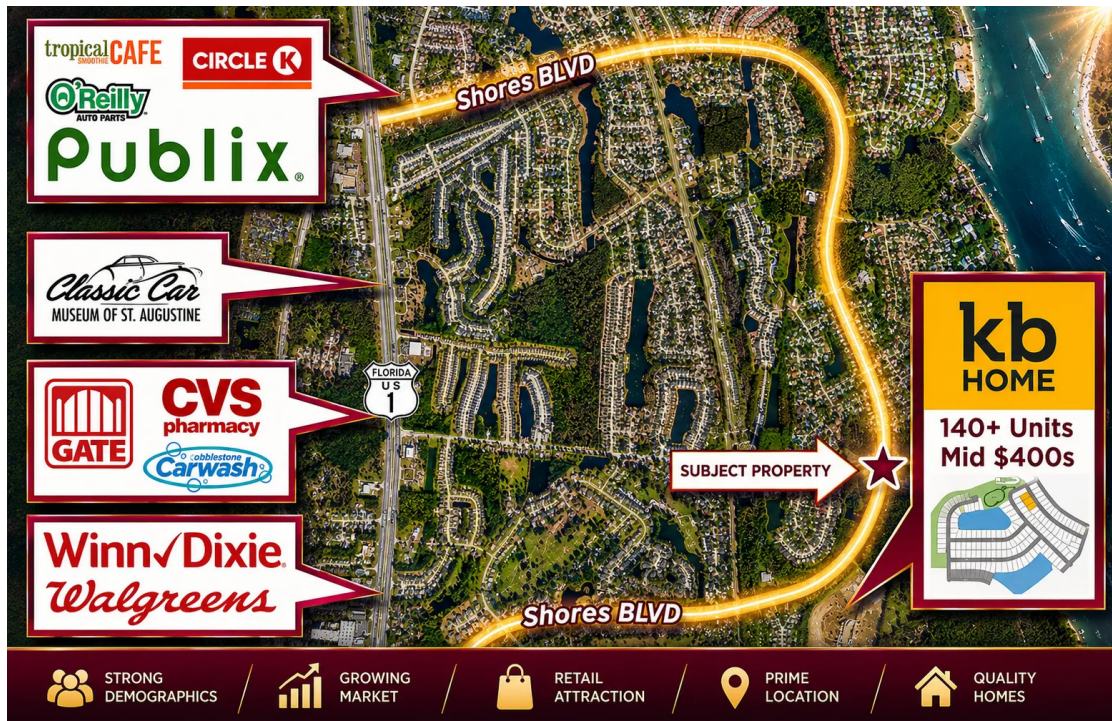


SHORES BLVD COMMERCIAL DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price:	\$2,195,000
Lot Size:	5.78 Acres
Price / Acre:	\$379,758

PROPERTY OVERVIEW

Positioned along highly traveled Shores Boulevard in the heart of St. Augustine Shores, this 5.78± acre commercial development site presents a rare opportunity within one of St. Johns County's most established master-planned communities. Designated as a Commercial Site under the St. Augustine Shores Planned Unit Development (PUD), the property offers exceptional flexibility for a broad range of commercial, office, medical, hospitality, and institutional development as well as being under the Live Local Act offering redevelopment opportunities, providing potential incentives and increased development flexibility for qualifying multifamily and mixed-use residential projects

The current PUD permits a diverse mix of uses, including:

Retail shopping and specialty retail, Restaurants (excluding drive-through by right) Medical and dental offices and clinics, Professional and business offices, Banks and financial institutions, Personal service businesses including salons, fitness studios, and dry cleaners, Hotels and motels, Libraries, Art galleries, museums, community centers, and cultural facilities, Churches, Hospitals, nursing homes, assisted living and rehabilitation facilities, Indoor recreational and entertainment venues including bowling alleys, theaters, billiard halls, skating rinks and swimming facilities, Vocational and trade schools, Private clubs, Travel agencies, employment offices and similar commercial uses

