

CAT'S PAW MARINA

Development Parcel Offering

St. Augustine, Florida

Prepared by **Orender Realtor Group**



Confidentiality Disclaimer

This Offering Memorandum has been prepared by Orender Realtor Group for informational purposes only and is intended solely for use by prospective purchasers evaluating the opportunity to acquire certain development parcels located within the Cat's Paw Marina Planned Unit Development ("PUD") in St. Augustine, Florida.

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence regarding the property, including but not limited to zoning, entitlement, development feasibility, and financial projections.

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Contents

01

Executive Summary

02

Investment Highlights

03

Parcel Overview

04

Development Vision

05

Property & Development Opportunity

06

Market Overview

07

Offering Process

Executive Summary

Orender Realtor Group is pleased to present a rare development opportunity within the Cat's Paw Marina Planned Unit Development (PUD) located in St. Augustine, Florida. The offering includes three strategically positioned development parcels within the master-planned marina campus:

Parcel #1

±1.80 Acres

Parcel #2

±1.45 Acres

Triangle Parcel

±0.89 Acres

Together, these sites represent a unique opportunity to control multiple development parcels within a waterfront-oriented commercial district anchored by one of the region's premier marina facilities. Unlike many coastal development opportunities, these parcels benefit from years of entitlement work, planning, and infrastructure coordination already completed under the Cat's Paw Marina PUD framework.

Development approvals already allow for up to **90,000 square feet of flexible commercial buildable space**, providing significant versatility for developers seeking to capitalize on St. Augustine's growing coastal economy.

Positioned within a thriving marina environment and just steps away from St Johns County's brand new 38 acre public park and historic downtown St. Augustine, the parcels present a compelling opportunity for investors seeking entitled coastal development sites within one of Florida's most desirable waterfront markets.

Parcel Overview



The offering consists of three separate development parcels located within the Cat's Paw Marina PUD.

Parcel	Approximate Size	Development Potential
Parcel #1	±1.80 Acres	Hospitality / Mixed Use
Parcel #6	±1.45 Acres	Flex Commercial / Marine Services
Triangle Parcel	±0.89 Acres	Bargaining Opportunity

Together, the parcels create an opportunity for a cohesive development concept that integrates with the surrounding marina operations while also supporting independent commercial uses. The parcels are illustrated within the site plan diagram associated with the Cat's Paw Marina development.

Their location within the marina campus creates a natural environment for development that supports boating, tourism, and waterfront recreation.

Investment Highlights

Entitled Development Within a Master Planned Marina

The parcels are located within the Cat's Paw Marina PUD, a master-planned waterfront development designed to support marine recreation, hospitality, and marine-related commercial uses. The PUD framework significantly reduces entitlement risk and allows new ownership to pursue development within already approved parameters. Residential use is not listed but could be possible in a mixed-use context.

Significant Buildable Capacity

The development framework allows for up to **90,000 square feet** of approved flex commercial development, enabling developers to pursue a range of hospitality, mixed-use, and marine-related commercial projects.

Development-Ready Opportunity

Years of entitlement work and planning have already been completed for the broader marina development, positioning the parcels as development-ready assets with reduced regulatory barriers compared to typical coastal development sites.

Prime Coastal Location

St. Augustine remains one of Florida's most sought-after coastal destinations, supported by strong tourism demand, continued population growth, and a thriving waterfront recreation economy.

Development Vision

The flexibility provided within the Cat's Paw Marina PUD allows for several potential development concepts aligned with the surrounding marine ecosystem.



Boutique Waterfront Hotel

A marina-adjacent boutique hotel could capitalize on the region's strong tourism demand while offering unique waterfront accommodations for visitors and boating enthusiasts. The proximity to the marina creates a compelling hospitality experience centered around the coastal lifestyle that defines St. Augustine.



Marine-Oriented Mixed Use

A mixed-use development combining marine services, retail, office space, and hospitality elements could create a vibrant commercial hub supporting both marina operations and regional visitors.

The parcels' flexibility within the PUD framework allows developers to pursue projects that align with both the marina environment and the broader coastal economy.



Waterfront Mixed Use Condominiums

A mixed use development oriented toward marina access and waterfront recreation could attract short term rental or home buyers seeking proximity to downtown St. Augustine and the Intracoastal Waterway.



Marine Services Campus

Flex commercial space supporting boating-related logistics, which would complement the surrounding marina infrastructure while meeting demand for marine industry services.

Marina Development & Expansion

Cat's Paw Marina offers a unique and fully permitted development opportunity in St. Augustine, Florida, enhancing its status as one of only two dry stack marinas in the area. With a prime location just off the Intracoastal Waterway and adjacent to new public amenities and luxury housing developments, the property is perfectly positioned for growth.

The new ownership will carry out their expansion by significantly increasing the dry stack marina's capacity to meet the growing demand for premium boat storage. This strategic expansion, combined with the surrounding developments, positions Cat's Paw Marina as a key player in the region's maritime industry, offering a compelling investment opportunity.

