



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR SALE

2.83 AC. PUD 100K SF INDUSTRIAL SPACE IN WORLD GOLF VILLAGE

\$2,295,000

1 Center Place Way
Saint Augustine, FL 32095

AVAILABLE SPACE
2.83 Acres

FEATURES

- Approved Mixed-Use PUD with 100,000SF of industrial Intitlements
- Generous Industrial entitlements with building heights: 50' for industrial
- On-site master retention
- Explosive residential growth in the area: 58K Homes in 10 mile radius and additional 64K approved or under construction
- 40-minute drive to Jacksonville International Airport or Jacksonville's renowned shipping cruise ports

LOT 1

2.83 ACRES

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OFFICE

Ronald W Palmer
904 540 8887
rwpalmer7@gmail.com

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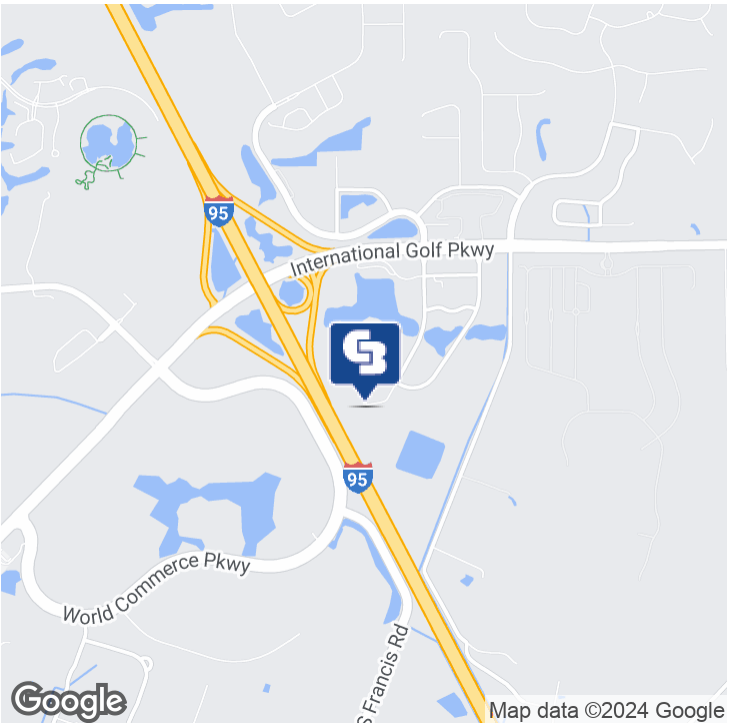
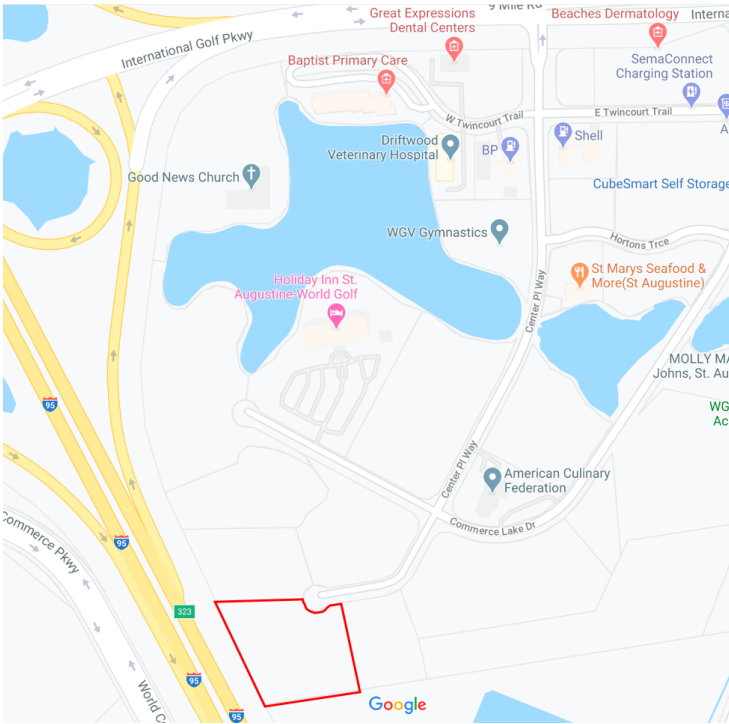
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



