

# SALE 2.34 UPLAND ACRES ON STATE ROAD 16 AND ZYGMONT CT.

State Road 16 and Zygmont Ct. St. Augustine, FL 32084



**SALE PRICE**

\$1,199,000

**Rich O'Brien**

Sr. Sales Associate

(904) 814-2080

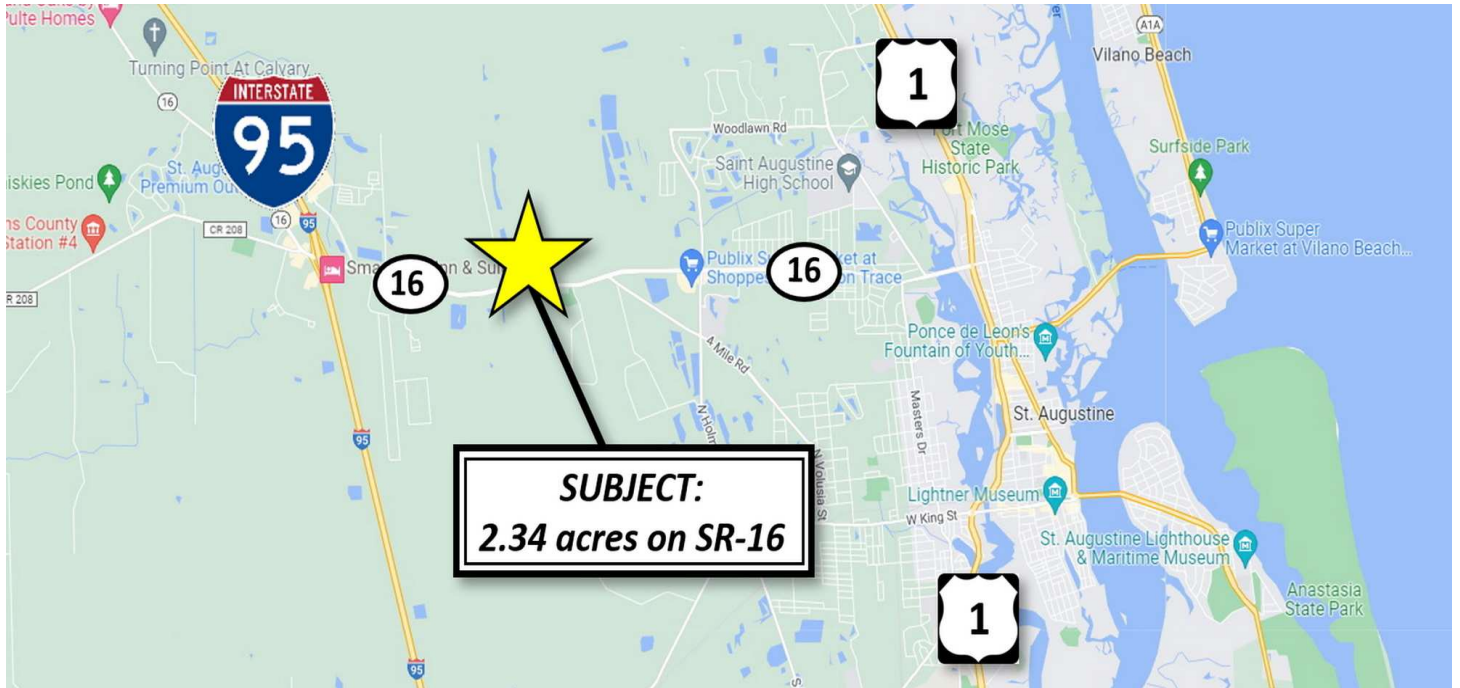
[rich.obrien@thepremierproperties.com](mailto:rich.obrien@thepremierproperties.com)

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## PROPERTY DESCRIPTION

Prime location! 2.34+ upland acre lot on the northeast corner of State Road 16 and Zygmont Ct. Currently zoned OR (Open Rural) in the Mixed Use Future Land Use district. Approximately 200 foot frontage on SR-16. Property is by the intersection leading to a new D.R. Horton community, Sebastian Cove. Culvers Butter Burgers & Frozen Custards is just east of the parcel.

