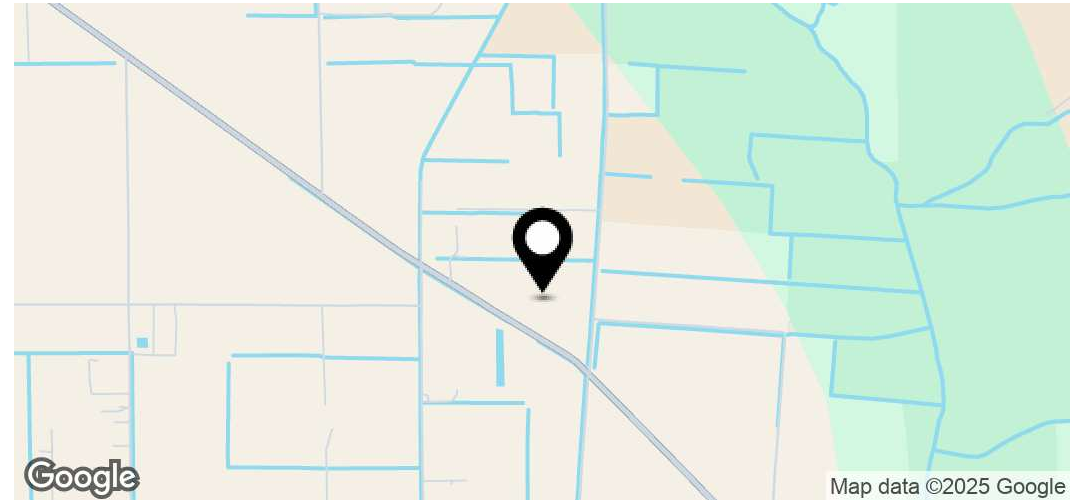


7120 County Road 13 South

Hastings, FL 32145

FOR SALE

Executive Summary



Offering Summary

Price	\$1,000,000
Price /Acre	\$30,012
Lot Size	33.32 Acres
Zoning	Open Rural
Highest & Best Use	Single Family Residential/Ranch/Equestrian Estate

Property Overview

Here's the opportunity you've been seeking—a chance to acquire an expansive tract of land perfect for developing your dream ranch or equestrian estate. Spanning approximately 33 acres, this property is situated just south of the historic Hastings community in St. Johns County, Florida. It boasts over 1,600 feet of frontage on County Road 13 South and 1,400 feet on George Miller Road, currently operating as a sod farm. In recent years, St. Johns County has invested more than \$30 million in enhancing the infrastructure and utilities in Hastings, including the construction of a new library and community center. Additionally, local non-profit organizations and investors are actively involved in acquiring and renovating properties along the Main Street corridor to aid in the town's revitalization efforts. Established in 1890, Hastings has a rich agricultural history and was once known as the "Potato Capital of Florida." The property offers a tranquil, rural setting removed from heavy traffic yet conveniently close to State Road 207 and Interstate 95, ensuring easy access to both St. Augustine and Jacksonville. This up-and-coming rural community offers the perfect blend of peace, tranquility, and accessibility.

Joe Hatin

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

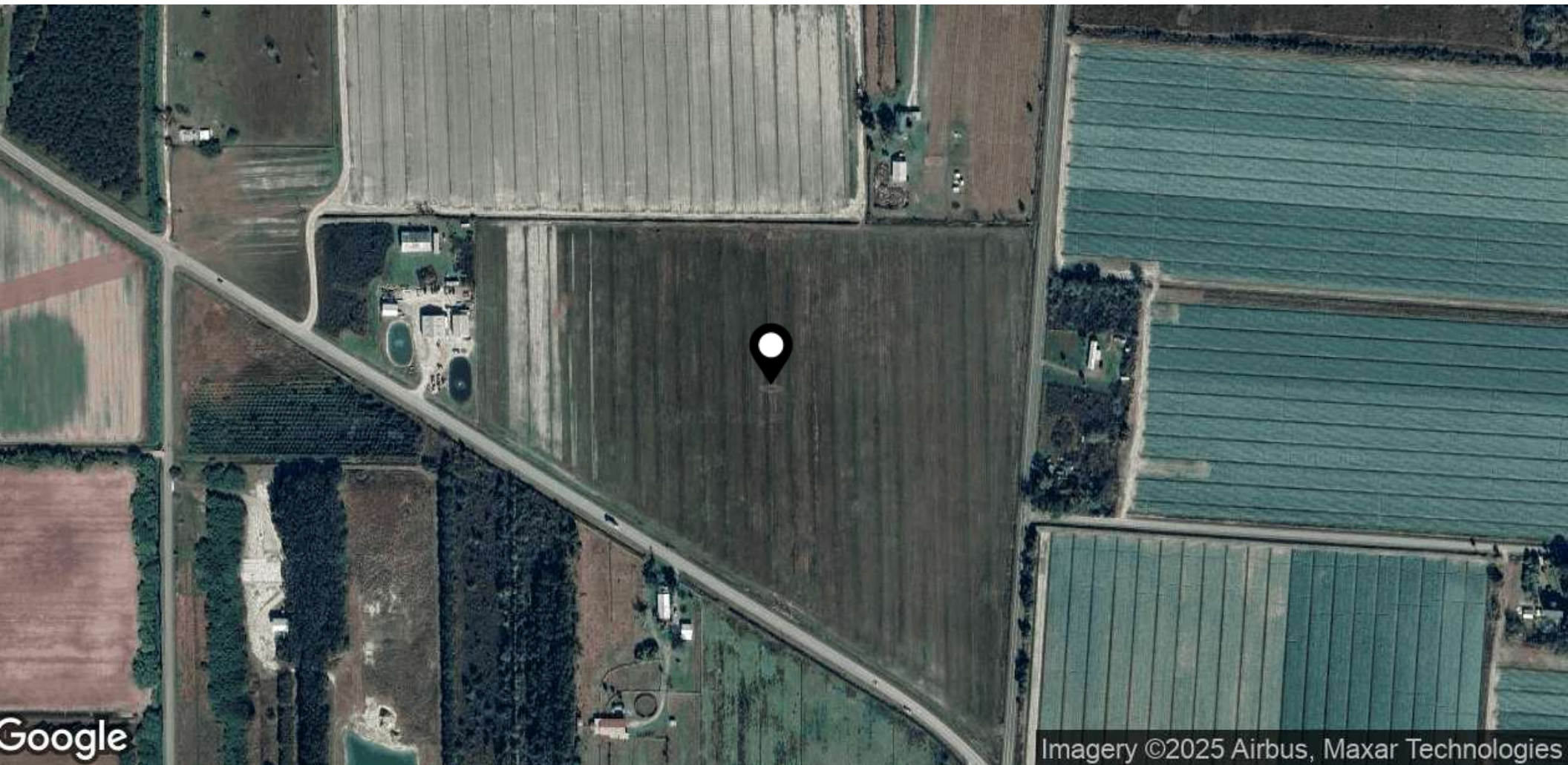
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Location Map



