



1755, 1765, 1775 SR 16

Saint Augustine, Florida 32084

Property Highlights

- Development-ready parcel with utilities to site
- Approximately 300 feet of frontage along State Road 16
- Traffic counts of approximately 43,000 vehicles per day
- Zoned Commercial Intensive (CI), provides for a range of uses
- Conceptual plan with three 10,000 SF commercial buildings
- Visibility & access along a high-traffic corridor in St. Augustine
- Adjacent 7 acres parcel available as well

Property Overview

The property at 1755, 1765, and 1775 State Road 16 in St. Augustine, Florida is a cleared Commercial Intensive (CI) zoned site ready for development. Positioned along a high-traffic corridor, the property offers strong access and visibility. CI zoning supports a wide range of commercial uses, and a conceptual site plan illustrates the potential for three commercial buildings of approximately 10,000 square feet each. The site presents a straightforward opportunity for users or investors seeking entitled land with development potential.

Offering Summary

Sale Price:	\$3,500,000
Tax Parcel ID#:	0881500030,0881500000,0881500010
Lot Size:	3.66 Acres
Zoning:	Commercial Intensive (CI)
Frontage:	300'
Dimensions:	300' X 544.86'
Traffic Count:	43,000 A.A.D.T.

For More Information



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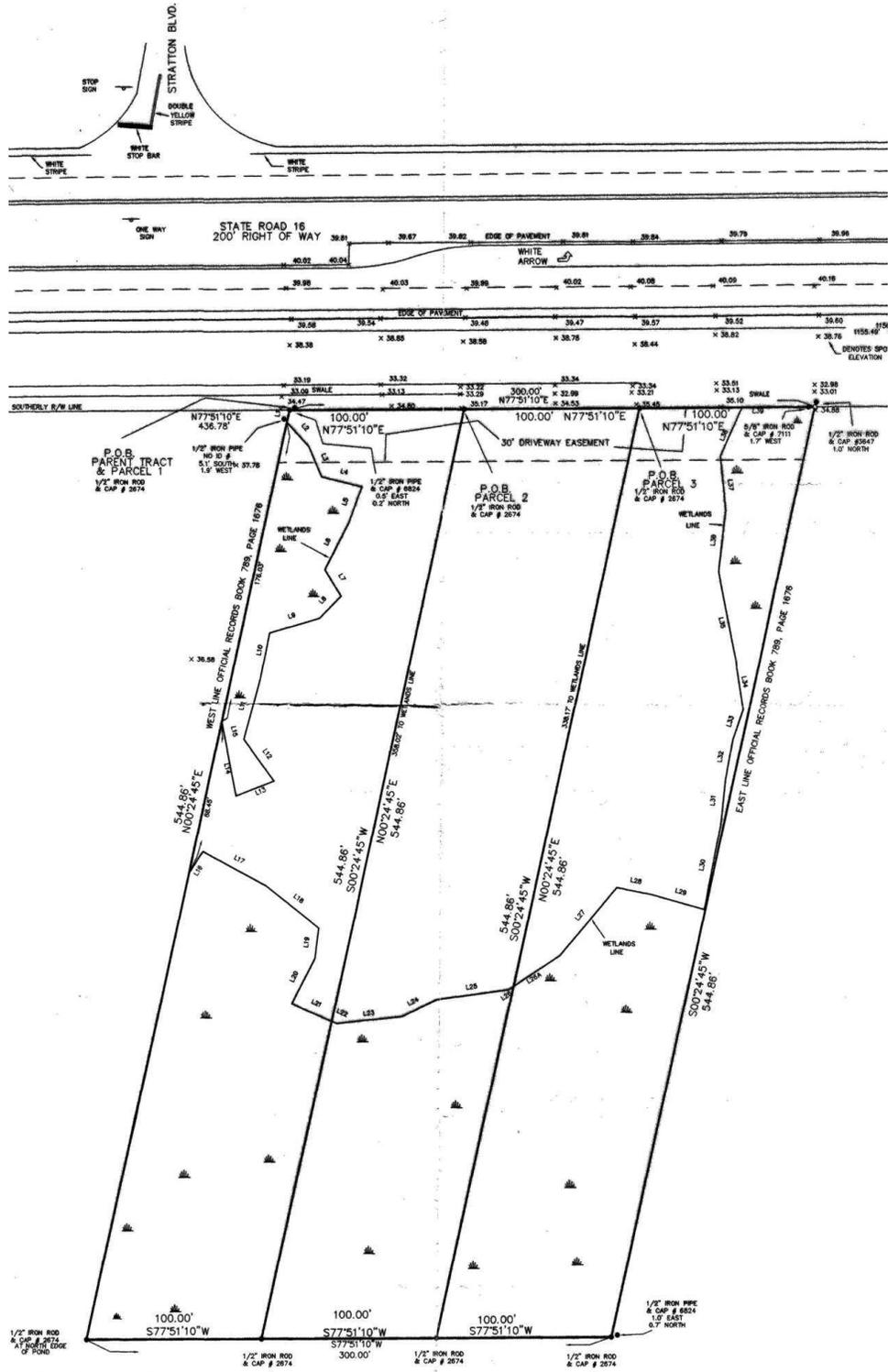
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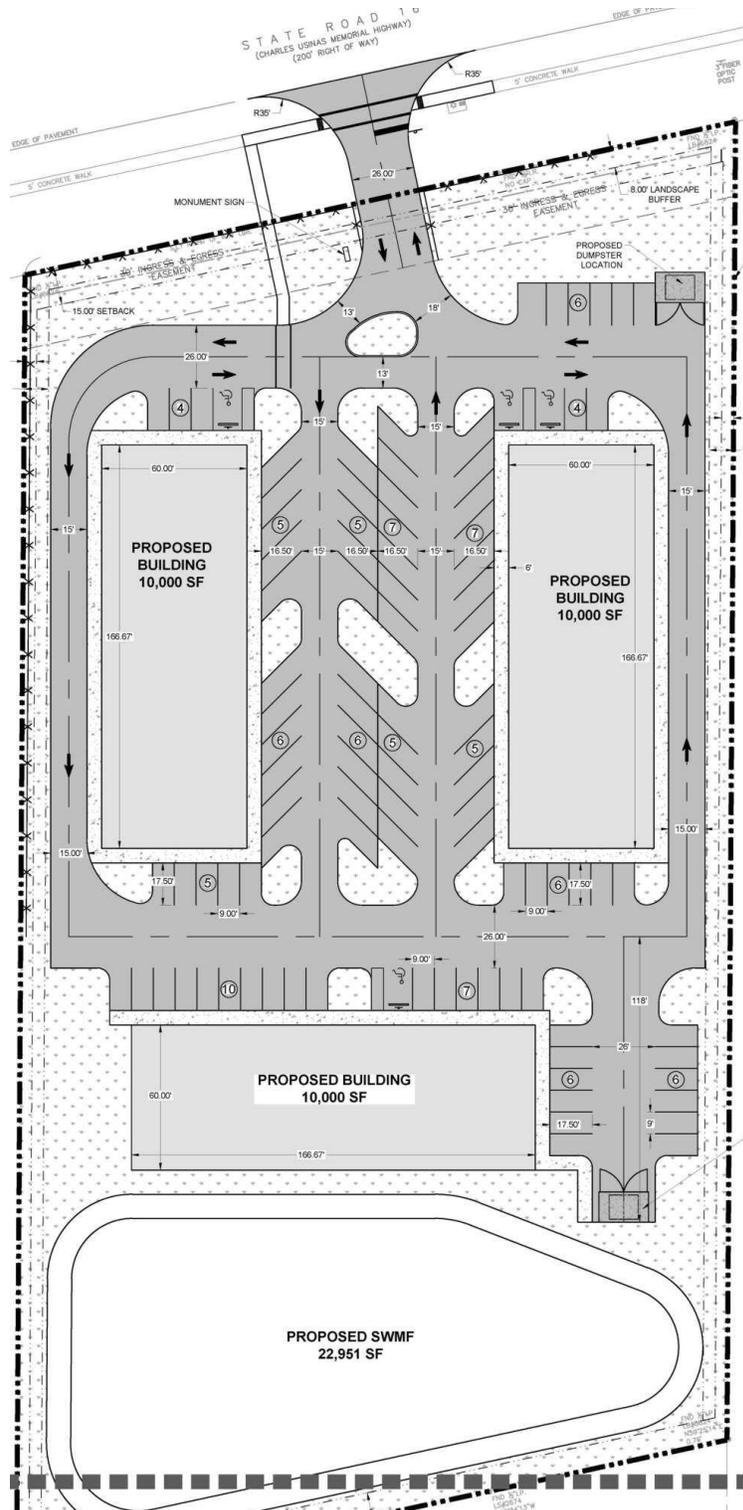
For Sale

