

OFFERING MEMORANDUM

15.70 +/- ACRES  
ALONG US HIGHWAY 1

111 WATSON ROAD, SAINT AUGUSTINE, FLORIDA 32086

Marcus & Millichap

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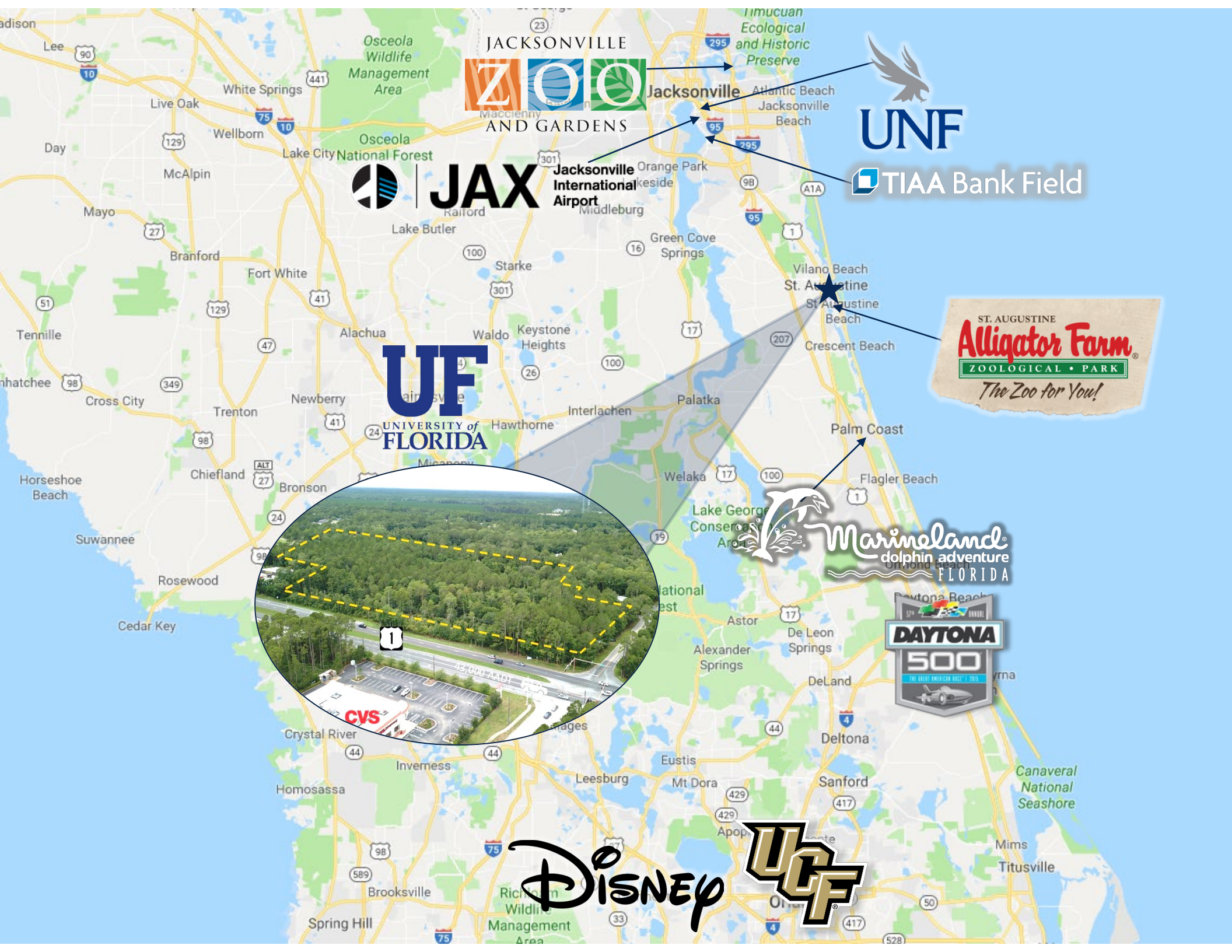
Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

FL BROKER OF  
RECORD:  
Ryan Nee  
License: FL BK3154667

**Marcus & Millichap**

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JACKSONVILLE ZOO AND GARDENS

