



ST. AUGUSTINE LAND

RV PARK DEVELOPMENT WITH COMMERCIAL FRONTAGE
1425 STATE ROAD 16, ST. AUGUSTINE, FL 32084

OFFERING PRICE
\$11,900,000
17.57 ACRES



CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd
Unit 2200
Ponte Vedra Beach, FL 32082

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Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd
Unit 2200
Ponte Vedra Beach, FL 32082



EXECUTIVE SUMMARY



OVERVIEW:

SVR Commercial, as exclusive advisor, is privileged to present the opportunity to acquire the RV Park development located at 1425 State Road 16, St. Augustine, FL 32084 (the "Property"). The Property consists of Five (5) adjacent parcels totaling approximately 17.57 acres. The Property has a maximum density of 200 RV lots and an additional \pm 2.86 commercial acres.

PROPERTY DETAILS

Address:	1425 State Road 16 St. Augustine, FL 32084
Tax Real Estate Number:	0883600000 0886300010 0883400000 0883500000 0884100000
Land Size:	17.57 AC
Zoning:	CHT
Access	State Road 16 Opportunity Zone

PROPERTY OVERVIEW

An excellent opportunity for a developer to acquire a 17.57-acre parcel adjacent to State Road 16 with a maximum density of 200 RV lots and an additional \pm 2.86 commercial acres. Property is currently being utilized as an RV park positively cash-flowing, and utilities are currently on-site.

LOCATION OVERVIEW

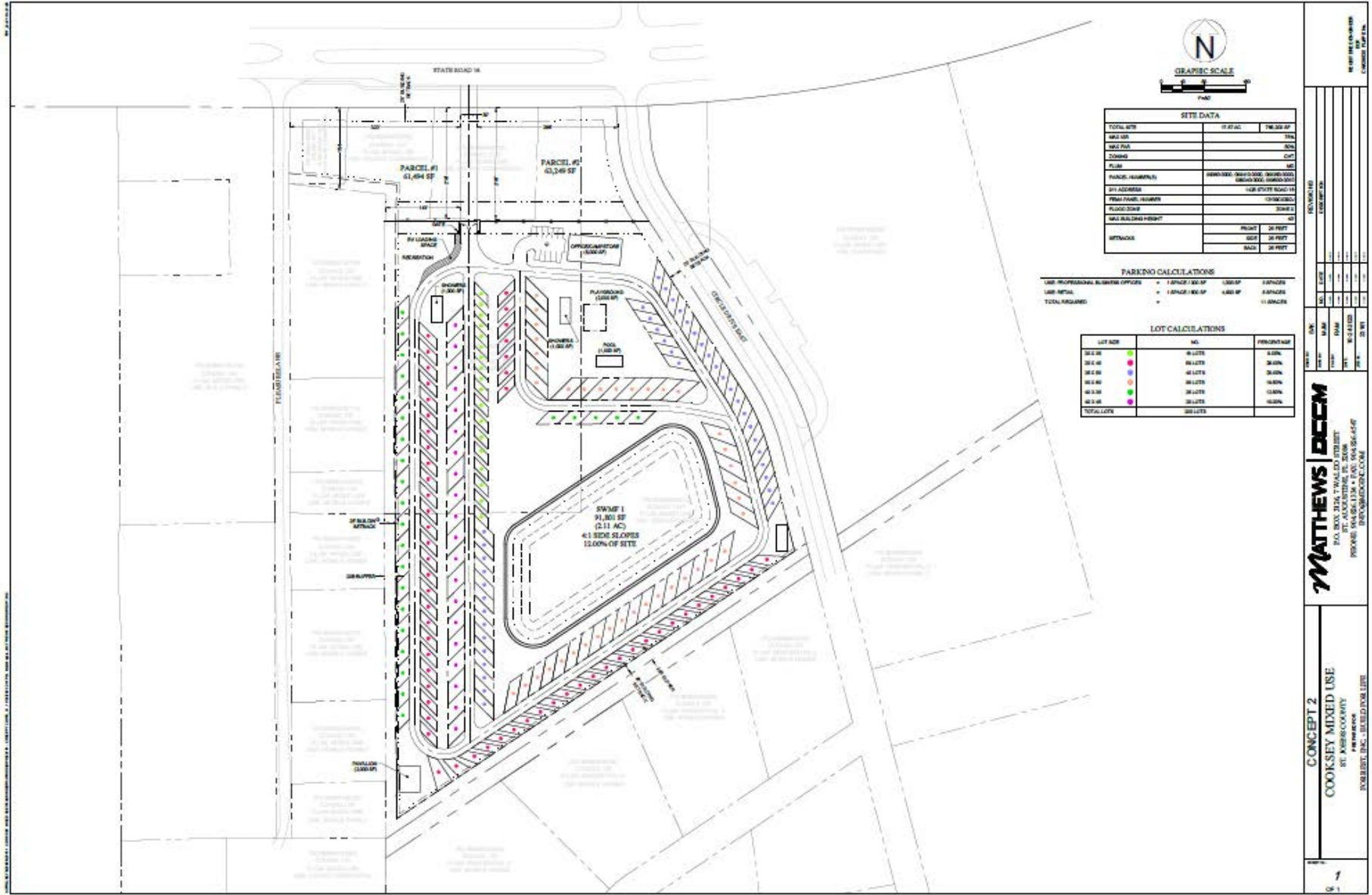
This property is located in historic St. Augustine, within St. Johns county one of the fastest growing communities in Florida. Situated less than 5 miles from downtown and conveniently located less than 2 minutes from Publix and only 2 miles from Interstate 95. With frontage view of State Road 16 thousand of travelers drive by on their way to visit the oldest city in the country. In addition, to the beautiful landscape, growing community, and high tourist rate St. Johns boast one of the best school districts in the state.



