

FOR SALE | FOR LEASE

# MURABELLA SR-16 OUTPARCELS

SR-16, St Augustine, FL 32092



360 CLASS-A MULTIFAMILY UNITS - COMING IN 2026

EXCLUSIVE RETAIL LEASING

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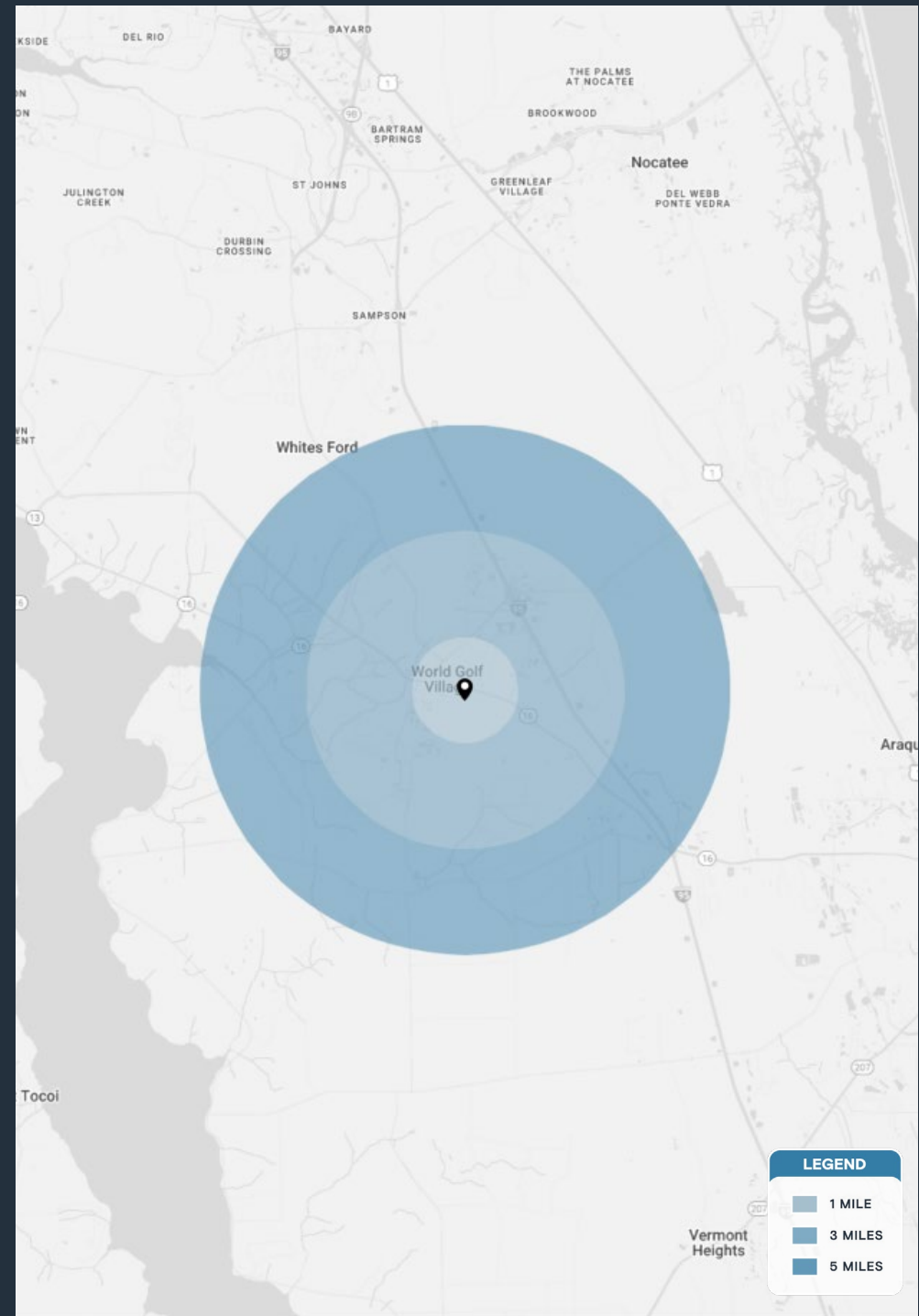
# Property Overview