UNF TIAA Bank Field

JAX Jacksonville International Airport

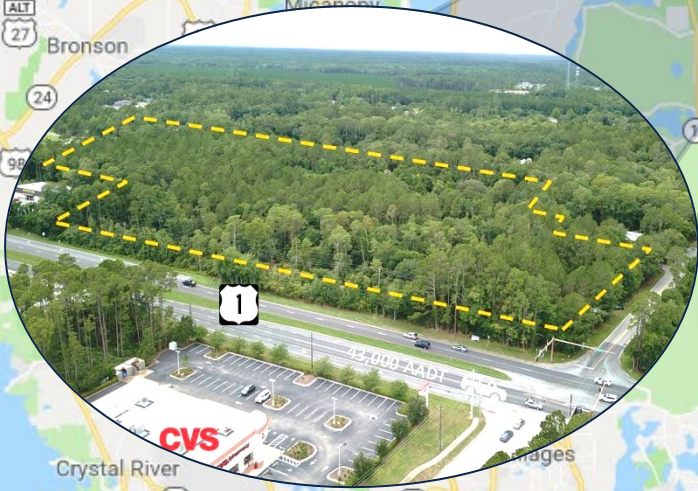
UF UNIVERSITY of FLORIDA

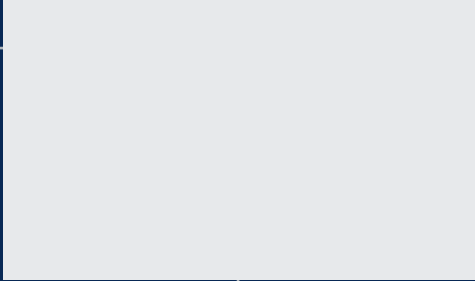
ST. AUGUSTINE Alligator Farm ZOOLOGICAL PARK The Zoo for You!

Marineland dolphin adventure FLORIDA

DAYTONA 500

Disney UCF





*section 1*

# Property Overview

Marcus & Millichap

## PROPERTY SUMMARY // 15.70 +/- Acres



111 Watson Road, Saint Augustine, FL 32086

The Watson Road Property is located in St Augustine, FL in Section 19, Township 8 South, Range 30 East. Located in St. Johns County and not within the city limits of St. Augustine, the subject property is approximately 15.7 acres in total size and consists of disturbed lands, uplands, and wetlands. The Property consists of St. Johns County Parcel ID #'s 1820600000 and 1820700000. The subject property is located to the south of Watson Road, west of US-1 Dixie Highway, north of Santorini Court, and east of Moultrie Reserve Court.

The property consists of approximately 7.34 acres of uplands and 8.36 acres of wetlands. The habitats on the subject property have been negatively impacted by surrounding developments, roads and highways, and wildfire suppression on the property. Any proposed wetland impacts would require permitting through the St. Johns River Water Management District and St. Johns County. Mitigation would be required for any impacts. The subject property is located in Mitigation Basin 9 – Pellicer Creek and Matanzas River Basin. None of the habitats found onsite are considered Significant Natural Community Habitat per the St. Johns County LDC. Development of the subject property is not anticipated to negatively affect any protected flora or fauna species.

## PROPERTY SUMMARY // 15.70 +/- Acres



111 Watson Road, Saint Augustine, FL 32086

- Two Parcels Totaling Approximately 15.70 Acres Along US Highway 1
- Future Land Use: Mixed Use
- Mixed Use Allows for up to 13 Units Per Acre
- Situated on US Highway 1 | Which Has Average Daily Traffic Counts of 43,000 Vehicles
- Borders Dollar General | CVS is Across the Highway
- Located Approximately 5.7 Miles From Interstate-95
- Interstate-95 Benefits From 86,000 Vehicles Daily
- Saint Augustine, Florida is the Nation's Oldest City
- The City is Known for its Colonial Architecture as Well as Atlantic Ocean Beaches Like Sandy St. Augustine Beach and Tranquil Crescent Beach
- 7.5 Miles From Newest Dream Finders Homes' Residential Community, Antigua

