

\$5,500,000



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**FUTURE REDEVELOPMENT OPPORTUNITY
CURRENT COMMERCIAL AND RESIDENTIAL USE
6 CONTIGUOUS PARCELS, 5.17 ACRES**



275 Ft Frontage



**Dual Access Hwy 1
& Capo Island Rd**



Zoning:
C1, OR, and RG1



Tenants in Place

Property Summary

A rare investment and redevelopment opportunity with mixed-use zoning and over 275 feet of prime US Hwy 1 N frontage. Commercial assets such as warehouses, a brick building, and rental properties, along with residential units generating steady income are included.



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We can sell Your Home or Business & Everything in it!

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Unique Residential and Commercial Opportunity



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Residential Components



3,411 sq ft mobile home,
4 bed, 3 baths.



Duplex



Single wide mobile home



Block construction
single family home

Commerical Components



3 Bay Warehouse



Brick building and
accompanying lot



6,356 sq ft warehouse with
accompanying lot



Multiple outbuildings
and storage sheds



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Property Highlights

Discover an unparalleled investment and redevelopment opportunity with this expansive 5.17-acre property, comprising six contiguous parcels zoned CI, OR, and RG1.

Offering a unique blend of commercial and residential rental properties, this property boasts over 275 feet of prime frontage on US Hwy 1 North, with dual access from both US 1 and Capo Island Road.



Commercial Components

This property features versatile commercial assets, including a three-bay warehouse suitable for various business operations, a brick building with an accompanying lot ideal for commercial ventures seeking high-visibility frontage, and a 6,356 sq ft warehouse and lot currently leased to a thriving golf cart business eager to remain until redevelopment.



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Property Highlights Cont.

Residential Components

The residential component includes a spacious 3,411 sq ft rear mobile home featuring 4 bedrooms, 3 bathrooms, and a large entertainment-ready rear addition.



Additionally, there is a single-wide mobile home, a duplex, and a block-constructed single-family home, all generating steady rental income. Multiple outbuildings and storage sheds are also included.



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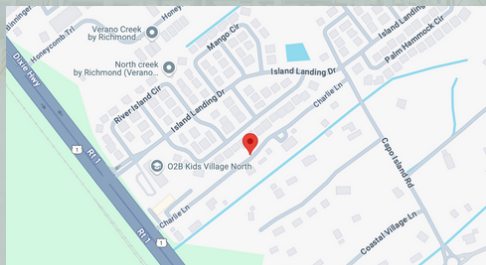
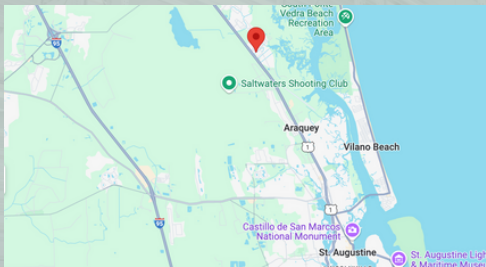
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Location



Prime Location Advantage – 5940 US Hwy 1 N, St. Augustine. Strategically located along the thriving US Hwy 1 North corridor, this 5.17-acre property enjoys exceptional visibility with over 275 feet of highway frontage and dual access from US 1 and Capo Island Road.

Positioned between St. Augustine and Jacksonville, it benefits from high traffic and proximity to expanding commercial and residential developments. Its mixed-use zoning supports diverse investment opportunities, making it ideal for businesses seeking maximum exposure and developers envisioning a multi-purpose hub. With all parcels situated in Flood Zone X, the property promises stability and long-term value in a rapidly growing market.



