



7280 US-1, St. Augustine, FL 32095

\$2,899,000

US 1 at Palencia Land

HOT HIGH TRAFFIC Commercial Land



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Listing Added: Today
Listing Updated: Today



Details

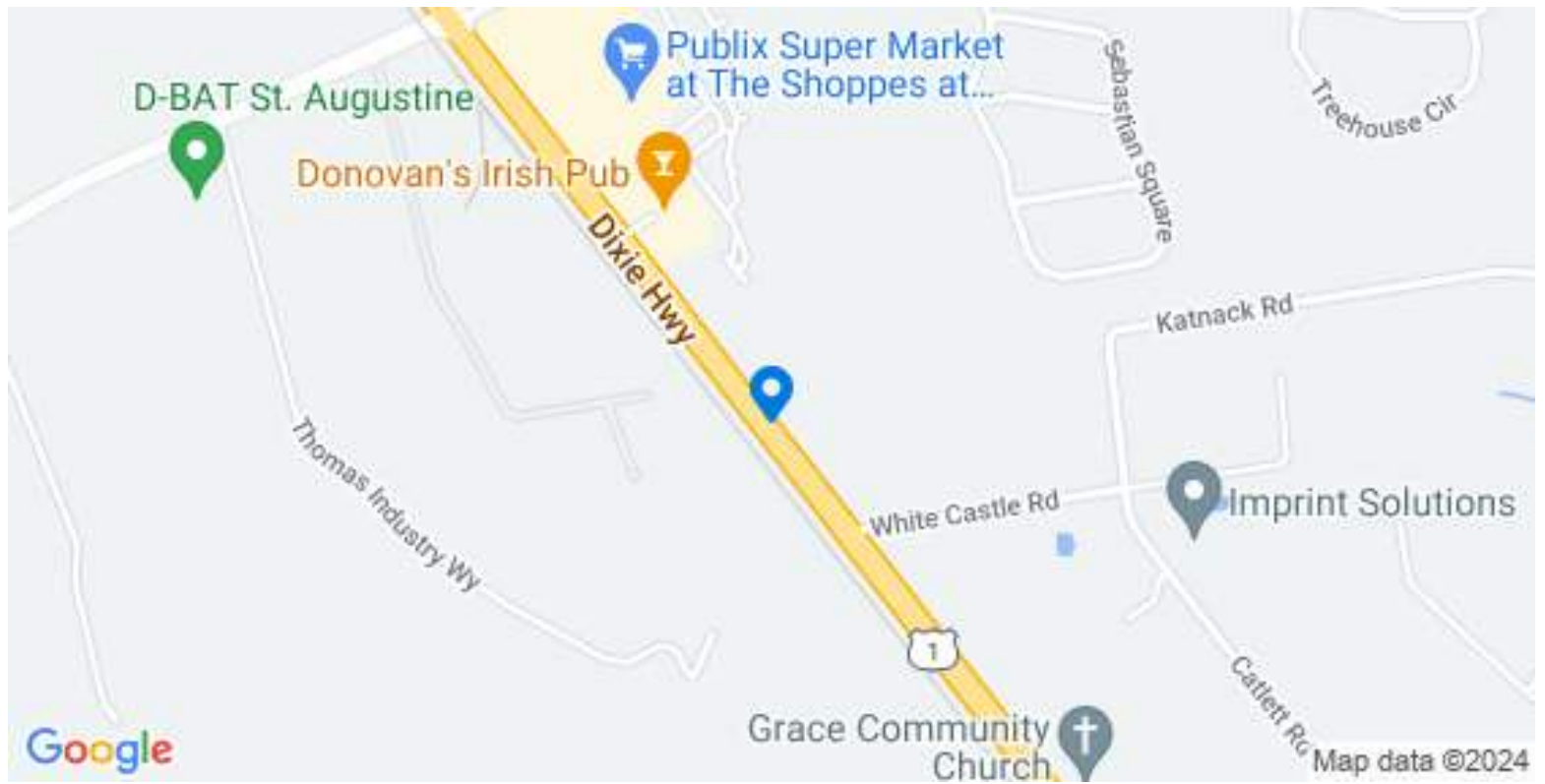
Asking Price	\$2,899,000	Property Type	Land
Subtype	Commercial, Mixed Use, Quick Service	Permitted Zoning	CN
Lot Size (acres)	4.36	Broker Co-Op	Yes
APN	073940-0000 & 074030-0000	Ownership	Fee Simple

Marketing Description

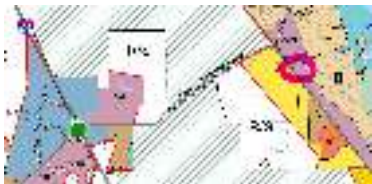
Great commercial land development opportunity on very high traffic US-1 near intersection of International Gold Pkwy just a few hundred feet from Publix, restaurants, a vet clinic, health & wellness, UPS store, ATT, Great Clips, and other retail stores at The Shoppes at Palencia Commons. Property is two side-by-side separate tracts that total 4.36 acres. Seller will consider selling each tract separately. A crossover with turning lane already exists at the north property & a u-turn crossover with turning lane is in front of the south tract. Zoning is CN (commcl nbrhood FLU Mixed Use) & has many uses as-is, but with a zoning change or PUD and some wetland mitigation, any number of commercial intensive uses could be possible. Fast growing area in need of fast food, oil change center, tire center, retail storefront, offices, or other uses offers very high traffic counts, easy access, and long major highway (US-1) frontage near a major intersection. Owner may carry some financing.

