



SR 16 PARCELS | FOR SALE

State Road 16
Saint Augustine, FL 32092

SEAN MCGILL
O - 904.493.1603
D - 904.302.6943
sean@cantrellmorgan.com

TOMMY ELLIS
O - 904.493.1603
D - 904.770.4111
tommy@cantrellmorgan.com



PROPERTY OVERVIEW

Located in the path of development, these two parcels are poised to take advantage of the residential and commercial growth in this area of St. Johns County and will provide services along SR 16 between International Golf Parkway and I95. Both parcels are zoned OR and have utilities available.

These parcels of 4.1 acres and 5.9 acres offer frontage on SR 16 and access from this major thoroughfare as well as Windward Ranch boulevard. The property is all usable and suitable for multi-use development. Both parcels have off-site retention.



PROPERTY HIGHLIGHTS

- 4.15 and 5.99 acres
- Parcels can be purchased together or separate
- Zoning: PUD 90,000 SF Commercial
- Utilities available
- Off-site retention

DEMOGRAPHICS

	3 MILES	5 MILES
Population	14,523	37,920
Households	5,251	14,599
Median Age	39.2	42.5
Median Household Income	\$119,981	\$106,931
Average Household Income	\$137,747	\$127,085



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SURROUNDING AREA



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SURROUNDING AREA



SURROUNDING NEIGHBORHOODS:

Development	Units
1. Murabella	959
2. Samara Lakes	872
3. TrailMark	2278
4. Arbor Mill	252
5. World Golf Village	3368
6. Grey Hawk	33
7. Park Place	44
8. Windward Ranch	580
9. Markland	355
10. Bannon Lakes	999
11. World Commerce Center	1271
12. SilverLeaf	10,700
13. Heritage Landing	1154
14. Bocage	522
15. Steeplechase	981
16. Gran Lake	296
17. Grand Oaks	999
18. King & Bear	968
19. Elevation Pointe	740
Total	27,371

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