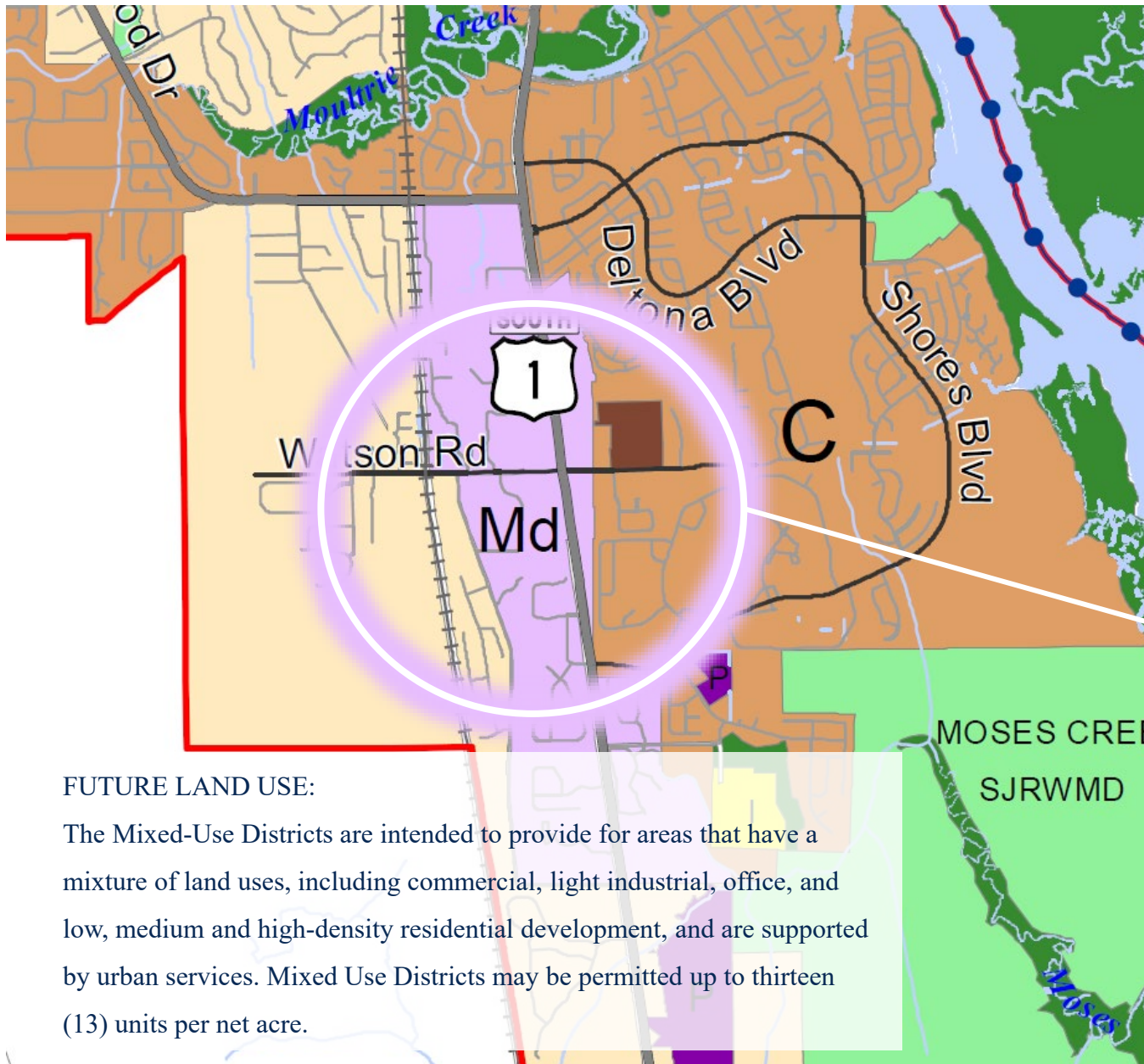
# PROPERTY SUMMARY // 15.70 +/- Acres

PRICE	\$2,225,000
LOT SIZE (ACRES)	15.70+/-
PRICE/ACRE	\$141,720
FUTURE LAND USE	MIXED USE DISTRICT
DENSITY	13 UNITS PER ACRE
LOCATION	ST. JOHNS COUNTY

