

SALE

8.13 ACRES AT INTERSECTION OF SR 16 AND SR 13 N

7070 State Road 16 St. Augustine, FL 32092



PROPERTY DESCRIPTION

Great opportunity to own a prime piece of real estate at the crossroads of progress in Saint Augustine, FL. Presenting 8.13 acres of vacant land located at the intersection of State Road 16 and State Road 13 N, this parcel offers a strategic corner location primed for development. Located in one of the region's high-growth landscapes, this open rural-zoned offering stands as a testament to endless possibilities.

Boasting proximity to major thoroughfares frequented by motorists bound for Green Cove Springs, Florida, and the burgeoning residential enclave of Silverleaf, this locale offers growth potential. Whether you're a savvy investor or an entrepreneur with a grand vision, this property is a blank canvas. Imagine designing your dream project amidst the backdrop of Saint Augustine's dynamic growth. Possible seller financing.

The subject property consists of two St. Johns County parcel IDs: 0130200030 & 0129900000 which is located at 7050-7070 SR-16 and totals approximately \pm 8.13 acres in size. The site reconnaissance occurred on July 31, 2024 and revealed that the subject site contained forested wetlands, forested/grassed uplands, and a pond. The wetland within the northern portion of the property (\pm 3.79 acres) consists of Wades Creek and its associated floodplain. Additionally, a wetland (\pm 0.18 acres) and a pond (\pm 0.06 acres) in the central portion of the property.

PROPERTY HIGHLIGHTS

- Possible Seller Financing
- Strategic Corner Location
- 8.13 acres
- Open Rural Zoning
- High Growth Area

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	8.13 Acres
Zoning:	Open Rural
APN:	012990-0000 and 013020-0030

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,296	12,469	52,304
Total Population	4,376	36,351	153,335
Average HH Income	\$119,340	\$130,566	\$154,728