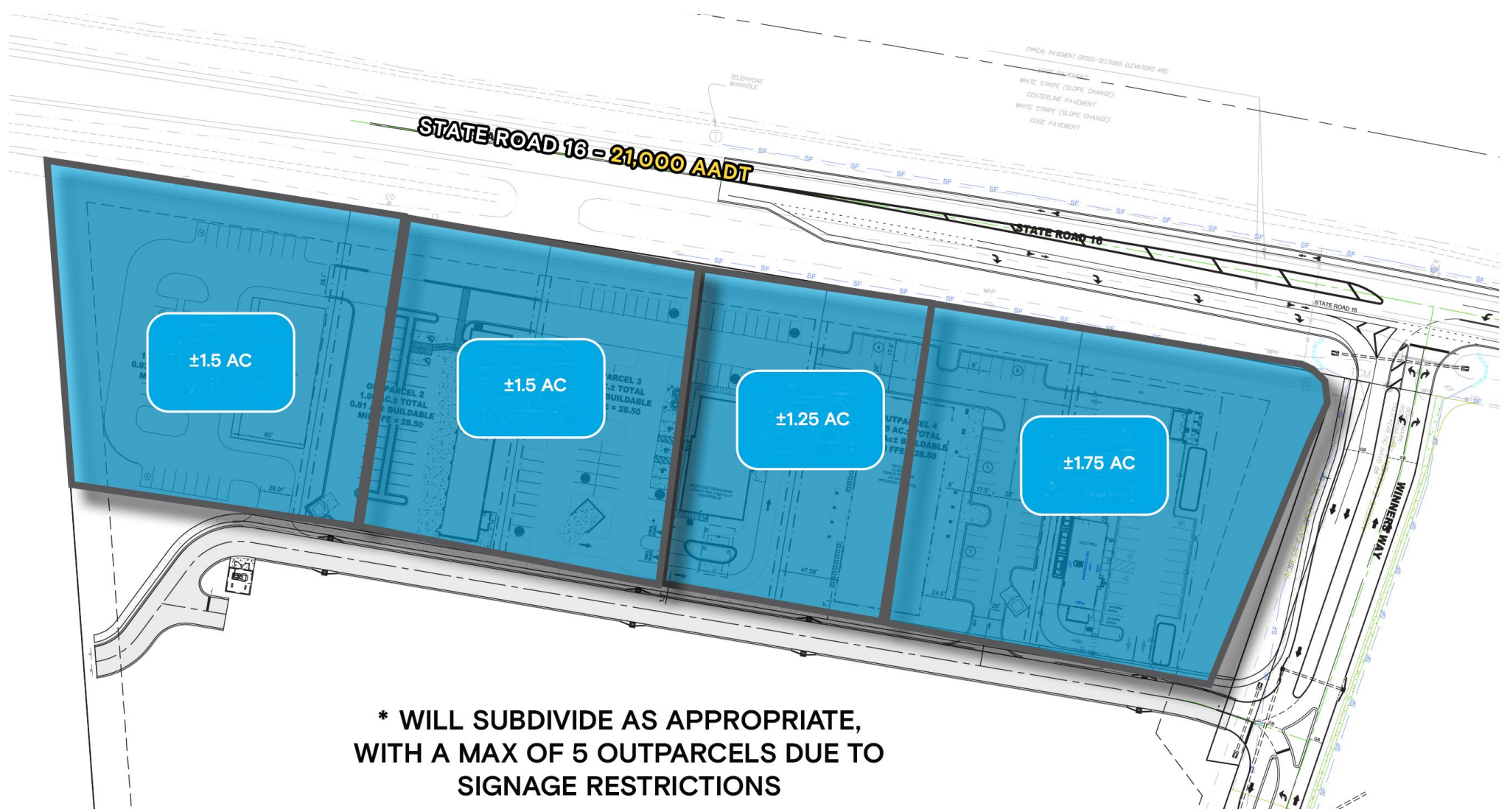
## HIGHLIGHTS

- Site is located just south of the SR-16 and International Golf Parkway intersection; a fast growing retail corridor
- Less than half a mile from two Publix anchored centers - Shoppes at Murabella and Parkway Village of St Johns
- Murabella is a rapid growth market of St Johns County with 3.8% annual population
- The proposed CR 2209 Extension will run adjacent to the northern boundary of the site estimated to be completed by 2030
- Approximately 0.5 miles from Advent Health and Walmart that are coming soon
