

FOR SALE

10 ± Acres Vacant Land
233 Waterwood Ln, St Augustine, FL

**Property Overview**

- ◆ 10 +/- acres on west side of Waterwood Lane 600 feet ± north of Lures Ln.
- ◆ St. Johns County Utility sewer, 8" force main, and water 12" in Philips Hwy. about 1,800 feet distant.
- ◆ Heavy woods with large oaks and a mixture of hardwood and pine. Narrow swale runs through middle. Gentle slope downward toward northeast.
- ◆ 32 acres across Waterwood Ln. available for development.
- ◆ 10% Flood Zone A and 90% Zone X estimated.
- ◆ Property is less than 10 miles south of Duval County line on Philips Hwy.
- ◆ Palencia, one of the finer developments in the county, is less than 1,000 feet to the north.
- ◆ Palencia Elementary School, "A" rated serves subject area. St. Johns County schools top ranked in the state.

Sale Price**\$265,000****Land Size****10 ± Acres****Zoning****OR****Land Use****Res B****Parcel Strap #****082725 0000**

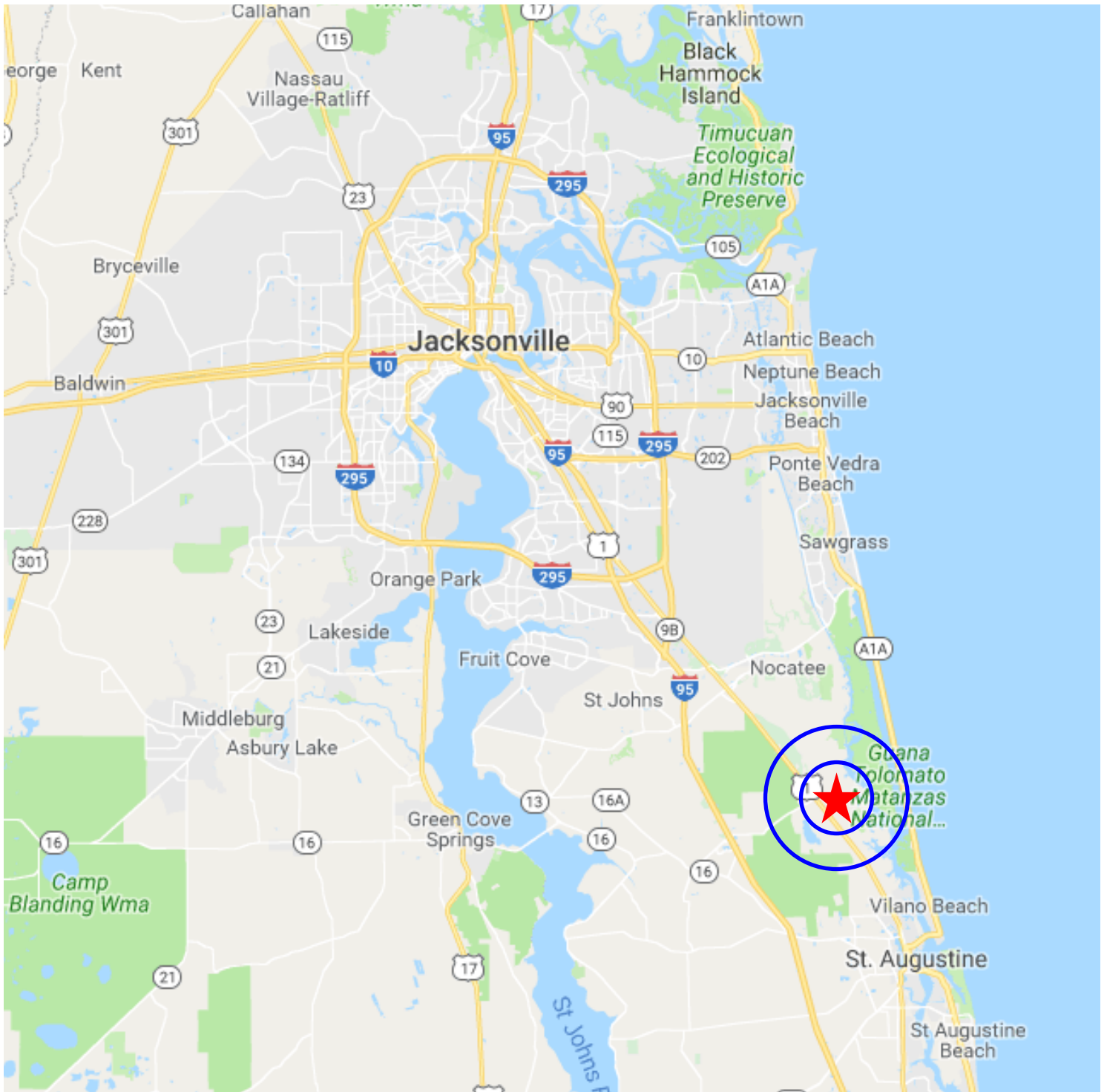
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