2.83 AC. PUD WITH 100K SF INDUSTRIAL ENTITLEMENTS IN WORLD GOLF VILLAGE

1 Center Place Way, Saint Augustine, FL 32095

SALE



OFFERING SUMMARY

Sale Price: \$2,495,000

Available SF:

Lot Size: 2.83 Acres

Zoning: PUD/100,000 SF
Industrial Entitlements

Market: Jacksonville

Submarket: Saint Augustine

Price / SF: \$18.62

PROPERTY OVERVIEW

This premier development track is ready for immediate development in one of St. Johns County's most prestigious planned developments and is an excellent opportunity for I95 visibility. It has very generous Industrial entitlements with liberal height restrictions far exceeding other areas of St. Johns County. The manicured roadways, attractive entrances and architecturally restricted developments ensures a beautiful working and living environment.

PROPERTY HIGHLIGHTS

- Approved PUD 100K SF of industrial Intitlements
- 100,000 SF Industrial entitlements with building heights. 50' for industrial
- On-site master retention
- Explosive residential growth in the area: 58K Homes in 10 mile radius and additional 64K approved or under construction
- 40-minute drive to Jacksonville International Airport or Jacksonville's renowned shipping cruise ports
- 20-minute drive to Historic St. Augustine Florida, the Nation's Oldest City

