #33025 Copyright Do not copy or reproduce without permission.	ADDRESS OF F FOR: Spe AT: St. / Drawn By: BDS Field Survey Date: 04/16/2021 FB/PQ: AWM Additional Information/Certification Land Title of America Group
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SURVEY

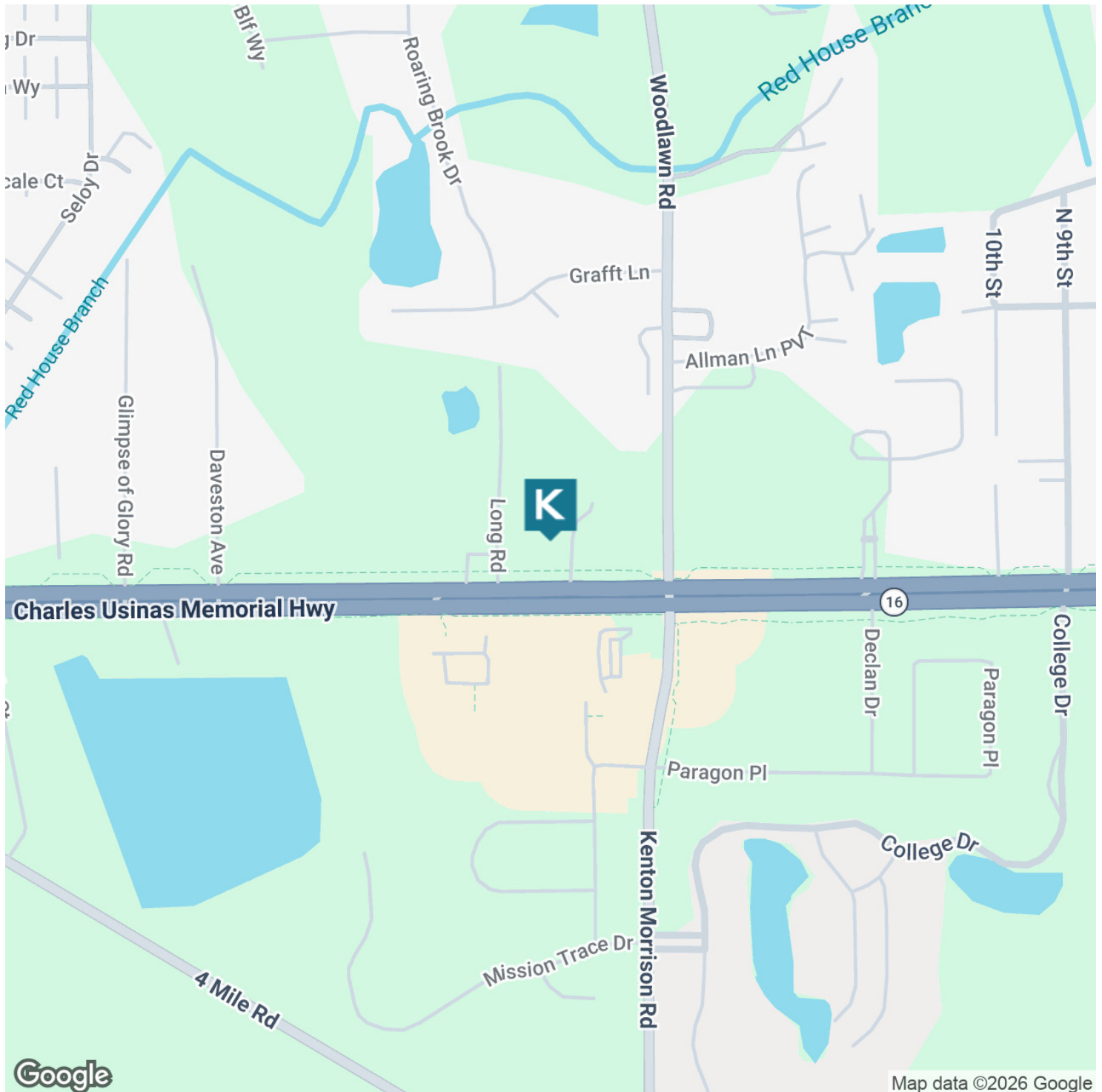
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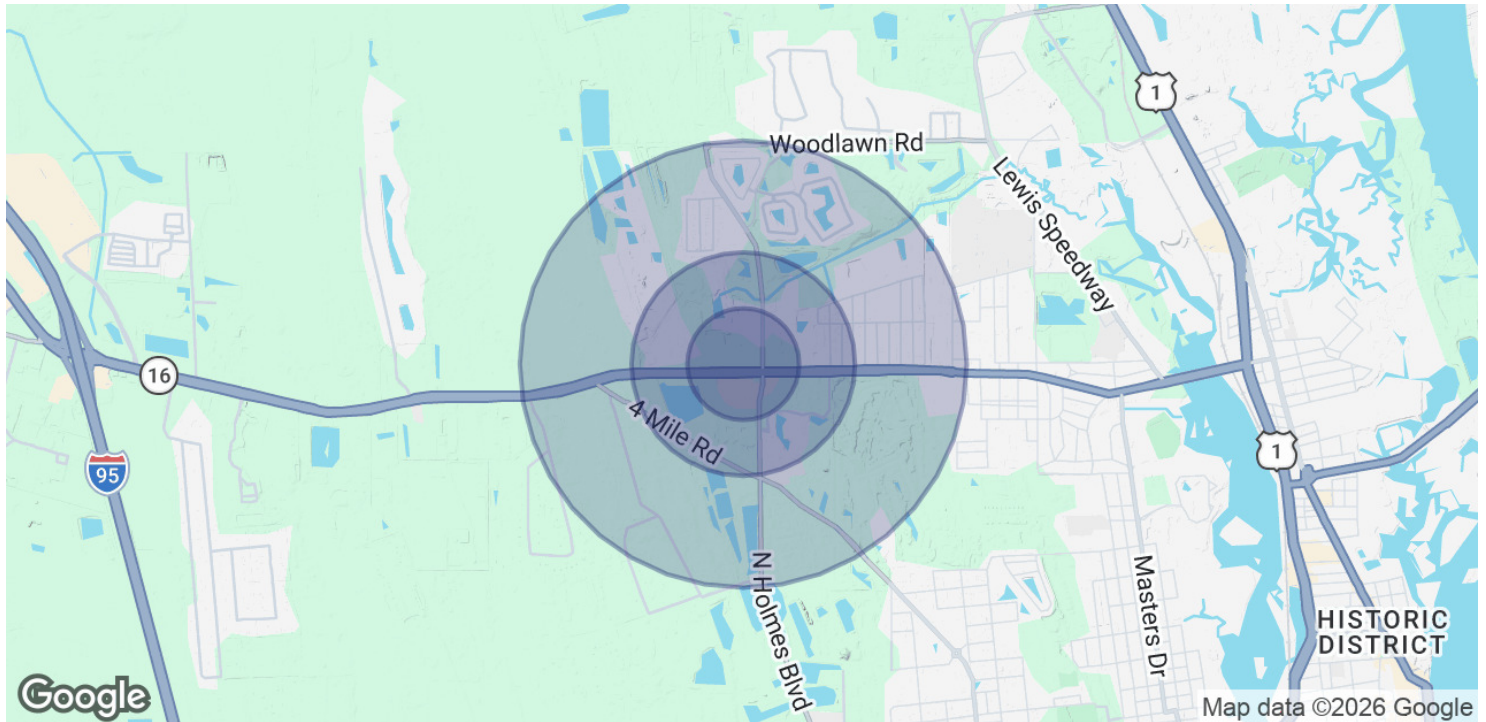
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	166	855	3,997
Average Age	41.9	40.1	37.3
Average Age (Male)	38.3	37.7	38.6
Average Age (Female)	45.8	43.1	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	325	1,463
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$90,482	\$89,768	\$94,237
Average House Value	\$236,886	\$252,268	\$277,182

2023 American Community Survey (ACS)

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