



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

**FOR SALE**

## **LOT 5 - PALENCIA: SWEETWATER CREEK**

97 San Cristobal Court  
Saint Augustine, FL 32095

### **AVAILABLE SPACE**

0.75 Acres

### **ASKING PRICE**

\$249,000

### **FEATURES**

- Club Amenities: tennis courts, swimming pools, soccer field, basketball court, dock/pier, exercise room, nature trails
- Includes initiation fee for Palencia Golf and Serenata Beach Club memberships

### **AREA**

St Johns County in the Palencia Golf Club Community. Vacant land/residential. One of the last developer lots just West of the Intercoastal on a Cul-de-sac.

Directions: US 1 to Palencia Village Drive. 3rd right at round about through N Gate, 4th left on Vale Drive from N Loop. Left on Santa Teresa, then left on San Cristobal Court.



### **OFFICE**

**LOT 5**

Ronald W Palmer  
Investment, Sale & Leasing Associate  
904 540 8887  
rwpalmer7@gmail.com

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

CBCWORLDWIDE.COM



SALE

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### OFFERING SUMMARY

Sale Price:	\$249,000
Available SF:	
Lot Size:	0.75 Acres
Zoning:	Single Family
Market:	Jacksonville
Submarket:	St. Augustine
Price / SF:	\$7.62

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### PROPERTY OVERVIEW

Premium, tranquil, ocean breezes and very private marsh front lot with Inter-coastal views.

97 San Cristobal Court 0.75 acre in Sweetwater POA.

Includes initiation fee for Palencia Golf and Serenata Beach Club memberships

Two Lots Available:

Lot 4: 79 San Cristobal Court 0.65 acre in Sweetwater POA. MLS# 1021235

Lot 5: 97 San Cristobal Court 0.75 acre in Sweetwater POA. MLS# 1021236

### PROPERTY HIGHLIGHTS

- Club Amenities: tennis courts, swimming pools, soccer field, basketball court, dock/pier, exercise room, nature trails
- Includes initiation fee for Palencia Golf and Serenata Beach Club memberships

### OTHER RESOURCES

[Listing Website](#)



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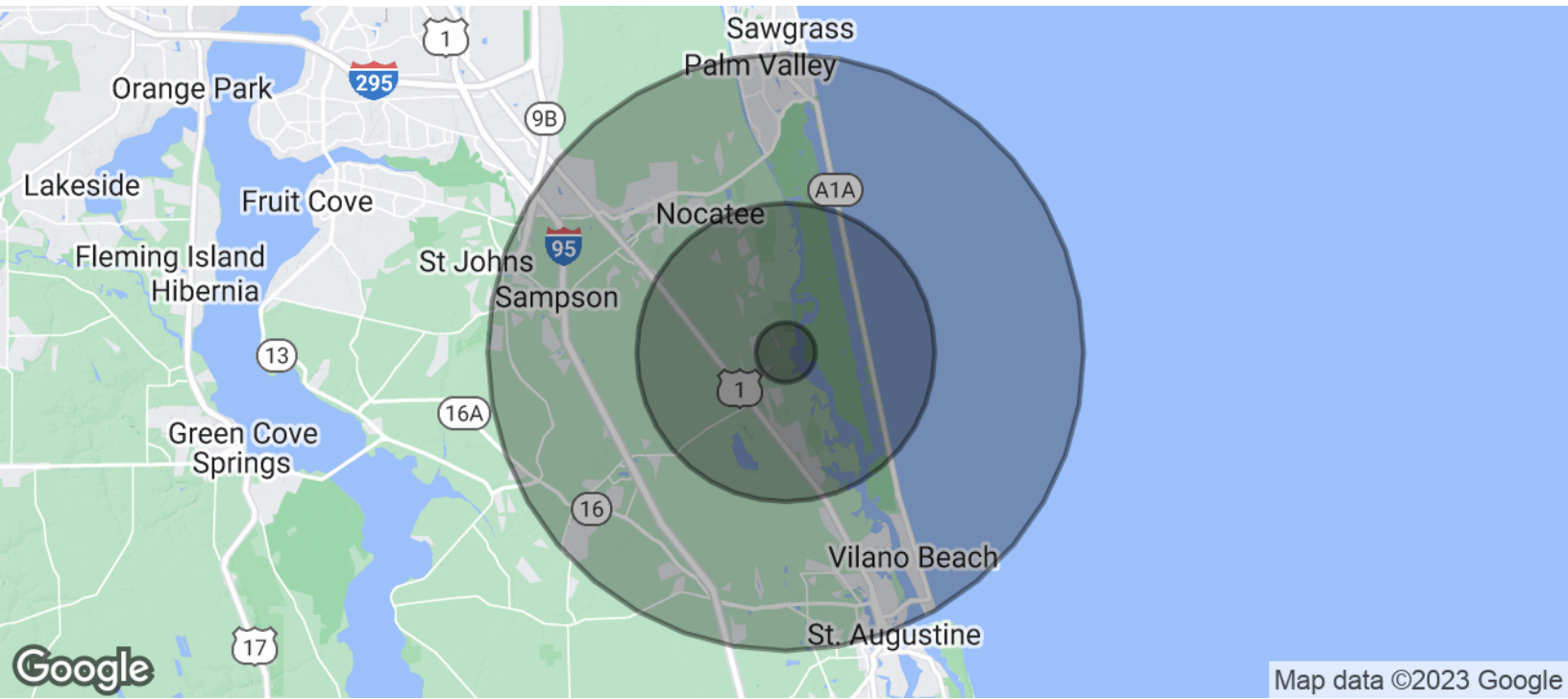
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	604	11,325	54,101
Average age	39.3	40.9	40.3
Average age (Male)	37.4	39.2	39.0
Average age (Female)	40.8	42.4	40.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	241	4,545	20,501
# of persons per HH	2.5	2.5	2.6
Average HH income	\$85,568	\$92,705	\$100,988
Average house value	\$345,727	\$315,978	\$352,441

