

ST. AUGUSTINE
PREMIUM OUTLETS

For Sale

Industrial Development Site

10.14 Acres | \$246,548 / Acre

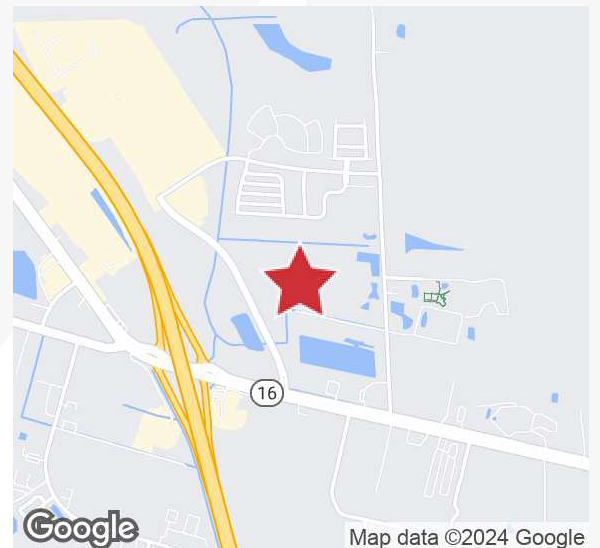


3240 Parker Drive

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

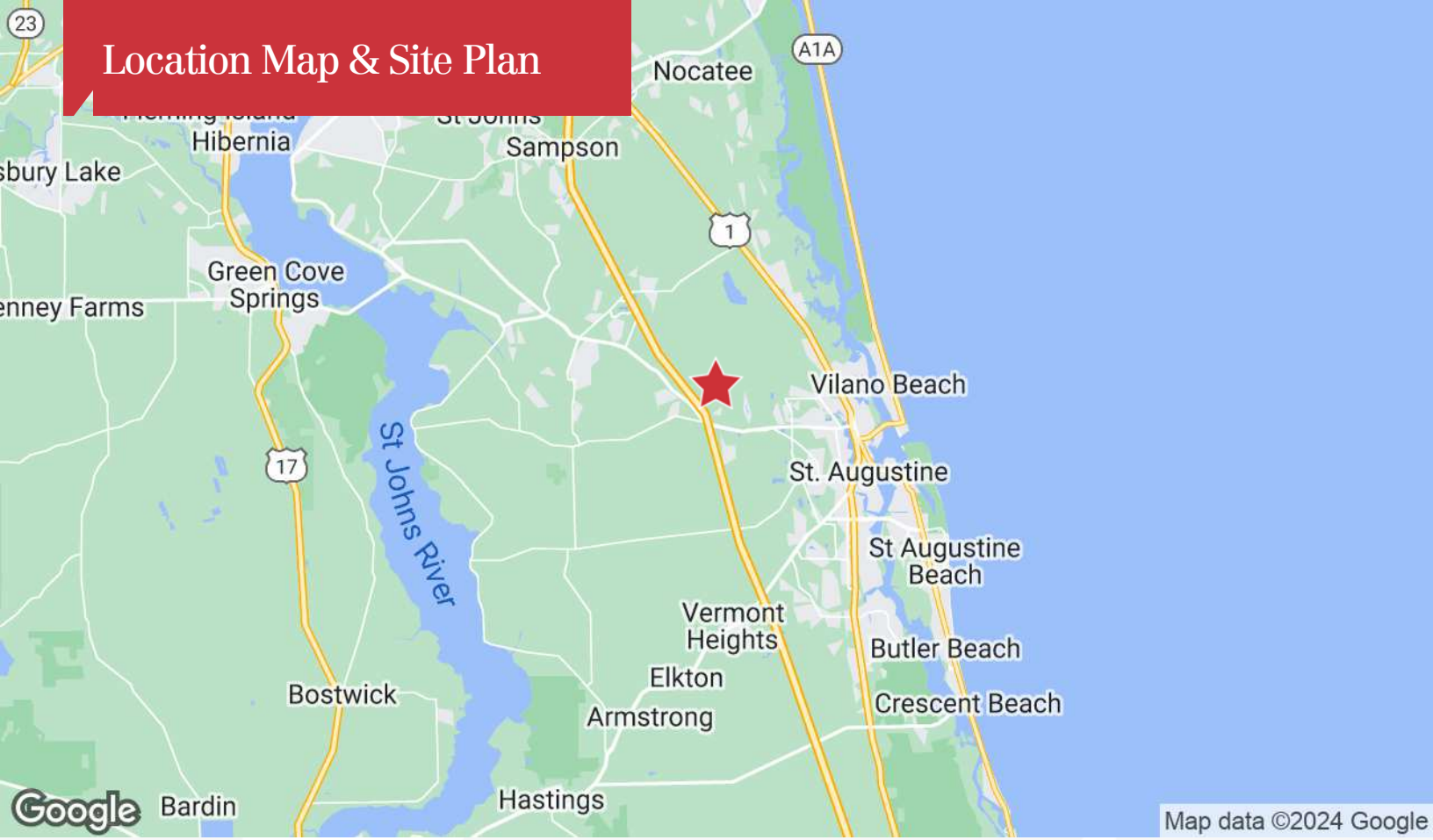