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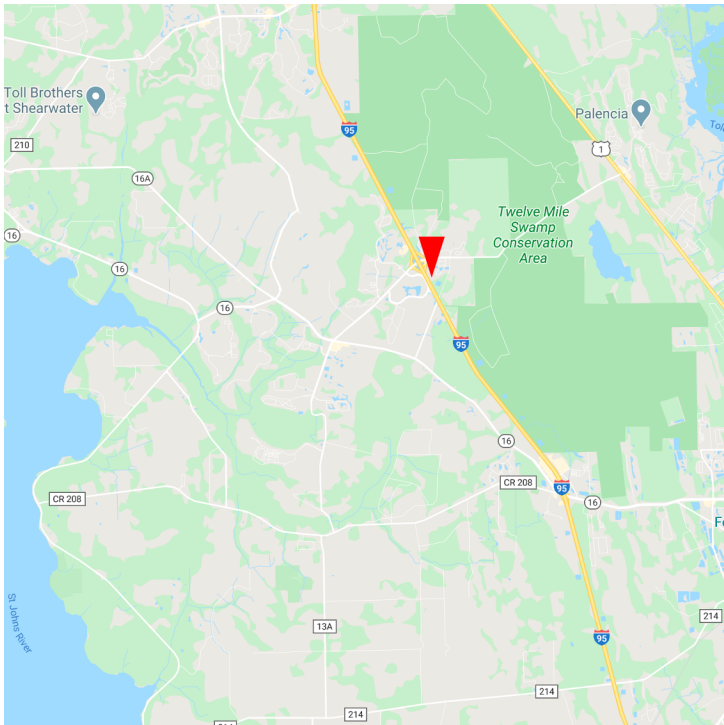
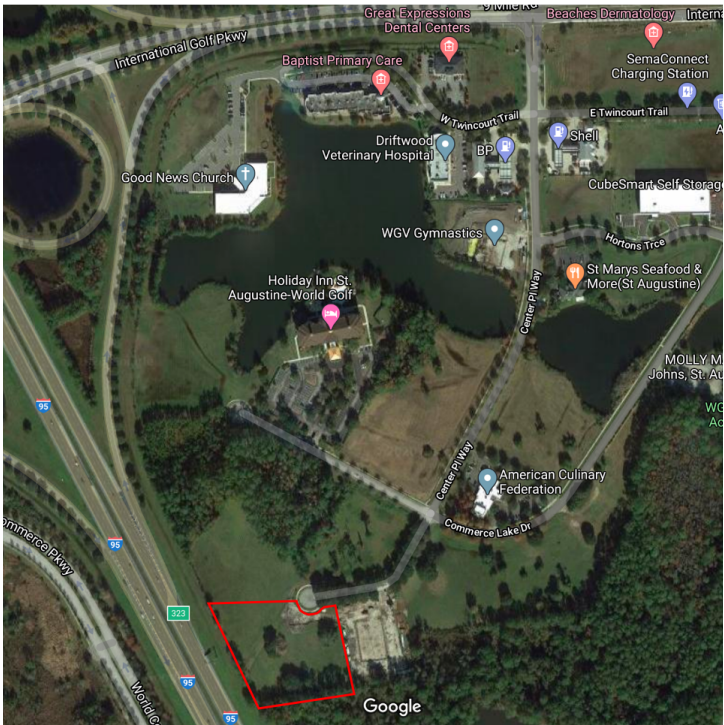
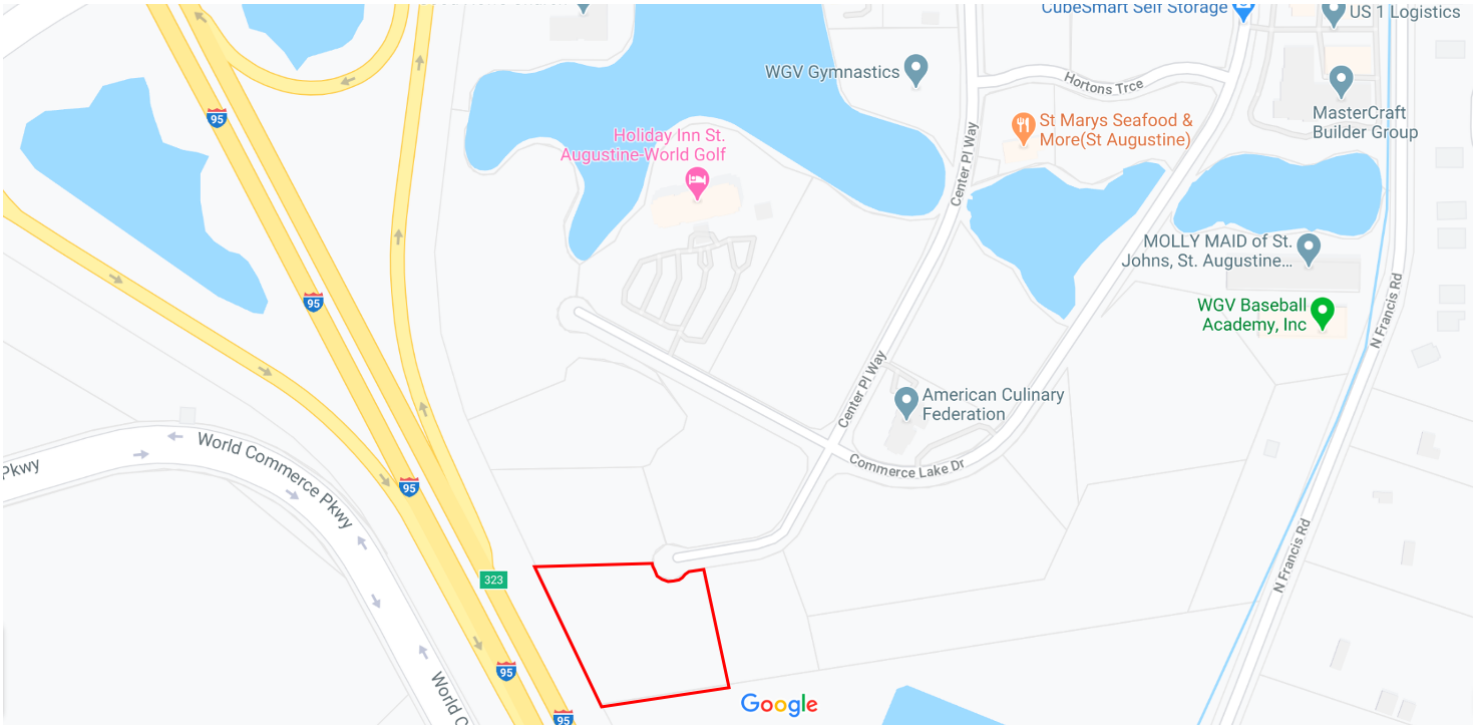
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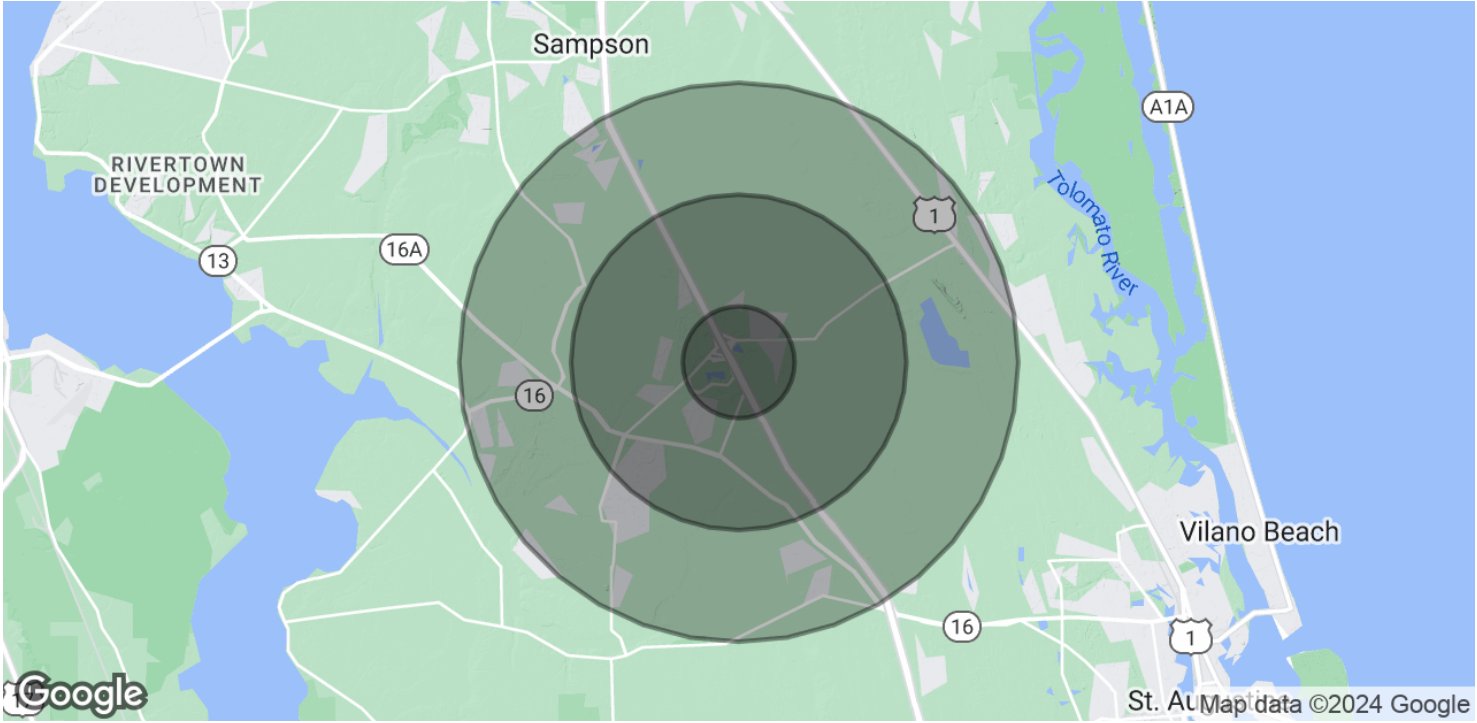
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	630	5,967	16,677
Average age	35.9	35.9	35.9
Average age (Male)	35.3	35.4	35.4
Average age (Female)	36.6	36.4	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	218	2,065	5,775
# of persons per HH	2.9	2.9	2.9
Average HH income	\$83,059	\$84,799	\$85,291
Average house value	\$297,411	\$299,422	\$301,160

