

SAINT AUGUSTINE, FL 32092

5500 STATE ROAD 13 N

JEFFREY TERWILLIGER LENNY DEGIROLMO CHRISTOPHER WOODWARD

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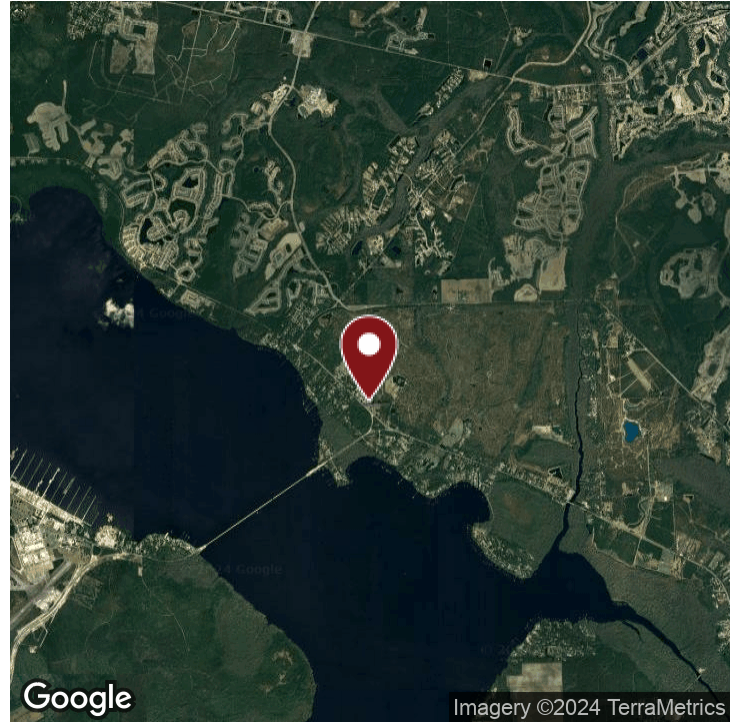
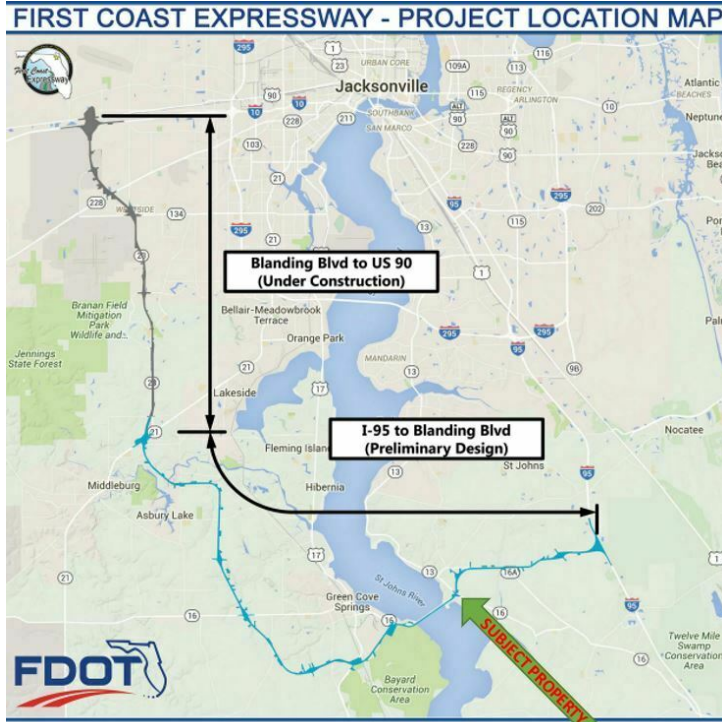
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OFFERING SUMMARY

Sale Price:	\$785,000
Lot Size:	2.23 Acres
Price / Acre:	\$352,018
Year Built:	1977
Zoning:	CG

PROPERTY OVERVIEW

2.23 High and Dry Acres of land with 360' of State Road 13 Frontage. Prime location on State Road 13 North by Shands Bridge. 2+ Acres with 360' of Road Frontage. Currently zoned as Commercial General with allowable uses being: Commercial Indoor Recreation, Entertainment, Retail good stores, Child and Adult Care, Animal Care Facility, for the complete list please see Article II in documents. There is no value in the storage building and a house. The value is in the land. The property is still occupied, DO NOT ENTER THE PROPERTY without confirmed appointment. Great location to put up a HUGE Billboard sign on this property as this will be a very first property next to a First Coast Expressway. For this land to be considered for Outside Storage, a Special use permit will need to be submitted to a county.

