

# Marketing Brochure

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**3705 Old Lewis Speedway and 3695 Lewis Speedway • St. Augustine, FL 32084**

## Sale Price

\$2,950,000

## Property Overview

This 2.20± acre corner assemblage is positioned at the intersection of Old Lewis Speedway and Lewis Speedway (CR-16A), offering prime visibility, functional improvements, and entitled expansion capacity. The site currently features a 13,363± SF warehouse/office building—ideal for light industrial or showroom use—and is entitled under the Harwil Fixture Company PUD for up to 26,383± SF total development.

## Highlights

- Total Acreage: 2.20± acres (2.03± upland, 0.17± preserved wetlands)
- Existing Improvements: 13,363± SF warehouse/office (roll-up doors, showroom/office)
- Future Expansion: Approved for up to 13,020± SF additional space (26,383± SF total)
- Frontage: 443± ft on Old Lewis Speedway & CR-16A
- Access: One 24' commercial driveway with internal circulation & turn-around
- Zoning/FLUM: Harwil Fixture Company PUD (Community Commercial designation)
- Parking/Loading: ~37 striped spaces plus loading zone; ADA compliant
- Open Space: 25% minimum green space/buffers
- Utilities: Well water and septic; FPL power (underground at permitting)
- Located in the City of St. Augustine Utility Service Area.
- Flood Zone: X (per FEMA)

## Permitted Uses (per PUD)

- Professional & government offices
- General service businesses (printing, mail/package, catering, travel, employment)
- Light industrial (cabinetry, upholstery, small appliance repair)
- Vocational/trade schools, arts schools
- Cultural/institutional uses (galleries, libraries, museums)
- Residential uses are not permitted

## Master Development Plan

**The approved PUD plan provides a clear development framework, including:**

- One central entrance/exit on Old Lewis Speedway
- Interior circulation with defined parking and loading areas
- Expansion pads for future buildings (up to 13,020± SF additional)
- Preserved green space and wetland buffer (0.17± acres)
- Required landscaping, fencing, and perimeter buffers to screen adjacent residential uses

