

FOR SALE

5.13 ACRES

5.13 AC. RESIDENTIAL LAND IN WORLD GOLF VILLAGE | ST. AUGUSTINE, FL

\$395,000.

Parcel 33, 0 REGISTRY BLVD
Saint Augustine, FL 32092

AVAILABLE SPACE

5.13 Acres

AREA

World Golf Village is one of St. Johns County's most prestigious master planned developments. Home to the PGA World Golf Hall of Fame, multiple planned residential communities and a rapidly growing business park with a multitude of mixed use commercial developments. The surrounding area is experiencing exponential growth with new residential communities popping up. The manicured roadways, attractive entrances and architecturally restricted developments ensures a beautiful working and living environment.

40-minute drive from Jacksonville International Airport or Jacksonville's renowned shipping cruise ports
20-minute drive to historic St. Augustine Florida, the nation's oldest city

Located in a gated community, please call Ron Palmer for showings (904-540-8887).

Directions: I-95 - Exit 323 - west on International Golf Parkway about 3 miles - through intersection, continue on Pacetti Rd to King & Bear Entrance on right. Through gates to property on left about 1 mile.



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OFFICE

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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

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



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OFFERING SUMMARY

Sale Price:	\$395,000.
Available SF:	
Lot Size:	5.13 Acres
Zoning:	(1) Residential Unit
Market:	Jacksonville
Submarket:	Saint Augustine
Price / SF:	\$1.77 SF

PROPERTY OVERVIEW

This 5.13 acre property is located in the middle of the 'preserve properties' at World Golf Village - King & Bear community. It offers a unique opportunity for a family compound or very private residence and feels like you are in the mountains, however in just a few moments, you have access to King and Bear community amenities, championship golf facilities, world class beaches, boating waterways, and the downtown charm of St. Augustine. The property can be subdivided into two building sites and will require a well and septic for each residence. The King & Bear covenants and restrictions may be in affect.

PROPERTY HIGHLIGHTS

- Extremely private and unique
- Seclusion and in minutes can be at incredible amenities, beaches, stores, airports, boating and world class golfing

