



BUILDING PADS | FOR SALE

5643 SR 16
Saint Augustine, FL 32092

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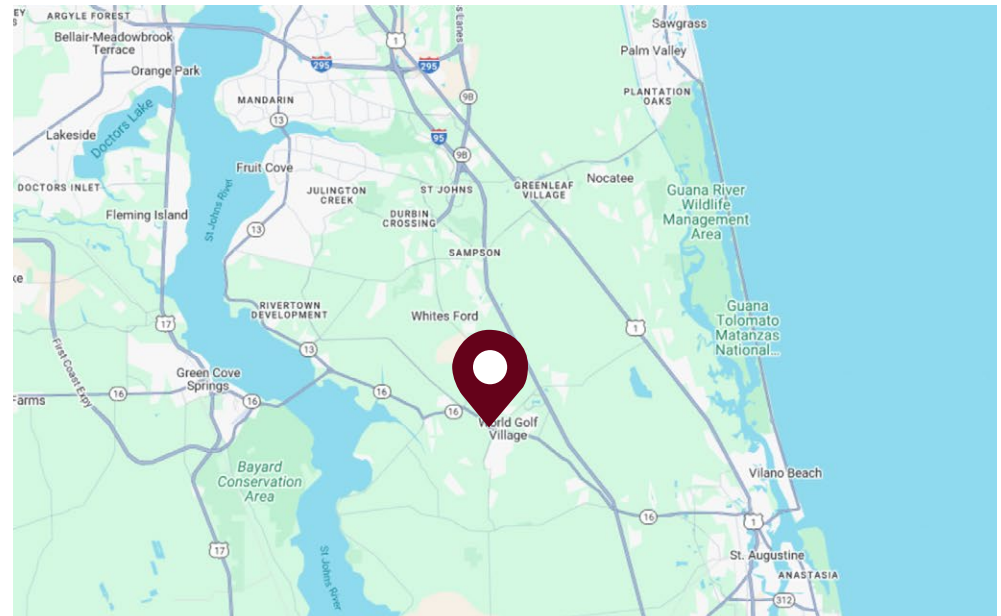


PROPERTY OVERVIEW

Professional Office Pads Available — fully entitled commercial build ready pads located within World Golf Village, St. Johns County, Florida.

PROPERTY HIGHLIGHTS:

- Fully entitled development pads — zoning, land use, and site plan approvals already in place, allowing for an accelerated path to construction
- Strategic professional office location within World Golf Village, positioned to serve the surrounding residential and institutional base
- Directly adjacent to SilverLeaf, a master-planned community zoned for 17k dwelling units
- Located in St. Johns County — Florida's fastest-growing county, with population growth outpacing every other county in the state since 2020
- Surrounded by an expanding base of rooftops across multiple master-planned communities, supporting long-term demand for professional office, medical, and service uses
- Convenient access to St. Johns Parkway and new extension CR 2209 , with direct connections to Interstate 95 and the Jacksonville and St. Augustine job markets



DEMOGRAPHICS

	3 MILES	5 MILES
Population	38,310	51,957
Households	13,218	18,150
Median Age	43.7	43.0
Average Household Income	\$160,301	\$168,060
Median Household Income	\$122,656	\$129,433

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SURROUNDING AREA

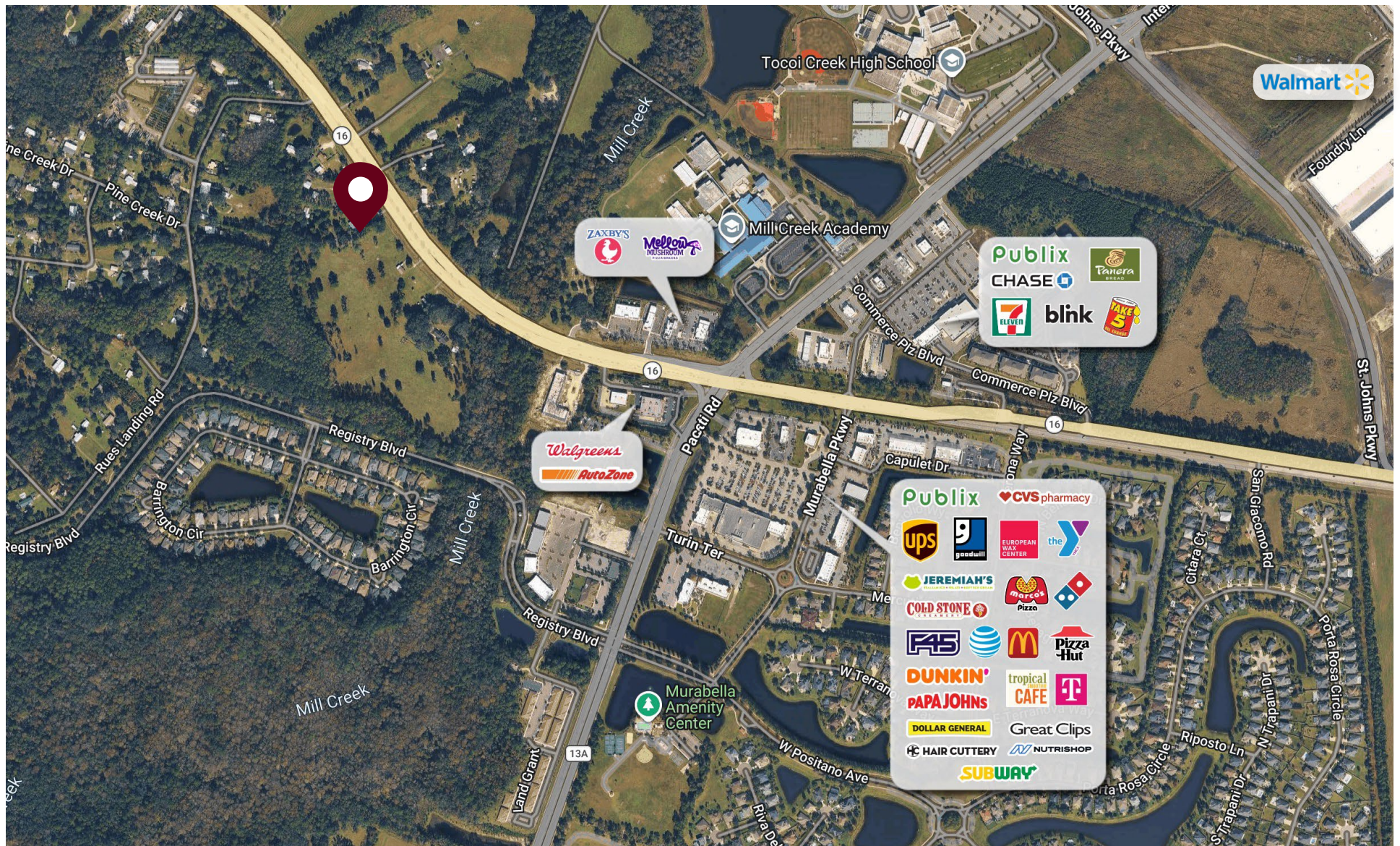


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RESIDENTIAL GROWTH