* Demographic data derived from 2020 ACS - US Census

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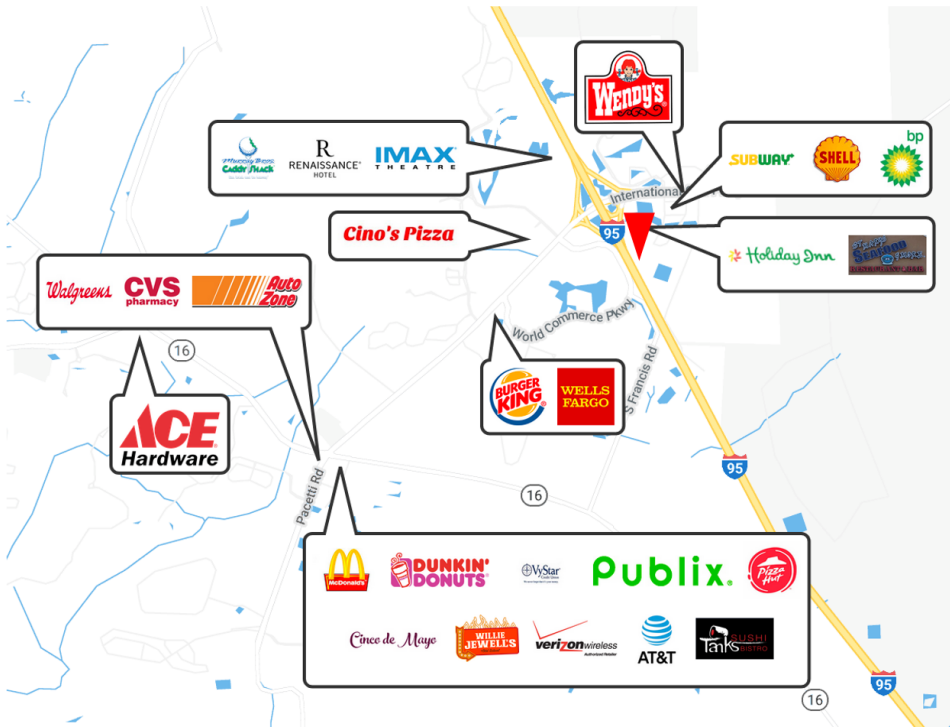