1

Phase 1 Development

- 80,750 SF Barn
- 252 - 336 dry racks
- Accommodates vessels up to 45'
- 78 self-storage units
- New dock layout: 1,831 LF of staging and transient docks
- Reinforced concrete slab for high-capacity forklift
- Additional 10,000-gallon above-ground fuel tank
- New staging area
- Additional fuel station

2

Phase 2 Development

FULLY APPROVED & READY FOR CONSTRUCTION

- All new parking
- Implemented underground storm-water retention to collect, treat, and attenuate all storm-water generated by this project.
- Pedestrian observation dock - 370 LF
- South staging dock - 414 LF
- Middle staging dock - 184 LF
- North staging dock - 260 LF
- Transient T-dock - 382 LF
- Transient Fuel Dock - 221 LF (both sides)





07

St. Augustine: A Market in Motion

St. Augustine, FL, is experiencing significant growth driven by its unique blend of history, natural beauty, and vibrant lifestyle, making it a highly desirable destination for residents and tourists alike.



Rich History & Charm

As the oldest continuously inhabited European settlement in the U.S., St. Augustine's historical significance creates a charming atmosphere that attracts history enthusiasts and cultural tourists year-round.



Booming Regional Development

St. Johns County, which includes St. Augustine, is recognized as the 4th fastest-growing county in the U.S., with a 43% population surge from 2010-2020 and a further 12.2% from 2020-2022.



Desirable Coastal Lifestyle

Beyond its historical allure, the city boasts beautiful beaches, a thriving arts scene, and abundant recreational activities, cementing its reputation as a premier place to live and visit.

Sebastian Landing by Toll Brothers: Our Next-Door Neighbor

Positioned directly adjacent to Cat's Paw Marina, the Sebastian Landing development by acclaimed luxury home builder Toll Brothers represents a significant value enhancement for the entire area. This new community brings affluent residents who seek the quintessential coastal lifestyle, directly complementing the premium marine services and amenities offered by the marina.

Luxury Living at Your Doorstep

Sebastian Landing features exquisite **new construction single-family homes** designed for sophisticated coastal living, just moments from the marina. This caliber of residential development elevates the demographic profile of the immediate surroundings.

Prime Location & Amenities

Residents benefit from **resort-style amenities** including a swimming pool, cabana, and fitness center. Its strategic location offers easy access to historic downtown St. Augustine and the pristine beaches of Anastasia Island, enhancing the appeal for boat owners and enthusiasts.

Driving Demand for Premium Marine Services

The presence of a high-end community like Sebastian Landing creates a direct, local demand for premium boat storage, maintenance, and recreational opportunities, aligning perfectly with Cat's Paw Marina's expansion plans.



More Approved & Planned Developments In the Area

St. Augustine's economic vitality is further evidenced by a pipeline of significant developments, creating a dynamic environment for growth and increased demand for local amenities.

1

The Harbour Residences at Calissa Cay

Luxury Townhomes: 51 Caribbean-inspired villa townhomes (priced \$800K - \$2.8M), located within 1 mile of Cat's Paw Marina.

2

The Southerly at The Shipyard

Luxury Apartments: 270 rental units featuring Intracoastal views and resort amenities, also within 1 mile of Cat's Paw Marina.

3

King Street Improvements Project

Mixed-Use Redefinition: City-approved seven-story building with residential, retail, parking, and a transportation hub, 5 minutes from the Marina.