- IGP-95 Logistics Park is approximately 2 miles from site with three buildings totaling ±509,000 SF and had an estimated 150 employees
- Immediate area boasts high average household income of \$126,708 within a mile radius
- Multi-family units behind site are under construction, set to open summer 2026
- Delivery of pads Q1 2026

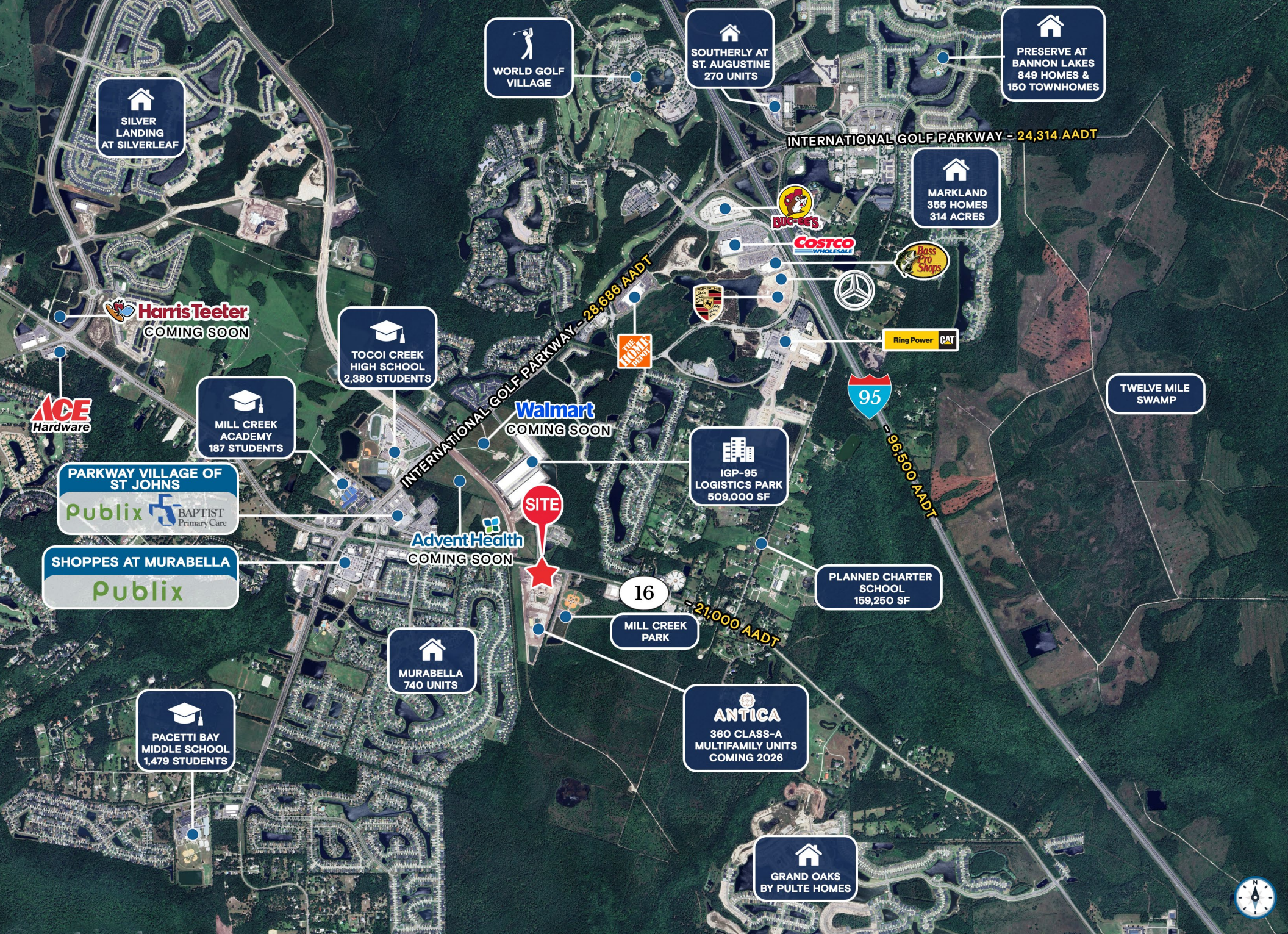
## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 5,751     | 28,584    | 41,587    |
| HOUSEHOLDS        | 2,000     | 10,355    | 14,954    |
| EMPLOYEES         | 986       | 3,812     | 5,475     |
| AVERAGE HH INCOME | \$126,708 | \$127,464 | \$127,642 |





