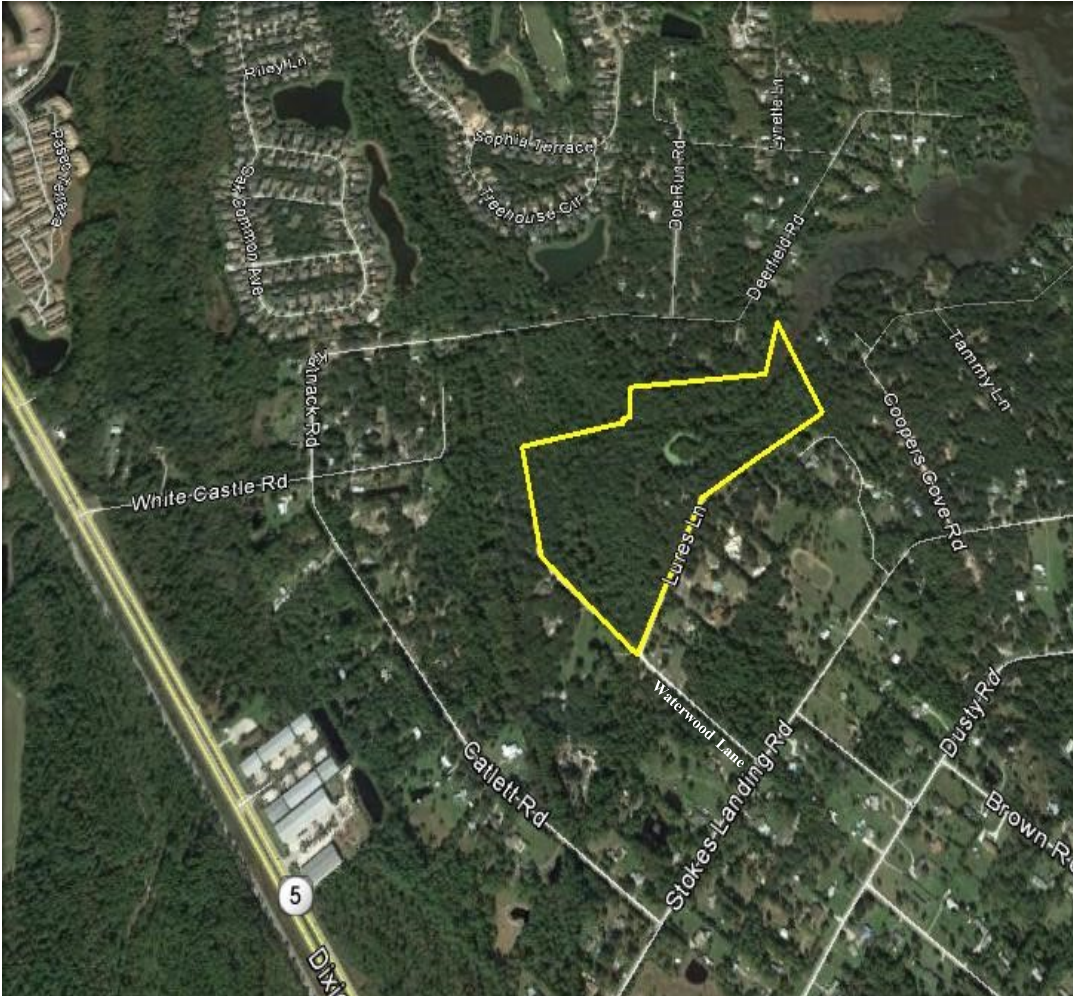


32.25 ac ± Vacant Land

332 Lures Lane & Deerfield Rd

St. Augustine, FL 32095



Property Details

Sale Price :
\$849,000

Land Size :
32.25 ± ac
Delineated Uplands
22.13 ± ac

Zoning :
OR/Residential B
(Mixed Use)

Parcel #:
0827200030
&
0737100020

Property Overview

Sandy Soil with mature hardwood and Pines Trees. Located in an area of ranchettes, private horse farms and a relaxed neighborhood atmosphere. Private secluded neighborhood. Best Schools in the State in St Johns County. Located off US Hwy 1 just south of International Golf Parkway in St. Augustine, FL. Is 9.5 miles from downtown St. Augustine FL, 14 miles from Nocatee Parkway, 23.3 miles from St Johns Town Center. The housing boom in Nocatee, Palencia, Las Colinas and surrounding areas show the growth in this area.