## Location Advantage

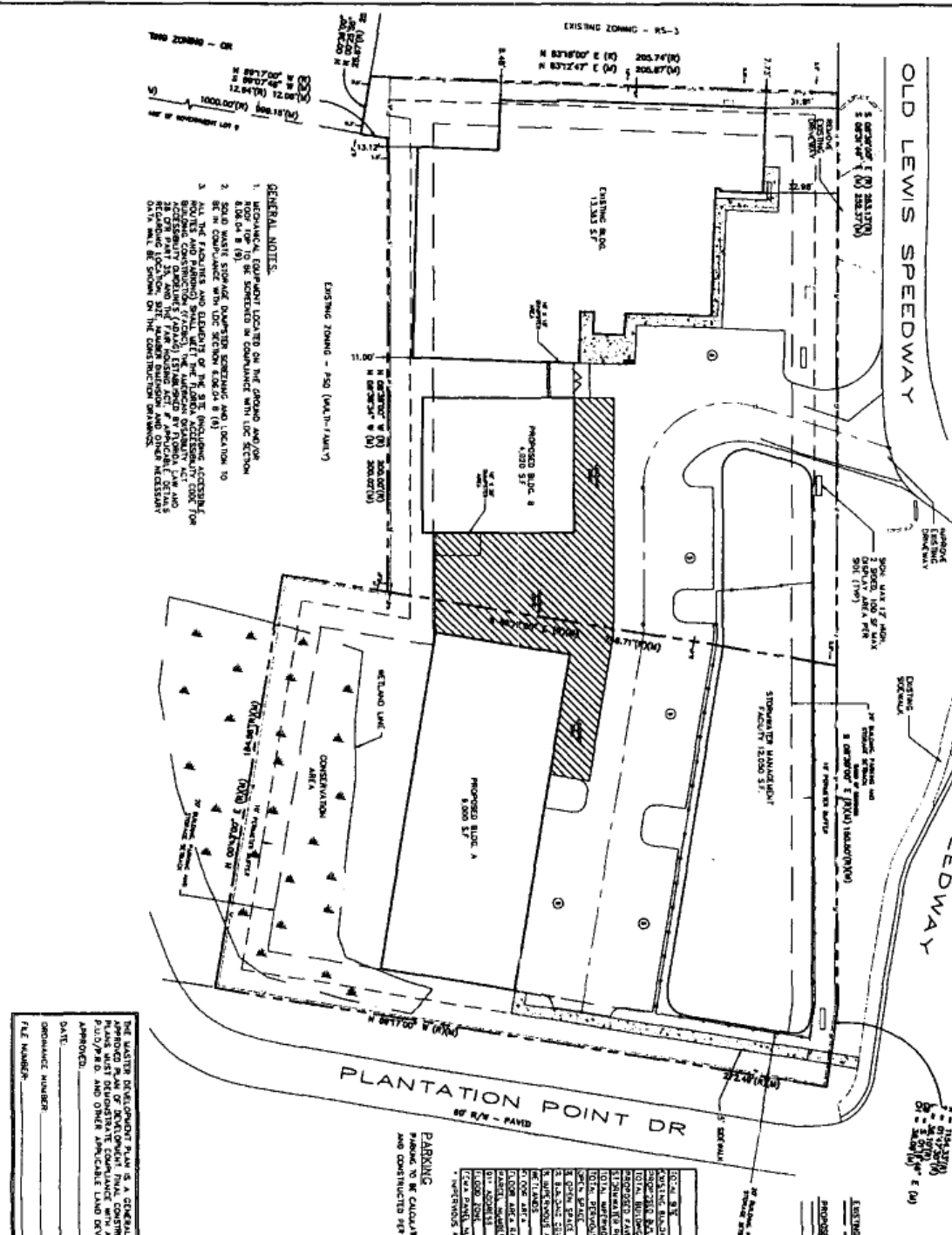
**Surrounded by both commercial and civic anchors in an established “cottage industry” corridor:**

- Near St. Johns County Courthouse Complex
- Adjacent to Sebastian Middle & St. Augustine High Schools
- Close to Plantation Point Condos and established residential communities
- Easy access to US-1 and SR-16

DIRECT DESCRIPTION  
(OFFICIAL RECORDS BOOK 3740L, PAGE 728)

A PART OF LAND IN SECTIONS 33 AND 36, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, ALABAMA, BEING ALL THAT PARTS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, AND THE SOUTH PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE OR LESS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CONVEYMENT LOT 9, OF SAID SECTION 36; THENCE SOUTHWESTERLY ON THE WEST LINE OF SAID CONVEYMENT LOT 9, A DISTANCE OF 445 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES EASTLY 1/2 ACRES TO THE NORTH LINE OF SAID CONVEYMENT LOT 9, A DISTANCE OF 100 FEET; THENCE EASTLY 1/2 ACRES TO THE EAST LINE OF SAID LOT 9, A DISTANCE OF 100 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES EASTLY 1/2 ACRES TO THE EAST LINE OF SAID LOT 9 DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 318.7 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES EAST 103.7 FEET; THENCE SOUTH 8 DEGREES 35 MINUTES EAST, ON THE EAST-SOUTH-EAST LINE OF SAID SECTION 36, 1/2 ACRES TO THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 100 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES EAST 103.7 FEET; THENCE SOUTH 8 DEGREES 35 MINUTES EAST, ON THE EAST-SOUTH-EAST LINE OF SAID SECTION 36, 1/2 ACRES TO THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 100 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES EAST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 8 DEGREES 35 MINUTES WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 8 DEGREES 35 MINUTES WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 14.9 FEET TO THE POINT OF BEGINNING.



## The Opportunity

This property offers both current usability and long-term value creation through its PUD entitlements. Perfect for an owner-user in trades, service, or light industrial, or an investor/developer seeking flexible multi-tenant potential.

Information deemed reliable but not guaranteed. Subject to errors, omissions, change of price, or withdrawal without notice.



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