PARCEL NUMBERS	182060-0000
	182070-0000



# LAND USE // 15.70 +/- Acres

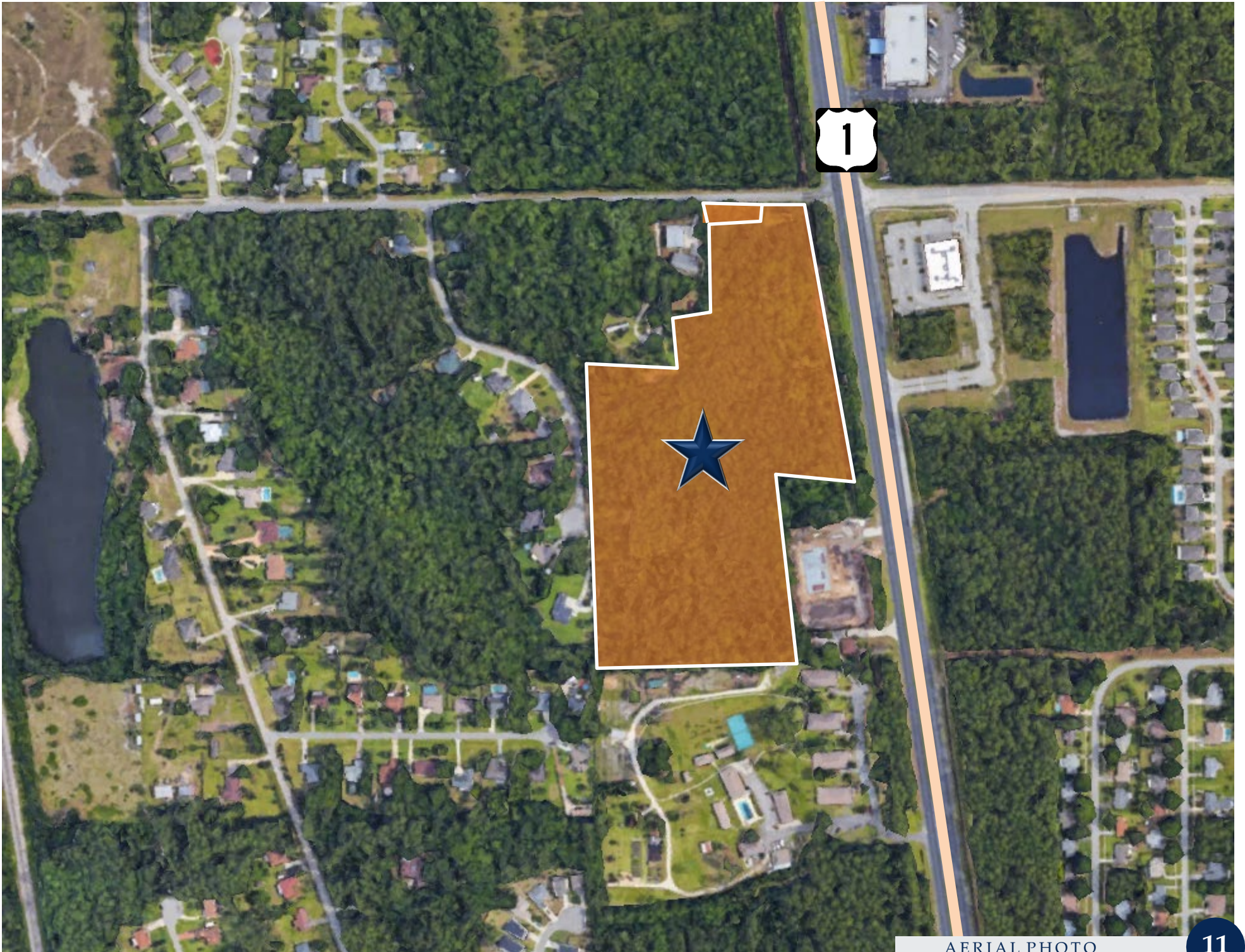


## FUTURE LAND USE:

The Mixed-Use Districts are intended to provide for areas that have a mixture of land uses, including commercial, light industrial, office, and low, medium and high-density residential development, and are supported by urban services. Mixed Use Districts may be permitted up to thirteen (13) units per net acre.

