

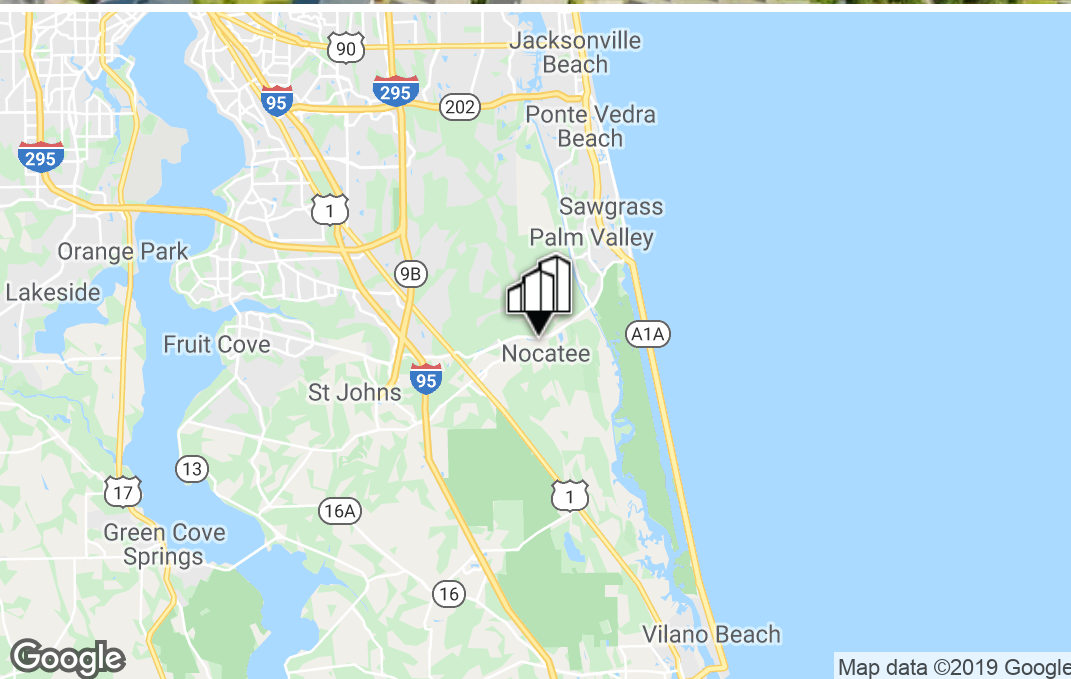
# PAD-READY LAND FOR SALE

## NOCATEE TOWN PLAZA

PONTE VEDRA, FL 32081



PRIME REALTY



### For More Information:

**Ron Levin**

Associate Director  
904.559.1590

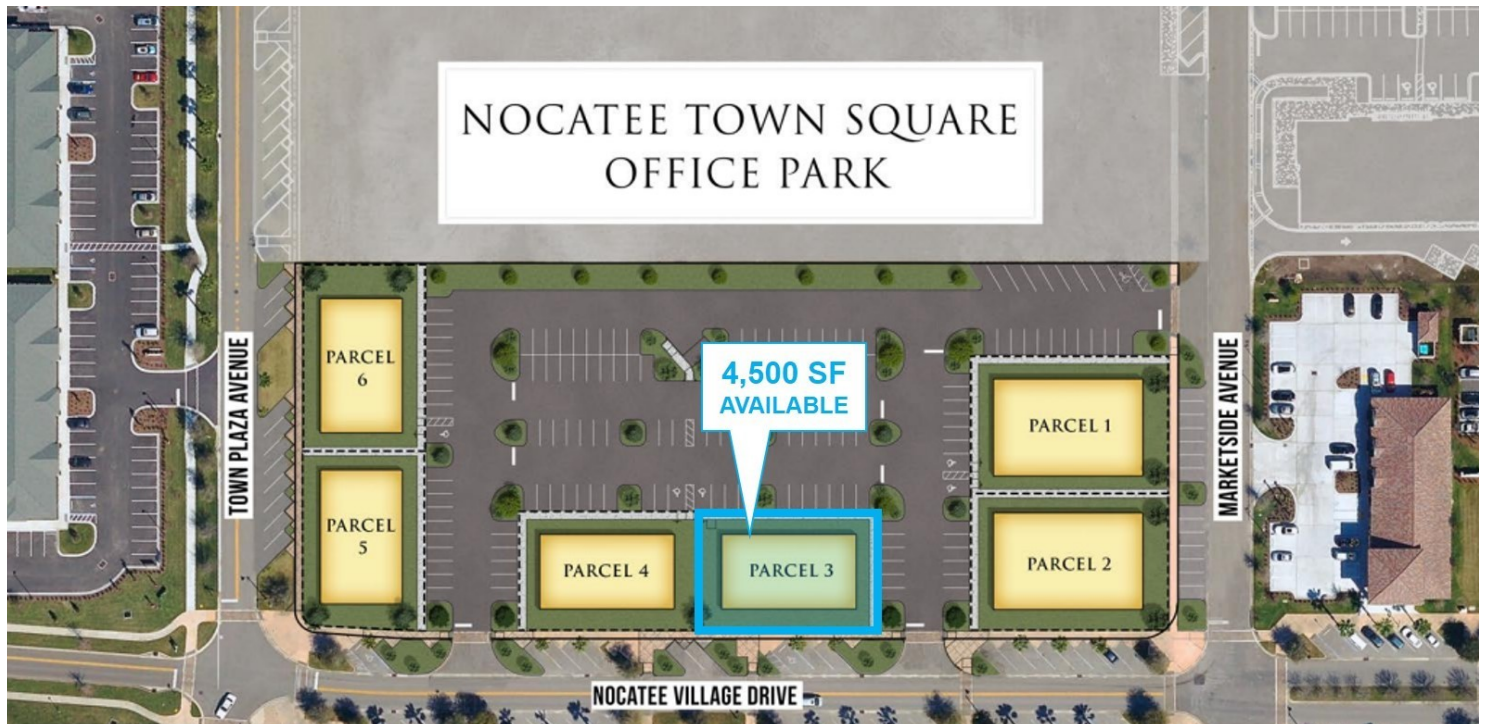
rlevin@primerealtyinc.com  
Nocatee Certified

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Ponte Vedra, FL 32081



## OFFERING SUMMARY

Sale Price:	\$525,000
Sale Type:	Owner Developer
Property Type:	Pad-Ready Land
Lot Size:	4,500 SF
Market:	Ponte Vedra Beach
Submarket:	Nocatee

## PROPERTY OVERVIEW

Prime Realty is pleased to exclusively represent this 4,500 SF pad-ready site for sale in the heart of Nocatee, a new housing and commercial development. Nocatee is one of the best-selling master-planned communities in America, and the number one place to call home on the First Coast. Nocatee is a coastal community that blends a variety of neighborhoods with schools, parks, recreation, offices, shopping, restaurants and so much more. Located in world renowned Ponte Vedra, Florida, Nocatee is just a few minutes away from pristine beaches, golf courses, business parks and major airports in downtown Jacksonville and St. Augustine. Nocatee is more than a community, it's a lifestyle.

## PROPERTY HIGHLIGHTS

- Excellent accessibility to St. Johns County
- Highly educated workforce with +/- 226,000 residents
- +/- 5.5 miles to SR A1A (Ponte Vedra Beach), +/- 5.1 miles to interstate 95 and +/- 3.9 miles to US-1.
- Located in the 6th best selling master planned community in the United States, Nocatee, a 14,000 acre mixed-use development west of Ponte Vedra Beach.

