

US HIGHWAY 1

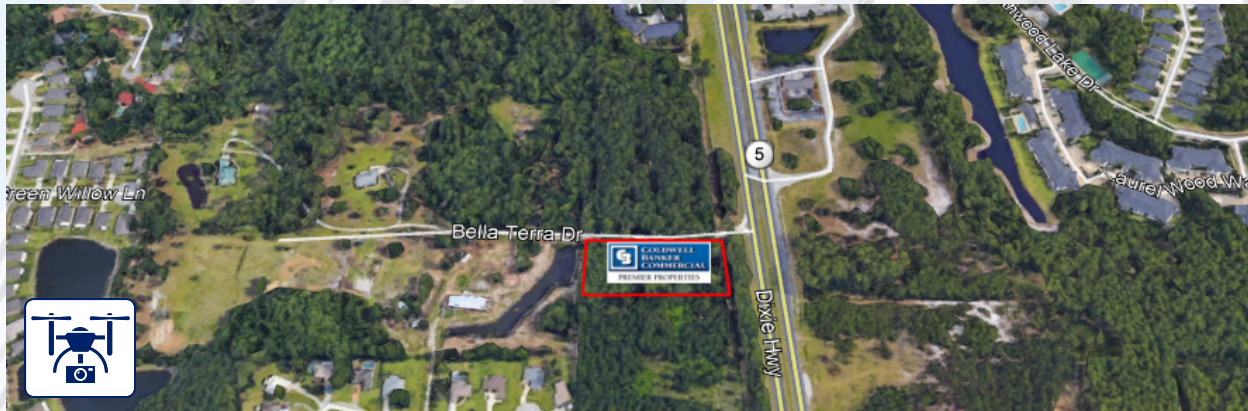
US Highway 1
Saint Augustine, FL 32086

AVAILABLE SPACE
1.7 Acres

ASKING PRICE
\$399,999

FEATURES

- Available Immediately!
- Very Motivated Seller!



OFFICE

Eric Maimo
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1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717

FOR SALE

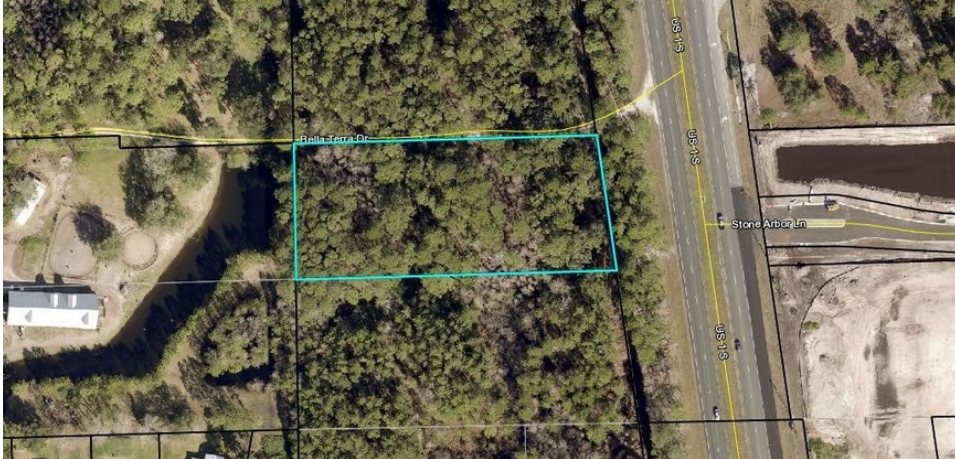
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US HIGHWAY 1

US Highway 1, Saint Augustine, FL 32086

SALE



OFFERING SUMMARY

Sale Price: \$399,999

Available SF:

Lot Size: 1.7 Acres

Zoning: OR

Price / SF: \$5.40

PROPERTY OVERVIEW

1.7 Acres of OR zoned undeveloped land with 180' of frontage along US Highway 1 in South Saint Augustine. Located in the Mixed Use district and adjacent to properties with CI, OP and CG zoning therefore should be fairly simple to rezone accordingly. Currently .949 acres of uplands with the ability to mitigate an additional .505 acres leaving a total of 1.45 acres of usable uplands.