The concept design has 2 buildings totaling 18,500 s/f with 78 parking spaces.

For more information, contact Rich O'Brien at 904-814-2080.

## PROPERTY HIGHLIGHTS

- High Visibility with 200-foot frontage on S.R. 16
- Design Concept has 2 Buildings Totaling 18,500 s/f with 78 Parking Spaces
- Near new Culver's restaurant and new D.R. Horton community, Sebastian Cove
- AADT: 40,500. Only 1.5 Miles to I-95

## OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	2.34 Acres
Zoning:	OR
APN:	088200-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	741	17,980	58,353
Total Population	1,725	43,932	141,962
Average HH Income	\$113,363	\$89,234	\$113,641

### Rich O'Brien

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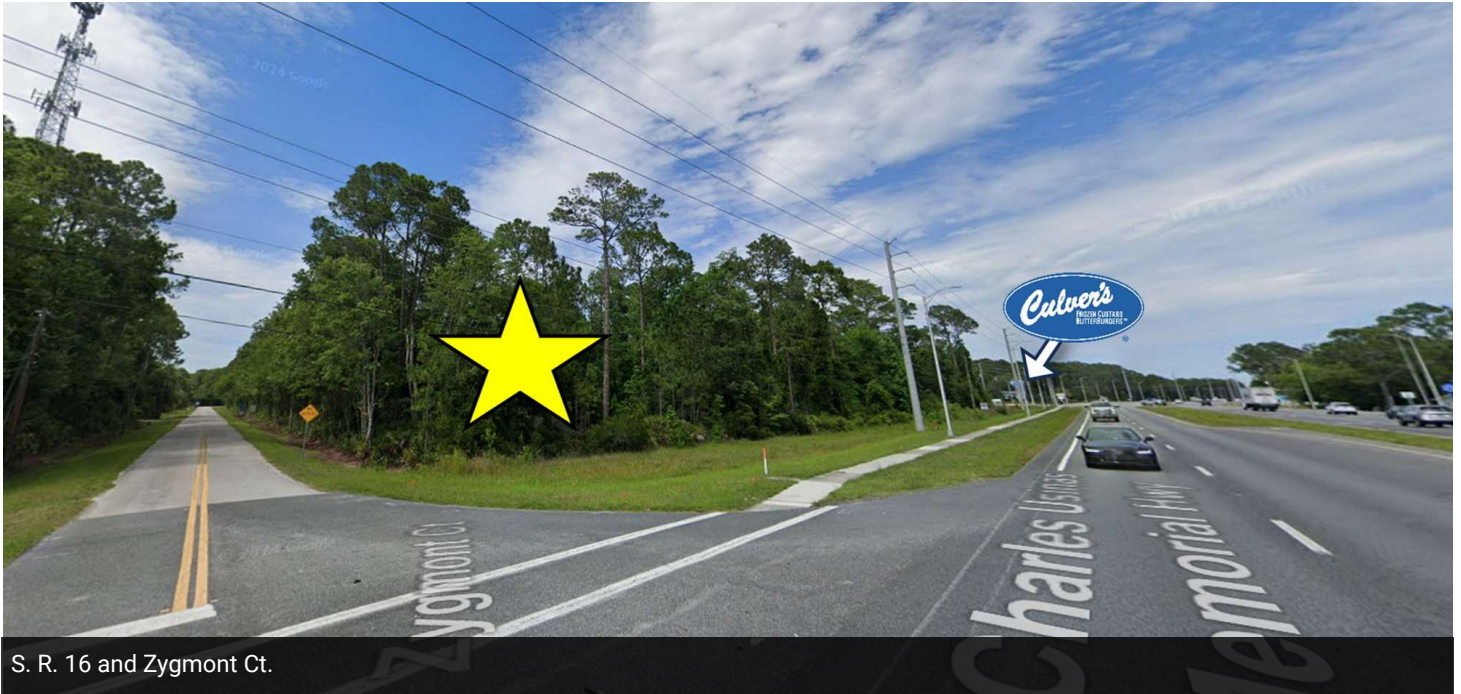
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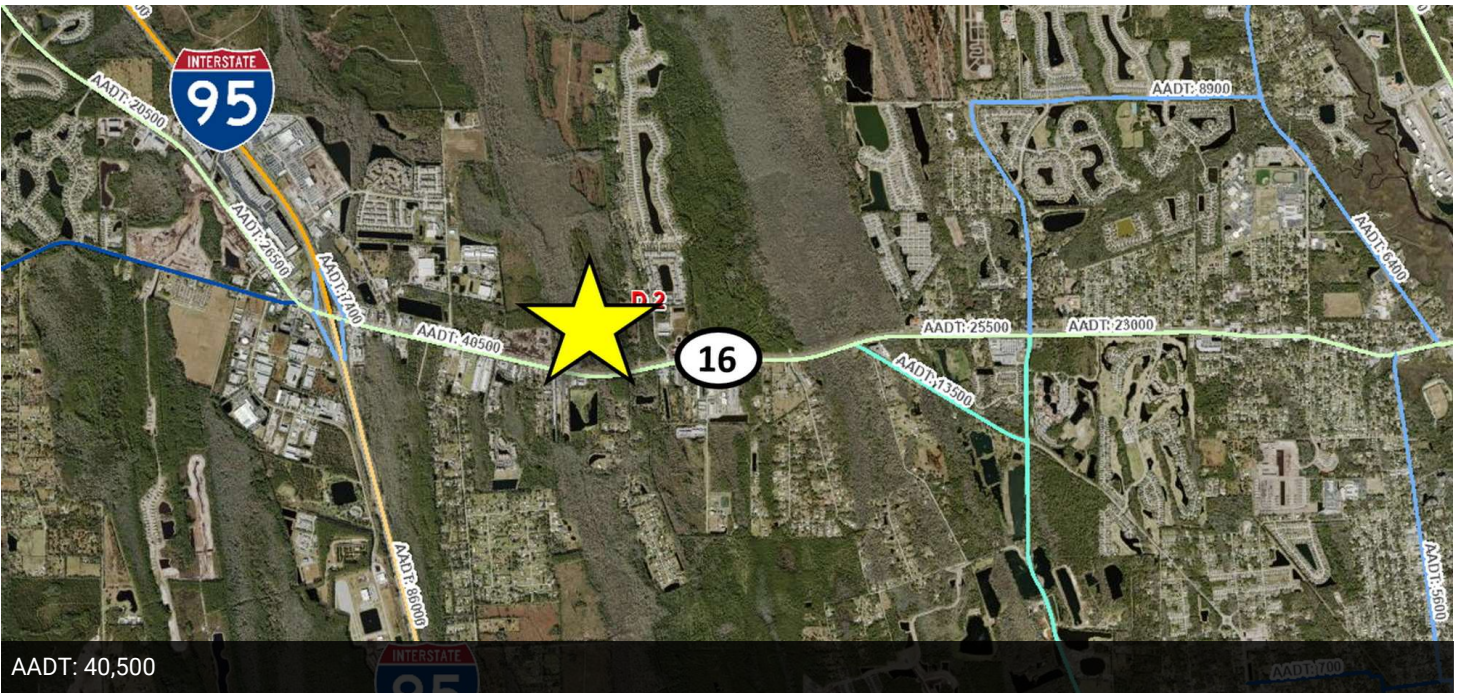
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S. R. 16 and Zygmont Ct.