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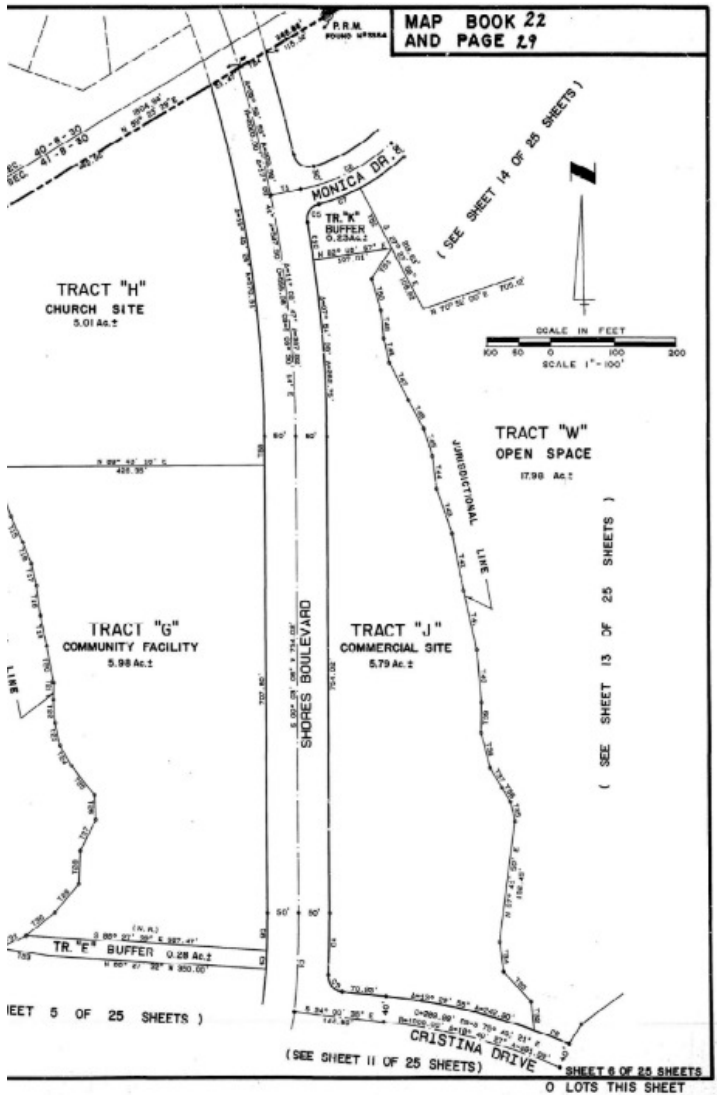
ahardy@svrcom.com kjett@svrcom.com

SAINT AUGUSTINE, FL 32086

BUILDING INFORMATION

PROPERTY HIGHLIGHTS

- 5.78-acre parcel with expansive Shores Blvd frontage
- Potential development flexibility through Florida's Live Local Act, subject to buyer verification and project qualification
- Outside of any qualifying Live Local Act development, a rezoning or other land use approvals may be required to accommodate a residential subdivision, creating an opportunity for a developer to pursue entitlements that align with their intended use.
- Flexible configuration supports commercial or mixed-use vision
- Utilities accessible near property boundaries
- High visibility corridor promotes tenant and user awareness
- Proximity to new developments
- Strong investment appeal for long-term land value
- Opportunities for creative architectural and landscape concepts
- The site benefits from established surrounding infrastructure, excellent visibility, and immediate access to one of the largest residential communities in St. Johns County, making it well suited for neighborhood-serving retail, medical, office, hospitality, or mixed commercial development