PROPERTY HIGHLIGHTS

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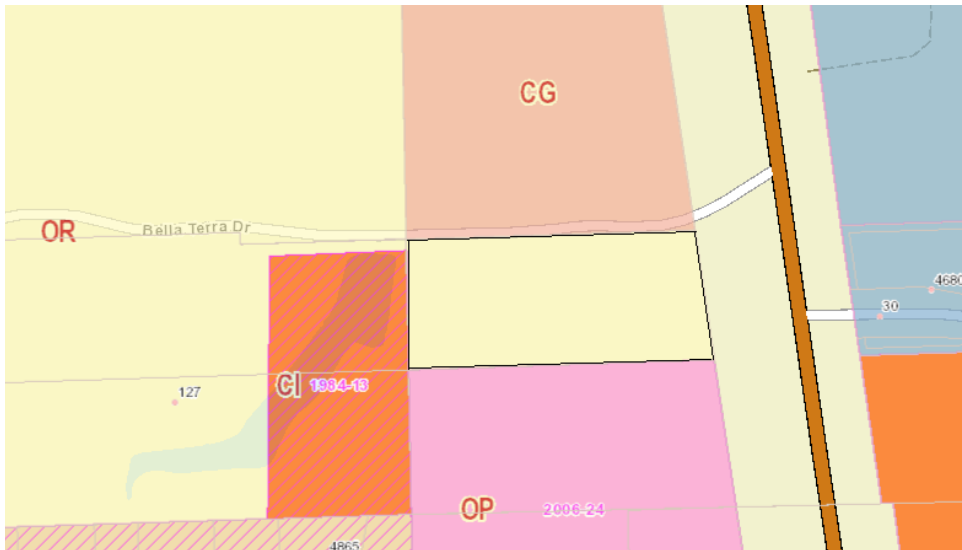
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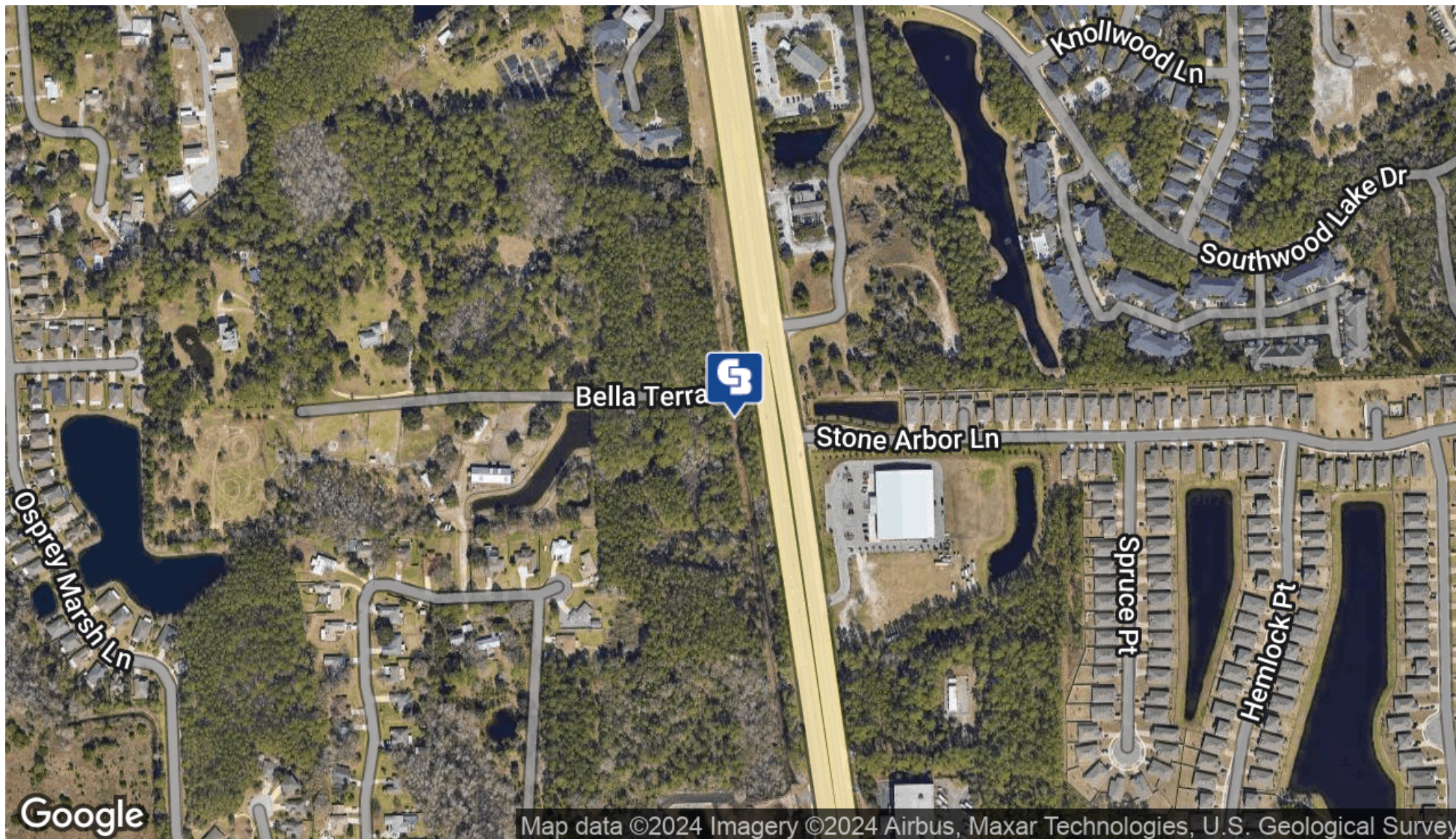