For more information

Paul P. Partyka, CCIM, MiCP, CIPS

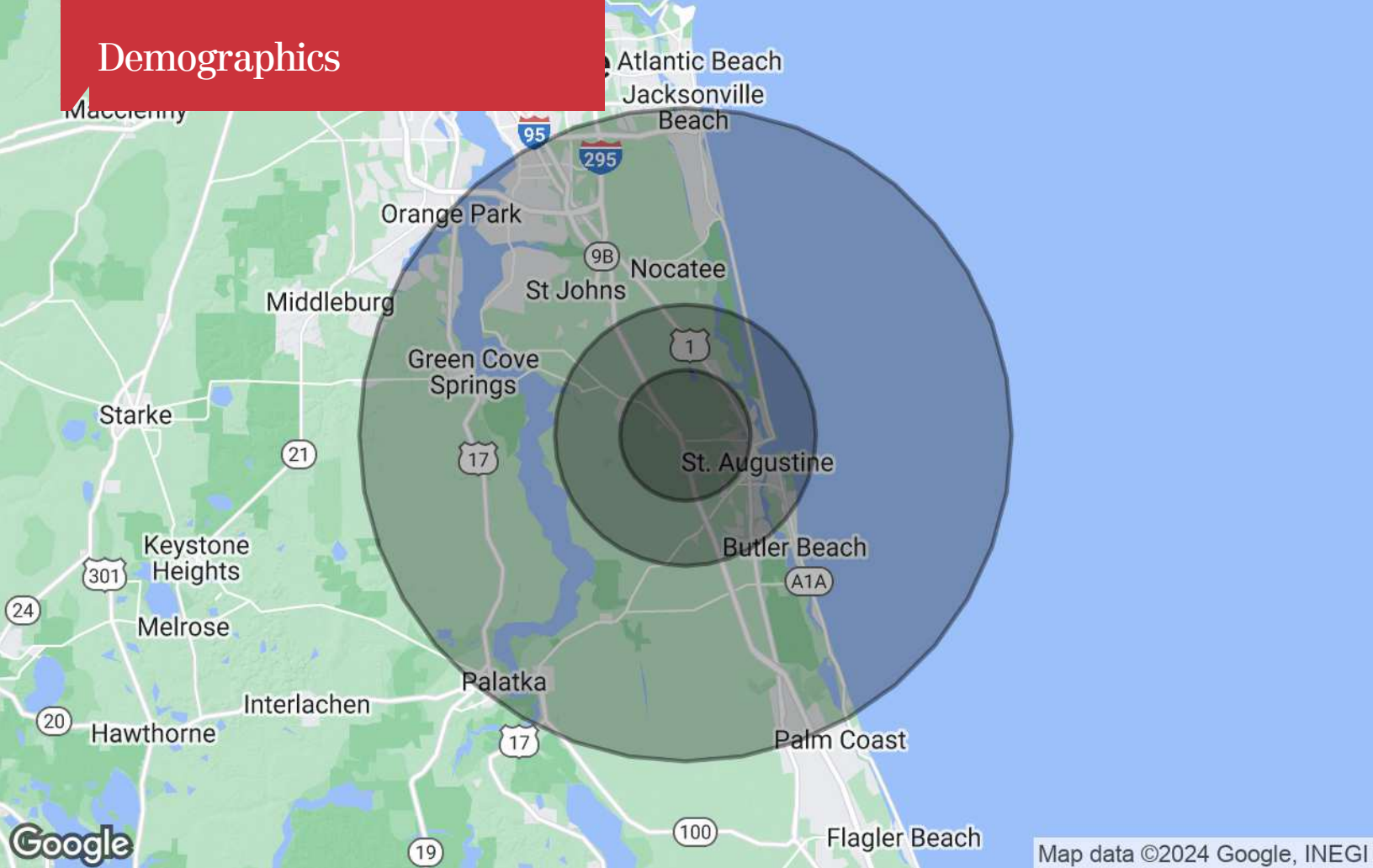
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Location Map & Site Plan



Demographics



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