

SALE

PRIME 2-ACRE COMMERCIAL LOT ON STATE ROAD 207

1250 State Road 207 Saint Augustine, FL 32086



PROPERTY DESCRIPTION

This exceptional 2-acre parcel boasts 441 feet of prime frontage on State Road 207, a bustling corridor in the thriving Saint Augustine market. The lot is fully cleared and ready for development, presenting a unique opportunity for investors or entrepreneurs looking to capitalize on high visibility and heavy traffic flow.

KEY FEATURES:

High Traffic Location: Positioned on a very active section of State Road 207, ensuring maximum exposure.

Permits in Place: Seller provides permits for boat and RV storage, streamlining the development process.

Comprehensive Plans: Includes all civil engineering and drainage plans, offering a ready-to-build solution.

Visibility and Accessibility: Excellent frontage and easy access from major roads, ideal for commercial ventures. This prime real estate is perfectly suited for a variety of commercial uses, especially for those looking to establish a boat and RV storage facility in a sought-after location.

Don't miss out on this rare opportunity to invest in one of Saint Augustine's most visible and accessible properties.

OFFERING SUMMARY

Sale Price:	\$2,195,000
Lot Size:	2.03 Acres
Zoning:	IW
APN:	0990500000

DEMOGRAPHICS

	1 MILE	3 MILES	6 MILES
Total Households	1,666	12,033	40,815
Total Population	3,991	29,206	93,638
Average HH Income	\$85,910	\$89,363	\$98,940

