EXECUTIVE SUMMARY

6192 RACE TRACK ROAD | 6192 Race Track Road, Saint Johns, FL 32259
CRES ID: 18005

OFFERING SUMMARY
Sale Price: $3,000,000
Lot Size: 6.0 Acres
Zoning: Open Rural - Future
Land Use: Rural Silvicultural
Market: Jacksonville MSA
Submarket: Saint Johns County
Price / SF: $11.48

PROPERTY OVERVIEW
Approx. 6 acres, cleared, recreation pond, existing 2 story concrete block residential home, 1 story apartment and 3 car garage, asphalt driveway and concrete paved parking, a concrete patio, a second paved driveway on east side of property’s second entrance, underground drainage pipe connected to the existing recreation pond, and a swimming pool.

Broad range of future uses with rezoning and future land use changes (comprehensive plan amendment). Mixed Use District Comprehensive Plan change offers wide variety of uses.

PROPERTY HIGHLIGHTS
• High Growth Corridor of Saint Johns County
• Minimal clearing required
• Existing recreation pond - potential retention future development
• Central location between US 1 and I 95
• Located in Saint Johns County

MIXED USE - REDEVELOPMENT OPPORTUNITY FOR SALE

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Property Overview

6164 Race Track Road
St. Johns, Florida 32259

CRES ID 18005

Site Location: 6192 Race Track Road
St. Johns County, Florida

Parcel ID# 0235000000
Gross Acres: 6 +/-

Sale Price: $3,000,000.00

Improved Land: Single-Family residence, garage, and guest apartment

Access: Double ingress/egress - 390 linear feet +/- along Race Track Road

Road Type: Arterial road connecting San Jose Blvd (SR 13) to US Hwy 1

Current Land Use: Single-Family
Zoning: Open Rural
Future Land Use: Silviculture

Highest and Best Use: Future Land Use: Mixed District or Commercial Intensive

Zoning: PUD – allowing mixes of commercial, residential (multifamily), & senior housing
Marketing/Proposed Use: Redevelopment opportunity – commercial/mixed use

Utilities: Current: Well & Septic
Electric – Jacksonville Electric Authority
Future: Jacksonville Electric Authority – Water & Sewer
Water & Sewer resources in the area as of 2016 reported by Jacksonville Electric Authority:

Water Treatment Grid: SOUTH GRID

Connection Point # 1 Existing 24-in water main on the north side of Race Track Road
Road Sewer Treatment Plant: BLACKS FORD
Existing 12-in force main on the south side of Race Track Road
Reclaimed Water Connection:

South Grid:

Existing 20-in reuse line on the south side of Race Track Road

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ADDITIONAL PHOTOS

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LOCATION MAPS

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**DEMOPGRAPHICS MAP**

**6192 RACE TRACK ROAD | 6192 Race Track Road, Saint Johns, FL 32259**

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**MIXED USE - REDEVELOPMENT OPPORTUNITY FOR SALE**

**POPULATION**

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<tr>
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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total population</td>
<td>471</td>
<td>23,681</td>
<td>171,270</td>
</tr>
<tr>
<td>Median age</td>
<td>35.1</td>
<td>35.4</td>
<td>36.9</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>34.5</td>
<td>35.5</td>
<td>36.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>35.9</td>
<td>35.5</td>
<td>37.4</td>
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</tbody>
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**HOUSEHOLDS & INCOME**

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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>172</td>
<td>8,469</td>
<td>65,110</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.8</td>
<td>2.6</td>
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<tr>
<td>Average HH income</td>
<td>$76,834</td>
<td>$93,488</td>
<td>$95,716</td>
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<tr>
<td>Average house value</td>
<td>$275,023</td>
<td>$302,158</td>
<td>$336,885</td>
</tr>
</tbody>
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*Demographic data derived from 2010 US Census*
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The conceptional drawing of Durbin National offers a glimpse of the High Growth corridor the subject property’s location and potential for redevelopment. Subject is located between Nocatee (Mixed Use Development) to the east and Durbin National to the west and slightly east of the entrance to Bartram Springs and Bartram Park’s entrance via Bartram Park Boulevard off Race Track Road - accessible within a few minutes to the west. Easy access to I 95 via Race Track Road at Peyton Parkway (Durbin National) connecting to 9 B which connects to St. Johns Parkway and I 95. US Hwy 1 close proximity offers additional roadway connections. Race Track Road is a arterial road servicing Saint Johns County that connects San Jose Blvd (State Road 13) at Fruit Cove (Julington Creek DRI) to US Hwy 1 near Nocatee. Duval County and its developments are neighbors slightly north of Race Track Road.