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# COMMUNITY MAP

**NOCATEE™**  
PONTE VEDRA • FLORIDA



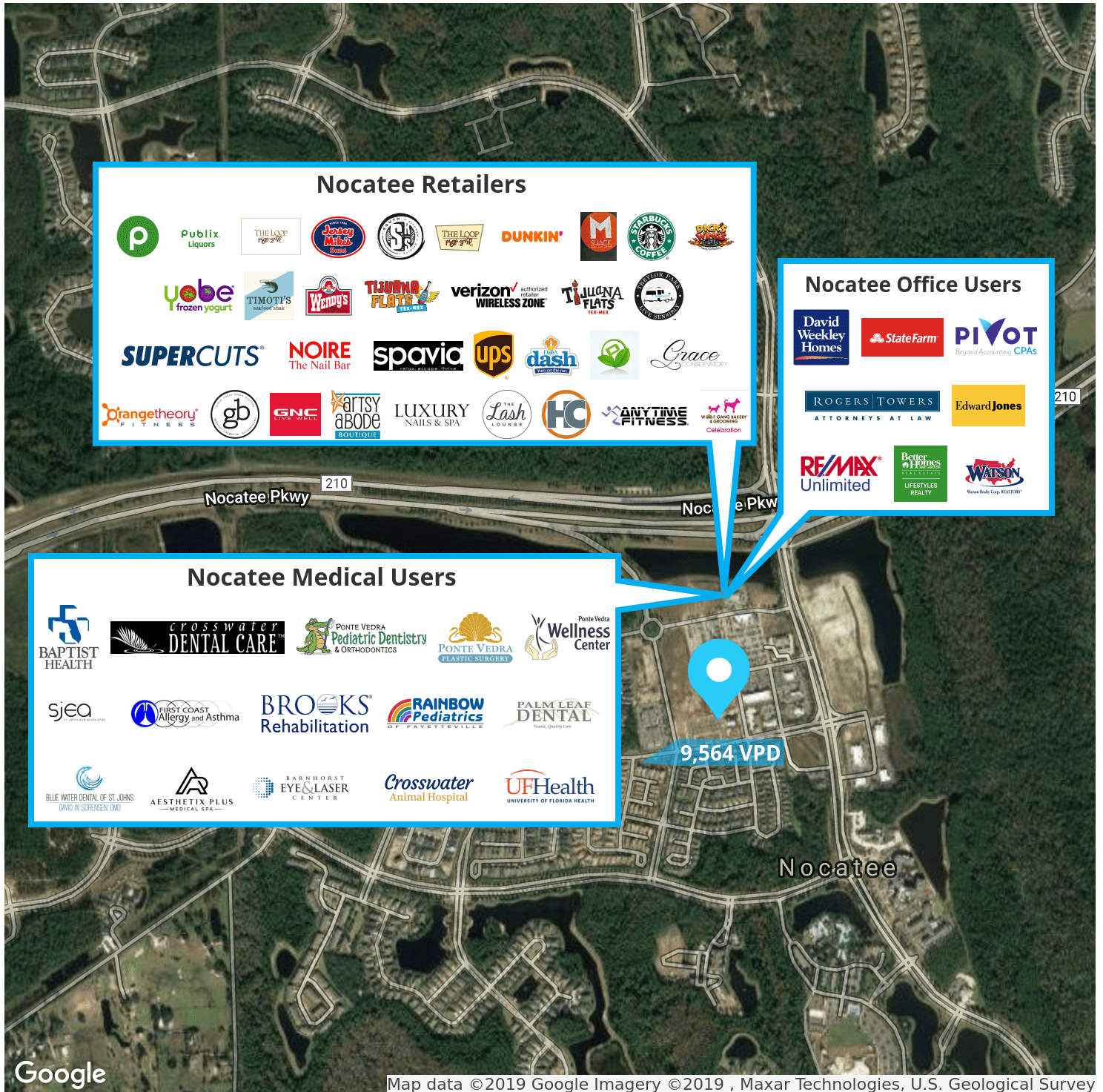
- |  |                                      |              |                              |
|--|--------------------------------------|--------------|------------------------------|
| Neighborhood   | Current Roadway                      | Park         | Church                       |
| Greenway   | Future Roadway                       | School       | Preserve Parking & Trailhead |
| Future Development   | Greenway Trail/Electric Vehicle Path | Fire Station | Kayak Launch                 |
| Town Center<br><small>Electric Vehicles may be driven throughout</small> | Nocatee Preserve Trail               |              |                              |

**PARC Community**  
All markings, dimensions, designs and other features are prepared and for reference only and are subject to change without notice.

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Retailer Map



Google

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## About Nocatee



### **VISION**

The Nocatee vision was centered around a desire to transform the unique setting of the land into a place with a truly exceptional quality of living, while still preserving the area's peaceful beauty. By incorporating elements of "Smart Growth," Nocatee provides its residents with employment opportunities, shopping, schools, recreation and beautiful homes - everything needed for an exceptional quality of life. The Nocatee Lifestyle encompasses a warm sense of community complete with amazing amenities and one-of-a-kind Nocatee events.

