



# ST. AUGUSTINE LAND

RV PARK DEVELOPMENT WITH COMMERCIAL FRONTAGE  
1425 STATE ROAD 16, ST. AUGUSTINE, FL 32084

OFFERING PRICE  
\$10,500,000  
17.57 ACRES



CONFIDENTIAL OFFERING MEMORANDUM

# DISCLAIMER

All materials and information received or derived from SVR Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVR Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SVR Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd  
Unit 2200  
Ponte Vedra Beach, FL 32082

## Exclusive Sales Representatives



**JEFFREY TERWILLIGER**  
President  
607.745.0364  
jterwilliger@svrrealtyfl.com



**CHRIS WOODWARD**  
Commercial Sales Agent  
386.748.8285  
cwoodward@svrcom.com



**LENNY DEGIROLMO**  
Commercial Sales Agent  
386.956.4143  
ldegirolmo@svrcom.com



**TYLER POWELL**  
Commercial Sales Agent  
770.298.0069  
tpowell@svrcom.com



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd  
Unit 2200  
Ponte Vedra Beach, FL 32082



# EXECUTIVE SUMMARY



## OVERVIEW:

SVR Commercial, as exclusive advisor, is privileged to present the opportunity to acquire the RV Park development located at 1425 State Road 16, St. Augustine, FL 32084 (the "Property"). The Property consists of Five (5) adjacent parcels totaling approximately 17.57 acres. The Property has a maximum density of 200 RV lots and an additional  $\pm$  2.86 commercial acres.

## PROPERTY DETAILS

---

Address:	1425 State Road 16 St. Augustine, FL 32084
Tax Real Estate Number:	0883600000 0886300010 0883400000 0883500000 0884100000
Land Size:	17.57 AC
Zoning:	CHT
Access	State Road 16 Opportunity Zone

## PROPERTY OVERVIEW

An excellent opportunity for a developer to acquire a 17.57-acre parcel adjacent to State Road 16 with a maximum density of 200 RV lots and an additional  $\pm$  2.86 commercial acres. Property is currently being utilized as an RV park positively cash-flowing, and utilities are currently on-site.

## LOCATION OVERVIEW

This property is located in historic St. Augustine, within St. Johns county one of the fastest growing communities in Florida. Situated less than 5 miles from downtown and conveniently located less than 2 minutes from Publix and only 2 miles from Interstate 95. With frontage view of State Road 16 thousand of travelers drive by on their way to visit the oldest city in the country. In addition, to the beautiful landscape, growing community, and high tourist rate St. Johns boast one of the best school districts in the state.



# RV PARK DEVELOPMENT | 17.57 Acres





St. Augustine Land	1 Mile	3 Miles	10 Miles
2029 Projection	3,229	28,180	207,586
2024 Estimate	2,409	21,197	155,631
2020 Census	1,863	17,876	126,437
Annual Growth 2024-2029	34.04%	32.94%	33.38%
Annual Growth 2020-2024	29.31%	18.58%	23.09%
<b>HOUSEHOLDS</b>			
2029 Projection	1,340	11,357	85,342
2024 Estimate	1,002	8,557	64,028
2020 Census	783	7,282	52,100
Annual Growth 2024-2029	33.73%	32.72%	33.29%
Annual Growth 2020-2024	27.97%	17.51%	22.89%
2024 Owner Occupied Housing Units	814	5,843	48,789
2024 Renter Occupied Housing Units	188	2,714	15,239
<b>2024 HOUSEHOLDS BY HOUSEHOLD INC.</b>			
2024 Household Income Less than \$25,000	54	1,091	6,194
2024 Household Income \$25,000-\$50,000	219	1,952	12,495
2024 Household Income \$50,000-\$75,000	306	2,143	13,293
2024 Household Income \$75,000-\$100,000	117	1,253	7,964
2024 Household Income \$100,000-\$125,000	41	772	6,188
2024 Household Income \$125,000-\$150,000	98	554	5,024
2024 Household Income \$150,000-200,000	36	503	6,841
2024 Household Income \$200,000 or greater	129	290	6,030
2024 Average Household Income	\$104,320	\$79,335	\$102,465
2024 Median Household Income	\$69,247	\$65,003	\$75,102

# RETAIL MAP

Northeast Florida  
Regional Airport

9



**HOME 2**  
SUITES BY HILTON

**Chick-fil-A**

**Wawa**

**SouthState**

**Winn-Dixie**

**STARBUCKS**  
COFFEE

**Ruby Tuesday**  
Cracker Barrel  
OLD COUNTRY STORE

**ZAXBY'S**  
DUNKIN' DONUTS

**Marriott**  
HOTELS & RESORTS

**Publix**

**FAMILY DOLLAR**

<b>ST. JOHNS COUNTY</b>	
	St. Johns
<b>Population</b>	
2021 Estimate	275,146
2010 Census	190,039
Annual Growth 2010-2021	3.3%
Annual Growth 2021-2026	2.9%
<b>Households</b>	
2021 Total Households	108,300
2010 Census	75,338
2021 Owner Occupied Housing Units	84.5%
2021 Renter Occupied Housing Units	15.5%
2021 Avg Household Income	\$124,859
2021 Med Household Income	\$90,367
<b>2021 Households by Households Inc.</b>	
2021 Household Income Less than \$15,000	4.4%
2021 Household Income \$15,000-\$24,999	5.9%
2021 Household Income \$25,000-\$34,999	6.0%
2021 Household Income \$35,000-\$49,999	9.9%

# Exclusive Sales Representatives



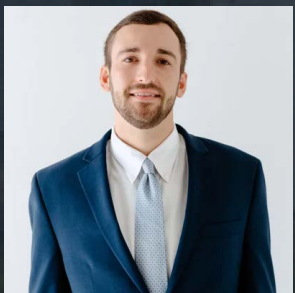
**JEFFREY TERWILLIGER**  
President  
607.745.0364  
jterwilliger@svrrealtyfl.com



**CHRIS WOODWARD**  
Commercial Sales Agent  
386.748.8285  
cwoodward@svrcom.com



**LENNY DEGIROLMO**  
Commercial Sales Agent  
386.956.4143  
ldegirolmo@svrcom.com



**TYLER POWELL**  
Commercial Sales Agent  
770.298.0069  
tpowell@svrcom.com

## TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL  
100 Fairway Park Blvd  
Unit 2200  
Ponte Vedra Beach, FL 32082