LOCATION OVERVIEW

Located on State Road 13 North by Shands Bridge. First Coast Expressway is under way. <http://firstcoastexpressway.com/>
 The new bridge will be just south of where the Shands Bridge currently stands. Once the new bridge is complete, "the old Shands Bridge will be turned into a 672-foot fishing pier and recreation area for Clay County residents to enjoy." A four-lane bridge that will go in just south of the Shands Bridge and replace it.

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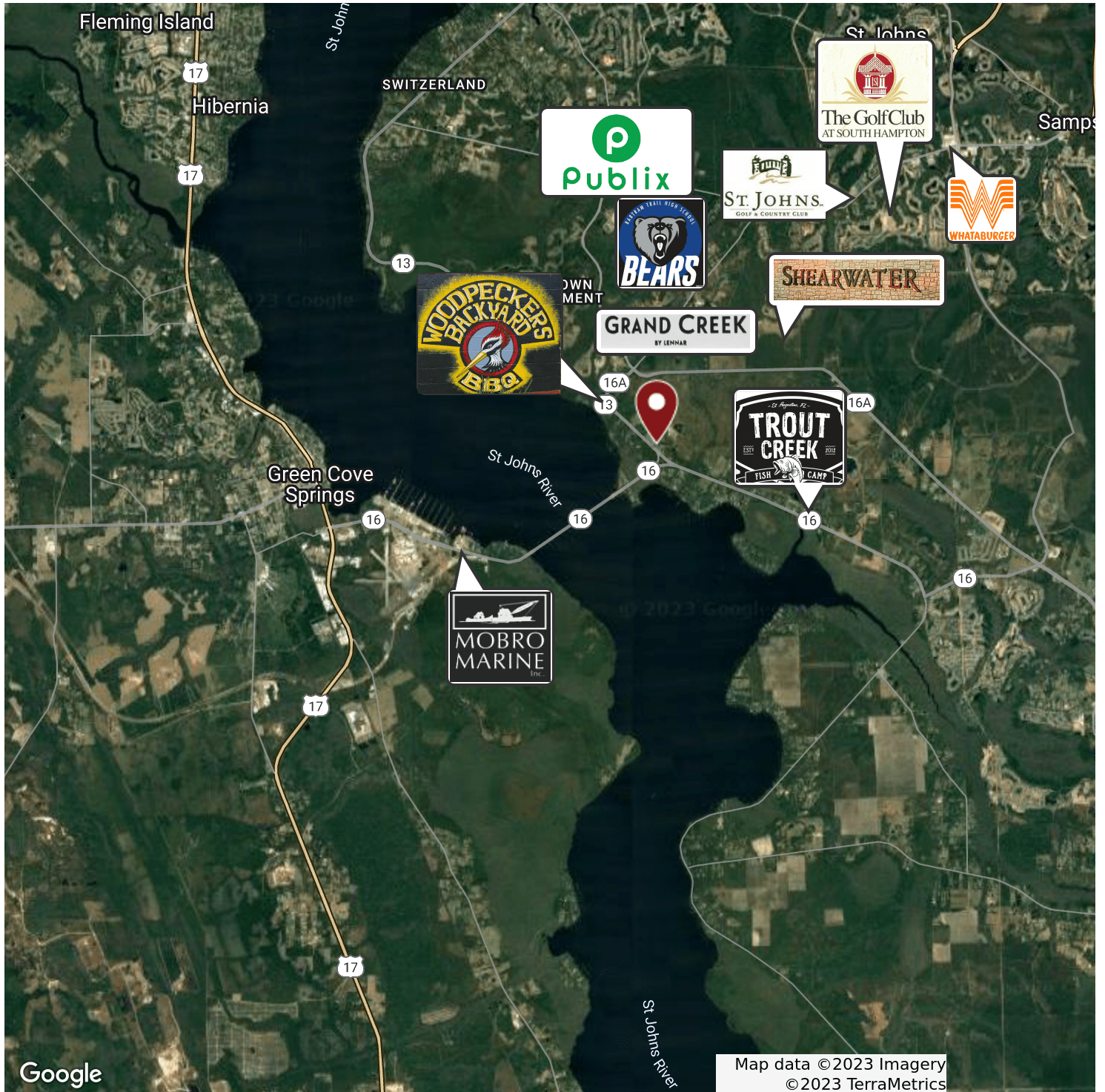