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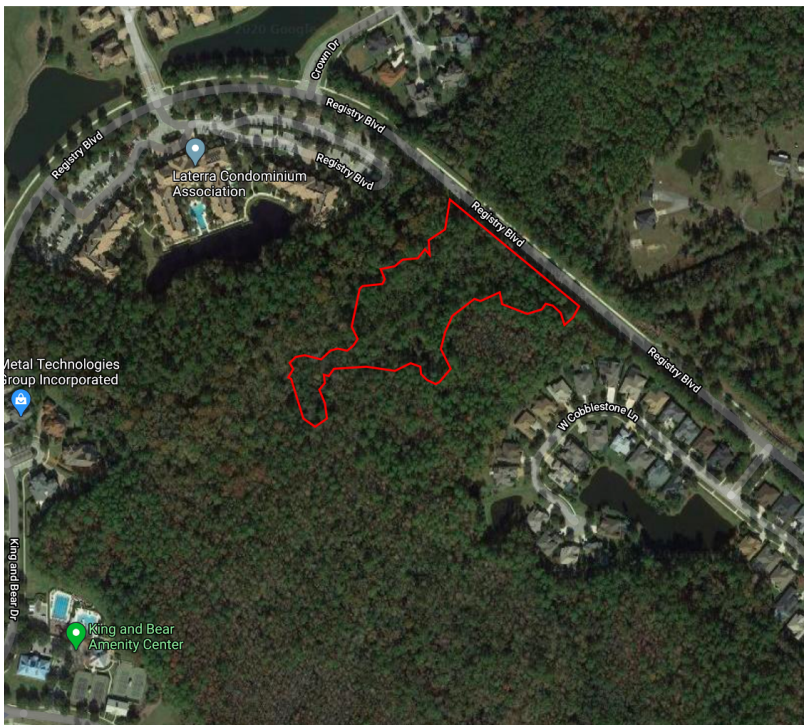
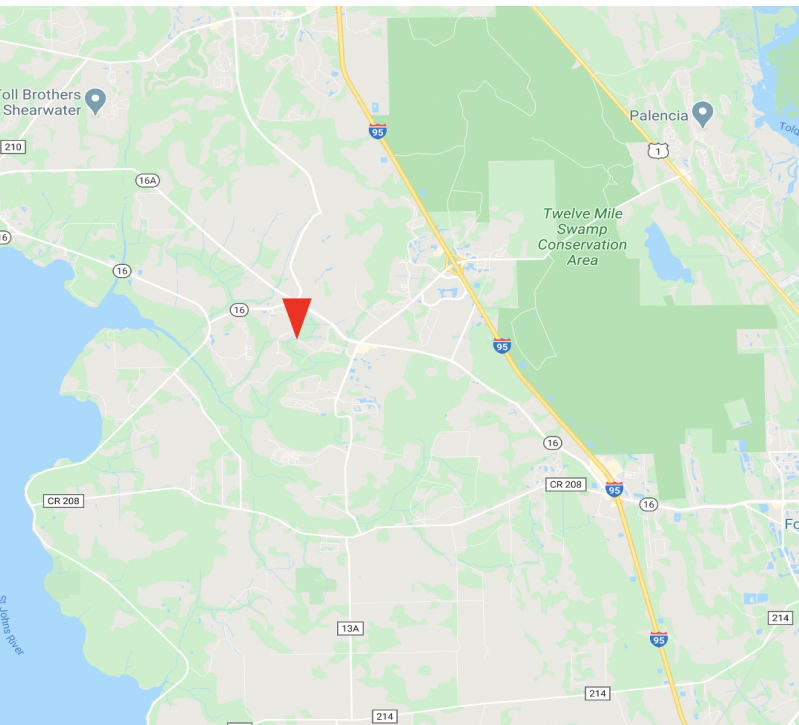
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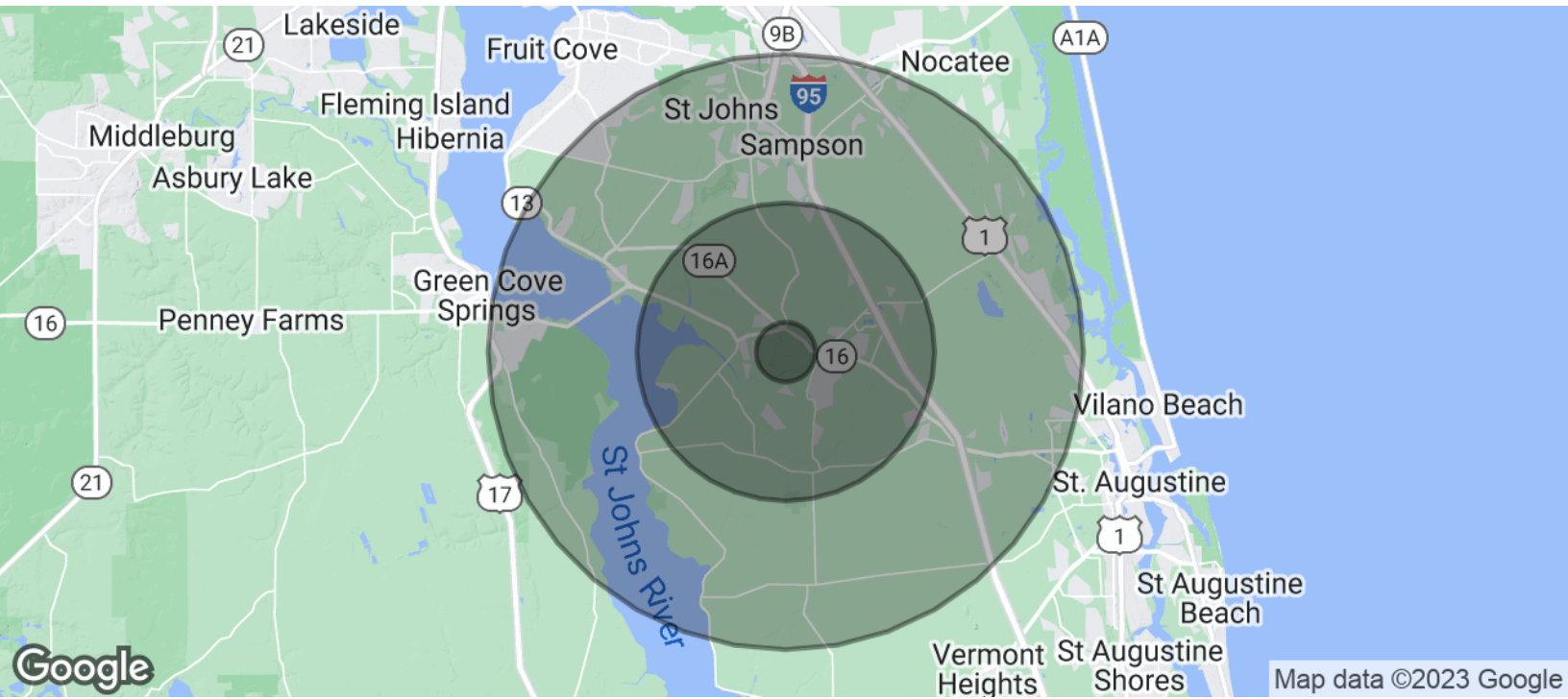
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,012	19,359	52,043
Average age	36.0	36.3	37.1
Average age (Male)	36.1	36.2	36.6
Average age (Female)	35.8	36.2	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	345	6,656	18,040
# of persons per HH	2.9	2.9	2.9
Average HH income	\$98,136	\$95,825	\$92,110
Average house value	\$329,153	\$325,091	\$316,909

