

**6 ACRE COMMERCIAL PAD(S)
FOR SALE OR GROUND LEASE**

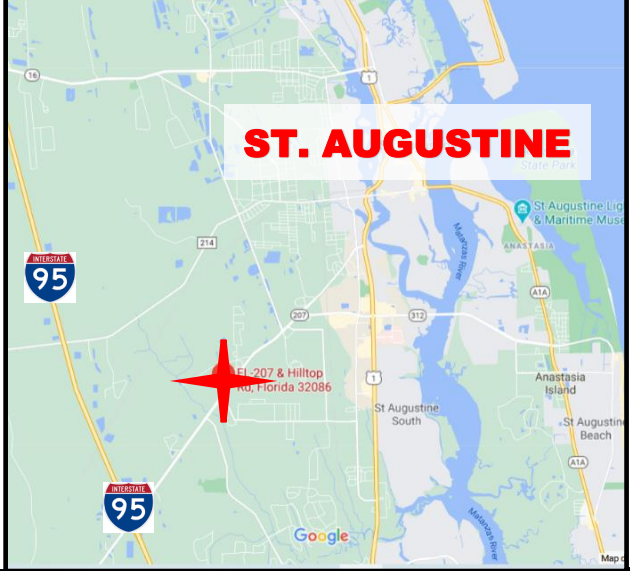


**S.E.C. HILLTOP RD. AND SR 207
ST AUGUSTINE, FL**



LAND > COMMERCIAL > SALE / LEASE

- 6+ ACRES COMMERCIAL LAND @ LIGHTED CORNER
- 1 OR MULTIPLE PARCELS AVAILABLE FOR SALE OR GROUND LEASE IN THE HEART OF BOOMING ST. AUGUSTINE MARKET ON SR207
- IMMENSE GROWTH IN THE AREA:
 - BAPTIST HOSPITAL U/C 1.5 MILES WEST
 - 1,021 HOME "ENTRADA" U/C ½ MILE WEST
 - 29,000 AADT (+7% YOY SINCE 2015)
 - TWO BIG BOX SHOPPING CENTERS ½ MILE WEST



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CHASE

PROPERTIES

NEW DEVELOPMENT HEAT MAP



HILLTOP

NEW / UNDER CONSTRUCTION / PROPOSED

1. NEW TOYOTA / LEXUS CAR DEALERSHIP U/C
2. BAPTIST HOSPITAL + COMMERCIAL U/C (23 ACRES)
3. ENTRADA – 950 NEW HOMES BY DR HORTON
4. BRISA LUXURY APARTMENTS – (256 UNITS)
5. A. TREATY OAKS (500+ SF) B. ORCHARD PARK (100+ SF)
C. ANDALUSA (100+ SF) – 3 LARGE NEW HOME COMMUNITIES TOTALING OVER 800 NEW HOMES!

NEW / UNDER CONSTRUCTION / PROPOSED

6. NEW 50K SF GROCERY ANCHOR + BIG BOX SHOPPING CENTERS COMING SOON!
7. SAWMILL LANDING – 100 HOME NEW SUBDIVISION
8. DEERFIELD PRESERVE – 281 HOMES
9. DR HORTON – 188 NEW TOWNHOMES
10. SAN MARCO HEIGHTS – 132 MF APARTMENTS COMING SOON ACROSS THE STREET



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