Rich O'Brien

Sr. Sales Associate

904 814 2080

rich.obrien@thepremierproperties.com

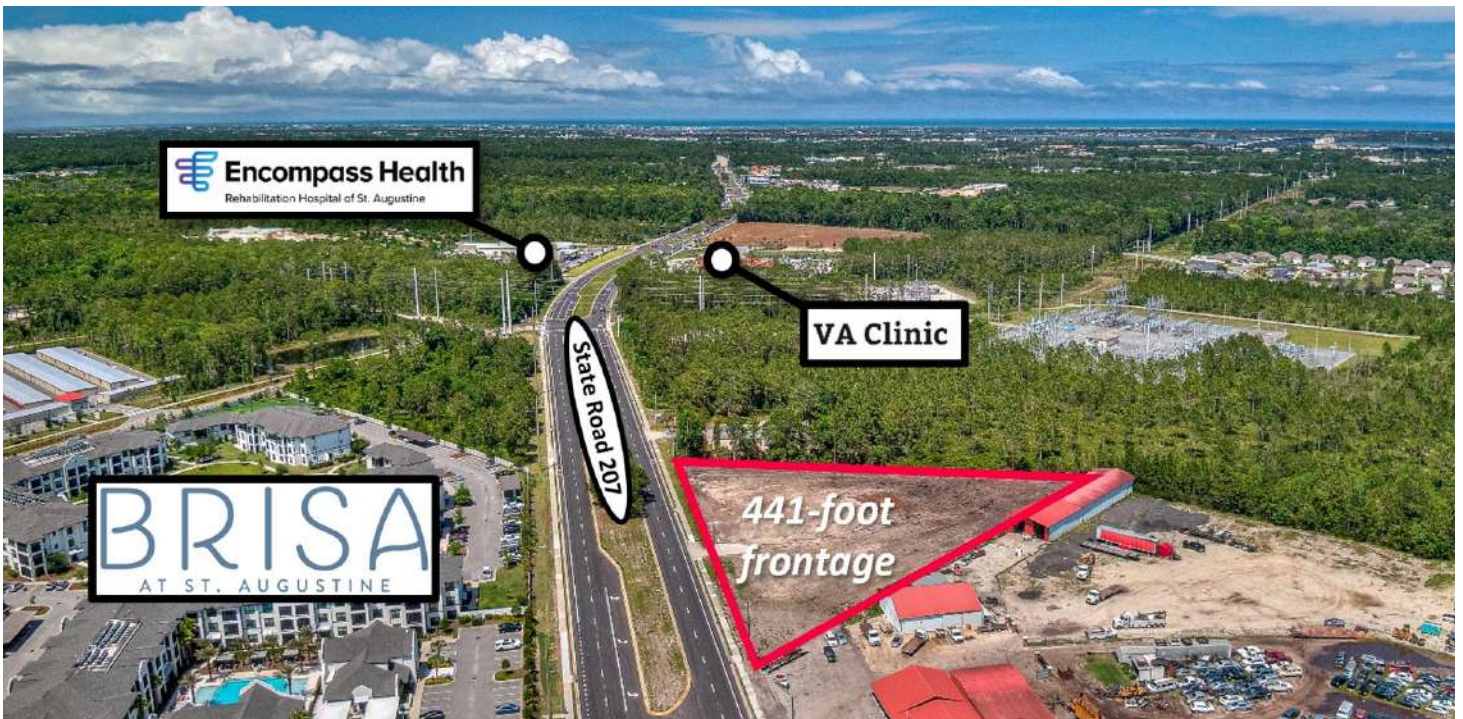
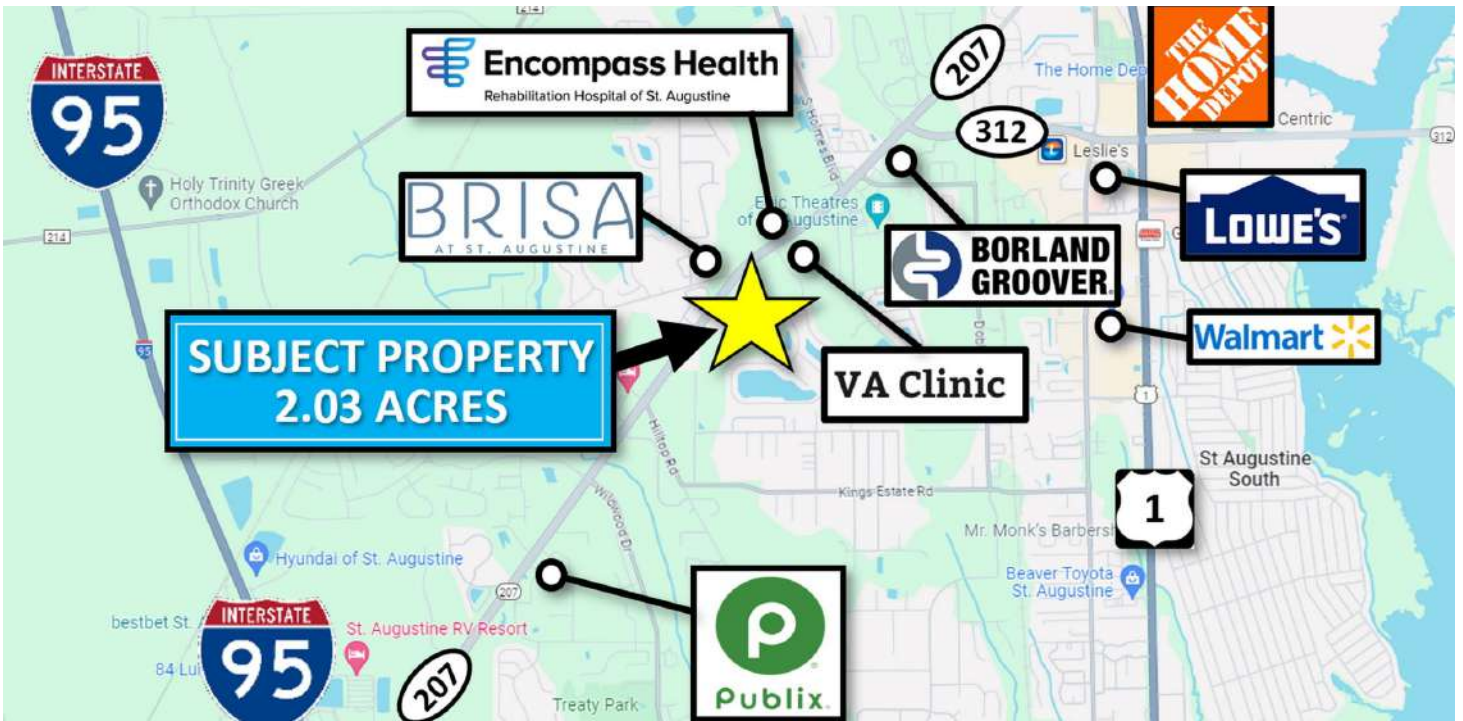


