

ELEVATION POINTE (ST AUGUSTINE)

County Road 208 & SR-16, St. Augustine, FL 32092

EXECUTIVE SUMMARY



LOCATION OVERVIEW

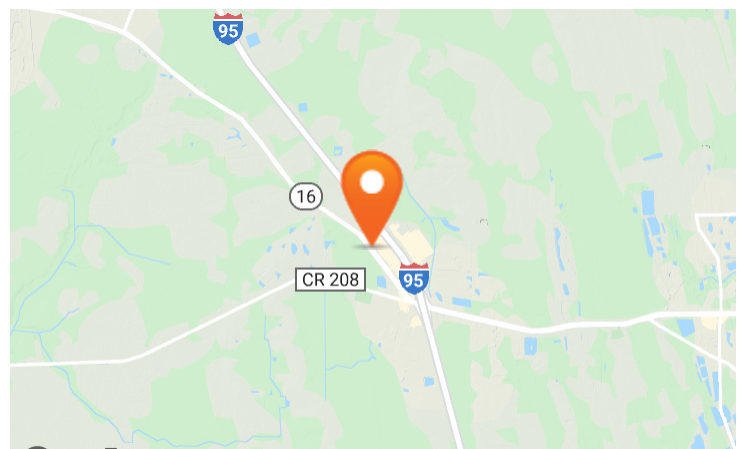
Located on SR 16 west of I-95 in the high growth market of St. John's County, FL

PROPERTY HIGHLIGHTS

- Elevation Pointe is a new mixed use development which will encompass up to 190,000 square feet of nonresidential commercial uses, 240 hotel rooms, 320 apartments and 430 townhomes upon completion
- Retail opportunities are available along SR-16 with access from new fully signalized intersections
- Site is positioned directly across from the St. Augustine Premium Outlets which has 85+ stores and a super-regional draw
- Townhome and apartment phases are projected to begin construction 3rd Quarter 2021
- Traffic counts: 23,5000 AADT on SR 16 and 75,500 AADT fronting site on I-95

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
(2020) Total Population	30,913	63,093	115,750
(2020) Daytime Population	29,620	70,481	116,929
(2020) Average HH Income	\$82,227	\$83,412	\$91,472



EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635
SCOTT GILES • scott.giles@tscg.com • 904.565.2635

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PROJECT OVERVIEW



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
OP 1	Available	2.5 Acres	OP 5	Available	1.4 Acres
OP 1A	Available	1 Acres	OP 6	Available	1.3 Acres
OP 2	Available	2.2 Acres	OP 7	Available	1.2 Acres
OP 3	Available	2 Acres	OP 8	Available	5.4 Acres
OP 4	Available	1 Acres	OP 9	AT LEASE	1.3 Acres