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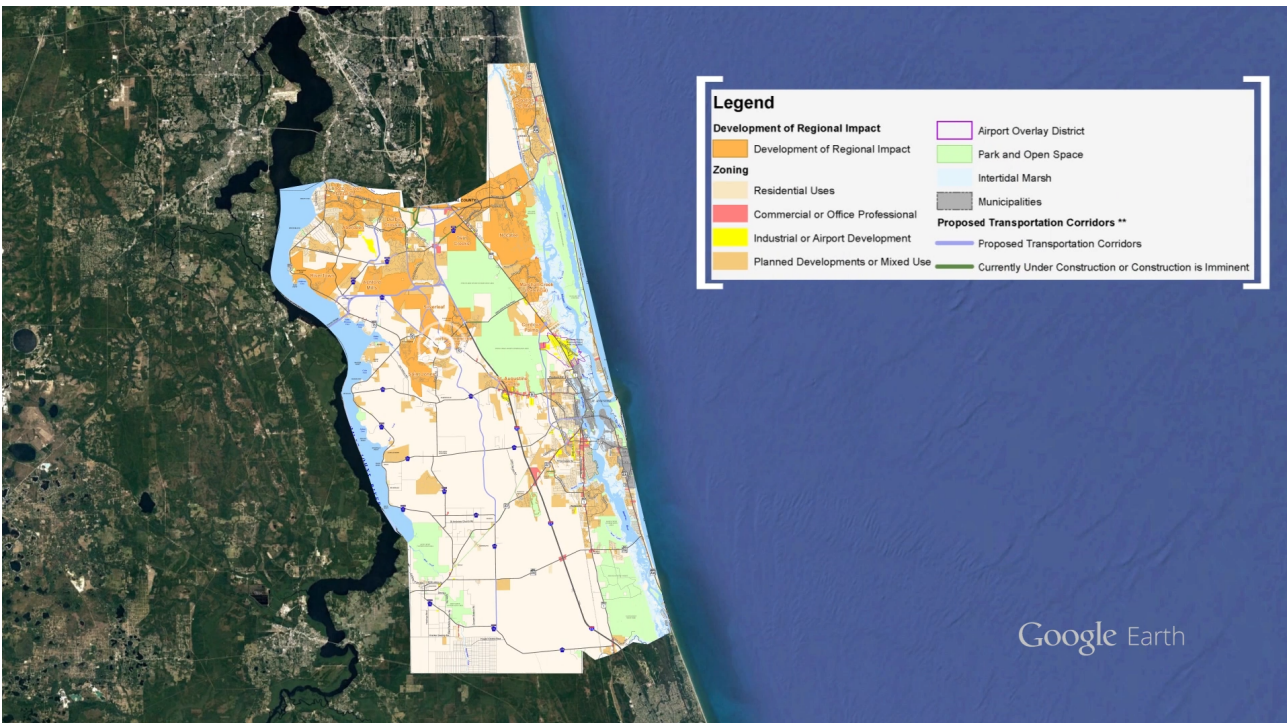
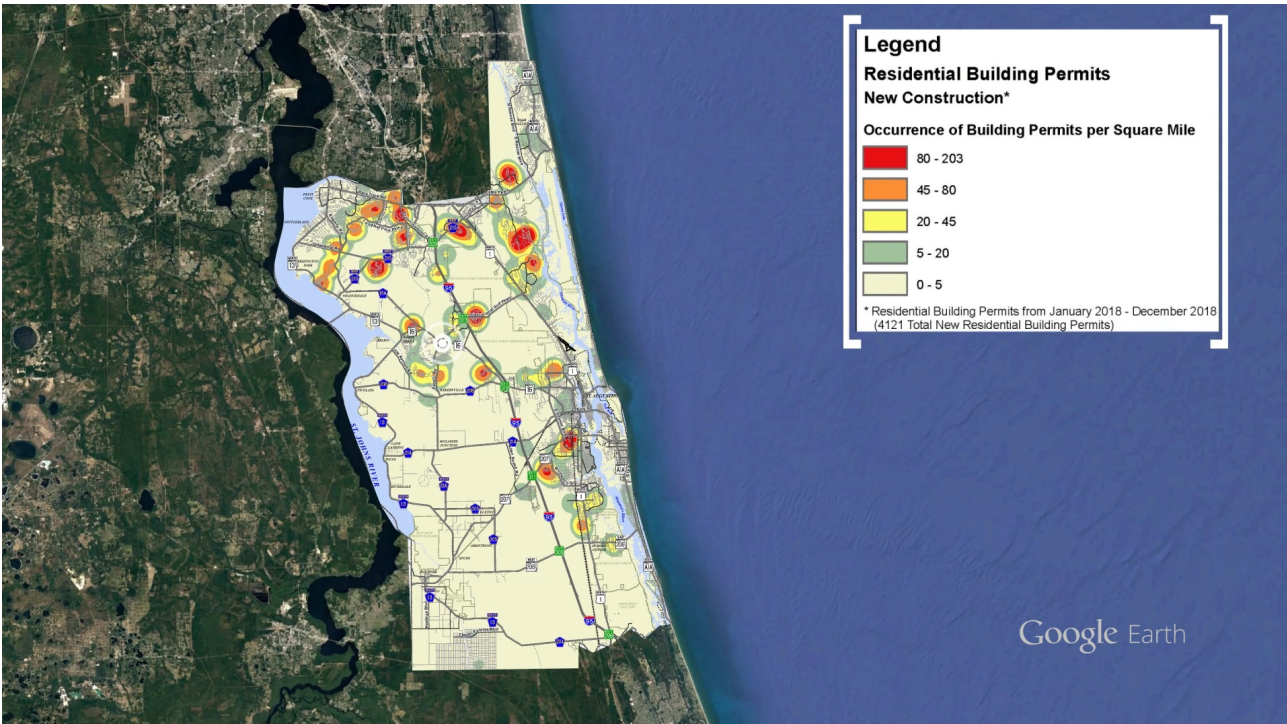
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