

±5 - 10 ACRES AVAILABLE FOR SALE

5865 - 5885 SR 16 | SAINT AUGUSTINE, FL | 32092



- **Two 5 Acre Lots Totaling 10 Acres**
- **Lots Can Be Sold Individually Or Combined**
- **Excellent Access To SR-16 And I-95**
- **Seller Can Deliver Land Cleared And Filled**

Asking Price:
\$2,750,000 Per Individual Parcel
\$5,500,000 Combined Parcels

LOCAL MARKET EXPERT

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY OVERVIEW

5865 - 5885 SR 16, Saint Augustine, FL | 32092



Easy Access To
I-95



200' - 400' Of Road
Frontage On SR-16



Total Size:
±5 - 10 Acres



Zoning: PUD
(Planned Unit Development)

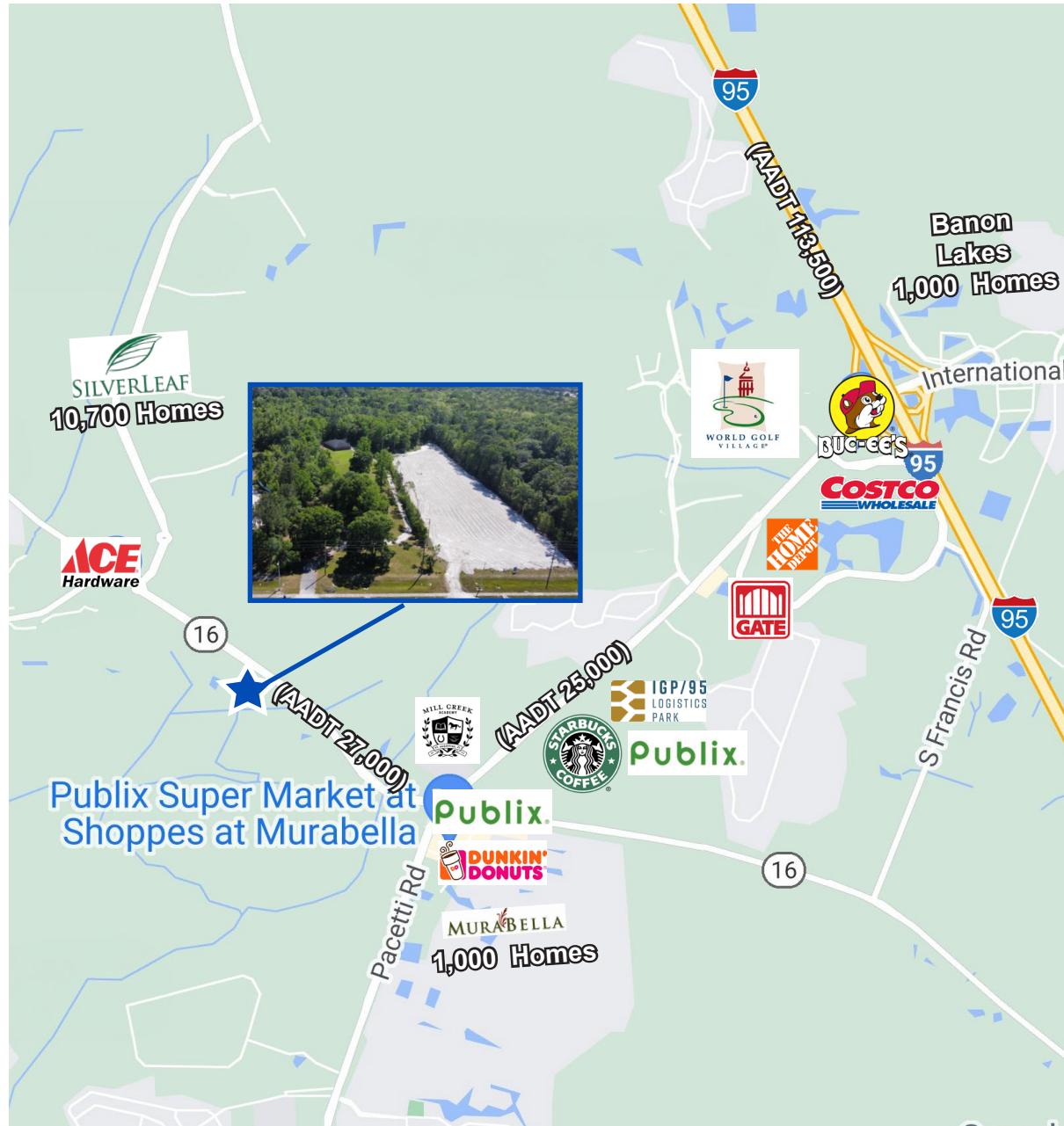


- ◆ PUD Allows For Commercial Neighborhood Uses
- ◆ Utilities: Water, Sewer And Electric To The Front Of Site
- ◆ Retention Pond In Place
- ◆ Development Rights: ±19,000 - 55,000 SF
- ◆ Approved Site Plan Can Be Modified
- ◆ Perfect Opportunity For Retail, Professional & Medical Offices or Recreational Facilities
- ◆ Heavy Retail And Restaurant Presence Near Lighted Intersection Anchored By Two Publix Locations
- ◆ Traffic Count SR-16: 27,000 AADT
- ◆ Ingress/Egress: Two Access Points From SR-16