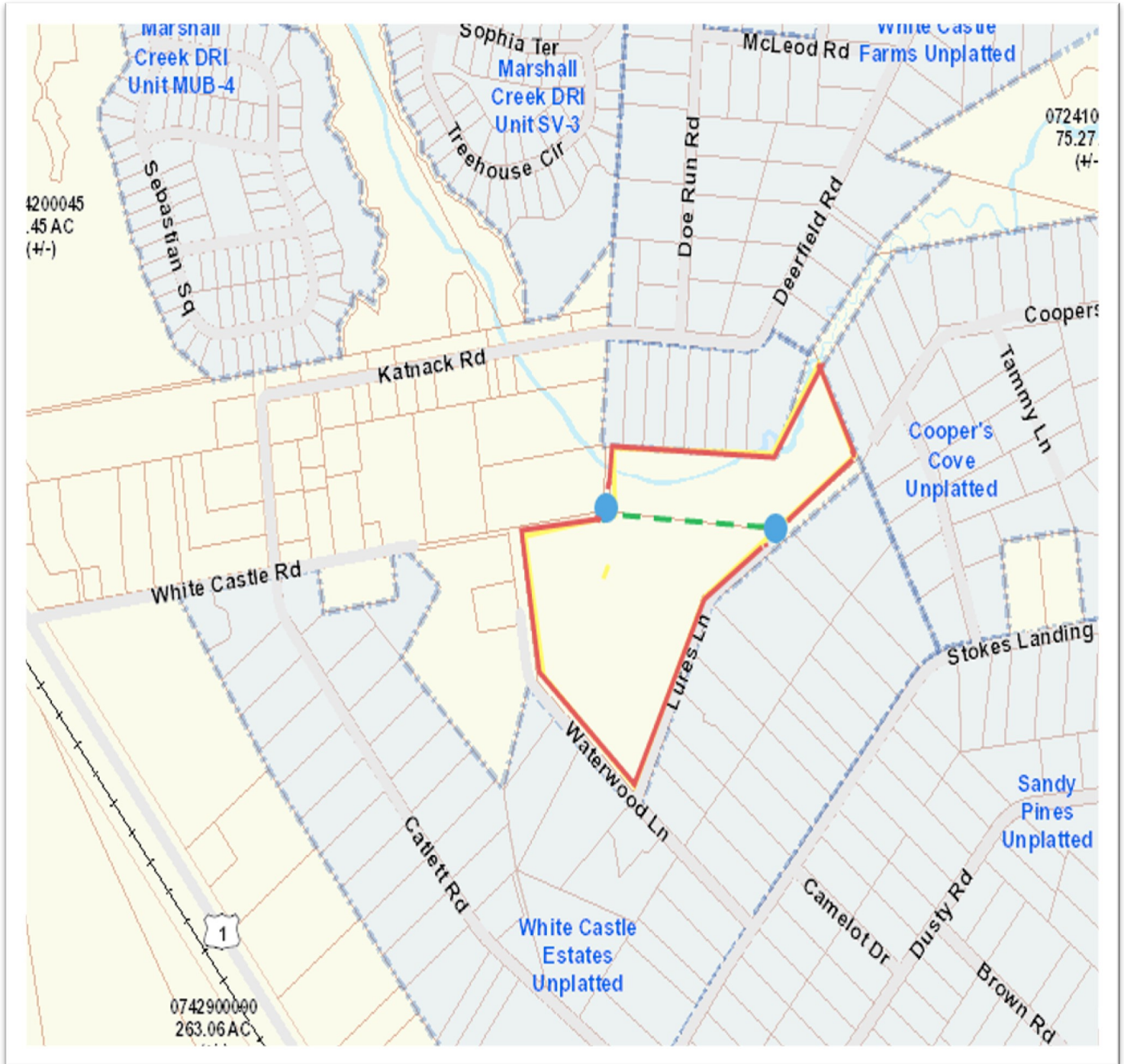
Colin Nicholson CCIM
Phone: (904) 421-8527
cnicholson@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
 904-281-1990 MAIN
 904-281-0998 FAX

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.