AADT: 40,500

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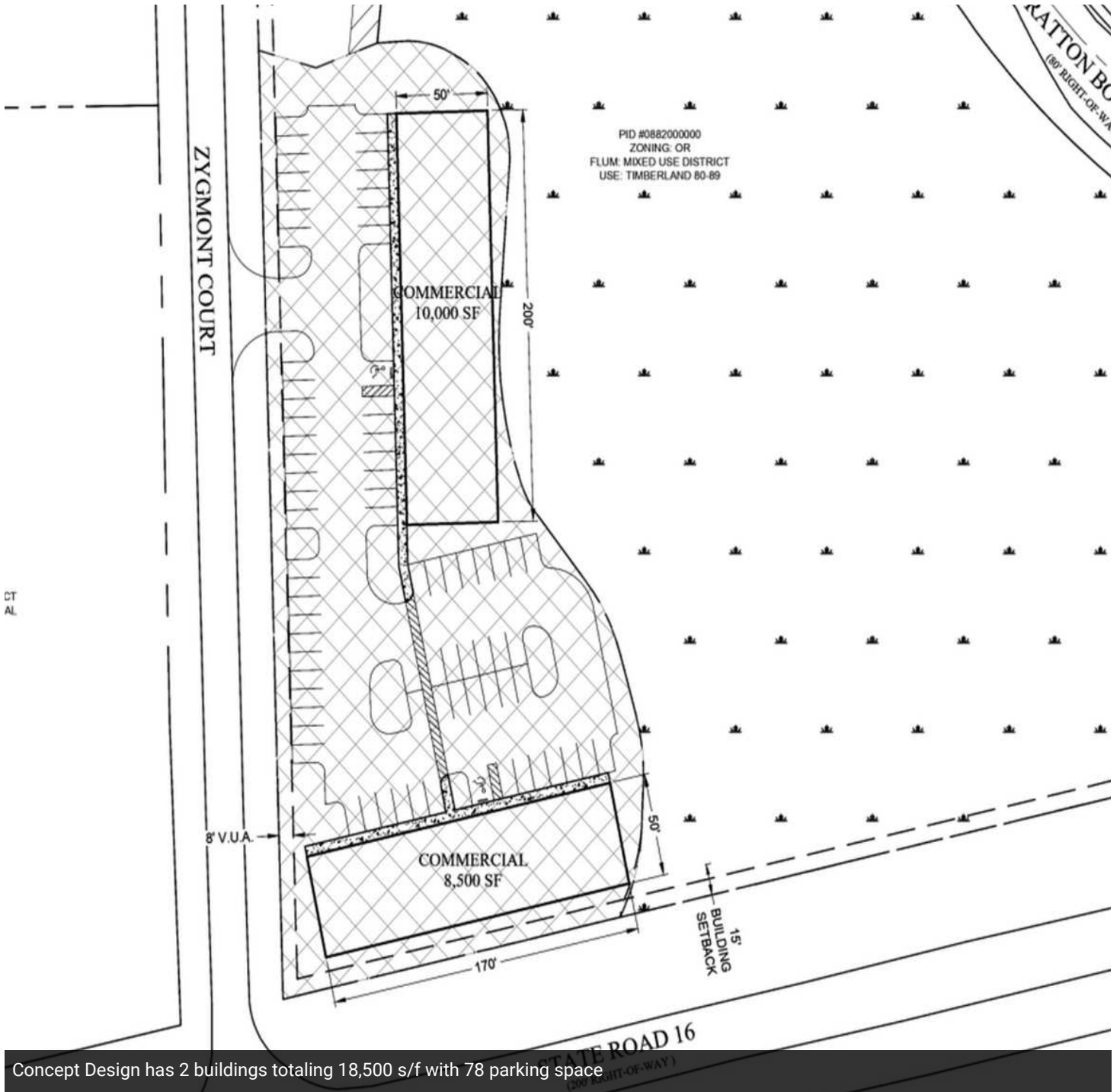