LOCAL AREA

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Local Demographics

	2 mi	5 mi	10mi
2025 Population	17,474	43,042	150,599
2030 Est. Population	22,883	57,242	198,535

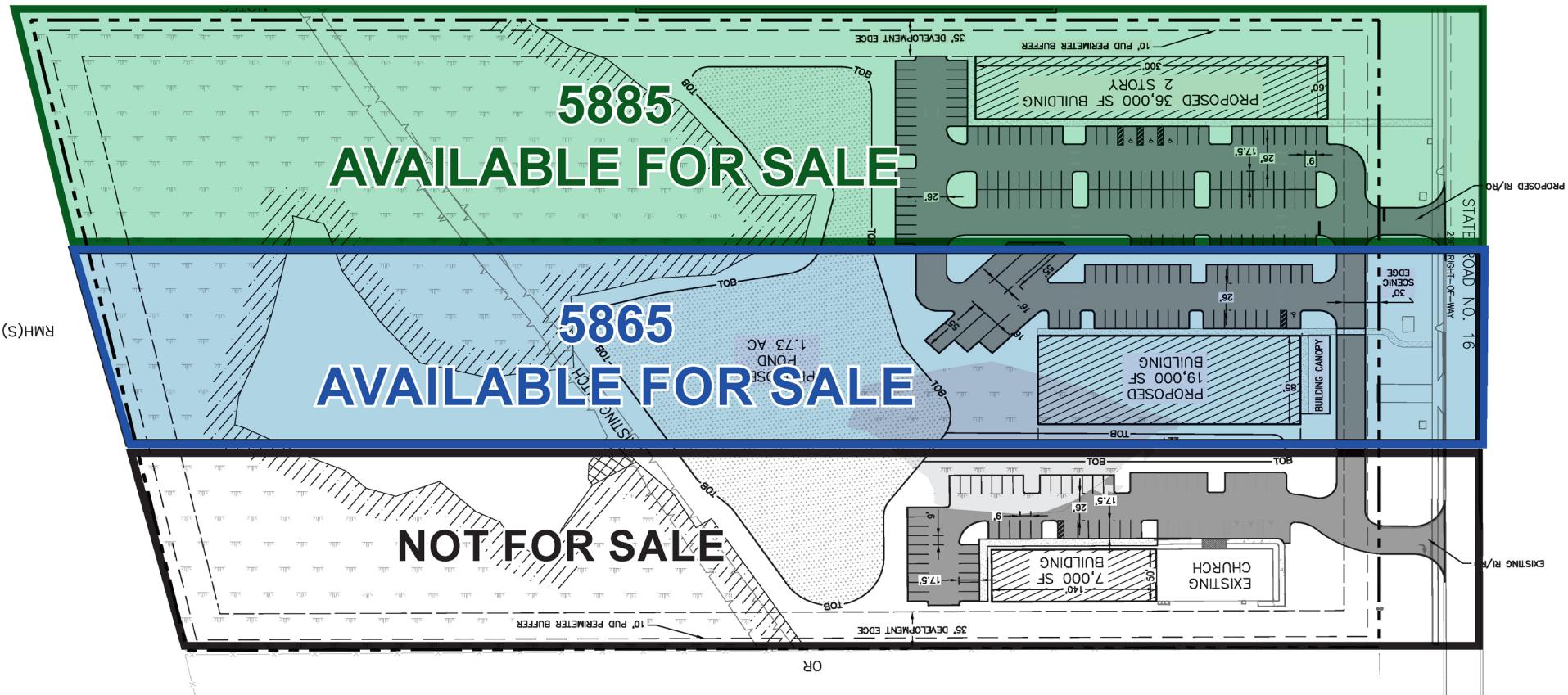
Notable neighborhoods (within 10 Mile Radius):

Nocatee	10,000 Homes
Silverleaf	10,700 Homes
Bannon Lakes	1,000 Homes
Palencia	2,700 Homes
Beachwalk	3,000 Homes
Murabella	1,000 Homes



SITE PLAN

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PROPERTY PHOTOS

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