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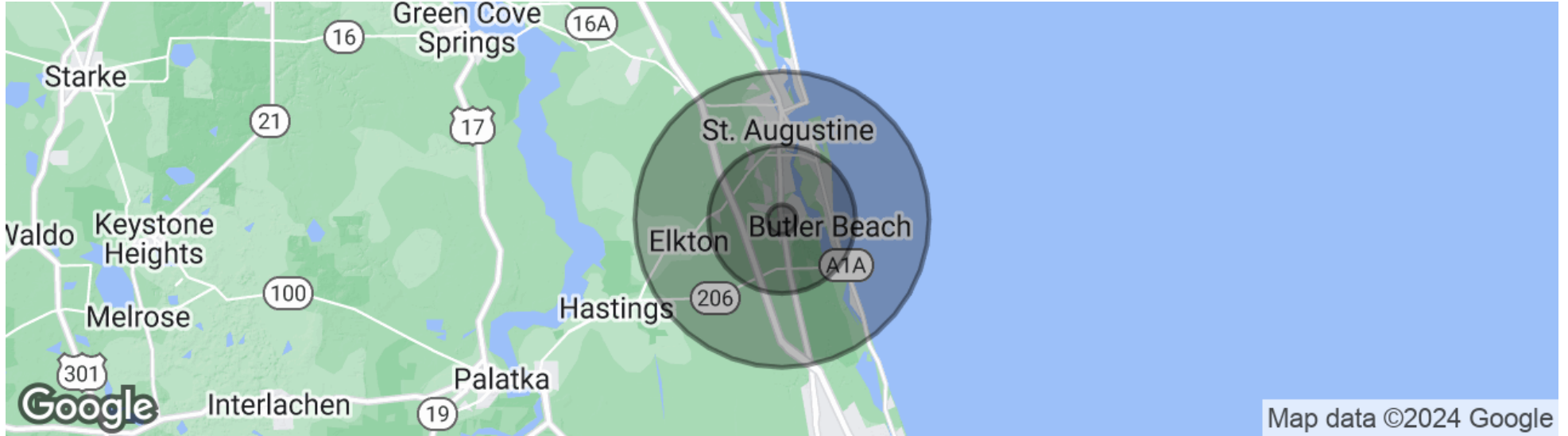
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SALE