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com

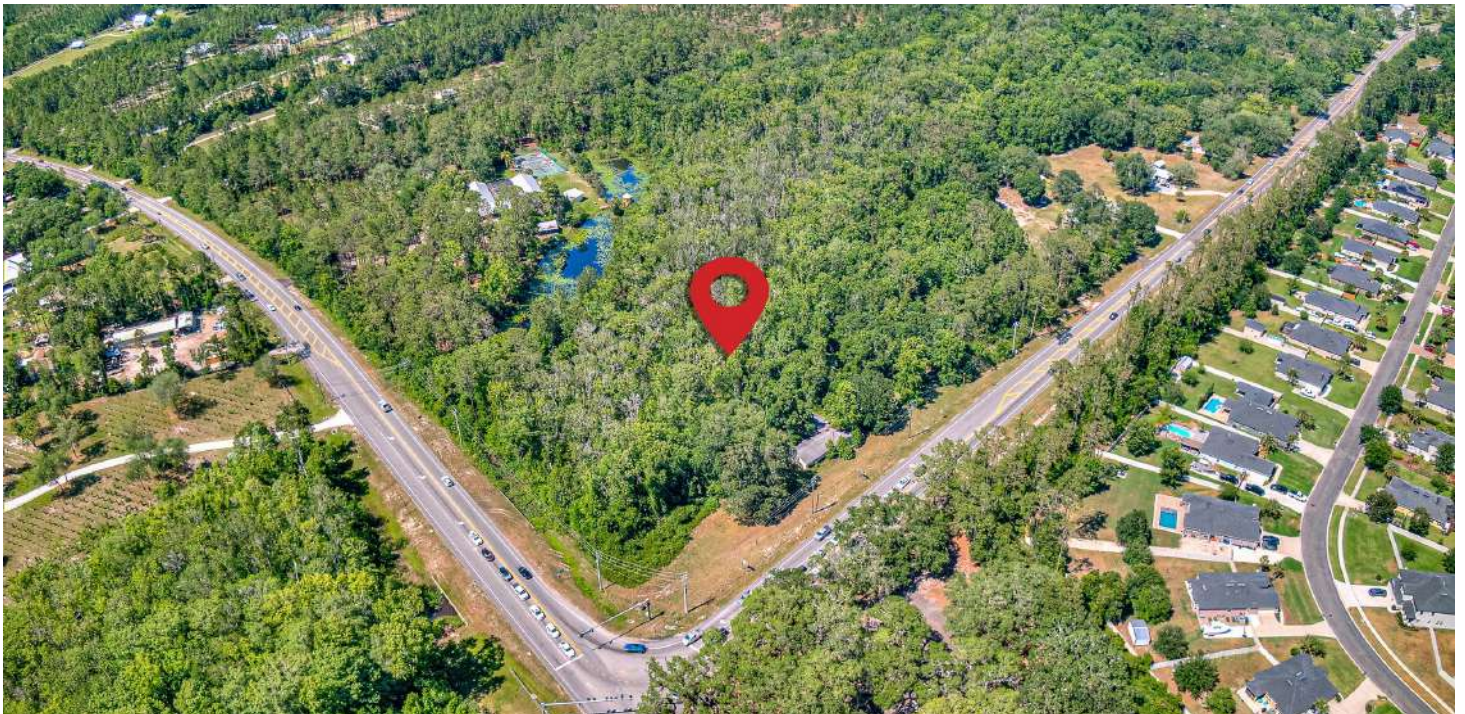
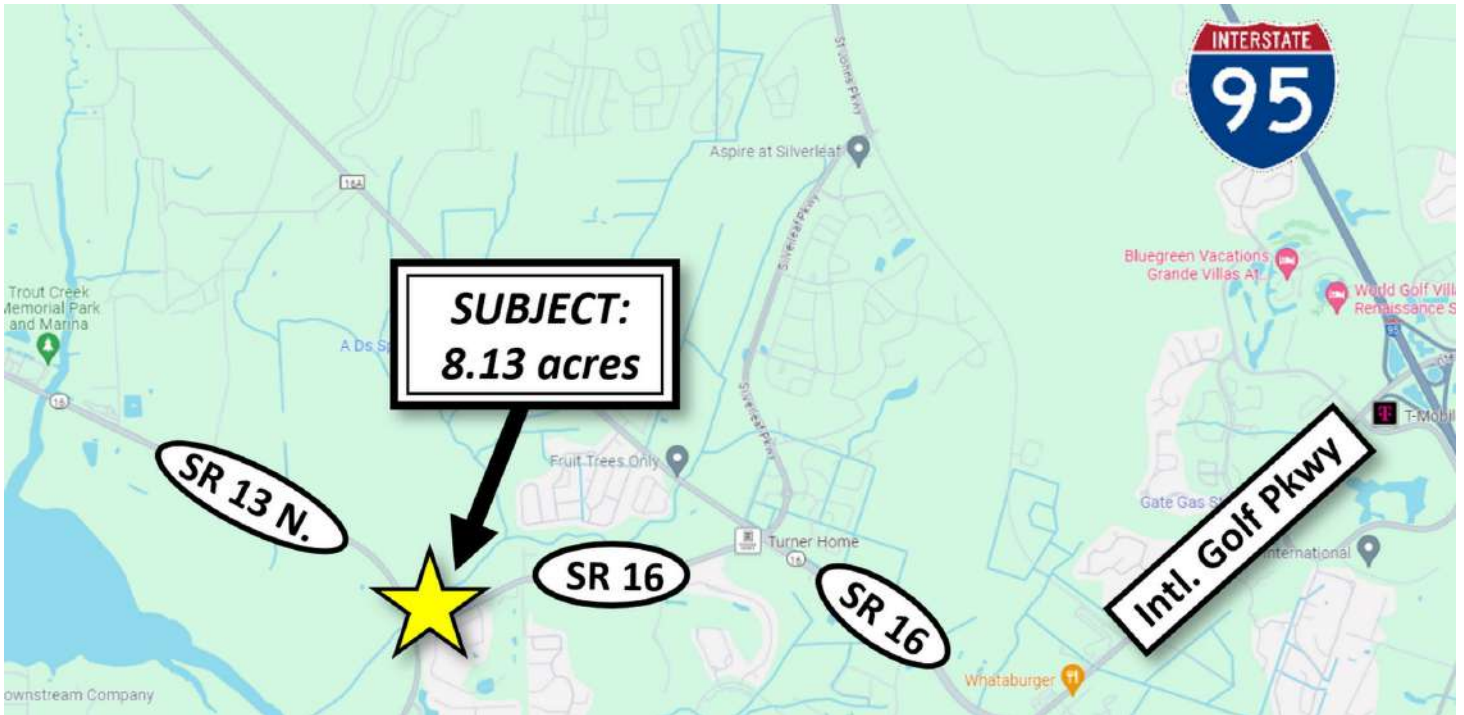