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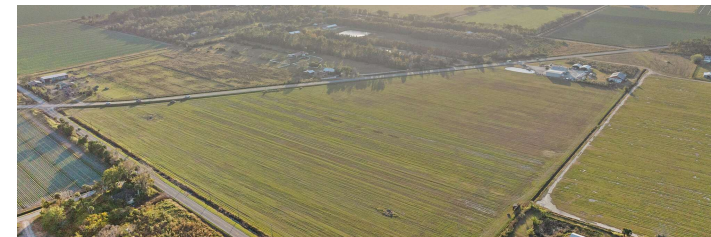
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Additional Photos



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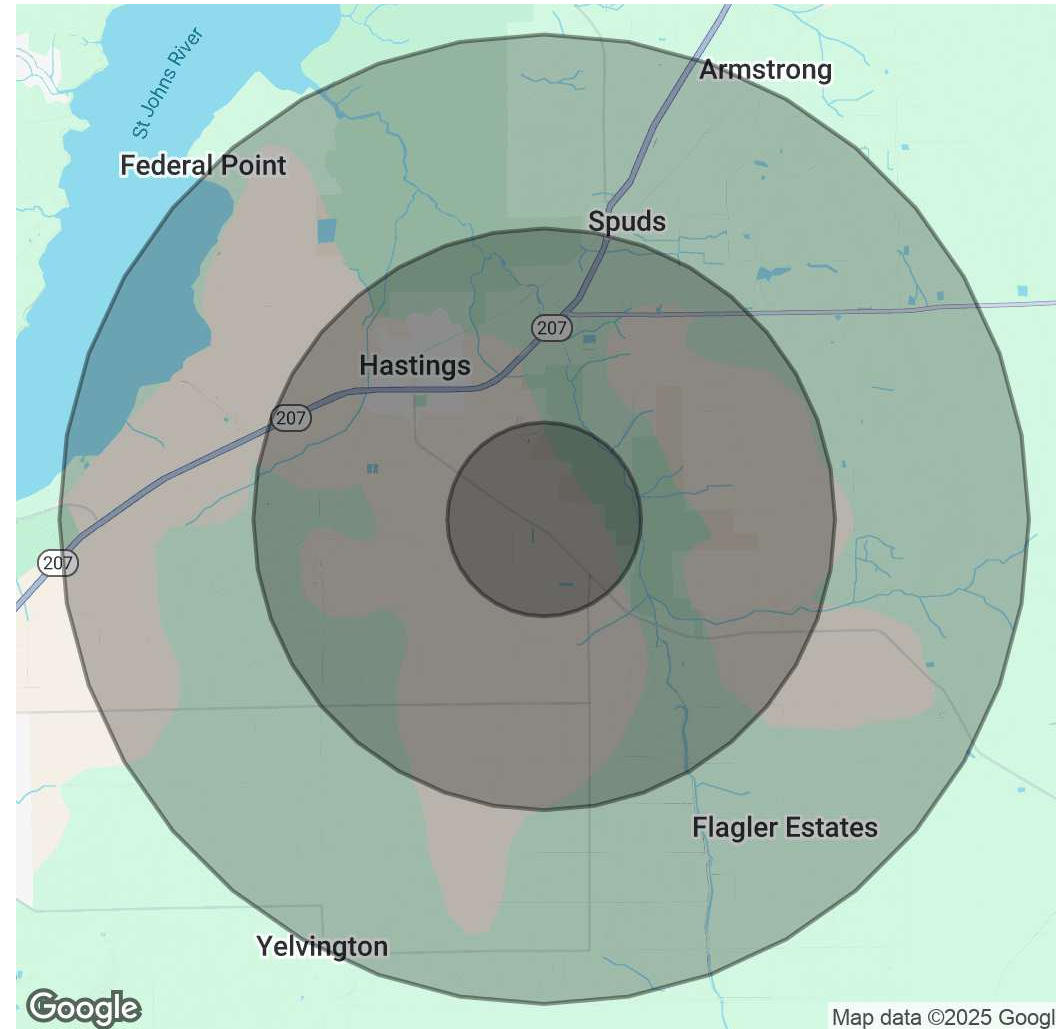
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	164	2,665	6,882
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	60	975	2,512
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$106,009	\$120,990	\$106,938
Average House Value	\$310,640	\$379,468	\$347,436

Demographics data derived from AlphaMap



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