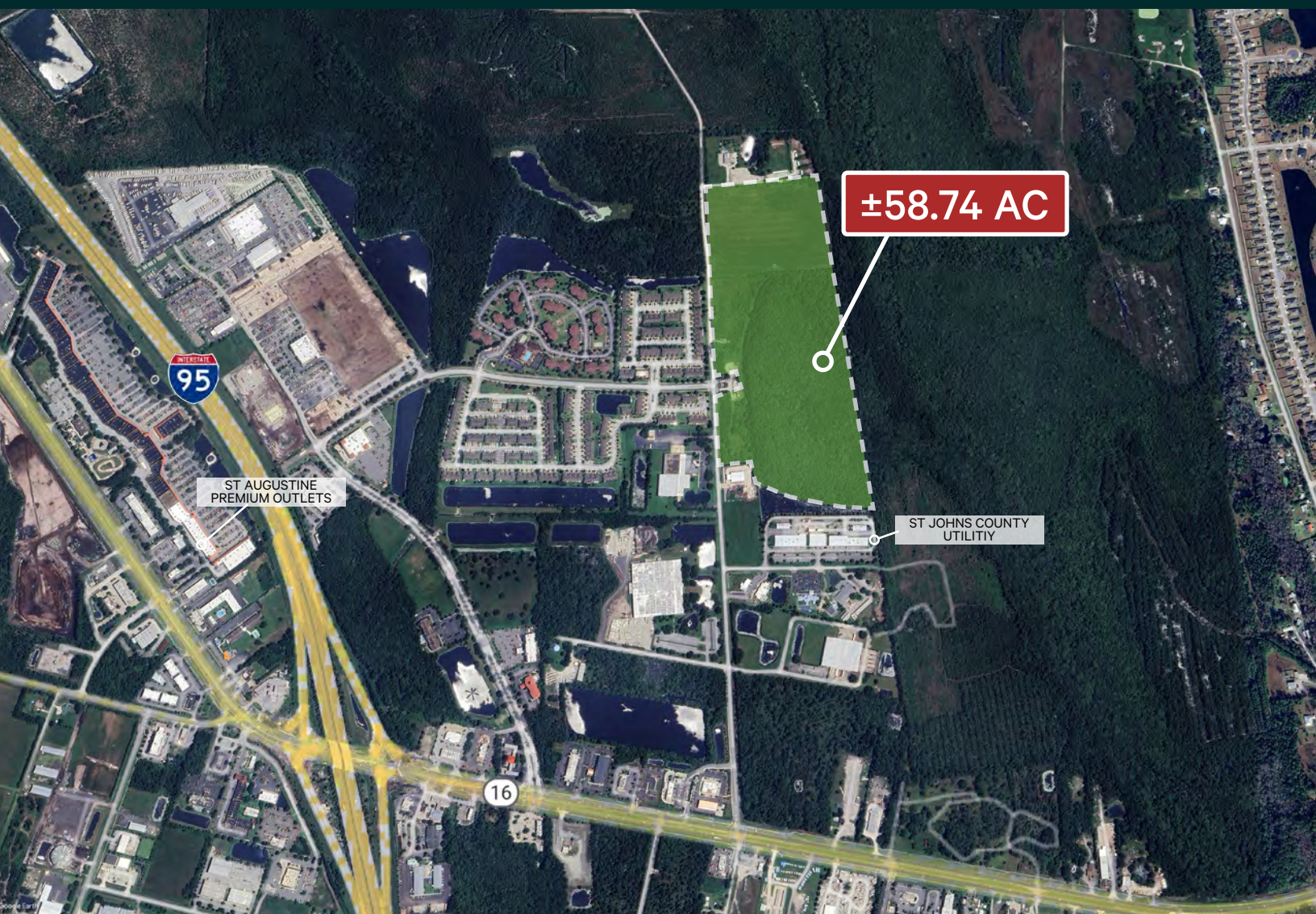


±58.74 AC Located on Inman Rd. St. Augustine, FL

CLOSE TO I-95/SR 16 INTERCHANGE

3960 Inman Road
St. Augustine, FL 32084
[Google Maps](#)

±58.74 AC Total | 26.34 AC of Uplands and 32.40 AC of Wetlands



Property Highlights

DEMOGRAPHICS

Within 15 Miles



8,789
BUSINESSES



80,288
EMPLOYEES



253,065
POPULATION

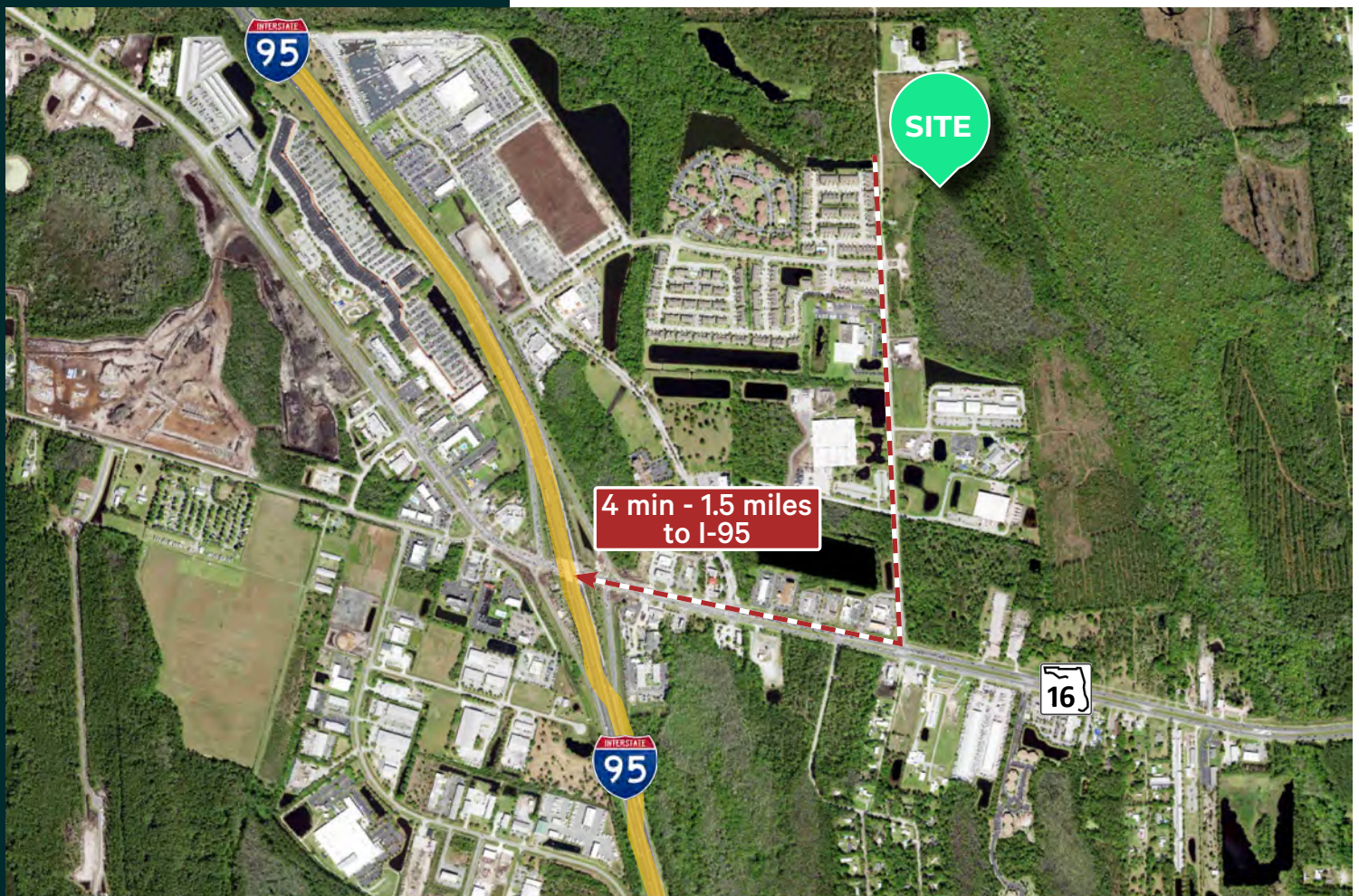


124,513
LABOR FORCE

The subject property is a 58.74-acre tract located on the east side of Inman Road, near Outlet Centre Drive, in St. Augustine, St. Johns County, Florida. Zoned as a Planned Unit Development (PUD) under a Mixed Use (MU) light industrial designation, the land is ideal for future industrial development due to its excellent access and proximity to the I-95/SR 16 interchange.

Why St. Johns County?

St. Johns County, traditionally celebrated for its history, tourism, and high quality of life, is now emerging as a global hub for business growth and expansion, underpinned by a rapidly growing and diversified talent pool. Key players like Northrop Grumman and Carlisle Interconnect Technologies anchor the economy, while recent expansions by companies such as Vermeer Southeast, Rulon, and KeHe highlight the county's strength in advanced manufacturing and industrial sectors. The county's robust educational framework, featuring top-ranked primary schools, Flagler College, and specialized institutions like First Coast Technical College, further fuels this growth. Recent developments include Publix Super Markets' new pharmaceutical manufacturing facility and the PGA TOUR's global headquarters, all contributing to a dynamic economic landscape.