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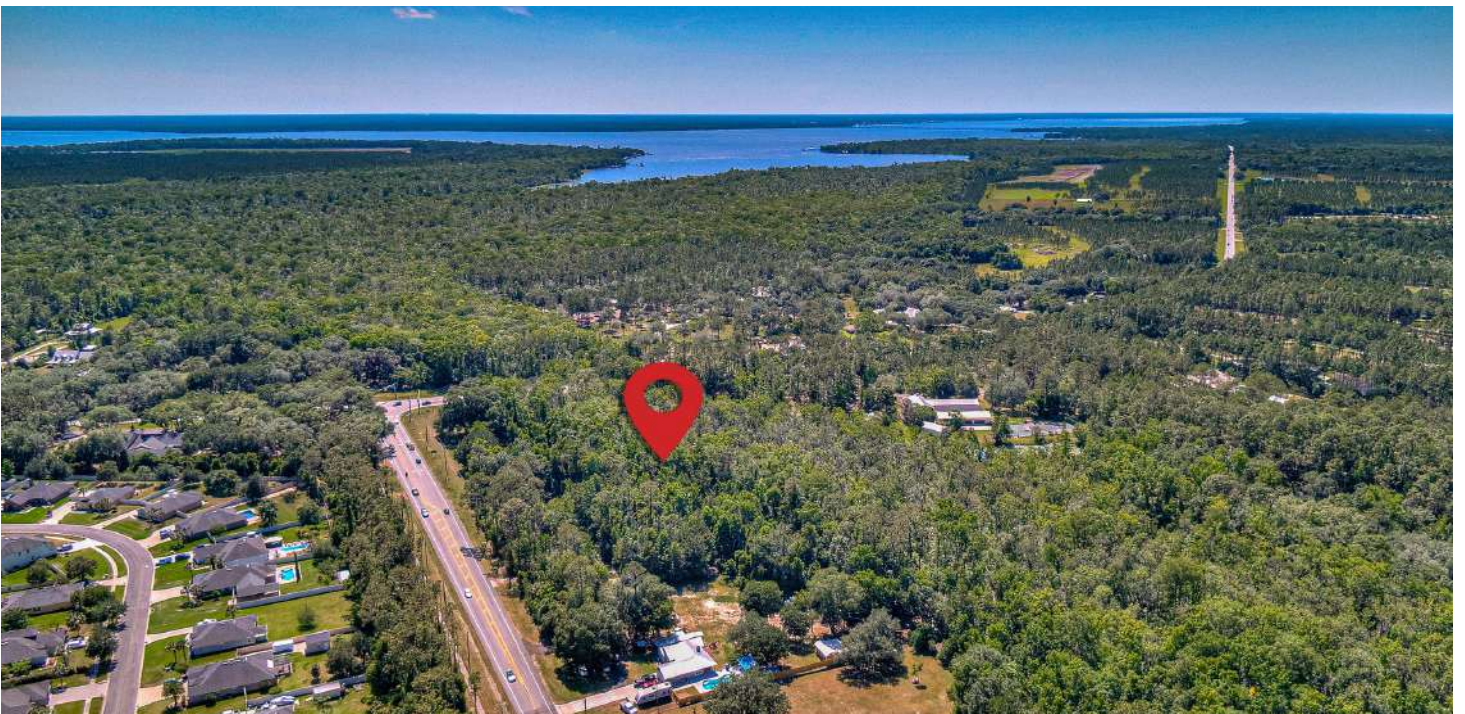
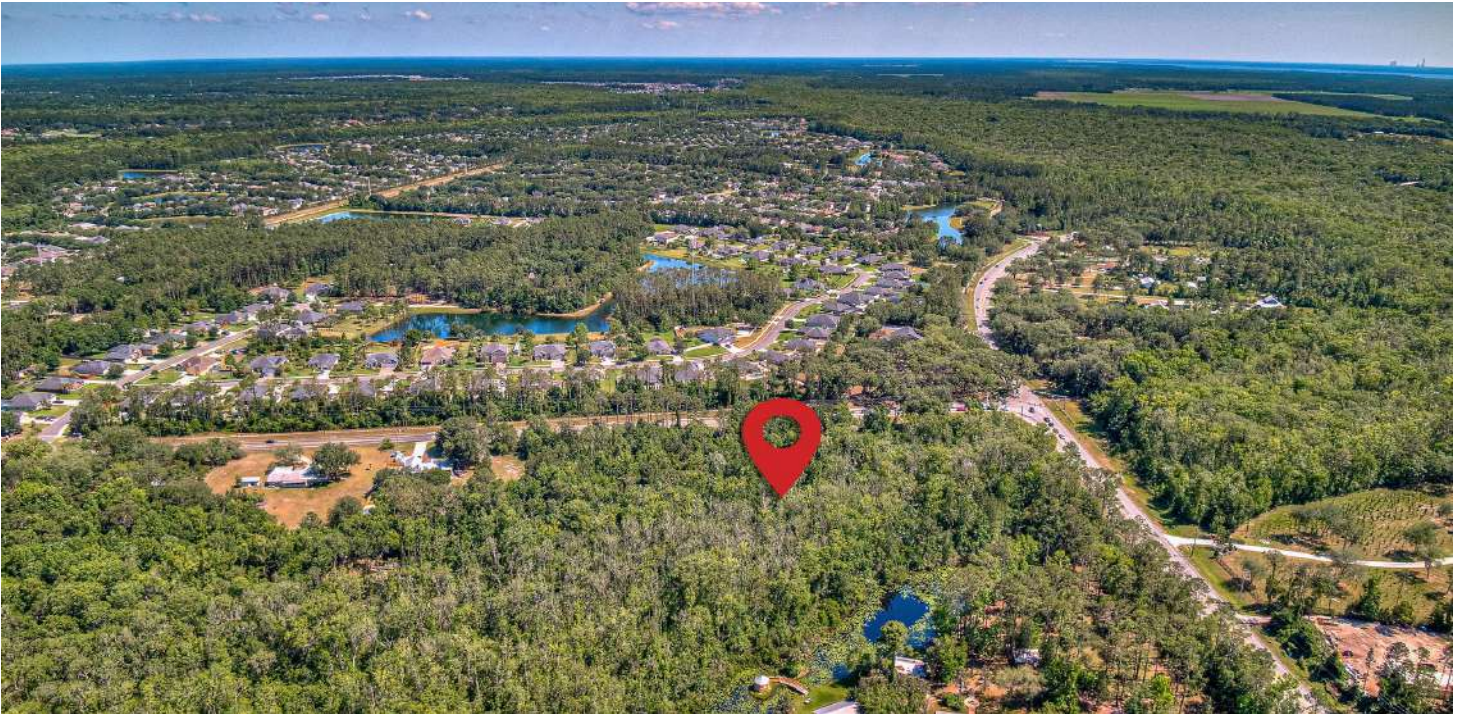


