



±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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NEWMARK
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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

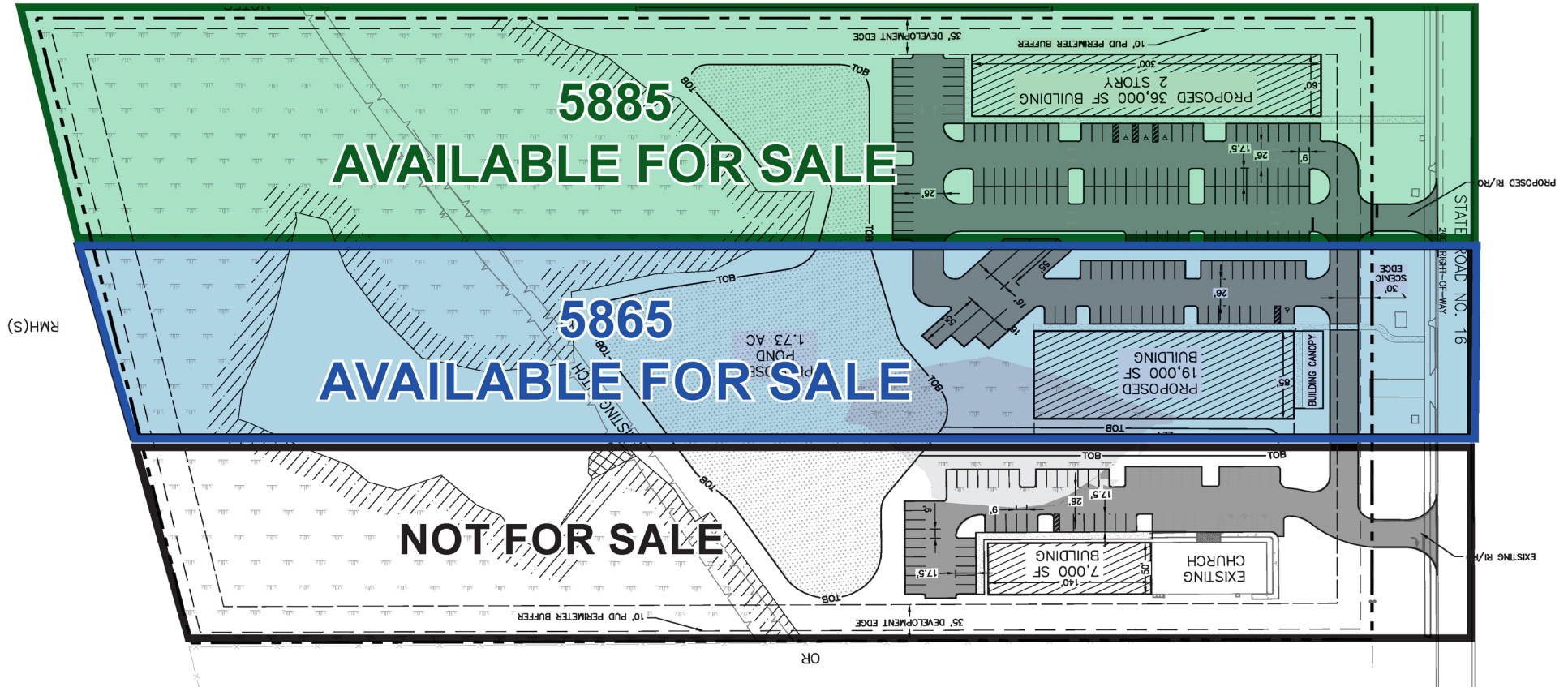
Notable neighborhoods (within 10 Mile Radius):

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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