**\* WILL SUBDIVIDE AS APPROPRIATE,  
 WITH A MAX OF 5 OUTPARCELS DUE TO  
 SIGNAGE RESTRICTIONS**





## POPULATION & ECONOMIC GROWTH

- **Rapid Expansion:** The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections:** Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader:** Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

## AFFLUENT & HIGHLY EDUCATED COMMUNITY

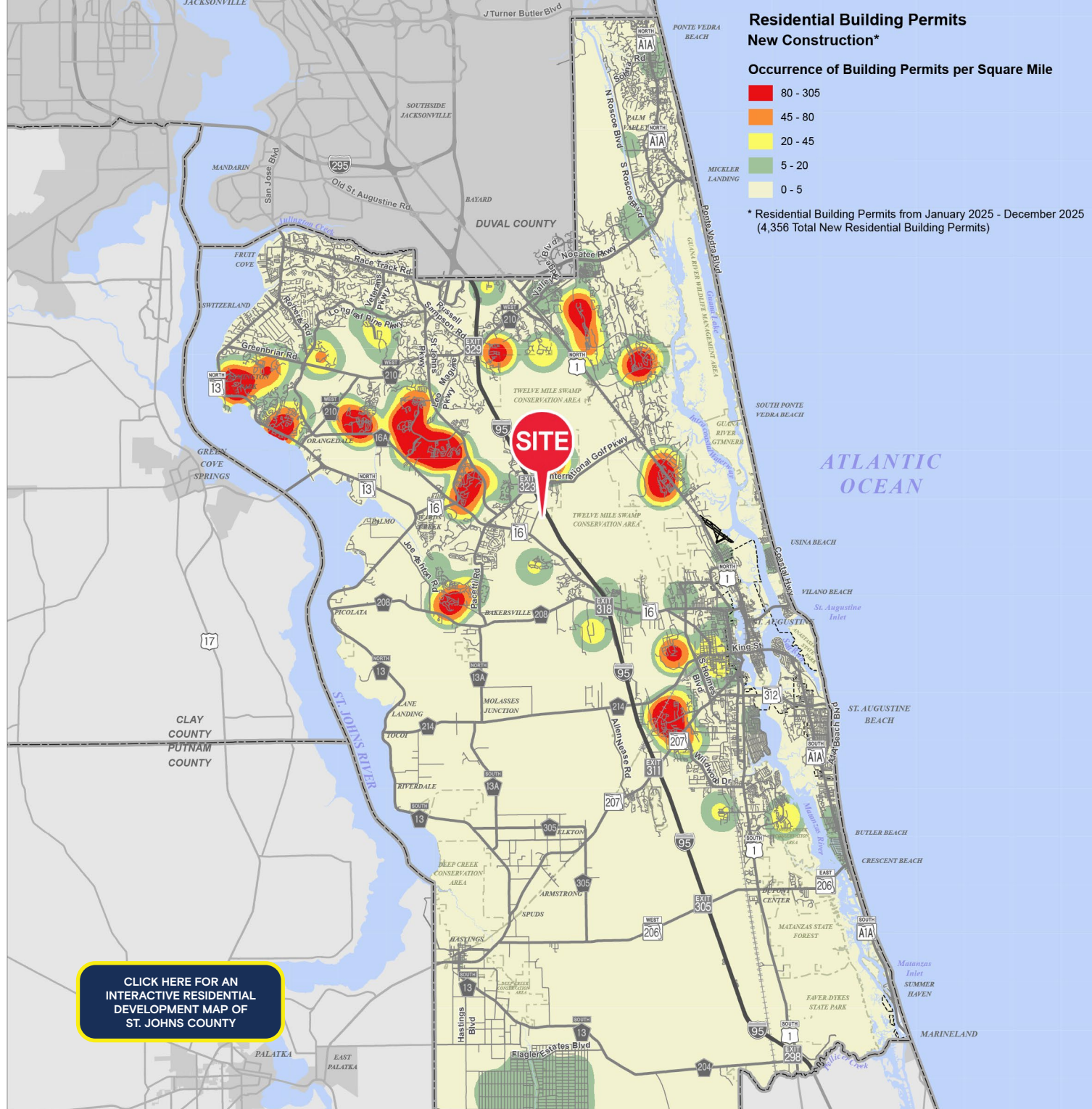
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