# WETLANDS MAP // 15.70 +/- Acres





**DOLLAR GENERAL**

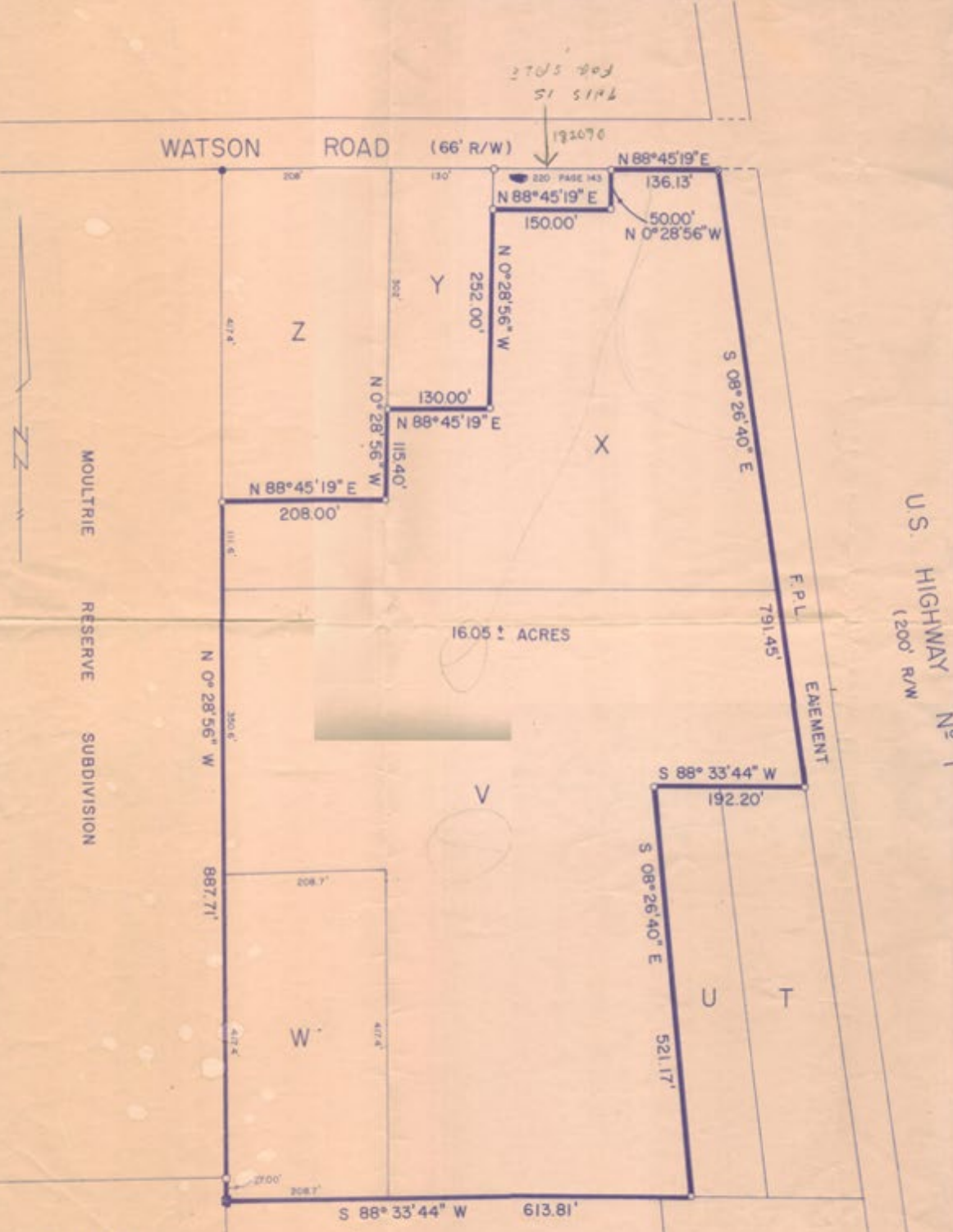


43,000 AADT

**CVS**

# MAP OF SURVEY

LOTS V, W AND ALL OF LOT X, LESS THE NORTH 50' OF THE WEST 150' THEREOF - MOULTRIE HEIGHTS AS RECORDED IN MAP BOOK 4, PAGE 51 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



### LEGEND

- F.P.L. = FLORIDA POWER & LIGHT
- ORB = OFFICIAL RECORDS BOOK
- MB = MAP BOOK
- DB = DEED BOOK
- R/W = RIGHT OF WAY
- = FOUND 4" X 4" CONCRETE MONUMENT #3246
- = FOUND 4" X 4" CONCRETE MONUMENT #1448
- = FOUND 3/4" IRON PIPE - NO I.D.
- = FOUND 3/4" IRON PIPE & CAP #2674
- = SET 5/8" IRON ROD & CAP #4793

### NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE C AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 125147-01380 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 5/16/85.

THE BASIS OF THE BEARINGS AS SHOWN HEREON IS THE SOUTH RIGHT OF WAY LINE OF WATSON ROAD WHICH BEARS N 88°45'19" E.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

NO UNDERGROUND STRUCTURES, UTILITIES, OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: PAULINE DINARCO.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECT 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 21:114-6 OF THE FLORIDA ADMINISTRATIVE CODE.

FIELD BOOK: 52-11  
 FIELD WORK: 4/6/92  
 SIGNED: 4/30/92  
 SCALE: 1" = 100'  
 JOB NO.: 92-100  
 TYPE SURVEY: BOUNDARY

