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STRONG DEMOGRAPHICS
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GROWING MARKET
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RETAIL ATTRACTION
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PRIME LOCATION
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QUALITY HOMES

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SAINT AUGUSTINE, FL 32086

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SECTION 1

PROPERTY INFORMATION

SAINT AUGUSTINE, FL 32086



OFFERING SUMMARY

Sale Price:	\$2,300,000
Available SF:	
Lot Size:	5.78 Acres
Price / Acre:	\$397,924

PROPERTY OVERVIEW

This 5.78-acre Shores Blvd parcel presents a rare opportunity for a strategic land investment in Saint Augustine. Offered under an exclusive right of sale agreement, the property features generous frontage along a well-traveled thoroughfare, creating immediate visibility for future development. Thoughtfully positioned to capitalize on controlled ingress and egress points, the land invites investors to shape a compelling destination within one of Florida’s most desirable markets.

PROPERTY HIGHLIGHTS

- 5.78-acre parcel with expansive Shores Blvd frontage
- Flexible configuration supports commercial or mixed-use vision
- Controlled access points enhance site circulation
- Utilities accessible near property boundaries
- High visibility corridor promotes tenant and user awareness
- Proximity to established infrastructure corridors
- Strong investment appeal for long-term land value
- Opportunities for creative architectural and landscape concepts

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PROPERTY DESCRIPTION

This 5.78-acre parcel on Shores Boulevard presents an exceptional opportunity for investors, builders, and developers seeking a strategic position in the Saint Augustine market. With substantial frontage along a highly traveled corridor, the property offers outstanding visibility and accessibility while maintaining the flexibility for a variety of development concepts. The site is well-suited for a residential development of approximately 13 single-family home lots, providing an attractive opportunity to capitalize on the continued demand for housing in St. Johns County.

The property is under the Live Local Act, subject to a purchaser's independent verification of eligibility and development standards. 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.

Nearby utility infrastructure supports efficient site planning and development, while the property's location benefits from strong surrounding retail growth and established residential communities. Positioned within one of Northeast Florida's most desirable and expanding submarkets, this property offers the potential to create a thoughtfully planned residential community with long-term value and strong market appeal.

LOCATION DESCRIPTION

5.78-acre parcel along Shores Blvd in Saint Augustine, Florida, offered for sale under an exclusive right of sale agreement.



SECTION 2

LOCATION INFORMATION

SAINT AUGUSTINE, FL 32086



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