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,438	44,248	79,973
Median age	46.9	46.6	44.8
Median age (Male)	45.4	45.0	43.5
Median age (Female)	48.3	47.9	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	592	18,972	33,547
# of persons per HH	2.4	2.3	2.4
Average HH income	\$62,944	\$68,248	\$64,377
Average house value		\$281,527	\$341,756

* Demographic data derived from 2020 ACS - US Census

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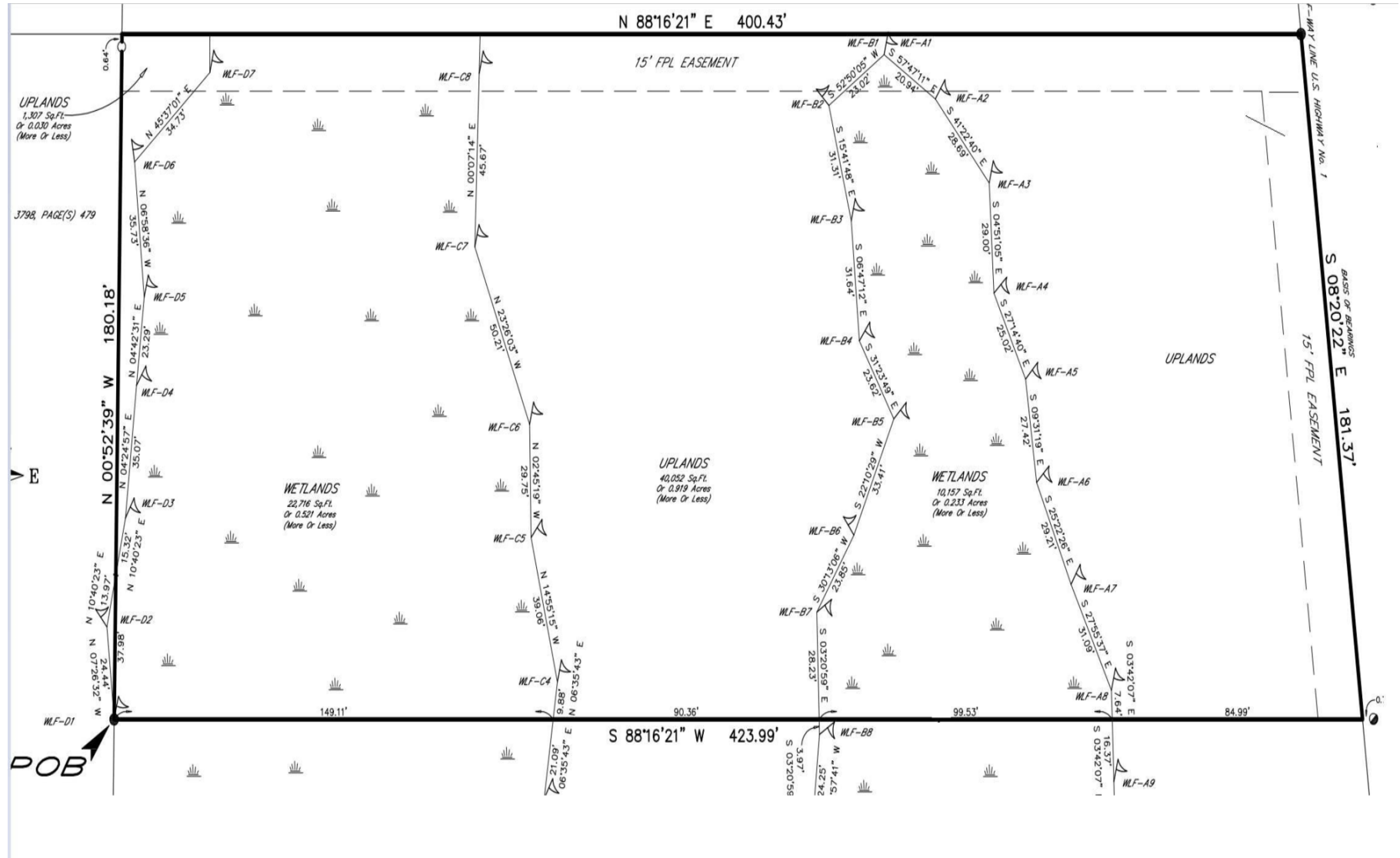
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