ANCIENT CITY SURVEYING  
 5122-A-1-A SOUTH  
 ST AUGUSTINE, FL 32064  
 (904) 477-5580





**DOLLAR GENERAL**

**CVS**



**LifeStorage**



**CVS**

**DOLLAR  
GENERAL**



**CVS**

AERIAL PHOTO



CVS

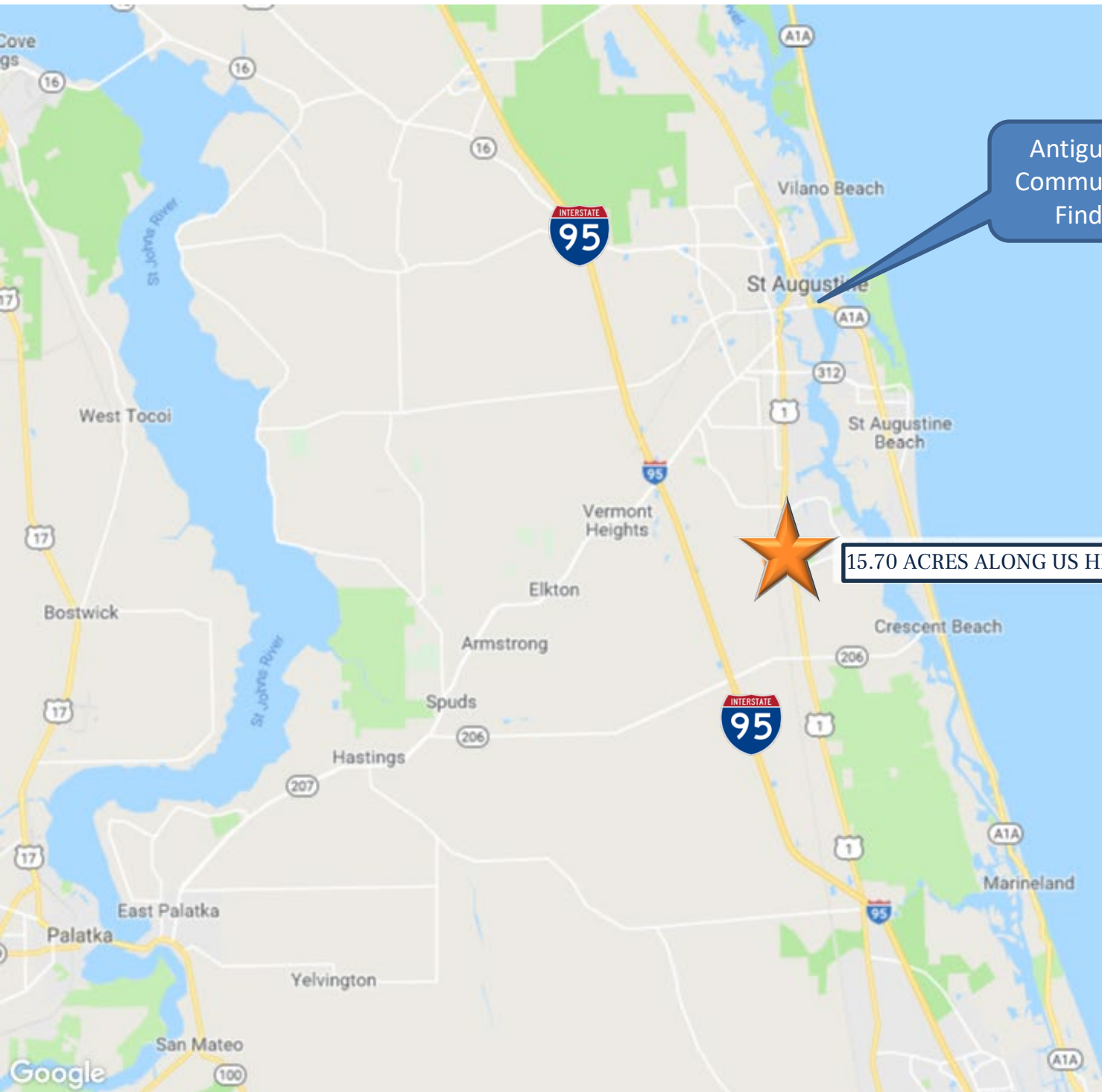




15.70 +/- ACRES

**DOLLAR  
GENERAL**



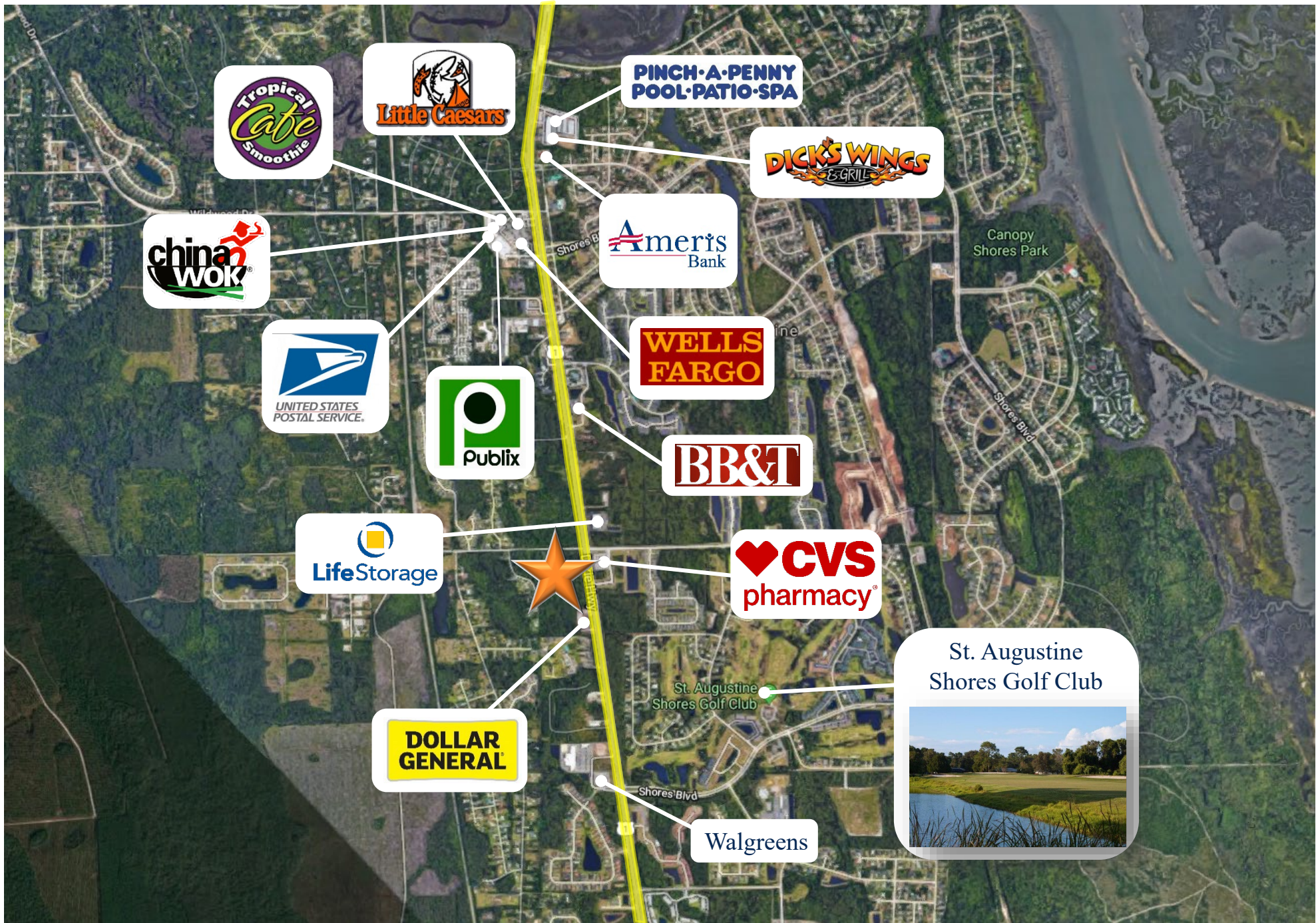


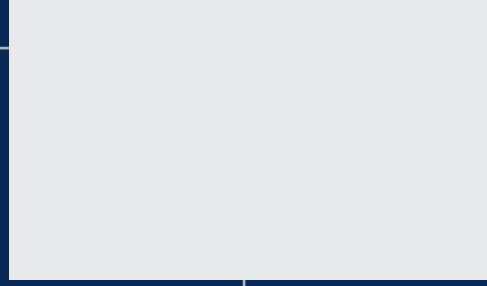
Antigua Residential Community by Dream Finders Homes

15.70 ACRES ALONG US HIGHWAY 1









*section 2*

# Market Overview

Marcus & Millichap



# SAINT AUGUSTINE

# *City Of* ST AUGUSTINE

Saint Augustine visitors will find an array of attractions in the nation's oldest city. From living history museums like the Castillo