RV PARK DEVELOPMENT | 17.57 Acres



SITE PLAN



SITE DATA	
TOTAL ACP	124,743 SF
USE	OFFICE
MIN. USE	OFFICE
MIN. FLOOR AREA	10,000 SF
MIN. FLOOR HEIGHT	10 FEET
MIN. SETBACK	25 FEET
MIN. SIDE SETBACK	10 FEET
MIN. REAR SETBACK	10 FEET

PARKING CALCULATIONS			
USE PROFESSIONAL BUSINESS OFFICE	1 SPACE/100 SF	2,130 SF	21 SPACES
USE OFFICE	1 SPACE/100 SF	2,130 SF	21 SPACES
TOTAL REQUIRED			42 SPACES
TOTAL PROVIDED			100 SPACES

LOT CALCULATIONS		
LOT SIZE	NO.	PERCENTAGE
10,000 SF	10 LOTS	10.00%
12,500 SF	10 LOTS	10.00%
15,000 SF	10 LOTS	10.00%
17,500 SF	10 LOTS	10.00%
20,000 SF	10 LOTS	10.00%
22,500 SF	10 LOTS	10.00%
25,000 SF	10 LOTS	10.00%
27,500 SF	10 LOTS	10.00%
30,000 SF	10 LOTS	10.00%
32,500 SF	10 LOTS	10.00%
35,000 SF	10 LOTS	10.00%
37,500 SF	10 LOTS	10.00%
40,000 SF	10 LOTS	10.00%
42,500 SF	10 LOTS	10.00%
45,000 SF	10 LOTS	10.00%
47,500 SF	10 LOTS	10.00%
50,000 SF	10 LOTS	10.00%
52,500 SF	10 LOTS	10.00%
55,000 SF	10 LOTS	10.00%
57,500 SF	10 LOTS	10.00%
60,000 SF	10 LOTS	10.00%
62,500 SF	10 LOTS	10.00%
65,000 SF	10 LOTS	10.00%
67,500 SF	10 LOTS	10.00%
70,000 SF	10 LOTS	10.00%
72,500 SF	10 LOTS	10.00%
75,000 SF	10 LOTS	10.00%
77,500 SF	10 LOTS	10.00%
80,000 SF	10 LOTS	10.00%
82,500 SF	10 LOTS	10.00%
85,000 SF	10 LOTS	10.00%
87,500 SF	10 LOTS	10.00%
90,000 SF	10 LOTS	10.00%
92,500 SF	10 LOTS	10.00%
95,000 SF	10 LOTS	10.00%
97,500 SF	10 LOTS	10.00%
100,000 SF	10 LOTS	10.00%
TOTAL LOTS	100 LOTS	100.00%

CONCEPT 2
COOKSEY MIXED USE
 ST. JOHNS COUNTY
 317 W. PINEAPPLE
 FOREST, INC. - LEAD FOR LIFE

MATTHEWS DEEM
 P.O. BOX 3574, TRAILWOOD STREET
 WYOMING, WY 84002
 PHONE: (307) 436-1136 • FAX: (307) 436-1137
 INFO@MATTHEWSDEEM.COM

NO.	DATE	DESCRIPTION	REVISIONS		BY	CHK
			NO.	DATE		
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

DATE PLOTTED: 10/20/2023 10:10:00 AM
 PLOTTER: HP PLOTTER
 SCALE: 1" = 40' 0"

St. Augustine Land	1 Mile	3 Miles	5 Miles
2029 Projection	3,229	28,180	70,547
2024 Estimate	2,409	21,197	52,855
2020 Census	1,863	17,876	42,397
Annual Growth 2024-2029	34.04%	32.94%	33.47%
Annual Growth 2020-2024	29.31%	18.58%	24.67%
HOUSEHOLDS			
2029 Projection	1,340	11,357	29,092
2024 Estimate	1,002	8,557	21,800
2020 Census	783	7,282	17,507
Annual Growth 2024-2029	33.73%	32.72%	33.45%
Annual Growth 2020-2024	27.97%	17.51%	24.52%
2024 Owner Occupied Housing Units	814	5,843	14,466
2024 Renter Occupied Housing Units	188	2,714	7,333
2024 HOUSEHOLDS BY HOUSEHOLD INC.			
2024 Household Income Less than \$25,000	54	1,091	2,960
2024 Household Income \$25,000-\$50,000	219	1,952	4,953
2024 Household Income \$50,000-\$75,000	306	2,143	4,593
2024 Household Income \$75,000-\$100,000	117	1,253	2,812
2024 Household Income \$100,000-\$125,000	41	772	2,189
2024 Household Income \$125,000-\$150,000	98	554	1,325
2024 Household Income \$150,000-200,000	36	503	1,653
2024 Household Income \$200,000 or greater	129	290	1,314
2024 Average Household Income	\$104,320	\$79,335	\$86,795
2024 Median Household Income	\$69,247	\$65,003	\$66,065

RETAIL MAP

Northeast Florida
Regional Airport

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ST. JOHNS COUNTY	
	St. Johns
Population	
2021 Estimate	275,146
2010 Census	190,039
Annual Growth 2010-2021	3.3%
Annual Growth 2021-2026	2.9%
Households	
2021 Total Households	108,300
2010 Census	75,338
2021 Owner Occupied Housing Units	84.5%
2021 Renter Occupied Housing Units	15.5%
2021 Avg Household Income	\$124,859
2021 Med Household Income	\$90,367
2021 Households by Households Inc.	
2021 Household Income Less than \$15,000	4.4%
2021 Household Income \$15,000-\$24,999	5.9%
2021 Household Income \$25,000-\$34,999	6.0%
2021 Household Income \$35,000-\$49,999	9.9%

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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