

4430 STATE RD 16 ST AUGUSTINE, FL 32092

FOR SALE
PRICE: \$5,350,500



PROPERTY HIGHLIGHTS

27,000 Vehicles Per Day

High Growth Area of Northwest St. John County

In between Northwest St Johns Co and Historic
Downtown St Augustine

Zoned Open Rural



Courtney Smith | Ryan Cleary
904-712-3304
Commercial@welchteam.com





OFFERING SUMMARY

Price	\$5,350,500
Total Lot Size	11.89 acres
Property Type	Land
Proposed Use	See Supplemental Info
Zoning	OR
AADT	27,000

4 Parcel IDs included in Sale

0286100000, 0286220000, 0286210000, 0286200000



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PROPERTY DESCRIPTION

This 11.89-acre property, comprising four parcels (Parcel IDs: 0286100000, 0286220000, 0286210000, and 0286200000), is strategically located along State Road 16 in St. Augustine, FL, an area experiencing rapid growth and development. The property is mostly cleared and ready for development, with zoning of OR (Open Rural), supporting both commercial and residential opportunities. Located just 5 miles from popular outlet malls and benefiting from high traffic volume (27,000 AADT), this site offers excellent visibility and access. With the planned expansion of SR 16 and over 900 feet of road frontage, this property presents a rare and prime investment opportunity for developers seeking long-term growth potential.



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Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS

KW
COMMERCIAL





DEMOGRAPHIC INFORMATION

Household Median Income	\$106k
Household Income Growth Rate	43%
2028 Household Estimate	\$151.8k
Age Demographics Median Age	40
Age Growth Rate	2%
Number of Employees	11.8k
Population	14.4k



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