Property is an easy drive by. Buildings are not considered to have any value & will need to be torn down. Gate is locked but can be stepped around after parking at turnout. Dwindling number of properties in this corridor make this a prime location. Buyer should due their own due diligence as to end use, zoning changes, wetlands, environmental, geotechnical and other inspections. Commissions subject to negotiation for less than list price.

Location (1 Location)

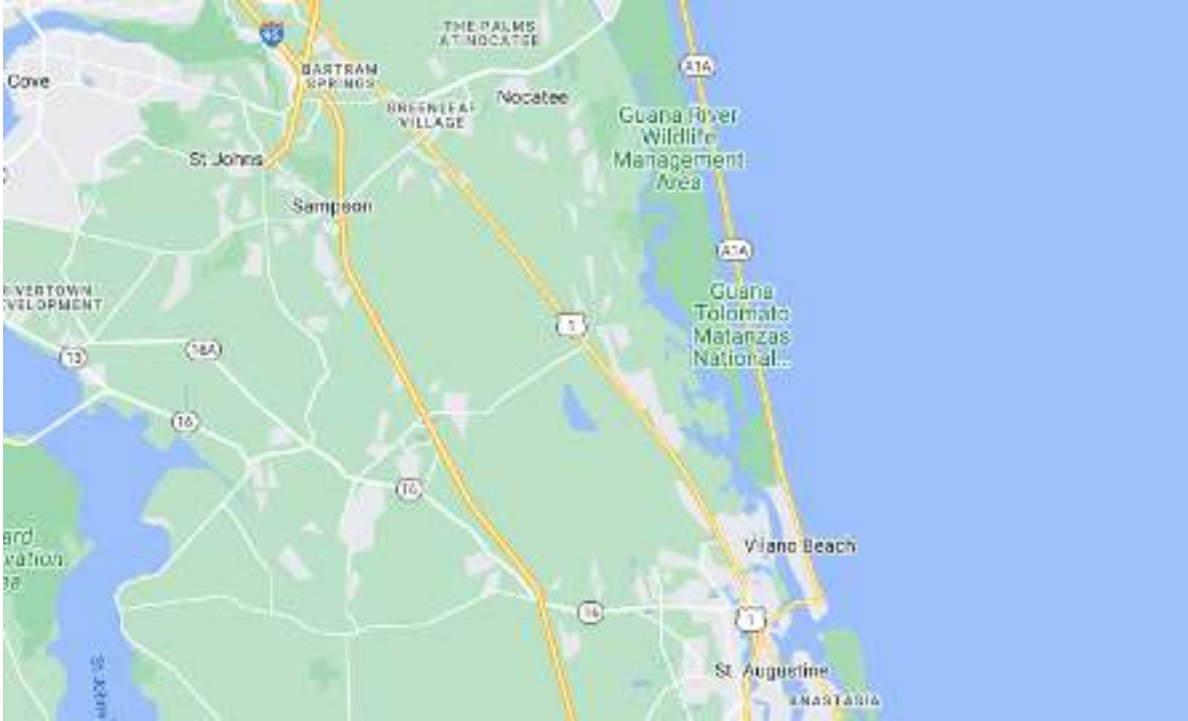


Property Photos (30 photos)