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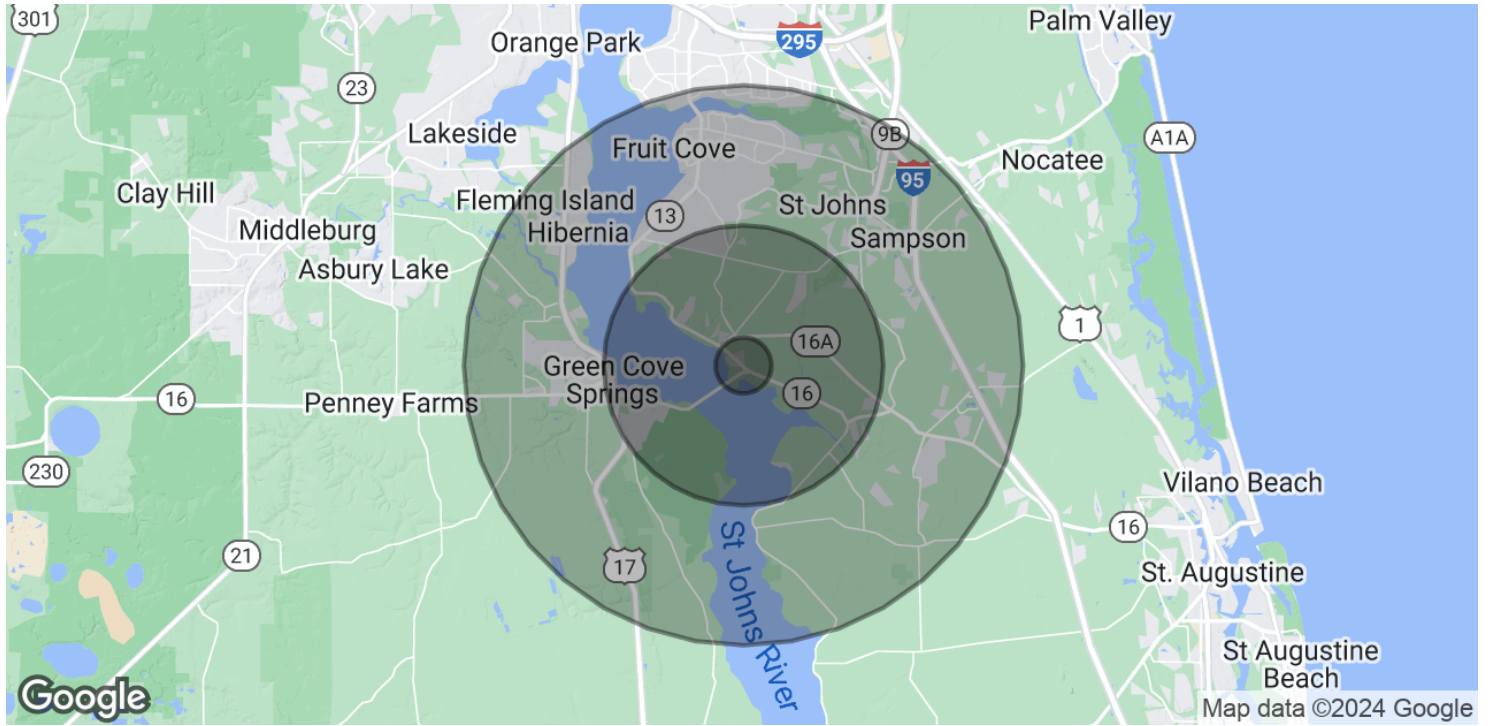
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POPULATION

	1 MILE	3 MILE	10 MILE
Total Population	864	4,521	157,817
Annual Growth Projection ('22- '27)	6.1%	6.3%	4.9%
2027 Population Projection	1,129	5,957	196,444

HOUSEHOLDS & INCOME

Total Households	300	1,545	56,147
Average HH Income	\$125,776	\$143,383	\$125,313
Average House Value	\$344,520	\$387,757	\$319,215

2020 American Community Survey (ACS)

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