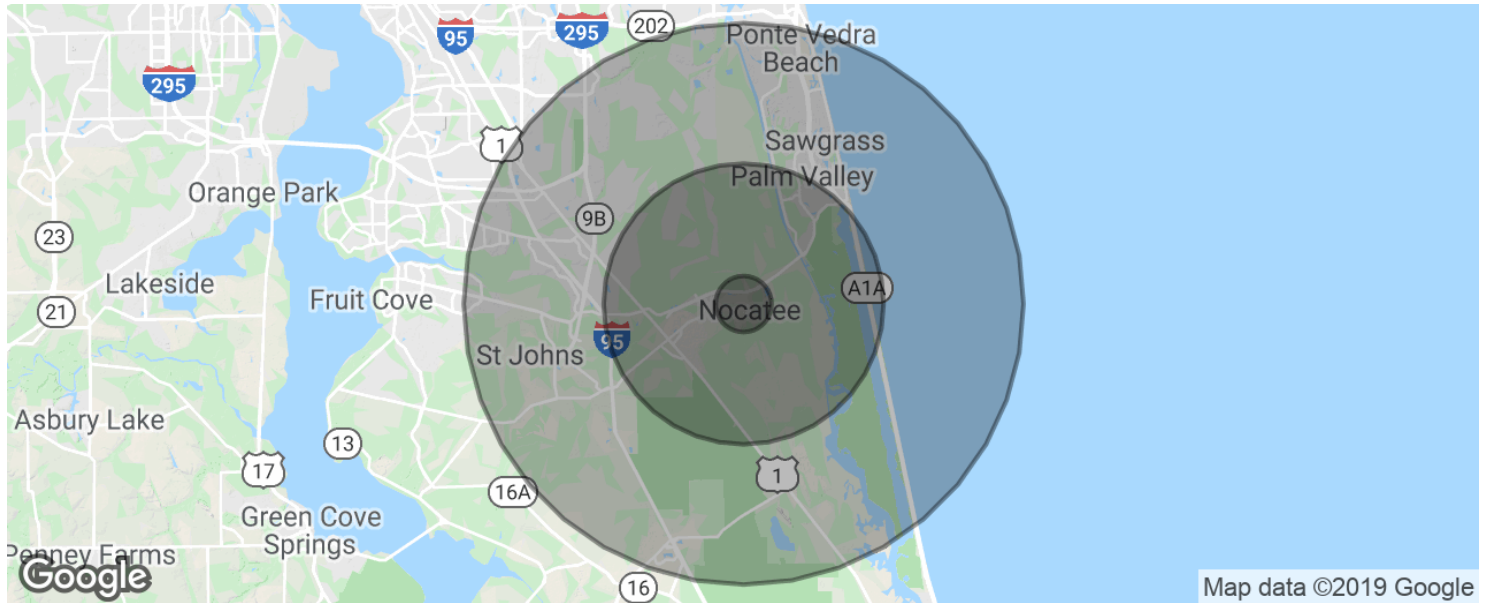
### **LOCATION**

Ranked one of the best-selling communities in America, this new coastal community is the perfect place to call home. Located in prestigious Ponte Vedra, Florida, Nocatee is just minutes away from everything Jacksonville has to offer. Enjoy miles of pristine beaches, shopping, restaurants, golf courses and Florida's top ranked schools. From the metropolitan feel of downtown Jacksonville to the historic charm of Saint Augustine, there's no surprise that more people are choosing to make Nocatee their home than anywhere else. It's more than a community, it's a lifestyle!

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## Demographics



<b>2018 - 2023 DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2018 Population	1,563	16,532	29,340
Projected 2023 Population	2,055	21,607	36,589
Annual Rate Change	5.63%	5.50%	4.51%
Households	487	5,663	10,136
Median Age	34.1	35.6	37.3
Average Household Size	3.21	2.9	2.89
Median Household Income	\$84,777	\$92,544	\$101,017
Average Household Income	\$114,720	\$106,334	\$138,373
Per Capita Income	\$38,197	\$44,713	\$48,657



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