\* Demographic data derived from 2020 ACS - US Census

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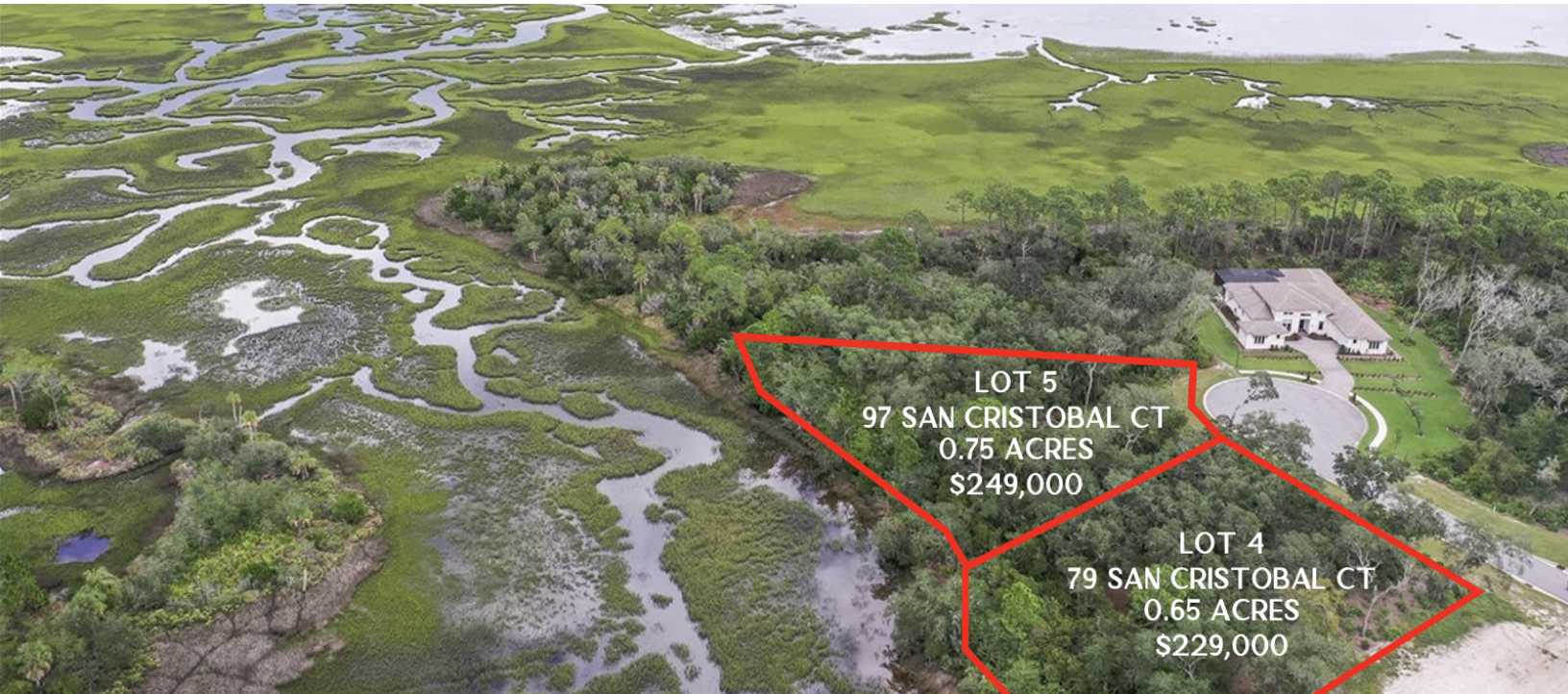




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