de San Marcos to Gilded-Age hotels, swashbuckling adventures and specialized tours in the air, on the sea, and in the heart of the historic district, Saint Augustine has it all! The city is known for its Spanish colonial architecture as well as Atlantic Ocean beaches like sandy St. Augustine Beach and tranquil Crescent Beach.



# *City Of* ST AUGUSTINE

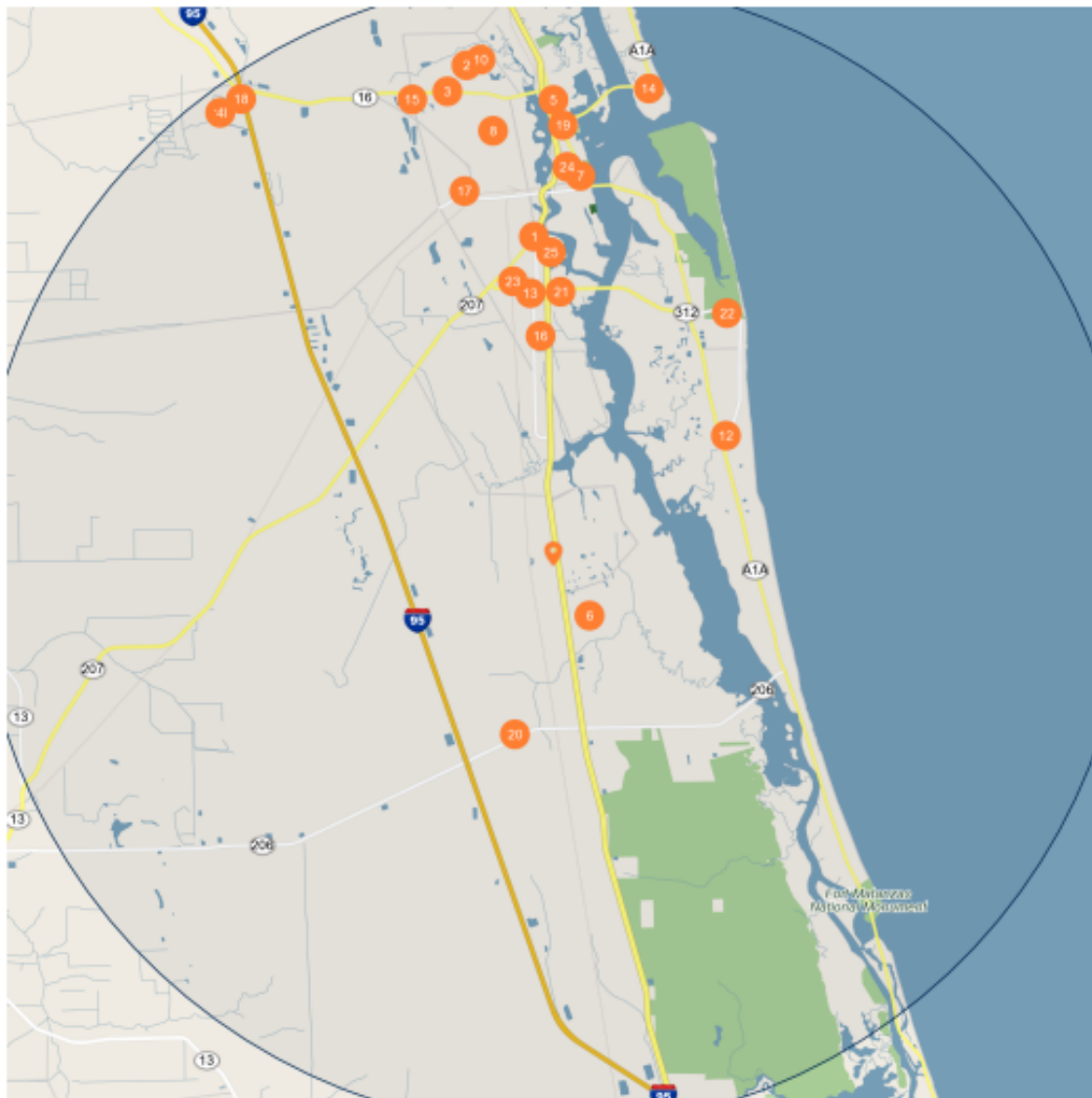
The St. Augustine Lighthouse & Maritime Museum, Inc. is a private, non-profit museum dedicated to its mission “to discover, preserve, present and keep alive the stories of the Nation's Oldest Port as symbolized by our working St. Augustine Lighthouse. The Museum today serves 225,000 visitors each year.