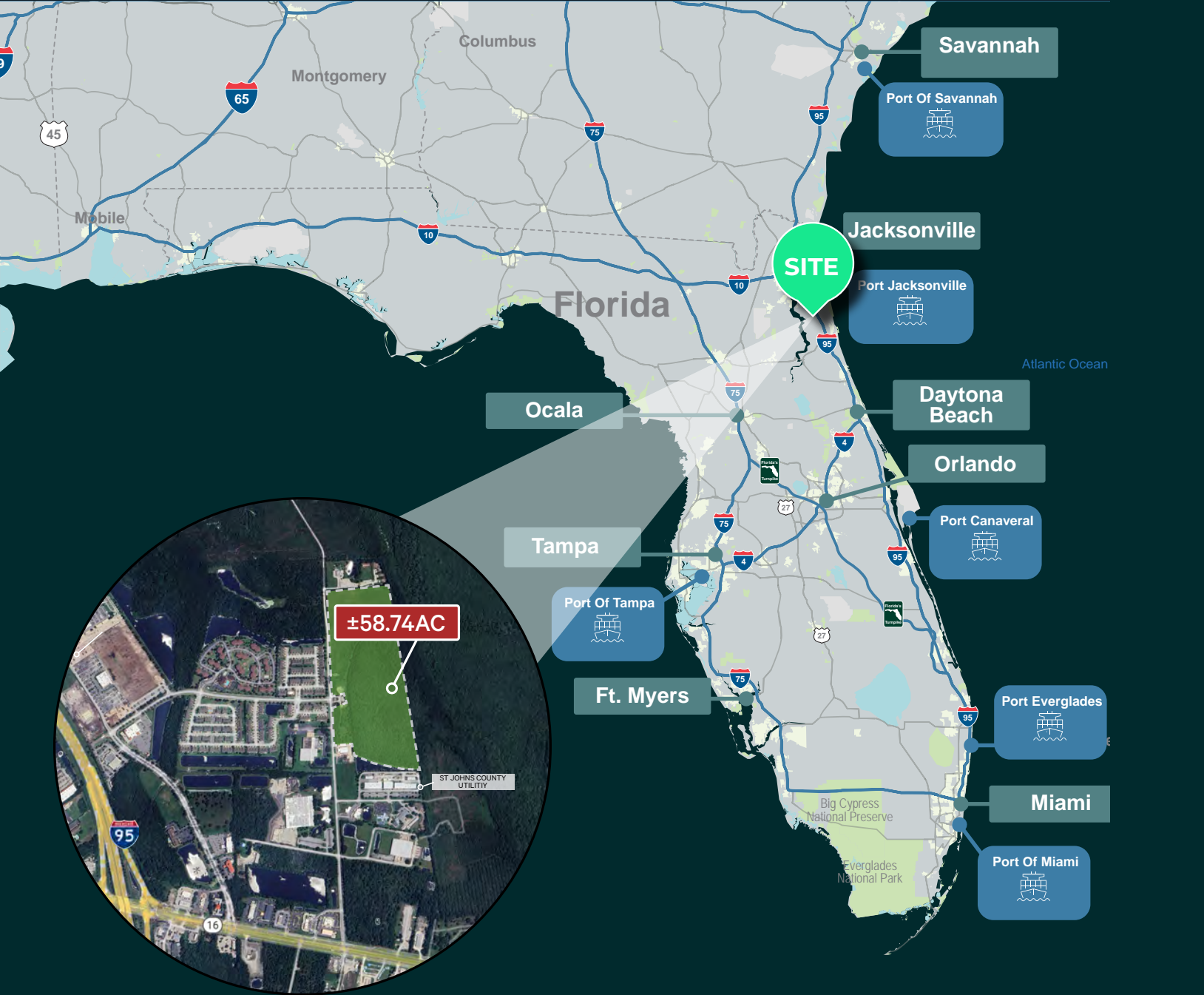


Site Plan

The subject contains a total land area of 58.74 acres of which 26.34 acres are uplands. The upland areas are concentrated in the northern and western portions of the site along Inman Road. The remainder of the site is composed of 32.40 acres of wetlands. Thus, the upland portions of the subject are of sufficient size to accommodate a wide variety of uses.

Subject Land Area
 Uplands - 26.34 acres
 Wetlands - 32.40 acres
 Total Land Area - 58.74 acres





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