4

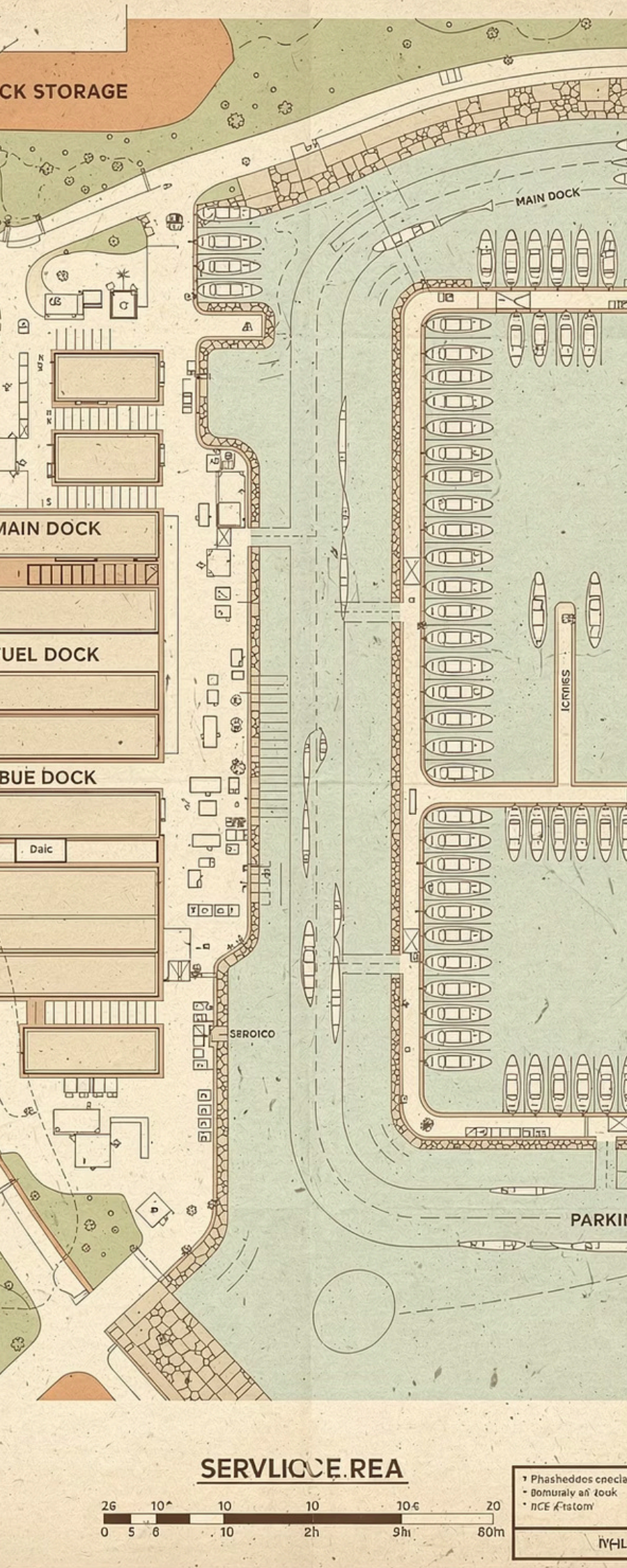
Beachwalk Market

Master-Planned Community: 1,200-acre development with 1,260 residential units, 187,000 SF commercial space, and an 14-acre Crystal Lagoon in Northern St. John's County.

5

The "Agrihood"

Large-Scale Mixed-Use (Proposed): 250,000 SF retail and commercial area, plus 3,332 residential units (requiring rezoning), 8 miles from the Marina.



St. Johns County Public Park: Our New Neighbor

The upcoming St. Johns County Public Park—a project Commissioner Paul Waldron touted as potentially "one of the nicest parks in the state of Florida"—is located directly adjacent to Cat's Paw Marina. Situated on approximately 31 acres east of Home Depot and south of Nix Boat Yard Road along the San Sebastian River, this public investment underscores the strategic importance and accessibility of our location.

Direct Community Engagement

The 31-acre site will offer residents and visitors direct public access to the San Sebastian River, featuring green spaces, observation areas, and passive picnic facilities just north of the SR 312 bridge.

Significant Public Investment

St. Johns County commissioners unanimously approved a \$17.5 million land purchase for the parcel. Funding is supported by diverse sources including the Waterway Access Fund, Tree Bank Fund, impact fees, bed tax revenue, and strategic grants from the Port, Waterway & Beach District and the Florida Inland Navigation District.

Deep-Water Access for Boaters

Addressing the high demand from the county's 16,701 registered vessels (as of 2021) with limited existing ramp access, the park will feature a new deep-water boat ramp and ample parking, providing essential infrastructure for the local boating community.

Increased Traffic & Visibility

This direct adjacency means that every park visitor and boater utilizing the new public ramp will pass by or be aware of Cat's Paw Marina, significantly increasing our exposure and expanding our potential customer base.

Enhanced Recreational Hub

The development transforms the immediate area into a comprehensive recreational hub, fostering a vibrant environment that naturally complements our premium marine services and offerings.



Why Invest in Boating Infrastructure?

The recreational boating market presents a compelling investment opportunity, with strong growth drivers and increasing demand for supporting infrastructure like modern marinas and marine services.



Robust Market Growth

The global recreational boat market is projected to grow from **USD 16.4 billion to 23.6 billion by 2027**, driven by consistent demand for leisure and water-sports.



Increasing Demand & Tourism

Growing tourism and rising disposable incomes are fueling consumer interest in boating, cementing its status as a desirable lifestyle and recreational activity.



North America Leads

North America is the largest and fastest-growing market, with strong demand in the US and Canada for leisure boating and water-sports, supported by favorable conditions.



Technological Advancements

Developments in autonomous marine technology are broadening the appeal of boating, increasing accessibility for new enthusiasts and expanding the overall user base.

Offering Process

Orender Realtor Group is accepting inquiries from qualified investors and developers interested in acquiring the subject parcels.

Prospective purchasers are encouraged to submit offers that include:

- Proposed purchase price
- Development concept or intended use
- Due diligence timeline
- Proof of financial capability

Additional documentation regarding the Cat's Paw Marina PUD framework and development approvals may be made available to qualified parties upon request.

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Cat's Paw Marina PUD

A Rare Coastal Development Opportunity in
St. Augustine, Florida

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