

ST. AUGUSTINE  
PREMIUM OUTLETS

For Sale

# Industrial Development Site

10.14 Acres | \$246,548 / Acre

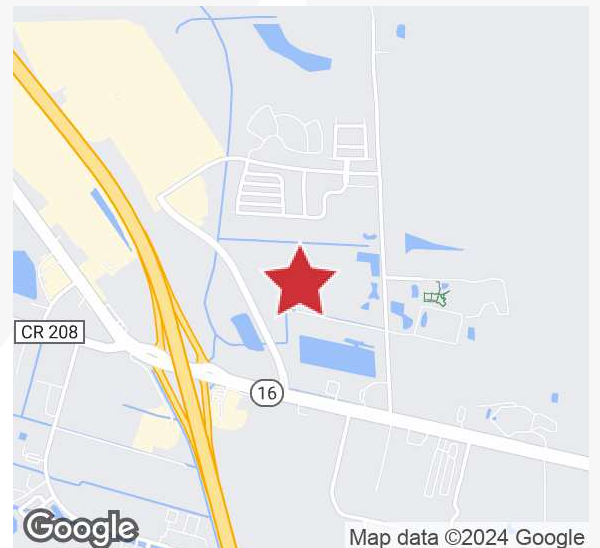


## 3240 Parker Drive

St. Augustine, Florida 32084

### Property Highlights

- 10.14± acre industrial development site including 1.718± acre retention pond - 8.42± acres buildable
- Priced for 7.52± usable acres to allow for pond expansion
- Zoning: IW - Industrial, Warehouse
- X-Flood Zone: very low chance of flooding
- Access and frontage on Parker Drive
- Fill dirt balanced; stored on adjacent parcel (Ideal Aluminum); possible surplus dirt
- Master retention in place; current retention work receipts available; over \$1 million cost discounted to \$800,000
- Land is level and ideal for user or investment for warehouse, manufacturing or distribution
- Easy access to I-95 and SR 16
- St. Johns Parcel ID: 086520-0025
- Near the St. Augustine Premium Outlets



