



FOR SALE

PRIME COMMERCIAL LAND IN ST. JOHNS COUNTY

570 FAVER DYKES ROAD
ST. AUGUSTINE, FLORIDA 32086

269.46 ACRES



FOR SALE

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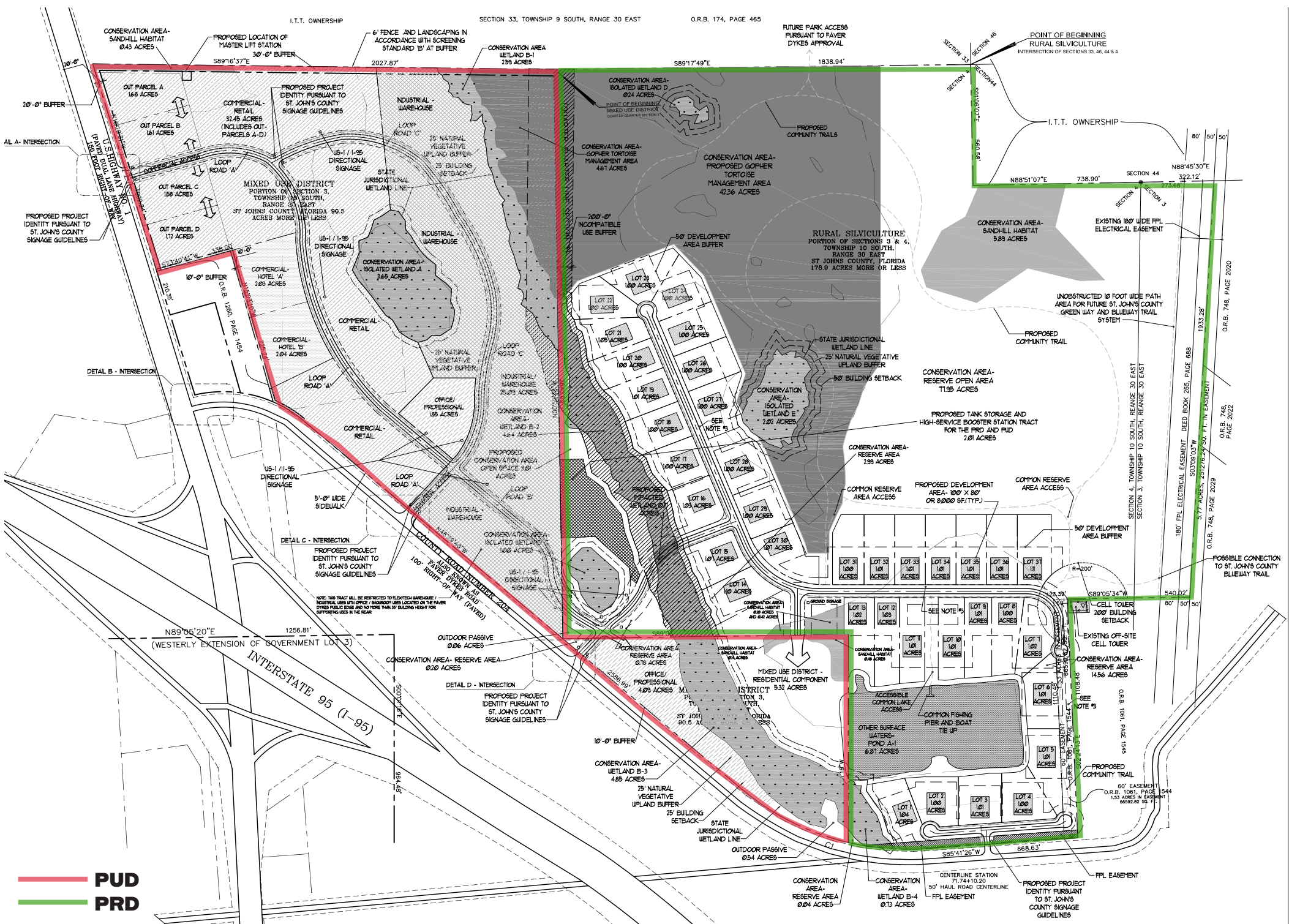
SITE FEATURES

Parcel ID: 1877410000

- Asking price - \$32,500,000
- Gross acres - 269.46
- Prime land in southern St. Johns County — one of Florida's fastest-growing regions
- Strategically located just east of I-95/U.S. 1 and north of State Road 204, offering excellent visibility and access
- Flexible use potential, zoned PRD and PUD allowing for diverse development options
- Proximity to major corridors and the I-95 interchange supports projects such as industrial, residential, mixed-use, logistics, commercial, or destination-style development
- Strong market fundamentals — benefit from steady population and business growth in the St. Augustine/Palm Coast area
- Excellent long-term investment in a high-demand, high-growth corridor



Subject Property



HYDE PARK MIXED USE LAND USE PUD SITE PLAN TABULATIONS

MIXED USE LAND USE SITE BREAKDOWN

ACRES	WETLANDS	OTHER SURFACE WATERS	DEVELOPABLE ACRES
90.52	11.09	0.23	79.20

MIXED USE LAND USE DEVELOPMENT REQUIRED GOALS AND PROPOSED MIX
(BASED ON 79.20 DEVELOPABLE ACRES)