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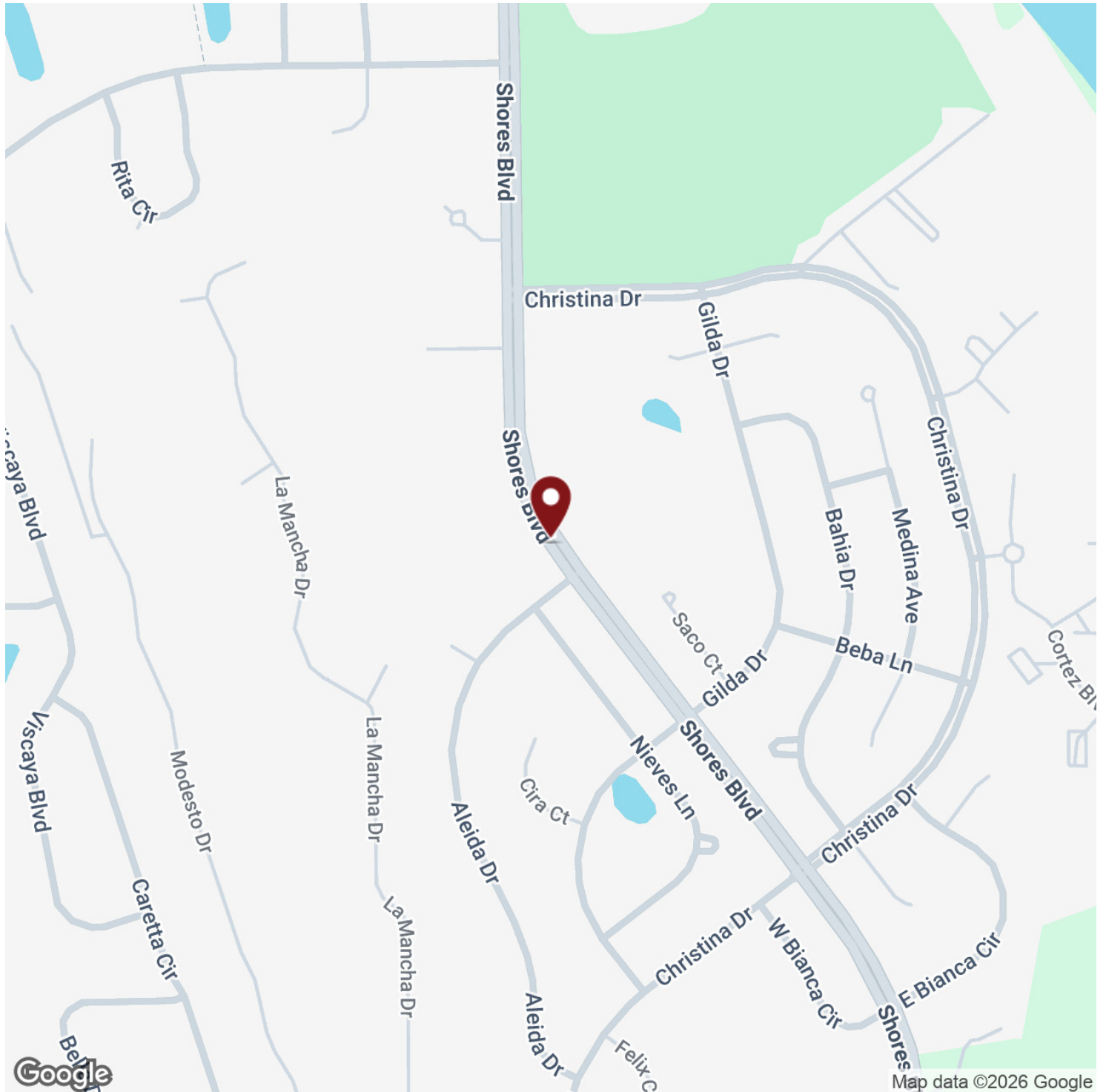
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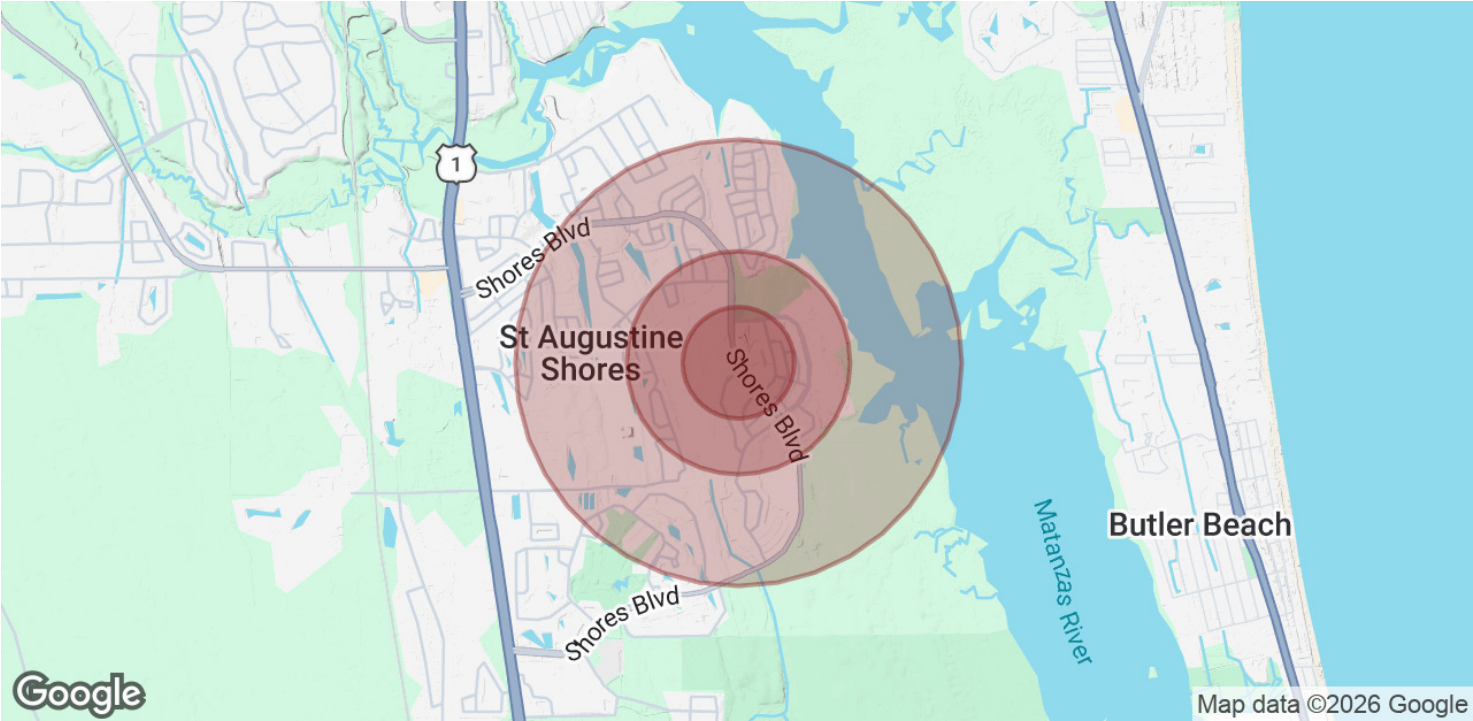
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	240	1,276	5,325
Average Age	53.1	51.2	52.3
Average Age (Male)	52.5	50.6	51.6
Average Age (Female)	55.3	52.9	53.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	522	2,349
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$107,852	\$100,181	\$90,669
Average House Value	\$309,873	\$340,166	\$360,997

2023 American Community Survey (ACS)

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