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# SALE

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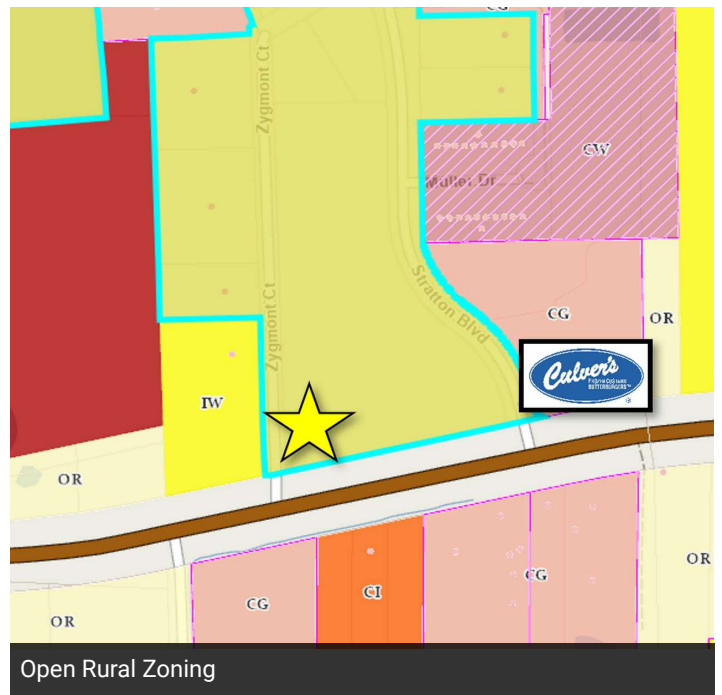
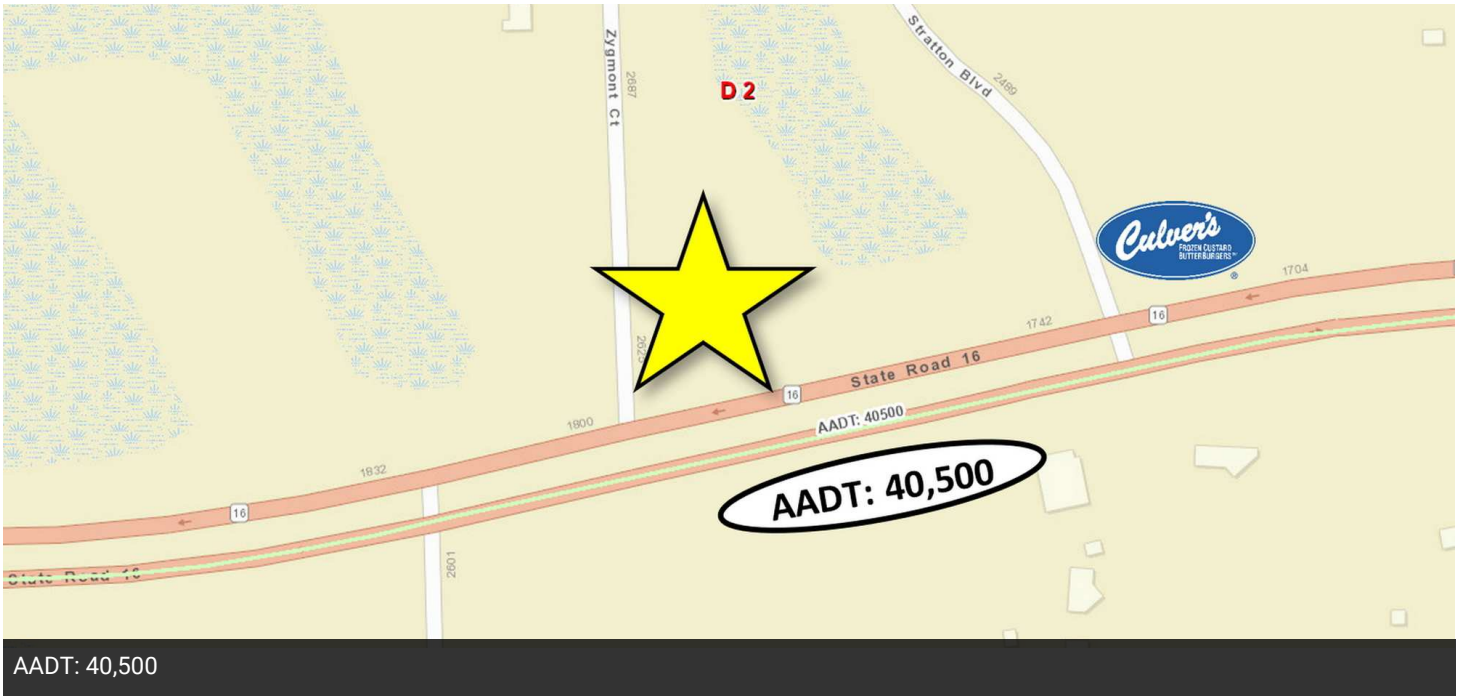
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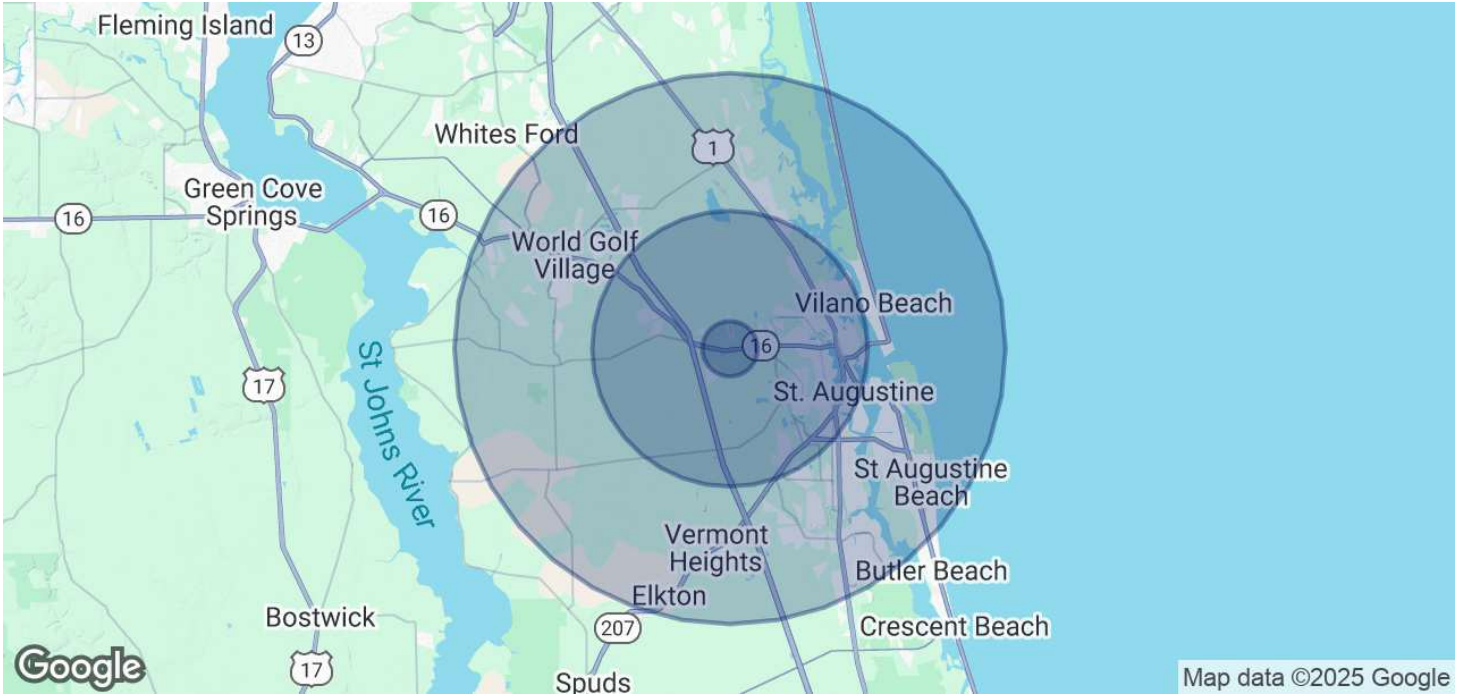
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,725	43,932	141,962
Average Age	45	43	46
Average Age (Male)	44	42	45
Average Age (Female)	46	44	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	741	17,980	58,353
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$113,363	\$89,234	\$113,641
Average House Value	\$364,570	\$354,472	\$482,066

TRAFFIC COUNTS	
SR-16: AADT 37,500	37,500/day

\* Demographic data derived from 2020 ACS - US Census

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## RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

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 2024—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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