3.66 Acres | Zoned CI
Commercial Land





Survey



Concept Plan



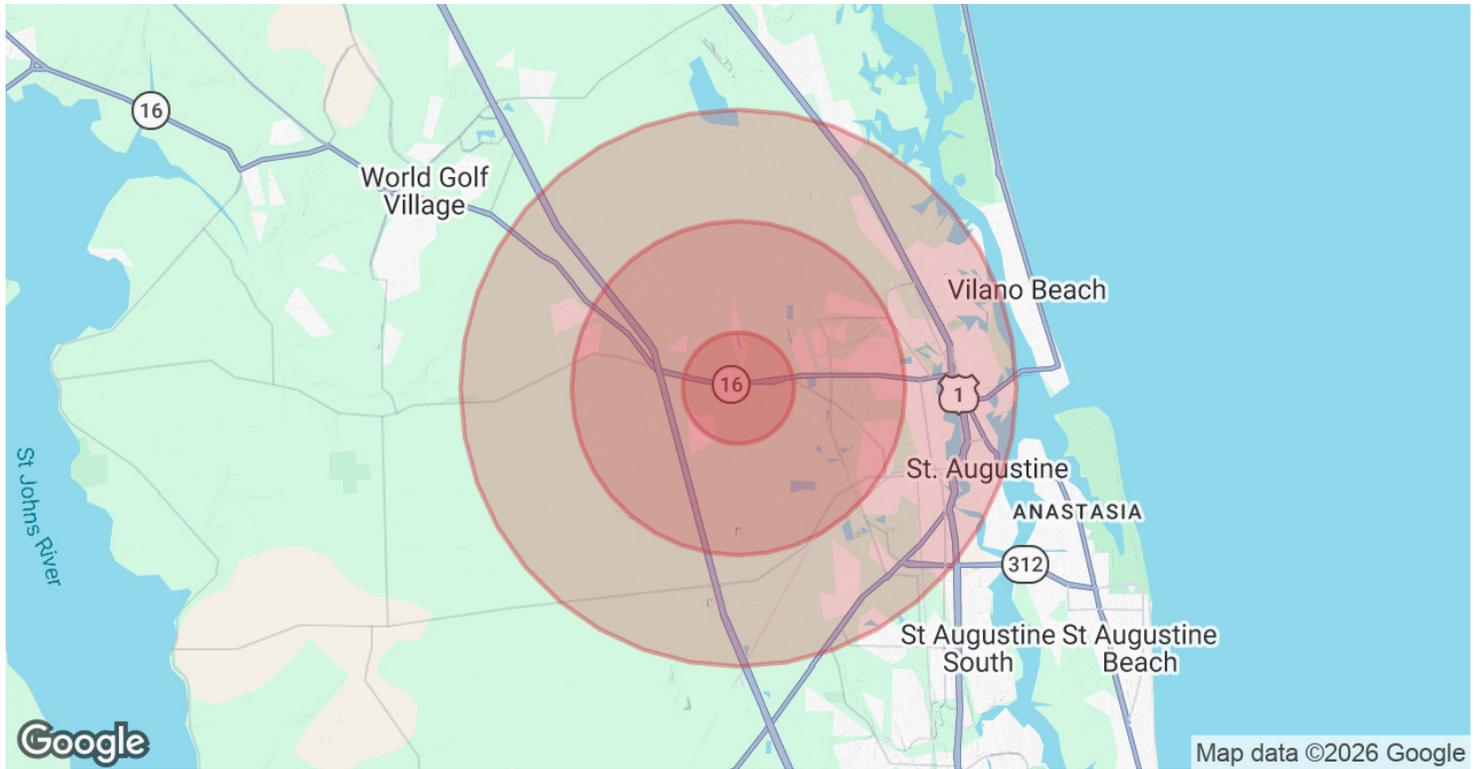
3.66 Acres

Google

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For Sale

3.66 Acres | Zoned CI
Commercial Land



Population	1 Mile	3 Miles	5 Miles
Total Population	1,775	17,345	43,932
Average Age	45	43	43
Average Age (Male)	44	42	42
Average Age (Female)	46	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	765	6,979	17,980
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$111,717	\$94,873	\$89,234
Average House Value	\$358,080	\$339,049	\$354,472

Demographics data derived from AlphaMap