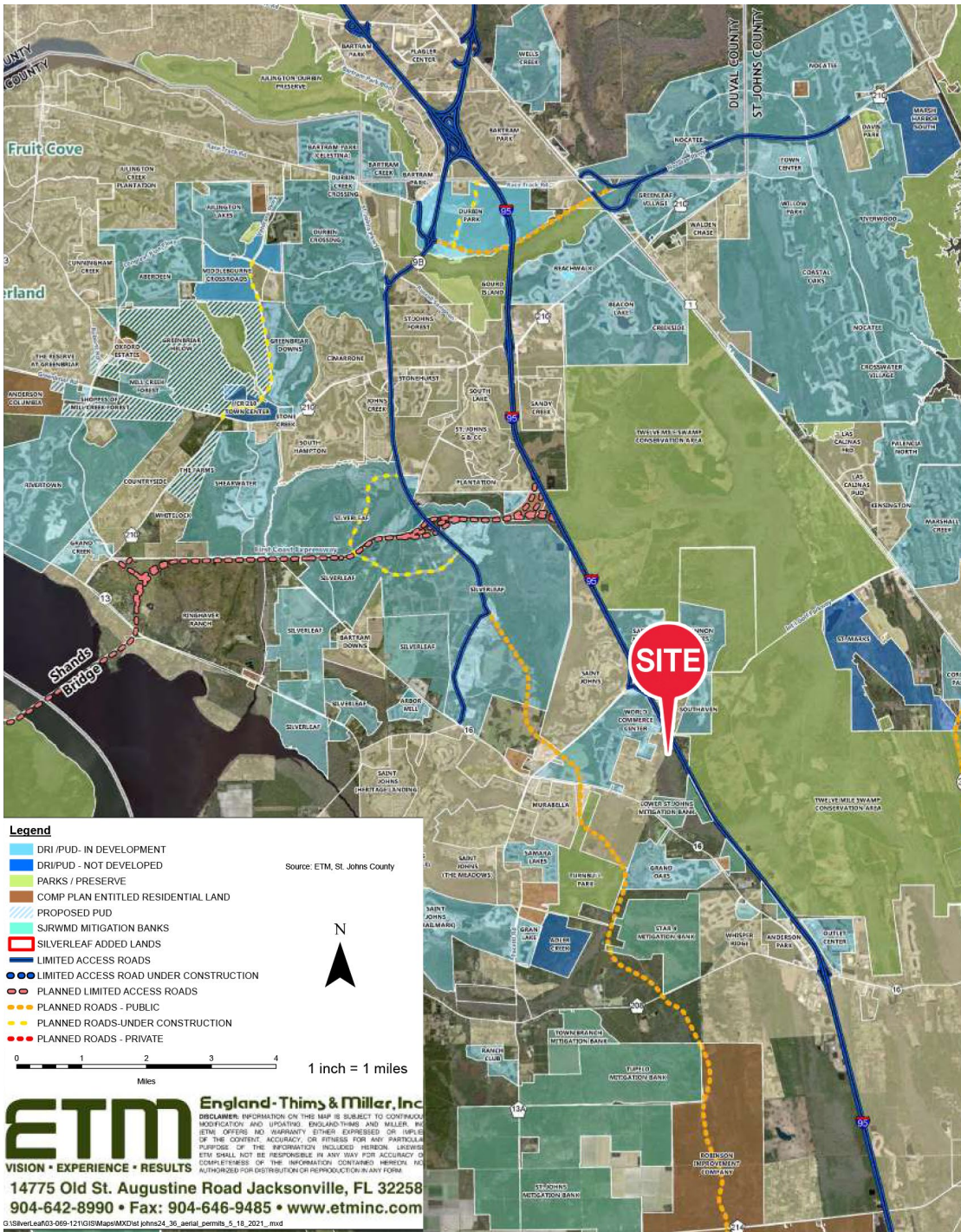
## BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output:** The region generates a Gross Regional Product (GRP) of \$18.25 billion.