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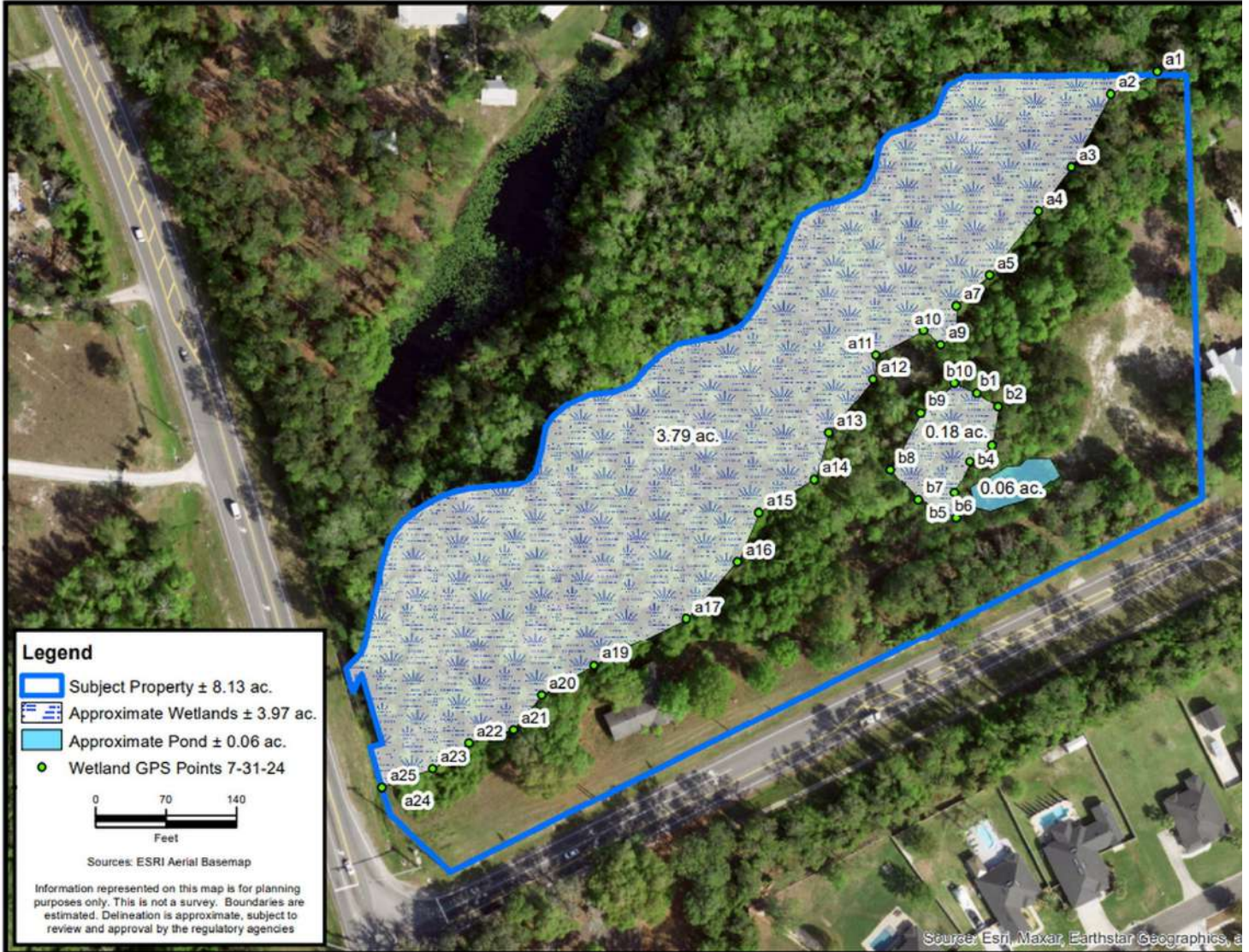