* Demographic data derived from 2020 ACS - US Census

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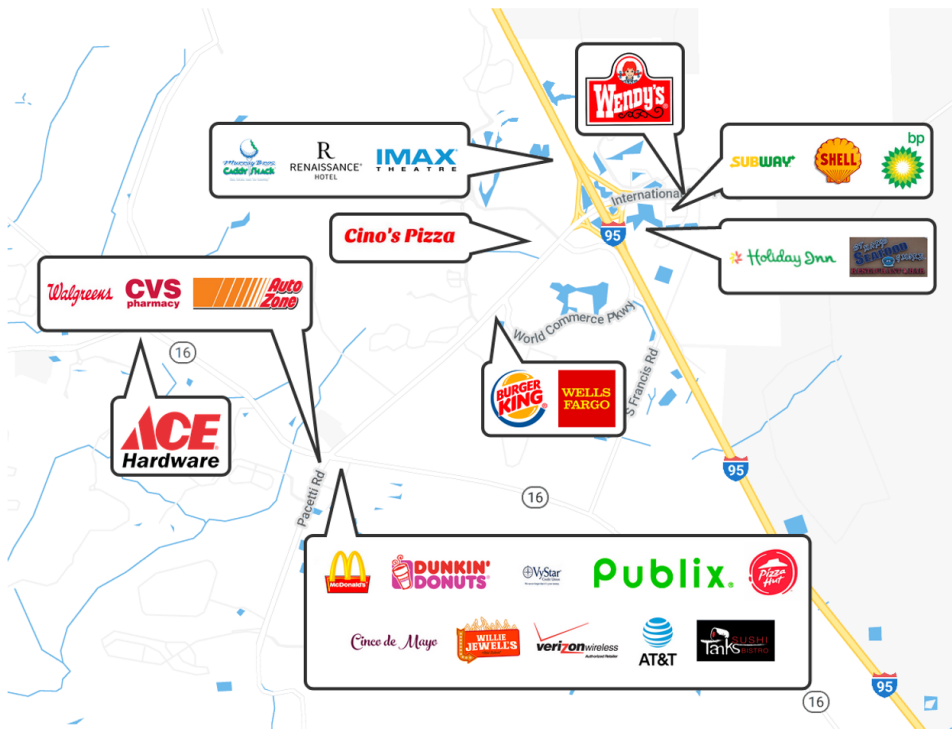
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