## STATS & FACTS

- According to *Niche 2025*, St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025*, St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Population Review 2025*.
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.





| Project                             | Approved      | Built         | Unbuilt       |
|-------------------------------------|---------------|---------------|---------------|
| Aberdeen                            | 1,615         | 1,492         | 123           |
| Anderson Greenbriar (Bartram Ranch) | 365           | 9             | 356           |
| Arbor Mill                          | 317           | 313           | 4             |
| Bannon Lakes                        | 934           | 461           | 473           |
| Cimarrone                           | 768           | 768           | 0             |
| Cordova Palms                       | 750           | 0             | 750           |
| Durbin Crossing                     | 1,814         | 1,801         | 13            |
| Gran Lake                           | 296           | 292           | 4             |
| Grand Oaks                          | 999           | 58            | 941           |
| Grande Creek                        | 400           | 0             | 400           |
| Greenbriar Downs                    | 818           | 15            | 803           |
| Johns Creek                         | 583           | 582           | 1             |
| Julington Lakes                     | 512           | 385           | 127           |
| Kensington                          | 299           | 299           | 0             |
| Las Calinas PRD                     | 115           | 115           | 0             |
| Las Calinas PUD                     | 26            | 26            | 0             |
| ICI Middlebourne                    | 426           | 0             | 426           |
| Murabella                           | 740           | 740           | 0             |
| Nocatee                             | 8,595         | 7,200         | 1,395         |
| Oxford Estates                      | 321           | 263           | 58            |
| Palencia North                      | 736           | 729           | 7             |
| Rivertown                           | 3,700         | 1,483         | 2,217         |
| Saint Johns                         | 7,598         | 4,798         | 2,800         |
| Samara Lakes                        | 860           | 856           | 4             |
| Sandy Creek                         | 383           | 303           | 80            |
| Shearwater                          | 1,918         | 950           | 968           |
| SilverLeaf (Plantation)             | 11,400        | 683           | 10,717        |
| South Hampton                       | 779           | 769           | 10            |
| St. Johns Forest                    | 545           | 530           | 15            |
| St. Johns Golf & Country            | 799           | 797           | 2             |
| Stone Creek (Landing)               | 44            | 44            | 0             |
| Stonehurst                          | 530           | 517           | 13            |
| Whisper Ridge                       | 405           | 405           | 0             |
| World Commerce Center               | 405           | 405           | 0             |
| <b>Total</b>                        | <b>50,795</b> | <b>28,088</b> | <b>22,707</b> |

# Contact Brokers

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