32.25 ac ± Vacant Land 332 Lures Lane & Deerfield Rd St. Augustine, FL 32095



Colin Nicholson CCIM
Phone: (904) 421-8527
cnicholson@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /

CBCBENCHMARK.COM // CBCWORLDWIDE.COM

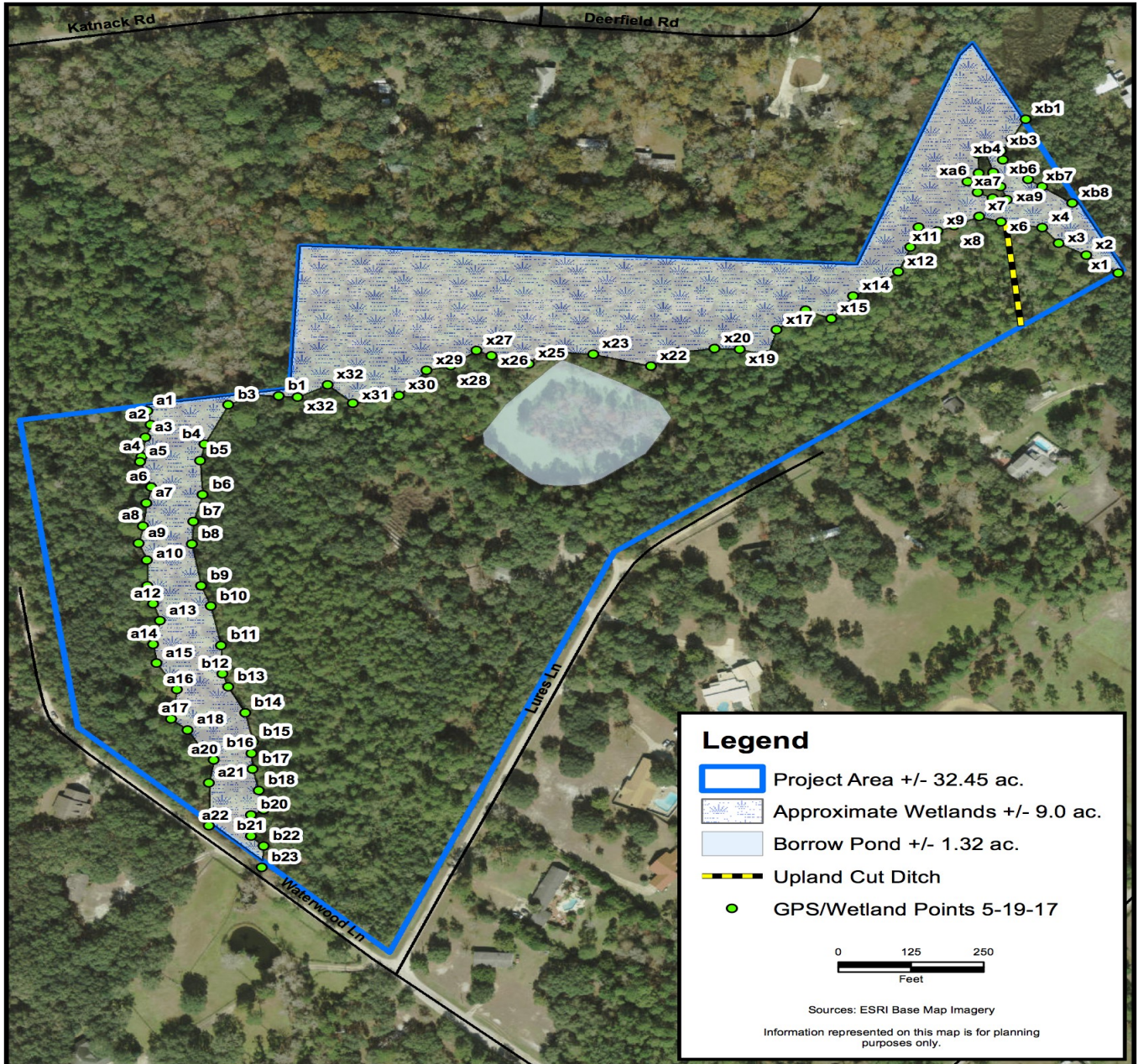
4348 Southpoint Blvd., Ste #310
Jacksonville, FL 32216
904-281-1990 MAIN
904-281-0998 FAX

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.

32.25 ac ± Vacant Land

332 Lures Lane & Deerfield Rd

St. Augustine, FL 32095



CARTER ENVIRONMENTAL SERVICES, INC.
CES
 7 Waldo Street
 St. Augustine, FL 32084
 904-540-1786
 www.carterenv.com

Wetland Delineation Assessment Map
LURES LANE

Project: 5.17128	St Johns County, FL	Date: May 19 2017
------------------	---------------------	-------------------

Figure: 1

Colin Nicholson CCIM
 Phone: (904) 421-8527
cnicholson@cbcbenchmark.com

/ COMMERCIAL TO THE CORE /
CBCBENCHMARK.COM // CBCWORLDWIDE.COM

4348 Southpoint Blvd., Ste #310
 Jacksonville, FL 32216
 904-281-1990 MAIN
 904-281-0998 FAX

© 2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified.