

MIXED-USE DEVELOPMENT OPPORTUNITY SAINT AUGUSTINE, FL 32086



Sale Price	\$895,000
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OFFERING SUMMARY

Lot Size:	2.81 Acres
Price / Acre:	\$318,505

PROPERTY OVERVIEW

This 2.81-acre parcel on Shores Boulevard presents a rare opportunity for a strategic investment and development in the heart of St. Augustine. Featuring generous frontage along a well-traveled corridor, the property offers exceptional visibility and accessibility for future users. Infrastructure corridors border the site, simplifying utility access and reducing initial development hurdles, while controlled ingress and egress points enhance site functionality. Under the St. Augustine Shores PUD, the property is suited for a wide variety of commercial and institutional uses, including retail, restaurants, medical and dental offices, professional and business offices, banks, hotels, community facilities, churches, and indoor recreational uses. Additional opportunities, such as automobile service stations, drive-in restaurants, bars, and other specialty commercial uses, may be permitted through the PUD exception process.

Adding to its appeal, the property is currently undergoing the entitlement process to convert the site to single-family residential, with the intent of developing nine residential lots. This provides investors and developers with the flexibility to pursue the existing commercial development potential or capitalize on the proposed residential redevelopment, creating a unique opportunity in one of Northeast Florida's fastest-growing and most desirable markets.

