

FOR SALE

±8 ACRES AVAILABLE ON SR 16

STATE RD 16

ST AUGUSTINE, FL 32259



PROPERTY DETAILS

+ Location:

- This 8-acre tract is situated on SR 16 in St Johns County between International Golf Parkway and CR 16 A. One of the fastest growing neighborhoods in the regions, this area is undergoing dramatic growth in future development.

+ Zoning:

- Open Rural
- Rezoning to PUD is a standard process. PUD zoning allows a myriad of uses including professional, retail, commercial and institutional.

+ Area Improvements:

- The entrance to the new community Silverleaf is just

1/4 mile away. The Silverleaf interchange that includes both SR 16 and CR 16A is being redesigned and improved now. Roadways into Silverleaf are soon to open. The first 225 residential lots are about to be released, and model home construction will commence in 2019.

- The First Coast Expressway will be coming to the area just north of this tract and go through Silverleaf to a new interchange at I-95.

+ The growth of this area is supported by new development. The population growth over the next 5 years is 3.74%. Household growth is 3.24% to 3.76% in a one to five-mile radius

+ Price: \$1,300,000

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FOR LEASE ±8 ACRES AVAILABLE ON SR 16

STATE ROAD 16
ST AUGUSTINE, FL 32259



2019 Demographics

	3 mile	5 miles	7 miles
Population	19,728	28,532	43,669
Households	6,926	10,148	15,193
Average Household Income	\$119,139	\$114,803	\$115,583
Average Home Value	\$327,213	\$325,787	\$330,062



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