**Sale Price: \$2,500,000**

For more information

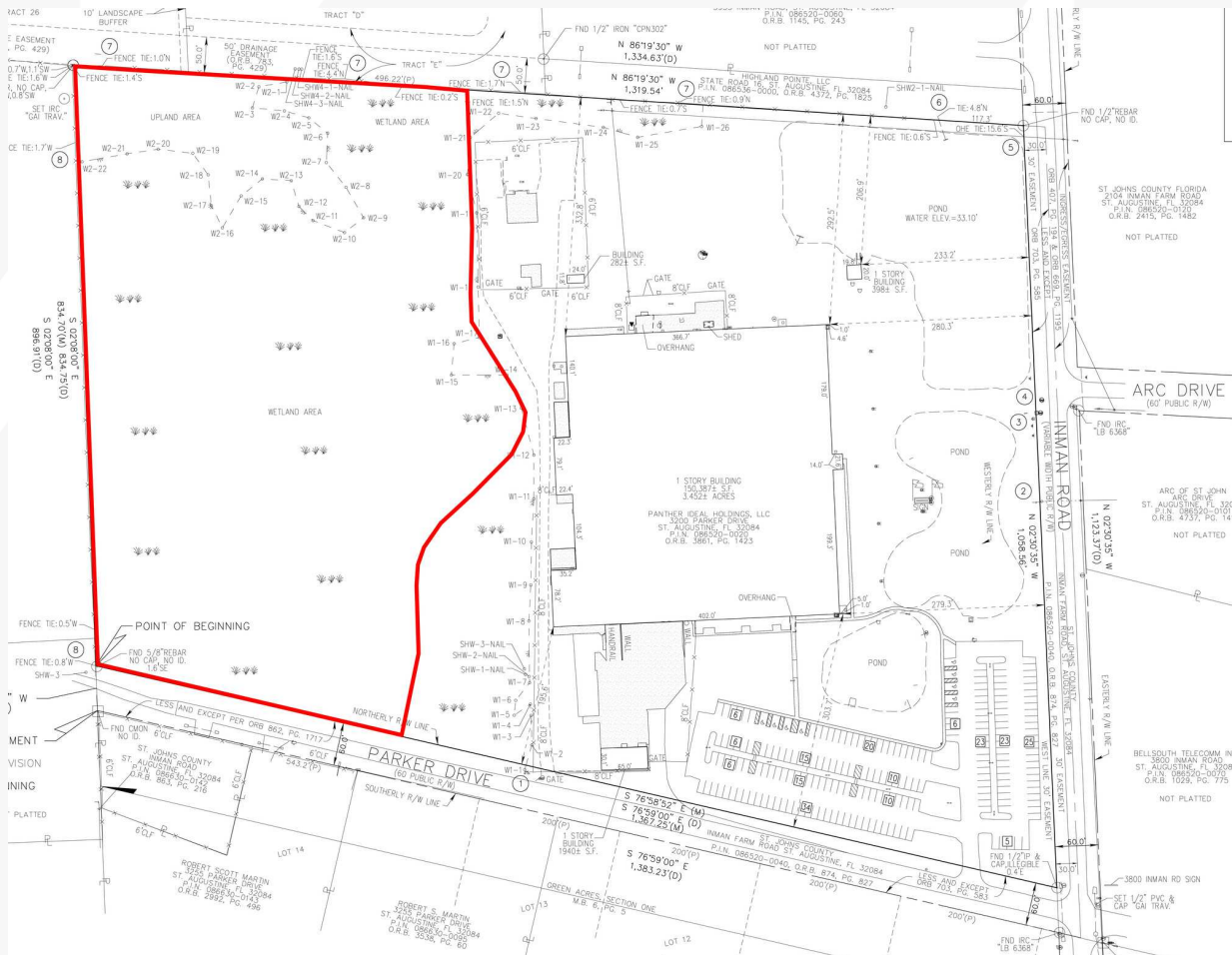
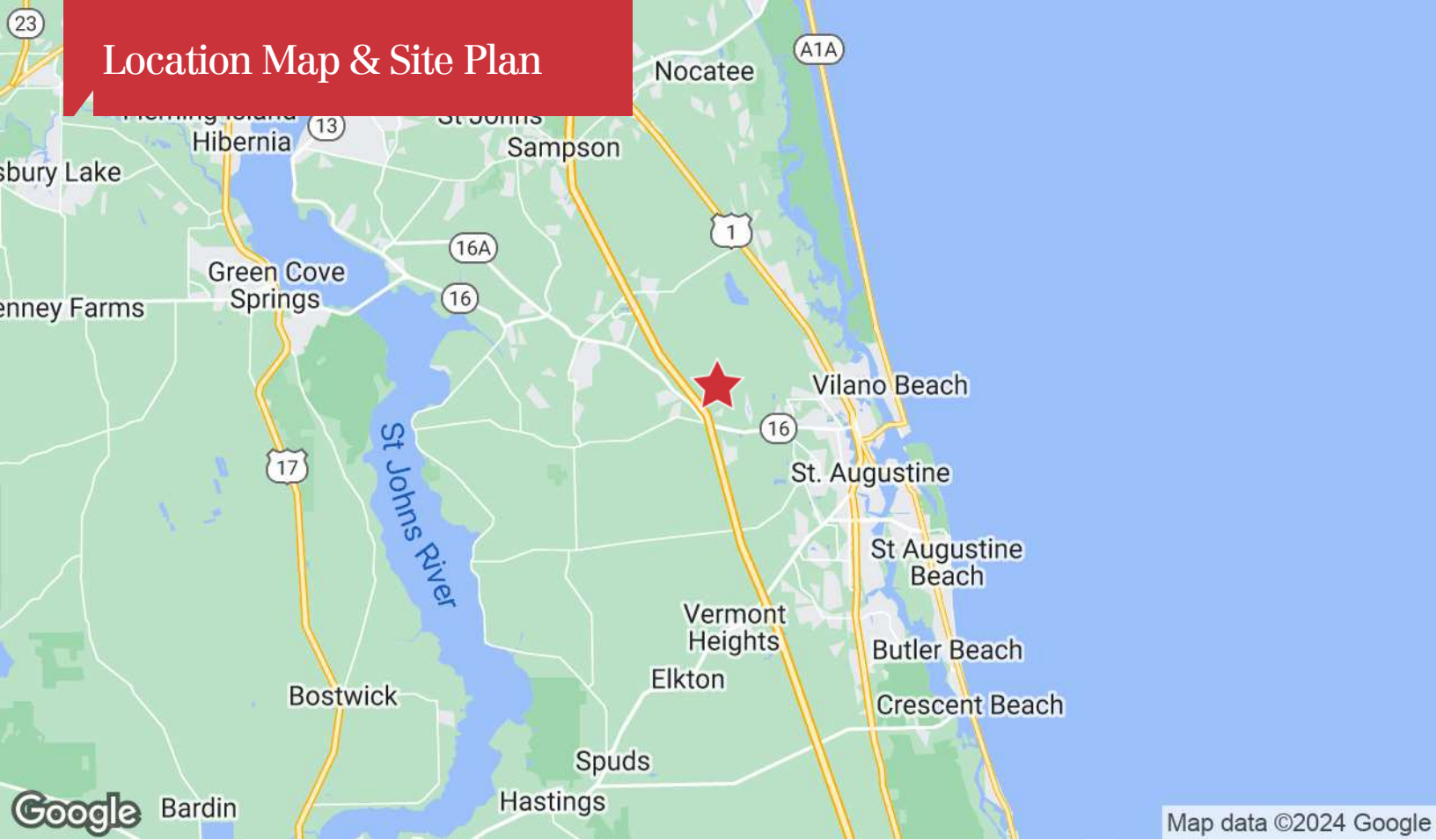
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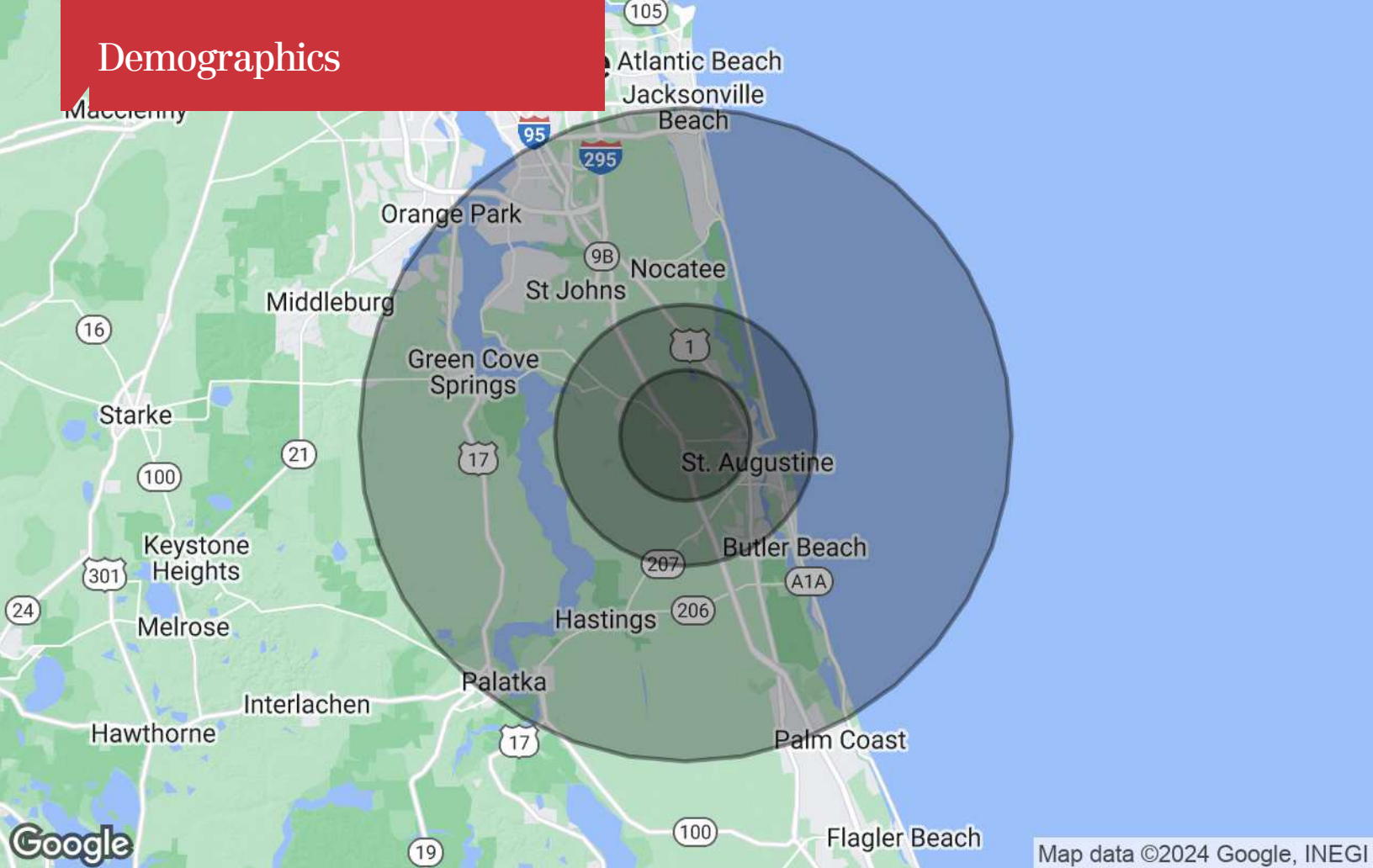
# Location Map & Site Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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# Demographics



Map data ©2024 Google, INEGI

## Population

	5 Miles	10 Miles	25 Miles
TOTAL POPULATION	30,434	118,693	553,608
MEDIAN AGE	39.8	45.0	42.6
MEDIAN AGE (MALE)	40.7	44.1	41.8
MEDIAN AGE (FEMALE)	40.1	45.8	43.3

## Households & Income

	5 Miles	10 Miles	25 Miles
TOTAL HOUSEHOLDS	12,515	52,587	241,295
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$68,527	\$76,735	\$91,688
AVERAGE HOUSE VALUE	\$208,053	\$299,255	\$292,542

\* Demographic data derived from 2020 ACS - US Census