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CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment Map

7050 - 7070 SR-16 (PID: 0130200030 & 0129900000)

Project: 5.24376

St. Johns County, FL

Date: Jul 31 2024

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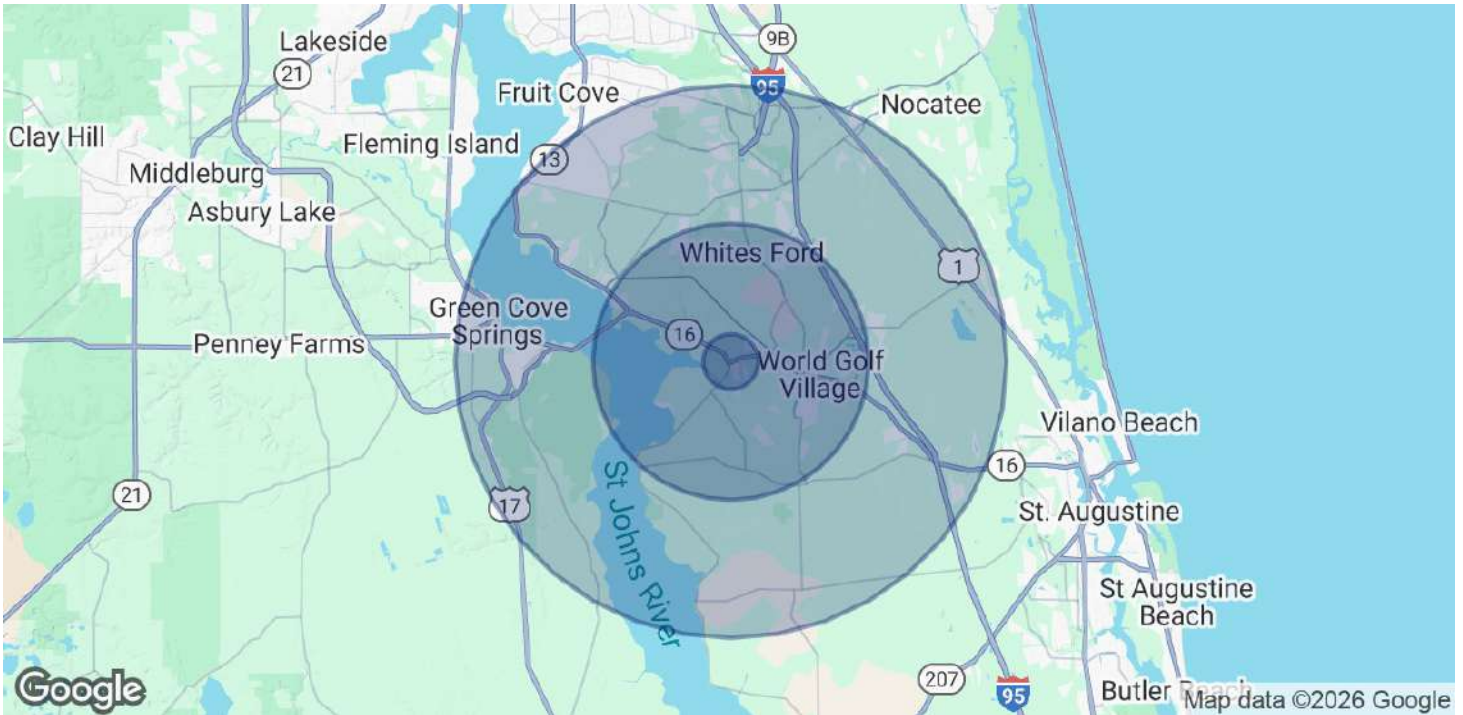


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,376	36,351	153,335
Average Age	37	40	38
Average Age (Male)	37	40	38
Average Age (Female)	37	41	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,296	12,469	52,304
# of Persons per HH	3.4	2.9	2.9
Average HH Income	\$119,340	\$130,566	\$154,728
Average House Value	\$426,043	\$481,824	\$512,882

Demographics data derived from AlphaMap

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RICH O'BRIEN

Sr. Sales Associate

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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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