

## 22.54 ACRES AVAILABLE | MULTIFAMILY OR COMMERCIAL DEVELOPMENT

SR 207  
St. Augustine, FL 32033

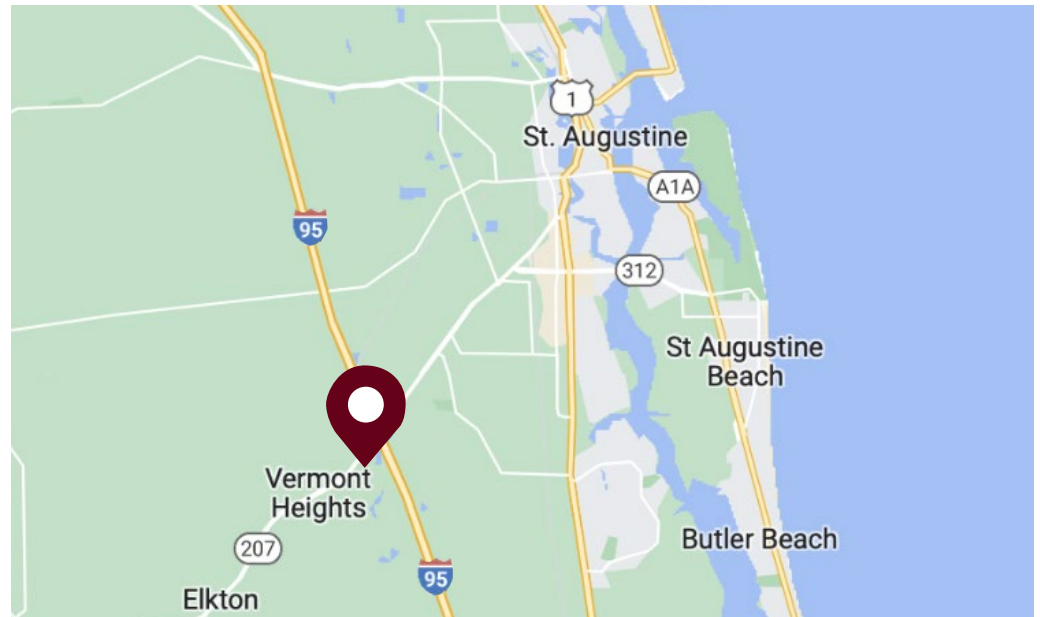
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# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 22.54 Acres Available For Multifamily or Commercial Development
- Located in one of the fastest growing counties in the Country
- SR 207 is one of three major corridors carrying residents and tourist to and from the City of St. Augustine
- Significant residential and commercial activity along the SR 207 corridor
- Less than ½ mile from Interstate 95
- Site will be served by a future signal and access from SR 207 and Cypress Links Boulevard
- Site is zoned PUD Commercial which allows for a broad variety of medical, retail, religious facility, and commercial use such as hotel, gas, etc.
- The recently adopted Live Local Act permits the site to be developed as multifamily as long as there is a workforce housing component incorporated in the project.
- St. Johns Golf Club, a public course behind the site, completed an \$8 million renovation in 2022



## DEMOGRAPHICS

2022 - 2027 DEMOGRAPHICS	3 MILES	5 MILES
2022 Population	10,317	36,727
Projected 2027 Population	11,393	41,037
Households	4,184	15,690
Median Age	49.9	48.9
Average Household Income	\$101,679	\$97,831

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# RESIDENTIAL BUILDING PERMITS