	REQUIRED GOALS		PROPOSED MIX	
	%	ACREAGE	%	ACREAGE
COMMERCIAL	45.00%	35.64	53.61%	42.46
INDUSTRIAL	25.00%	19.80	31.68%	25.09
RESIDENTIAL	20.00%	15.84	6.12%	5.32
OPEN SPACE - PRESERVE	10.00%	7.92	11.28%	8.93

OPEN SPACE BREAKDOWN

AREA	ACRES	WETLAND AREA	ACRES	IMPACTED ACRES
ISOLATED WETLAND A	3.65	A	3.65	0.00
GOPHER TORTOISE MGT. AREA	4.67	B-1	2.59	0.00
OUTDOOR PASSIVE AREA	0.61	B-3	4.85	0.00
TOTAL	8.93	TOTAL	11.09	0.00

NONE OF THE WETLAND AREAS ARE IMPACTED BY THE PROPOSED DEVELOPMENT

SIGNIFICANT NATURAL COMMUNITIES HABITAT (SANDHILL AREA)

AREA	ACRES	PRESERVED ACRES	% PRESERVED
A	4.88	0.43	5.63%
B+C	2.16	0.62	8.11%
TOTAL	7.64	1.05	13.74%

HYDE PARK 269.45 ACRE PUD & PRD DRI THRESHOLD CALCULATIONS

PROPOSED DEVELOPMENT USES

MIXED USE LAND USE AREA - PUD	LAND USE	ACRES	UNITS	SF. YIELD	DRI THRESHOLD	% DRI
COMMERCIAL/RETAIL	COMMERCIAL	32.45		275,825	400,000	68.96%
OFFICE/PROFESSIONAL	COMMERCIAL	5.94		50,490	300,000	16.83%
HOTEL/HOSPITALITY USE	COMMERCIAL	4.07	175.00		350	50.00%
INDUSTRIAL	INDUSTRIAL	25.09		250,900	320	7.84%
RESIDENTIAL	RESIDENTIAL	5.32	20.00		750	2.67%
TORTOISE MGMT. AREA	OPEN SPACE	4.67				
PRESERVED WETLANDS	OPEN SPACE	11.09				
OTHER SURFACE WATERS	OPEN SPACE	0.23				
OUTDOOR PASSIVE	OPEN SPACE	0.61				
PRESERVED SIG. NAT. COMM.	OPEN SPACE	1.05				
TOTAL MIXED USE LAND USE AREA		90.52				

RURAL SILVICULTURE LAND USE AREA - PRD

DEVELOPMENT AREA - SINGLE FAMILY LOTS	ACRES	UNITS	DRI THRESHOLD	% DRI
RESERVE AREA INCLUDING WETLANDS, TORTOISE MGMT. AREA, POND & SANDHILL PRESERVE	13.70	37.00	750	4.93%
TOTAL RURAL SILVICULTURE LAND USE AREA	178.95			

DEVELOPMENT TOTALS	269.47	232.00	571,215	15123%
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COMMERCIAL DENSITY CALCULATION ASSUMPTIONS

COMMERCIAL/ RETAIL	8,500 SF/ACRE
OFFICE	8,500 SF/ACRE
INDUSTRIAL	10,000 SF/ACRE
HOTEL/ HOSPITALITY	43.00 ROOMS/ACRE

HYDE PARK RURAL SILVICULTURE LAND USE PRD SITE PLAN TABULATIONS

PLANNED RURAL DEVELOPMENT MAXIMUM PERMITTED DENSITY OF DEVELOPMENT AREA

RESERVE AREA % OF TOTAL PARCEL	MAXIMUM PERMITTED DENSITY OF DEVELOPMENT AREA
80 PERCENT	1 UNIT PER 2.5 ACRES OF DEVELOPMENT AREA
85 PERCENT	1 UNIT PER 10 ACRES OF DEVELOPMENT AREA
90 PERCENT	1 UNIT PER 0.5 ACRES OF DEVELOPMENT AREA

RURAL SILVICULTURE LAND USE SITE BREAKDOWN BASED ON 178.95 ACRES

	DENSITY				DENSITY WITH BONUS			
	ACRES	% OF TOTAL	PER ACRE	LOTS	ACRES	% OF TOTAL	PER ACRE	LOTS
DEVELOPMENT AREA	17.90	10.00%	2.00	35.80	13.70	7.66%	2.70	37.00
RESERVE AREA	161.05	90.00%			165.25	92.34%		
	178.95	100.00%			178.95	100.00%		

DENSITY BONUS - Application of Section 5.08.00 will yield 2 (two) additional units (lots):

10% of the preserved wetlands x the density allocation of 2 du (90-10% scale density)
 8.63 less 0.17 acres = 8.46 acres x 10% = 0.846 x 2 = 1.69 units
 1.69 units plus 35.8 (units by PRD scale) = 37.49 or 37 units (lots)

WETLANDS BREAKDOWN

WETLAND AREA	ACRES	IMPACTED ACRES
B-2	4.64	0.17
C	1.00	0.00
D	0.24	0.00
E	2.02	0.00
B-4	0.13	0.00
TOTAL	8.63	0.17

HYDE PARK 269.40 ACRE PUD & PRD DRI THRESHOLD CALCULATIONS

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RURAL SILVICULTURE LAND USE AREA - PRD

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