



DOBBS ROAD PARCEL | UP TO 1.91 UPLAND ACRES | FOR SALE

Dobbs Road Cutoff
Saint Augustine, FL 32086

SEAN MCGILL
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PROPERTY OVERVIEW

Located off State Road 207, this parcel offers convenient access to St. Augustine, the State Road 312 corridor, the St. Augustine beach, and I-95.

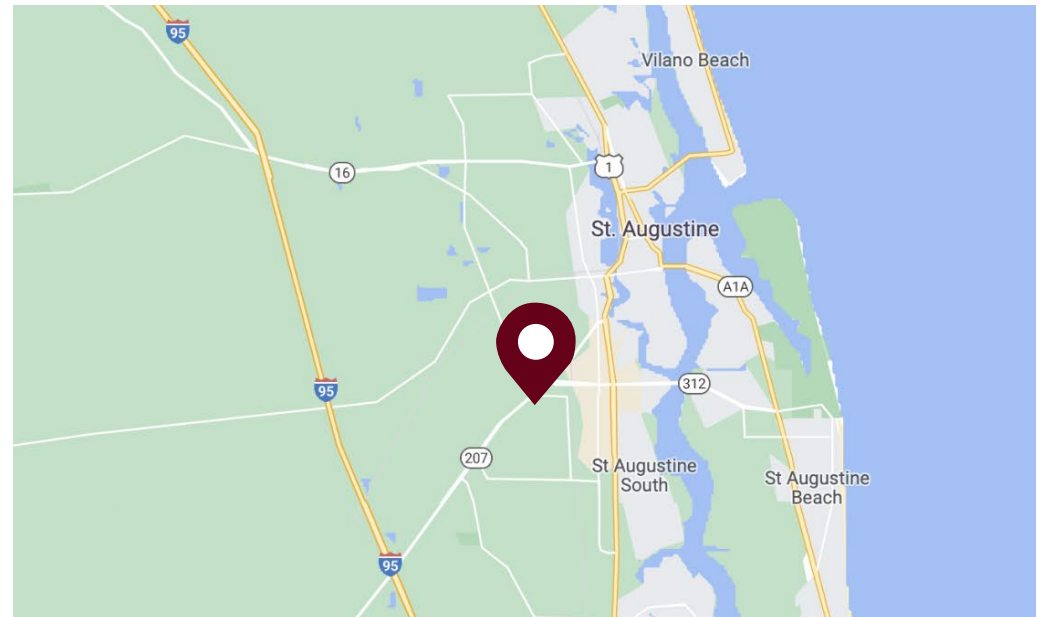
The property is zoned CI which allows for a variety of uses including multi family ALF, and medical centers.

PROPERTY HIGHLIGHTS

- Up to 1.91 Upland Acres
- 3.38 Gross Acres
- Some wetlands on the property which can be mitigated
- Zoned CI
- Asking Price: \$1,000,000

DEMOGRAPHICS

2021 - 2026 DEMOGRAPHICS	3 MILES	5 MILES
2021 Population	32,820	70,012
Projected 2026 Population	36,687	78,854
Households	13,716	30,740
Median Age	44.3	46.5
Median Household Income	\$58,111	\$63,043
Average Household Income	\$80,695	\$87,946



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SURROUNDING AREA



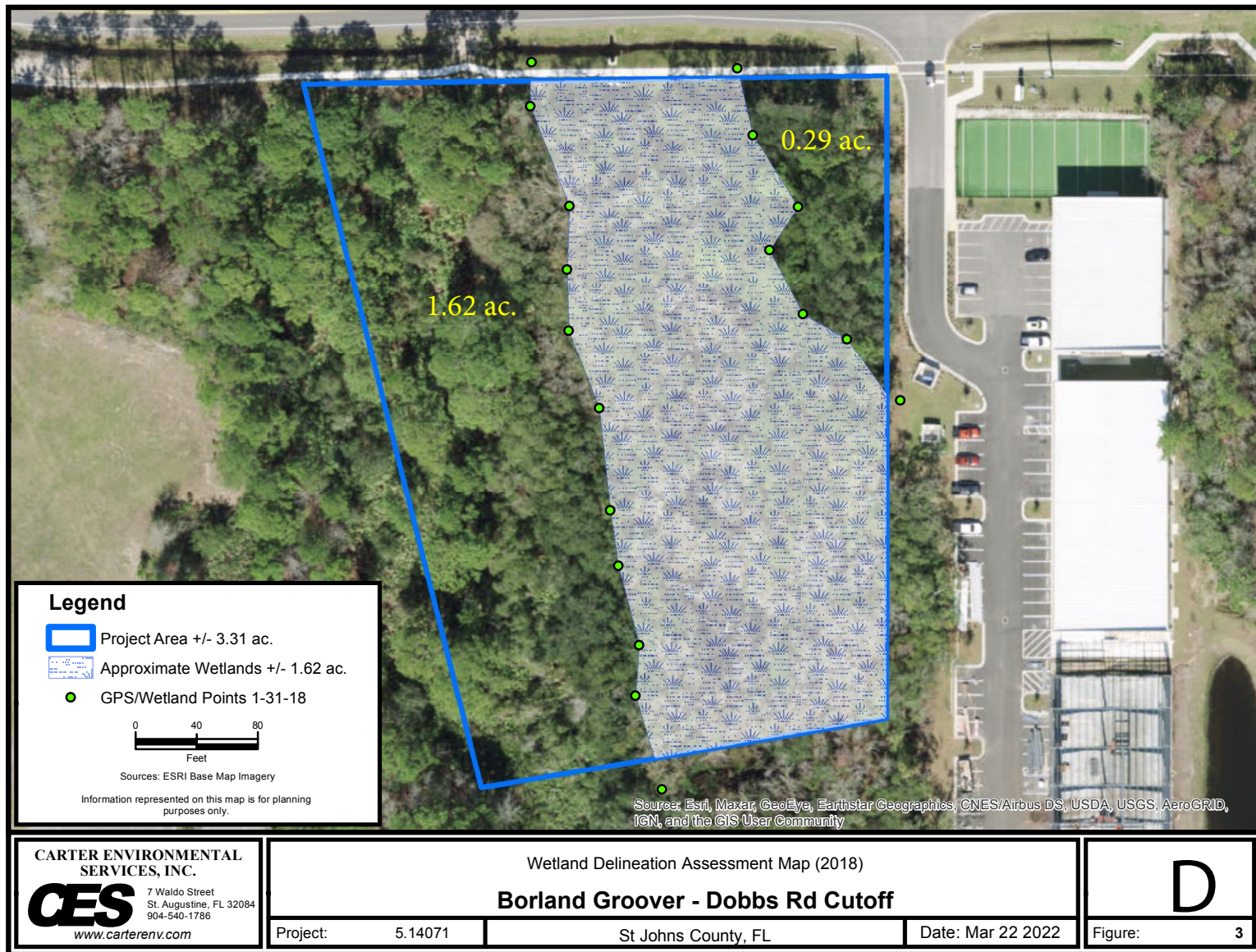
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SITE



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