

# FOR SALE

Outstanding Vacant I-95 Site

2540 State Road 207  
Saint Augustine, FL 32086



**John Mohr,** Senior Commercial Advisor  
Commercial Real Estate Services

Mobile: **904.509.5333**

Email: [JohnMohr@WatsonRealtyCorp.com](mailto:JohnMohr@WatsonRealtyCorp.com)

Office: 175 Hampton Point Dr., Suite 3  
St. Augustine, FL 32092



- Price: \$5,400,000
- Property Type: Land
- Property Subtype: Commercial
- Proposed Use: Retail, hotel/gas/convenience
- Sale Type: Investment or Owner Use
- Total Lot Size: 8.20 AC
- No. Lots: 1
- Zoning: Vacant CHT
- Frontage: Over 1400' of northbound I-95 Frontage. Heavy Traffic. 80,000 VPD  
235' of St. Rd. 207  
Heavy Traffic. 32,500 VPD.

**Excellent site for one or more hotels, restaurants, etc.**  
Outstanding former Gas Station site on the southeast corner of I-95 and St. Rd. 207. "Right off, right in". Zoned CHT, the site is ready for development. Site recently released from The State of Florida Petroleum Cleanup Program with "no further action" (NFA). Site is ready for development. Conveniently located in a rapidly developing area, at bustling intersection between I-95 and downtown St. Augustine. Also, please note, the 2 acre pond on the south end is a former borrow pit, used by the FDOT, and can be converted to a retention pond.



# FOR SALE

Outstanding Vacant I-95 Site

2540 State Road 207  
Saint Augustine, FL 32086

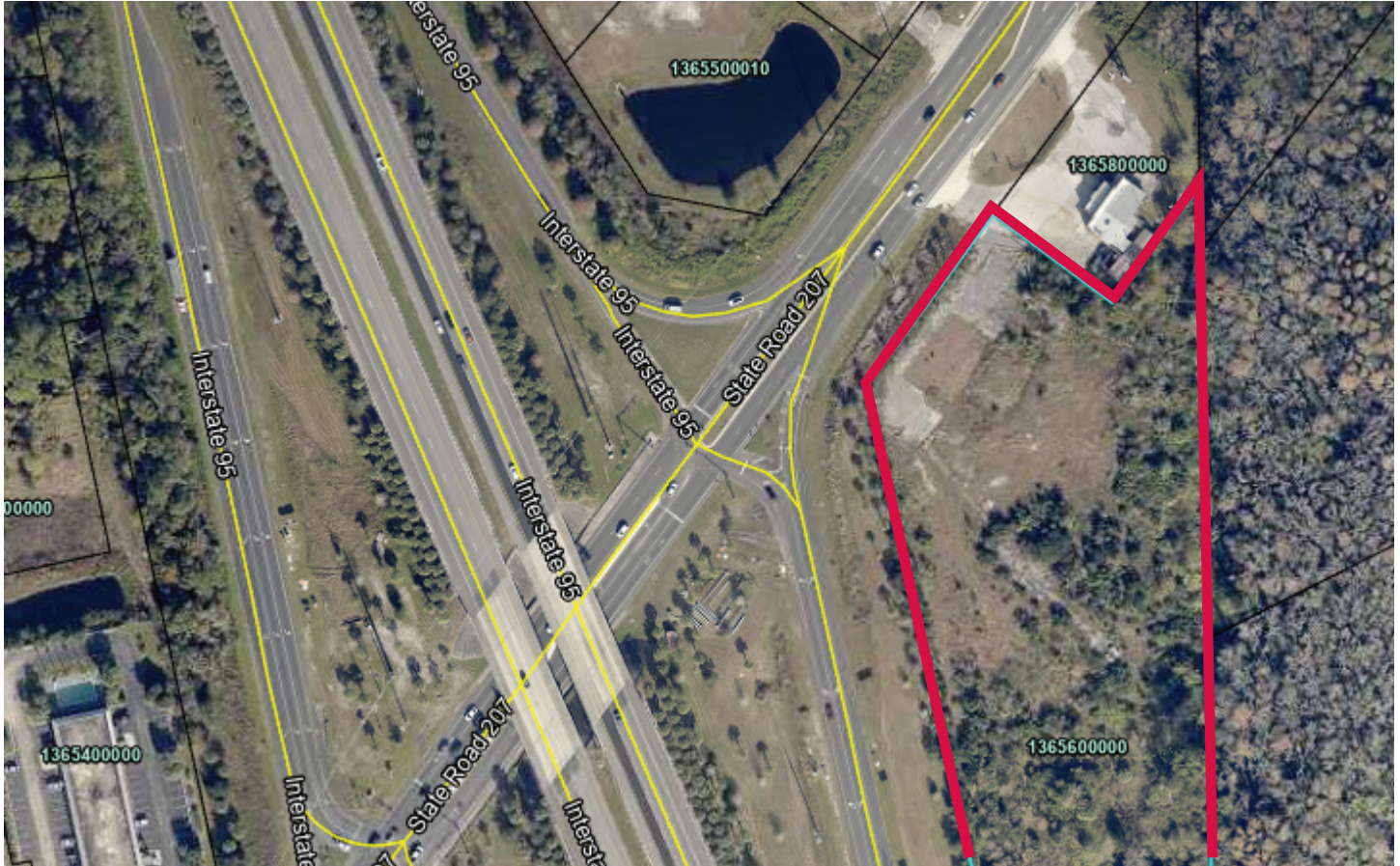


**John Mohr,** Senior Commercial Advisor  
Commercial Real Estate Services

Mobile: **904.509.5333**

Email: [JohnMohr@WatsonRealtyCorp.com](mailto:JohnMohr@WatsonRealtyCorp.com)

Office: 175 Hampton Point Dr., Suite 3  
St. Augustine, FL 32092





**FOR SALE**

Outstanding Vacant I-95 Site

2540 State Road 207  
Saint Augustine, FL 32086



**John Mohr,** Senior Commercial Advisor  
Commercial Real Estate Services

Mobile: **904.509.5333**

Email: [JohnMohr@WatsonRealtyCorp.com](mailto:JohnMohr@WatsonRealtyCorp.com)

Office: 175 Hampton Point Dr., Suite 3  
St. Augustine, FL 32092



I-95 Exit View



Front View