



# HISTORIC ST. AUGUSTINE DEVELOPMENT

121 CEDAR STREET, ST. AUGUSTINE FLORIDA 32084

UNPRICED



EXCLUSIVELY PRESENTED BY: SVR COMMERCIAL, LLC | JACKSONVILLE, FL  
100 Fairway Park Blvd  
Unit 2200  
Ponte Vedra Beach, FL 32082

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.





## OVERVIEW

SVR Commercial LLC, as exclusive advisor, is privileged to present the opportunity to acquire this  $\pm$  0.64 acre residential development. The property can be delivered shovel-ready, as is, or with horizontal development in place. The site consists of 8 single family lots & 4 townhomes lots. Located in the heart of St Augustine and walking distances to the historic district.

## LOCATION DESCRIPTION

This property is located in the beautiful and ever-growing St. Augustine, Florida. Located walking distance to the Nationwide-famous St. Augustine Historic District and a short drive to beach vacation hotspots in Anastasia Island. This property offers an ideal central location to many major employers including Flagler hospital, Flagler College, and too many restaurants and retail shopping destinations to mention. This site offers everything a person needs in less than a 5-mile radius, whether it be low-key living or vacation partying, everything you could imagine is within a casual bike riding distance. The townhome portion of the site is zoned commercial with no restrictions on short-term rentals.

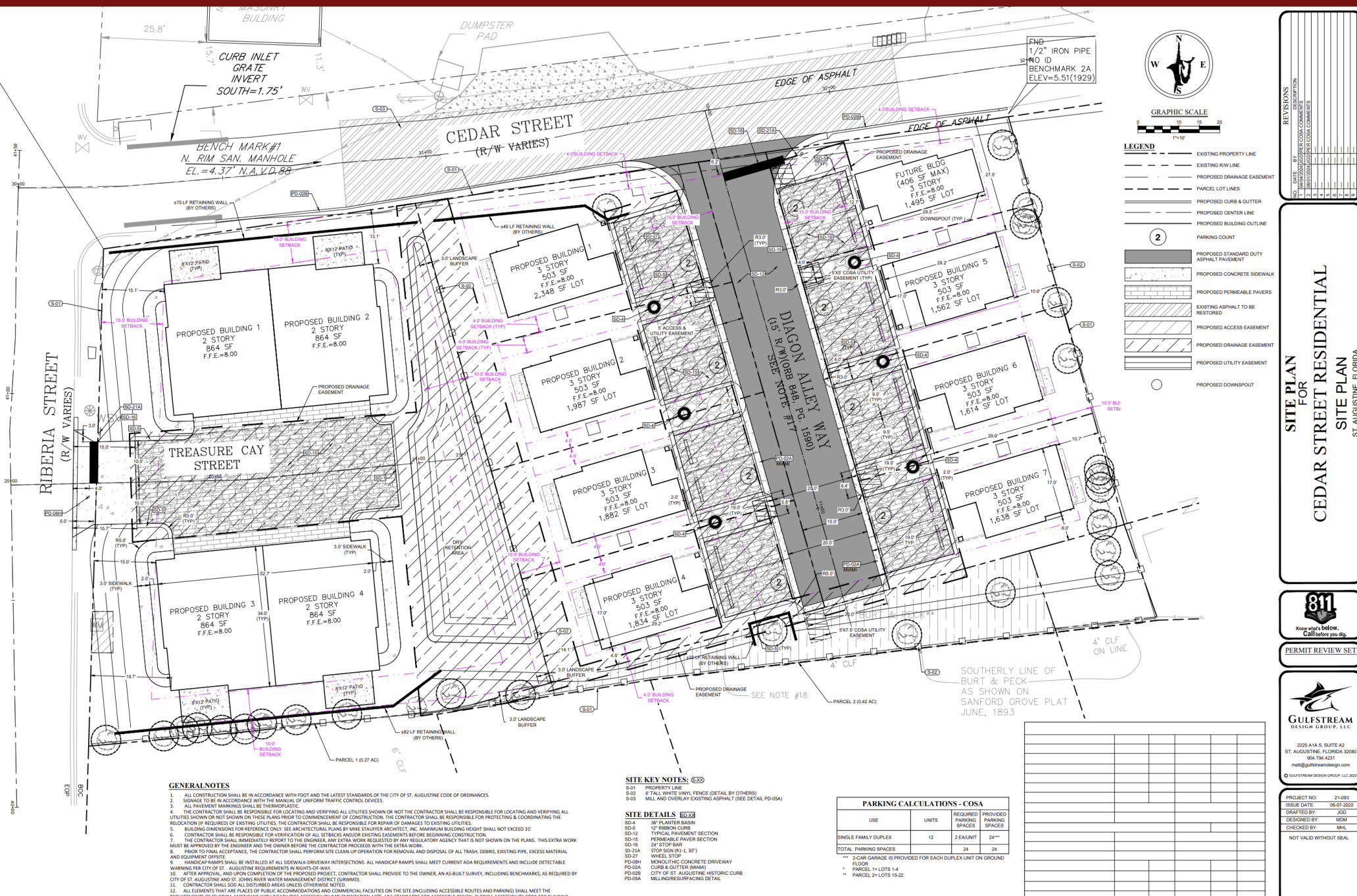
## PROPERTY DETAILS

Address:	121 Cedar Street, St Augustine Florida 32084
County:	St. Johns
Tax Real Estate Number:	2031600000, 2030400010, 2030200000, and 2031000010
Land Size:	$\pm$ 0.64 Acres
Unit Breakdown:	8 Single family lots & 4 Townhomes lots
Delivery:	The property can be delivered shovel-ready, as is, or with horizontal development in place.









Population			
2029 Projection	52,658	105,685	169,424
2024 Estimate	39,568	79,289	126,866
2020 Census	32,670	64,728	101,644
Growth 2024-2029	33.08%	33.29%	33.55%
Growth 2020-2024	21.11%	22.50%	24.81%
2024 Households by HH Income			
Income: <25,000	2,456	3,853	5,946
Income: \$25,000-\$50,000	3,656	7,169	11,889
Income: \$50,000-\$75,000	3,631	7,294	11,429
Income: \$75,000-\$100,000	2,166	4,014	6,575
Income: \$100,000-\$125,000	1,837	3,361	5,425
Income: \$125,000-\$150,000	902	2,525	3,870
Income: \$150,000-\$200,000	1,350	3,032	5,118
Income: \$200,000+	1,224	2,748	4,667
2024 Average Household Income	\$89,172	\$95,549	\$96,926
2024 Median Household Income	\$66,844	\$70,417	\$70,877
Households			
2029 Projection	22,919	45,284	73,310
2024 Estimate	17,223	33,997	54,919
2020 Census	14,265	27,850	43,959
Growth 2024-2029	33.07%	33.20%	33.49%
Growth 2020-2024	20.74%	22.07%	24.93%
Owner Occupied	10,762	23,849	40,774
Renter Occupied	6,461	10,147	14,145

# EXCLUSIVE SALES REPRESENTATIVES



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## **TRANSACTION GUIDELINES**

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## **FORM OF PROPOSALS**

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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