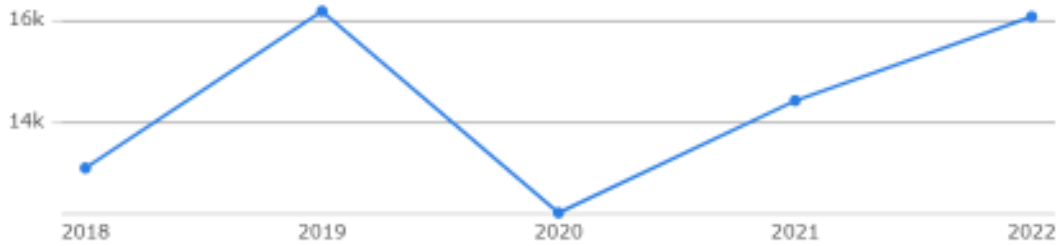


Demographic Insights



16k

↑ 11% Compared to 14.4k in 2021
 ↑ 22% Compared to 13k in 2018



\$112k

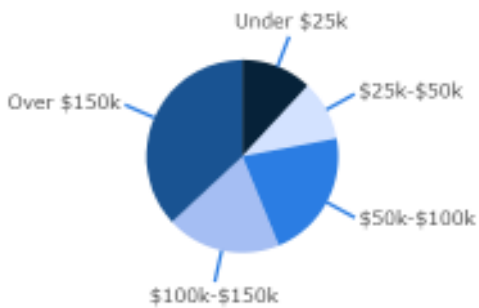
Median Income

\$149k

2028 Estimate

↑ 33%

Growth Rate



41

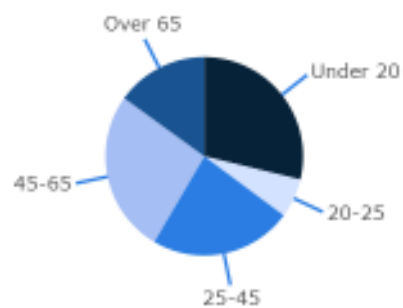
Median Age

47

2028 Estimate

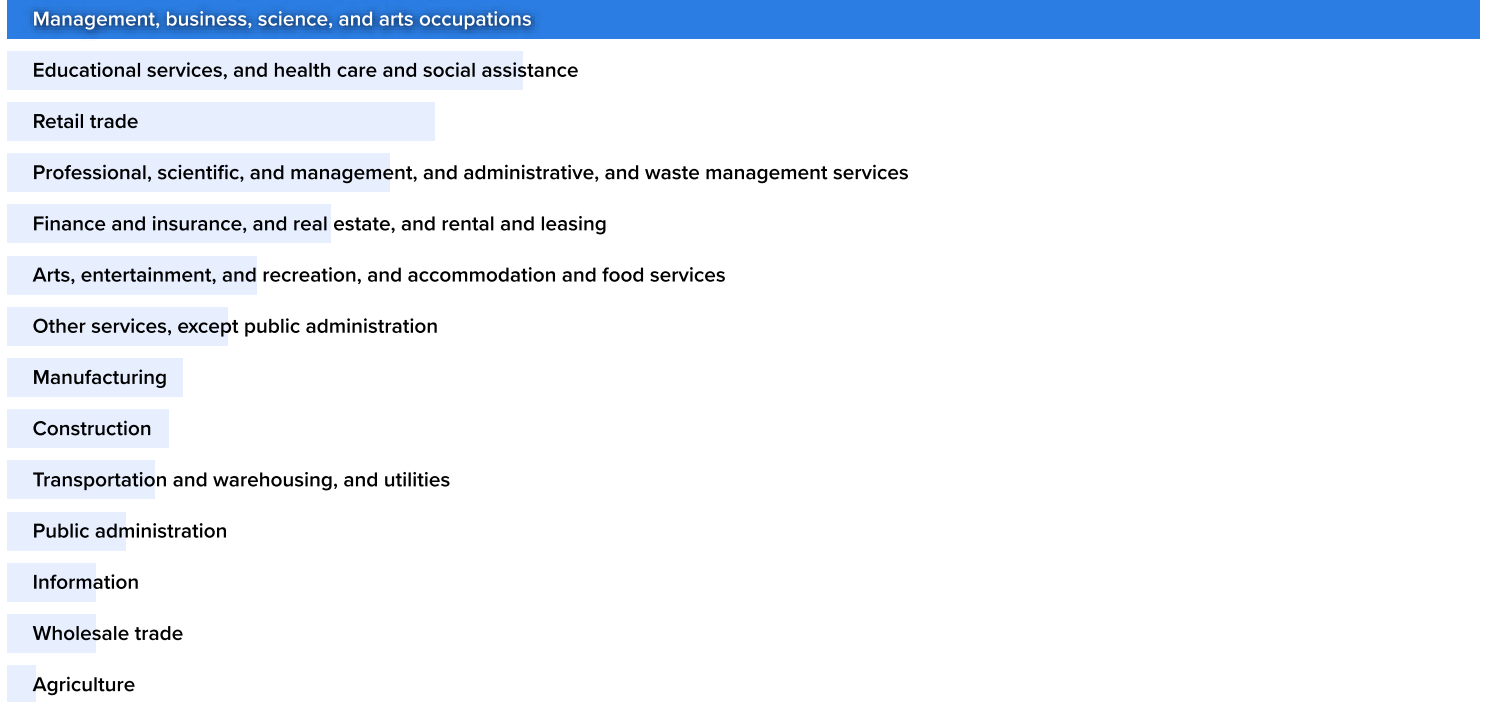
↑ 15%

Growth Rate



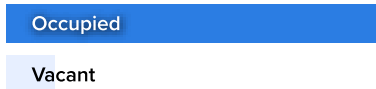
12.2k

Top Employment Categories



7:1

23:1 predicted by 2028



1:7

1:11 predicted by 2028