The Interpretive Division provides docent-led guided tours that are free with the cost of admission, on the hour between 11 am and 4 pm each day.



<b>POPULATION</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2027 Projection</b>			
Total Population	30,052	63,901	115,171
<b>2022 Estimate</b>			
Total Population	26,564	57,592	103,855
<b>2010 Census</b>			
Total Population	19,025	43,223	77,381
<b>2000 Census</b>			
Total Population	14,825	32,261	61,735
<b>Daytime Population</b>			
2022 Estimate	24,126	57,040	121,148
<b>HOUSEHOLDS</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2027 Projection</b>			
Total Households	13,593	29,285	51,234
<b>2022 Estimate</b>			
Total Households	11,905	26,154	45,836
Average (Mean) Household Size	2.2	2.2	2.2
<b>2010 Census</b>			
Total Households	8,276	19,142	33,613
<b>2000 Census</b>			
Total Households	6,109	13,592	25,800

<b>HOUSEHOLDS BY INCOME</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2022 Estimate</b>			
\$250,000 or More	3.8%	5.3%	5.2%
\$200,000-\$249,999	1.8%	2.9%	2.8%
\$150,000-\$199,999	5.9%	7.2%	6.4%
\$125,000-\$149,999	6.3%	6.5%	5.8%
\$100,000-\$124,999	13.1%	12.1%	10.9%
\$75,000-\$99,999	11.4%	11.8%	12.3%
\$50,000-\$74,999	19.2%	17.9%	16.9%
\$35,000-\$49,999	13.5%	12.4%	12.8%
\$25,000-\$34,999	10.6%	9.2%	9.5%
\$15,000-\$24,999	8.1%	8.0%	9.3%
Under \$15,000	6.3%	6.7%	8.1%
Average Household Income	\$87,921	\$99,222	\$95,980
Median Household Income	\$63,636	\$68,134	\$63,612
Per Capita Income	\$39,566	\$45,208	\$42,745



Major Employers		Employees
1	Coca-Cola Company-Coca-Cola	2,505
2	St Johns Cnty Schl Bd Pub Inst	2,432
3	Postal Fleet Services Inc	1,000
4	Tensolite LLC-Carlisle Interconnect Tech	1,000
5	Florida School For The Deaf	700
6	Sapa Extrsions St Augustine LLC	500
7	Columbia Food Service Company	486
8	St Johns County School Dst-Transportation Office	378
9	Hydro Extrusion Usa LLC	300
10	St Johns County School Dst-St Augustine High School	283
11	Carlisle Interconnect Tech Inc	277
12	Publix Super Markets Inc-Publix	275
13	Publix Super Markets Inc-Publix 00099	275
14	Publix Super Markets Inc-Publix Pharmacy 1231	273
15	Publix Super Markets Inc-Publix Pharmacy 1278	273
16	Walmart Inc-Walmart	270
17	St Johns County School Dst-Webster School	245
18	Cracker Brrel Old Cntry Str In-Cracker Barrel	240
19	Old Town Trlley Turs St Agstin	237
20	St Johns County School Dst-Pedro Menendez High School	227
21	Rogers Towers PA	226
22	Young MNS Chrstn Assn of Flrda-YMCA of St Augustine	208
23	Owen Electric Company Inc	200
24	St Johns County School Dst	200
25	Target Stores Inc-Target	180

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