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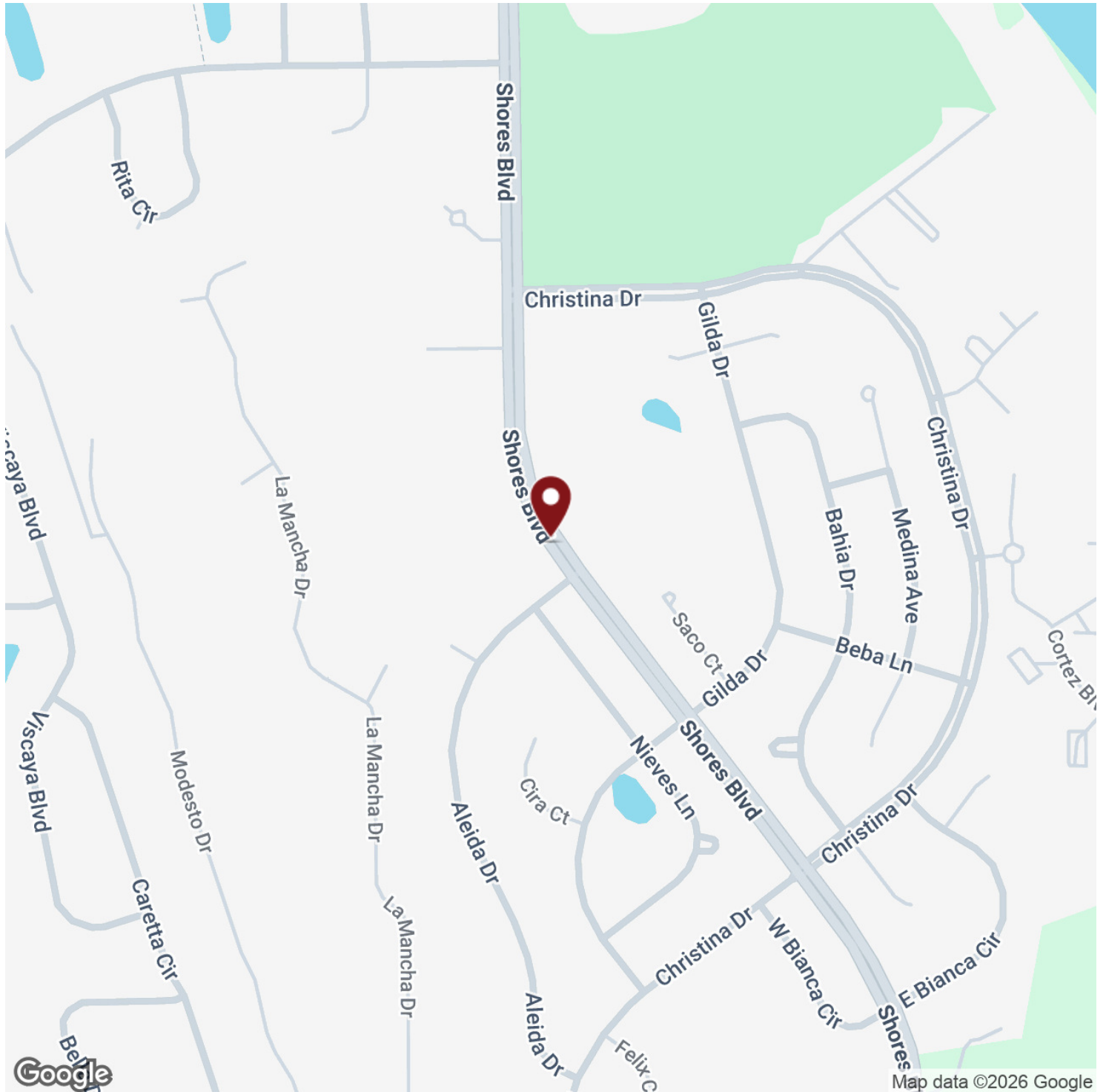
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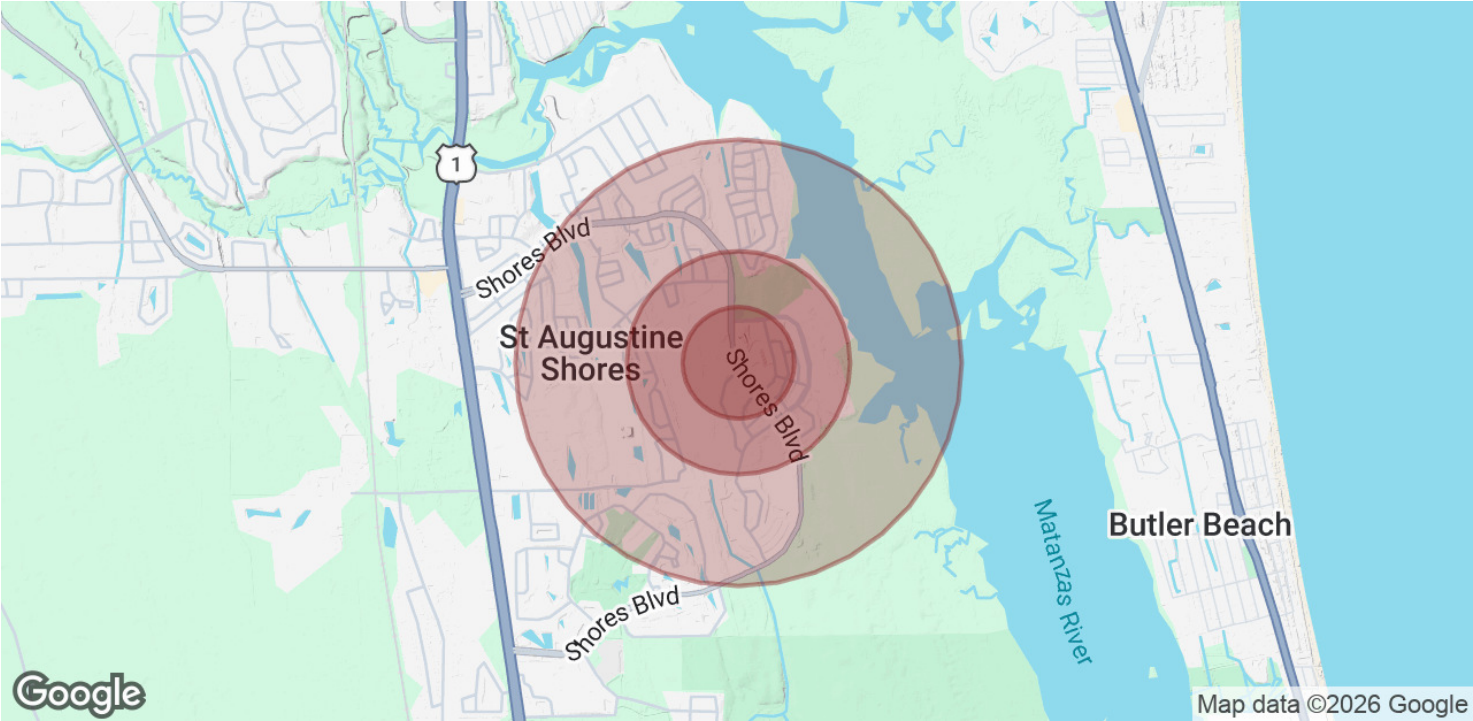
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	240	1,276	5,325
Average Age	53.1	51.2	52.3
Average Age (Male)	52.5	50.6	51.6
Average Age (Female)	55.3	52.9	53.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	522	2,349
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$107,852	\$100,181	\$90,669
Average House Value	\$309,873	\$340,166	\$360,997

2023 American Community Survey (ACS)

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