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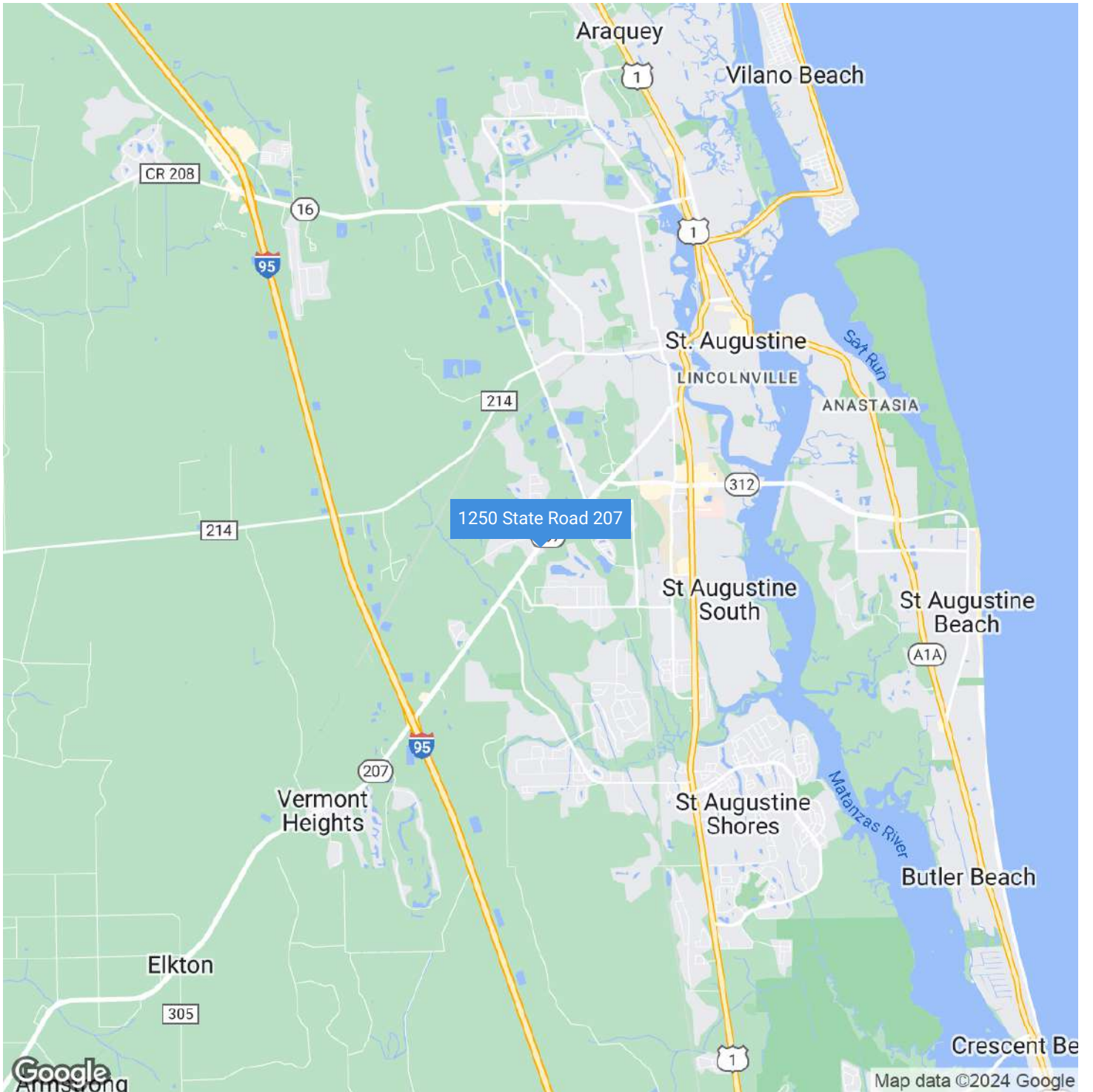