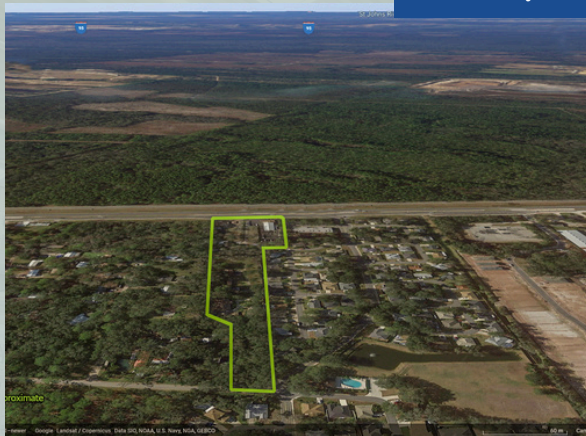
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Lot View 5.17 Acres

6 Contiguous lots are included.



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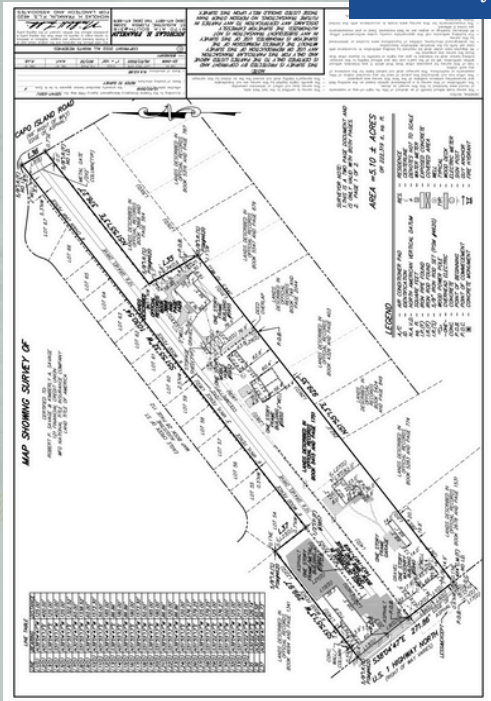
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Survey



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Sec. 2.02.02 Allowable Uses In Zoning Districts

The table below indicates the categories of Uses which are allowable in each zoning district within St. Johns County. The categories of Uses are arranged across the top, and are described in 2.02.01. An "A" indicates that the Use is allowable by right or as a Special Use, subject to the standards of this Code. Special Uses are provided in Part 2.03.00 of this Article. A blank space indicates that the Use is prohibited.

Table of Allowable Uses in Zoning Districts

Table 2.02.02

Zone District Use Category	OR	R MO	R H/20	R H/30	R H/40	R H/50	R H/60	R H/70	R H/80	WH	P	N	C	G	CH T	TC MU	C	R	CH T	CW	W	H	I	P	S	D	P UD	P RO
Residential Agricultural	A	A	A	A	A	A	A	A	A	A				A	A	A		A	A	A	A	A	A	A	A	A	A	A
Cultural / Institutional	A																										A	A
Neighborhood Business	A											A	A	A	A	A	A										A	A
General Business Town												A	A	A	A	A	A										A	A
Center Mixed Use													A			A	A										A	A
																A												A
High Intensity Commercial																	A		A	A							A	A
Highway Commercial															A		A										A	A
Rural Commercial																			A								A	A
Light Industrial																					A	A					A	A
Heavy Industrial																							A				A	A
Mining & Extraction	A											A	A	A		A	A					A					A	A
Office & Professional												A	A	A		A	A						A				A	A
Outdoor / Passive	A	A	A	A	A	A	A	A	A	A						A											A	A
Neighborhood Public Service	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
General Public Service																												
Reg. Business & Commercial																	A			A	A	A	A	A	A	A	A	A
Reg. Cultural & Entertainment																	A										A	A
																		A										A
Solid Waste & Correct. Fac.	A																							A			A	

A - means the Use is allowable by right or by Special Use

Property Summary

The site features versatile commercial structures, including warehouses, office spaces, and leased commercial lots, along with multiple residential units generating steady rental income. All parcels are situated in desirable Flood Zone X, providing a solid foundation for future development.

Whether preserved as an investment portfolio or redeveloped into a visionary commercial and residential hub, this property offers limitless potential for long-term growth and success. Contact us today to explore this unique opportunity. Please do not approach tenants; all showings must be accompanied by the listing agent.

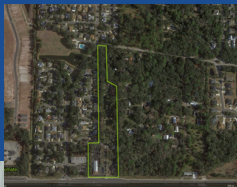


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5.17 Acres
6 Contiguous Lots

Leases in Place
Multiple Income Sources

Frontage on US Hwy 1
Redevelopment Potential



5940 US HWY 1 NORTH, ST AUGUSTINE, 32095



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