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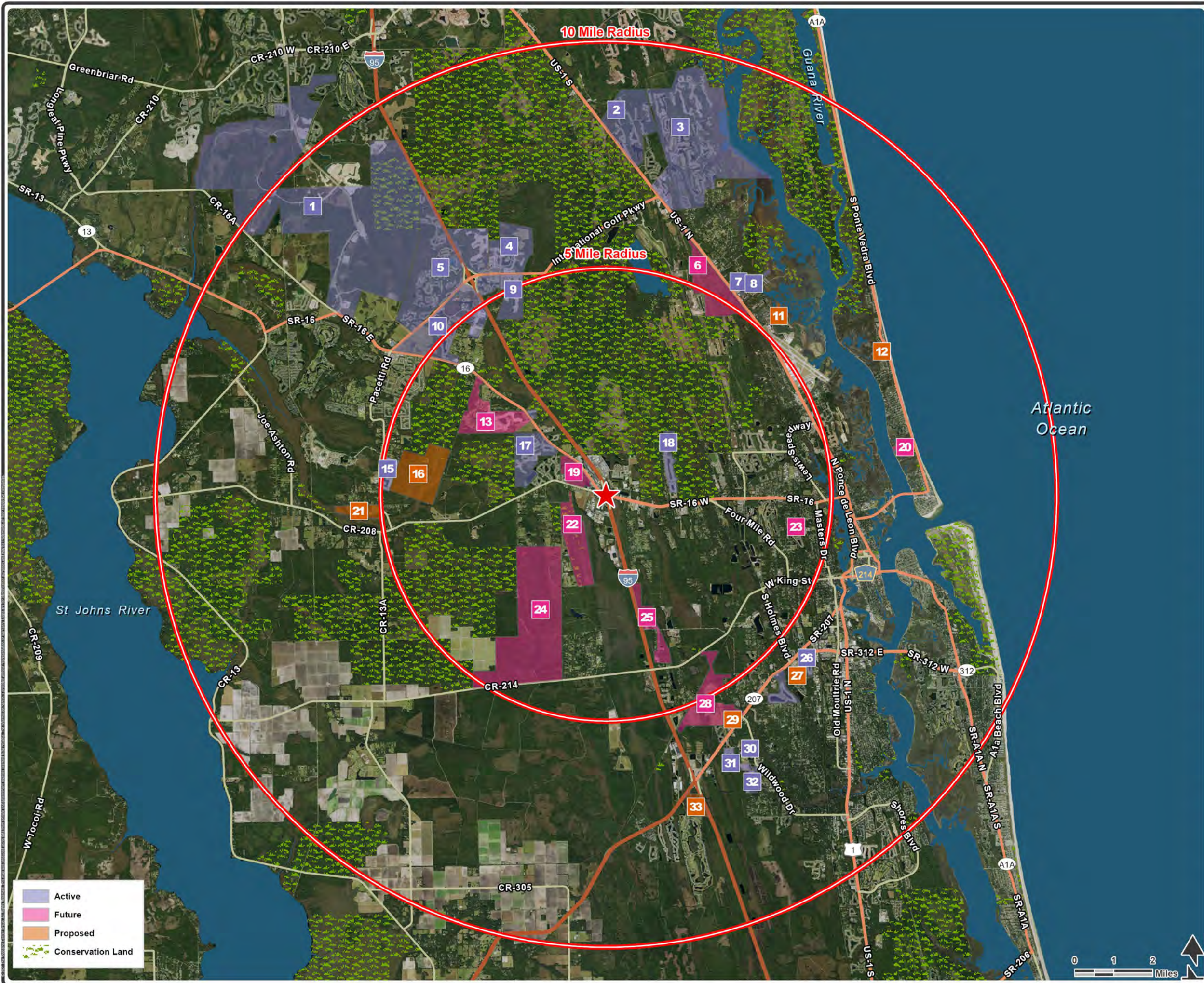
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Elevation Pointe

St. Augustine, FL

January 2021





Active

Future

Proposed

Conservation Land

Residential Developments		
	Active	Future
	26,032 Approved Units	7,487 Approved Units
	5,737 Built Units	Proposed
	20,295 Future Units	1,909 Planned Units
1	SILVERLEAF 10,700 Units Approved 172 Units Built	
2	LAS CALINAS 540 Units Approved 539 Units Built	
3	PALENCIA 2,189 Units Approved 1,396 Units Built	
4	BANNON LAKES 999 Approved Units 406 Units Built	
5	WORLD GOLF VILLAGE 7,200 Approved Units 886 Units Built	
6	CORDOVA PALMS 750 Approved Units	
7	CHASEWOOD 66 Approved Units 45 Units Built	
8	NORTH CREEK 150 Approved Units 0 Units Built	
9	MARKLAND 340 Approved Units 64 Units Built	
10	WORLD COMMERCE CENTER 1,271 Approved Units 625 Units Built	
11	OAK TREE 63 Planned Units	
12	SEASIDE VISTA 27 Planned Units	
13	GRAND OAKS 999 Approved Units	
15	GRAN LAKE 296 Approved Units 42 Units Built	
16	STEEPLECHASE 951 Planned Units	
17	WINDWARD RANCH 580 Approved Units 443 Units Built	
18	SEBASTIAN COVE 223 Approved Units 168 Units Built	
19	ELEVATION POINTE 750 Approved Units	
20	BEACHCOMBER 79 Approved Units	
21	LAKE KATHRYN 149 Acres for Planned Development	
22	TERRA PINES 164 Approved Units	
23	RAVENSWOOD VILLAGE 126 Approved Units	
24	ROBINSON 3332 Approved Units	
25	MORGANS COVE 266 Approved Units	
26	CYPRESS BAY 131 Approved Units 60 Units Built	
27	EPIC VILLAGE TOWNHOMES 188 Planned Units	
28	ENTRADA 1021 Approved Units	
29	BENCHIP 280 Planned Units	
30	TREATY GROUND 668 Approved Units 286 Units Built	
31	TREATY OAKS 434 Approved Units 382 Units Built	
32	ANDALUSIA 201 Approved Units 180 Units Built	
33	BLACK GOLD 400 Planned Units	

Data Source: St Johns County Departments of Economic Development, Long Range Planning and Property Appraiser