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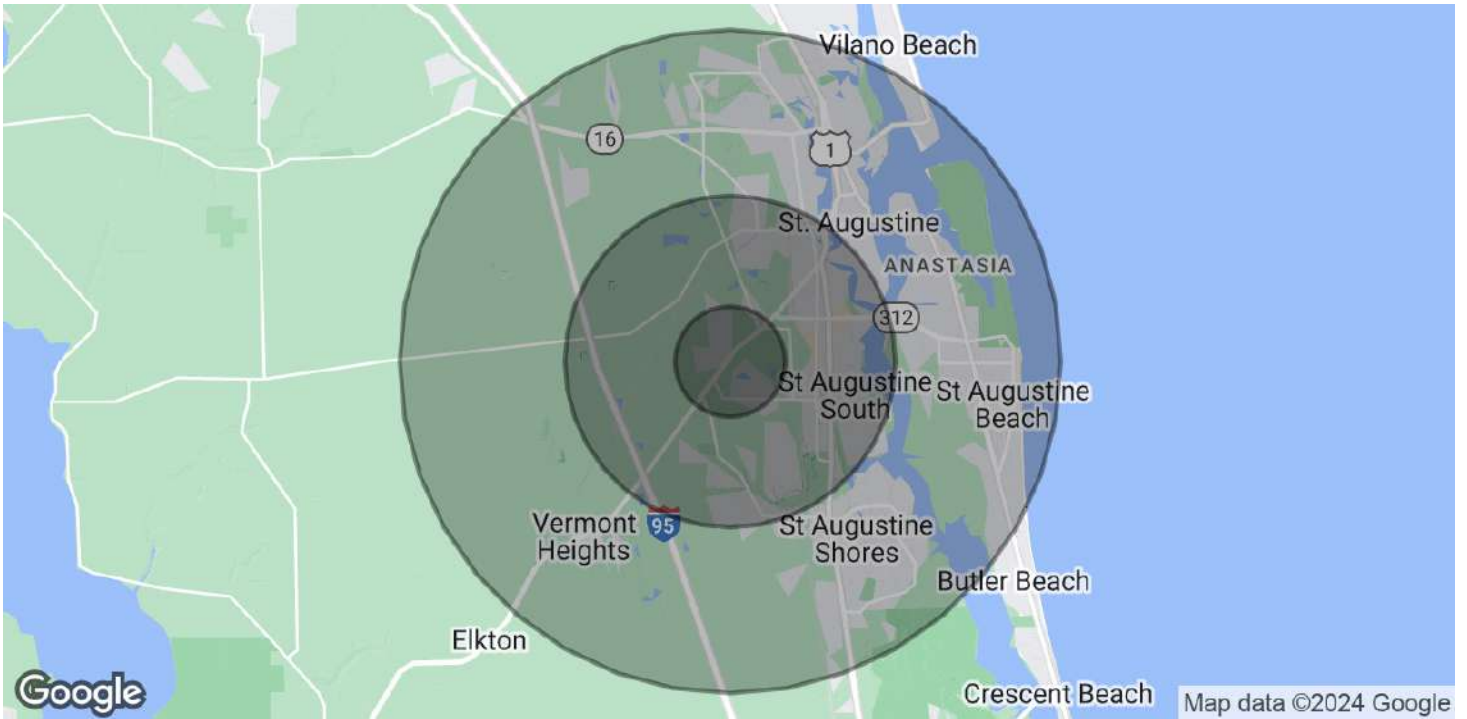


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POPULATION	1 MILE	3 MILES	6 MILES
Total Population	3,991	29,206	93,638
Average Age	44	44	48
Average Age (Male)	44	43	46
Average Age (Female)	45	45	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	1,666	12,033	40,815
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$85,910	\$89,363	\$98,940
Average House Value	\$364,541	\$358,605	\$436,354

Demographics data derived from AlphaMap

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RICH O'BRIEN

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Direct: **904.814.2080** | Cell: **904.814.2080**

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2023—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

- St. Johns County Board of Realtors
- St. Johns County Chamber of Commerce
- St. Johns County Visitors & Convention Bureau
- St. Johns Attractions Association
- St Johns County Tourist Development Council
- St. Augustine Beach City Commission
- ICSC: International Council of Shopping Centers

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