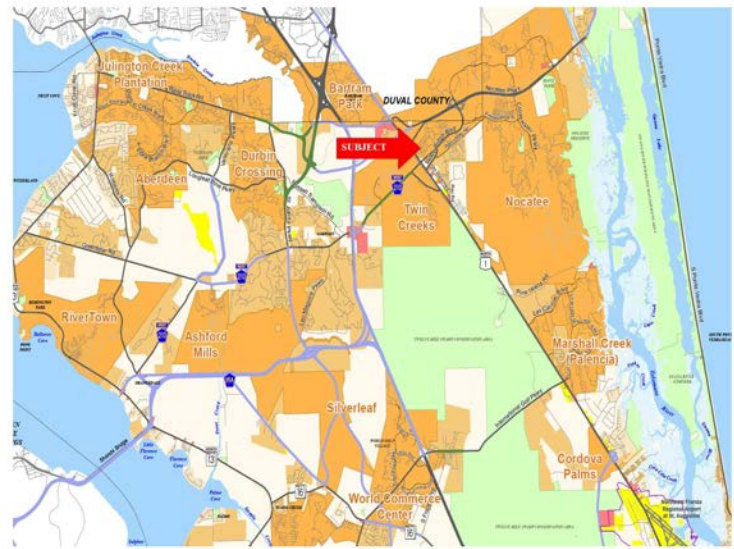


Property ID: 2020-04


 High Growth Corridor
7.15 Acres +/- Land Available


Property Description

7.15 Acres of Land
 Existing Full Cut Median Connection at US Hwy 1
 Infill Parcel Development Opportunity Subsequent To Comprehensive Plan Amendment and Rezoning
 Adjacent Property Zoned Commercial Intensive
 Commercial Intensive Highest and Best Use
 Current Future Land Use - Silviculture

Location Description

The subject location is near the interchange between US Highway 1 and The Nocatee Parkway. The subject location has easy access to Nocatee, Ponte Vedra, Ponte Vedra Beach, State Road 9B, Interstate 95, and the Durbin Park Town Center.

Summary

Available SF: 311,454
 Land: 7.65 Acres
 Price: \$4,500,000
 Type: Land
 Zoning: Open Rural
 FLUM Silviculture
 Highest & Best Use: Commercial Intensive
 Highway Frontage: Yes

LINDA DANIELS
Founding Principal
(904) 304-7222
ldaniels@lindadaniels.com
BK 3455251, Florida

Property Summary	3
Property Description	4
Demographics	5
Future Land Use Map	6
Zoning Map	7
Development Map	8
Elevation Map	9
Traffic Map	10



Property Summary

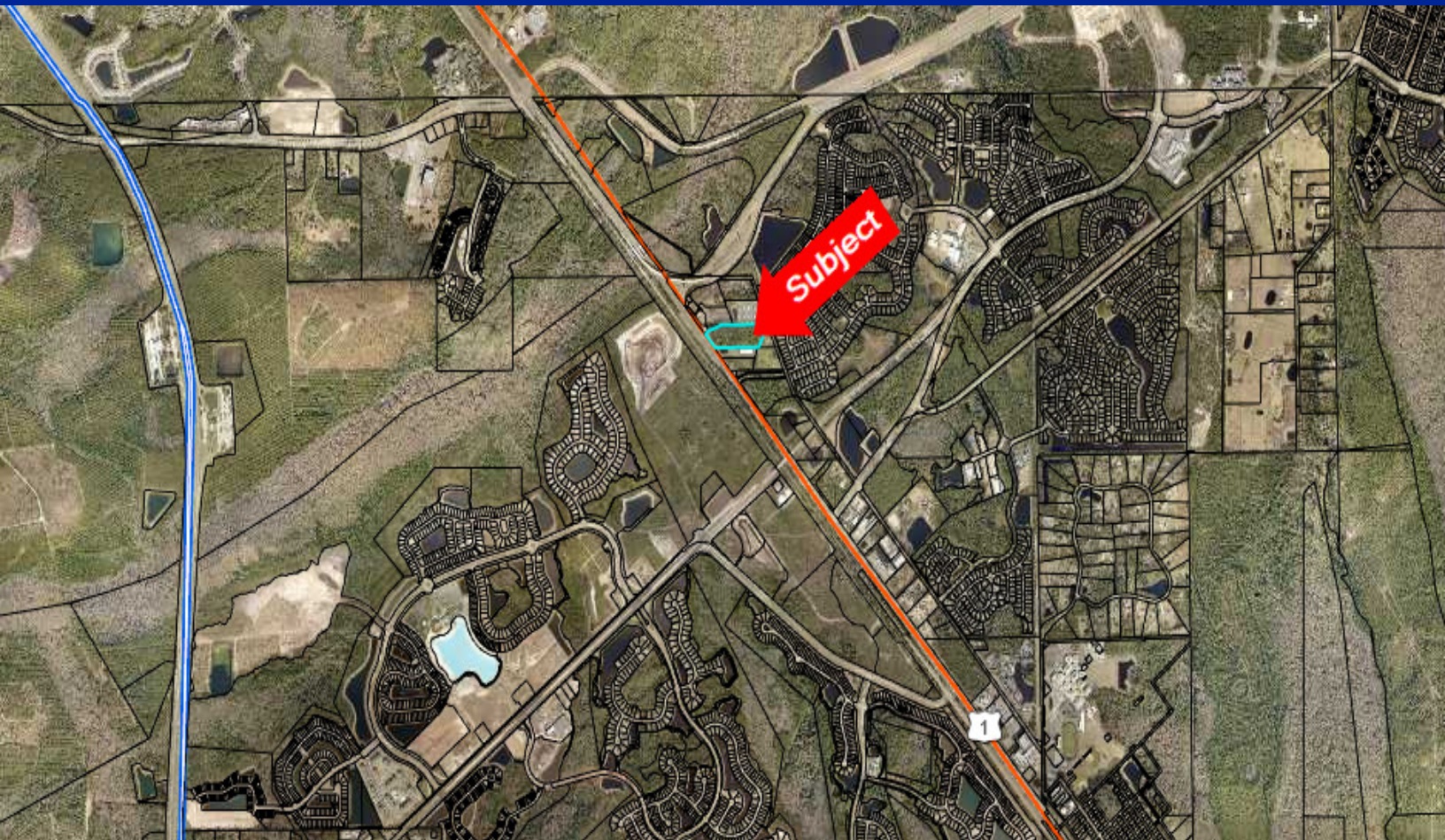
11600 US Highway 1
Ponte Vedra Florida
32081

Property Overview

Land Development Opportunity located along US Hwy 1, Ponte Vedra, FL close proximity to Nocatee Community

Location Overview

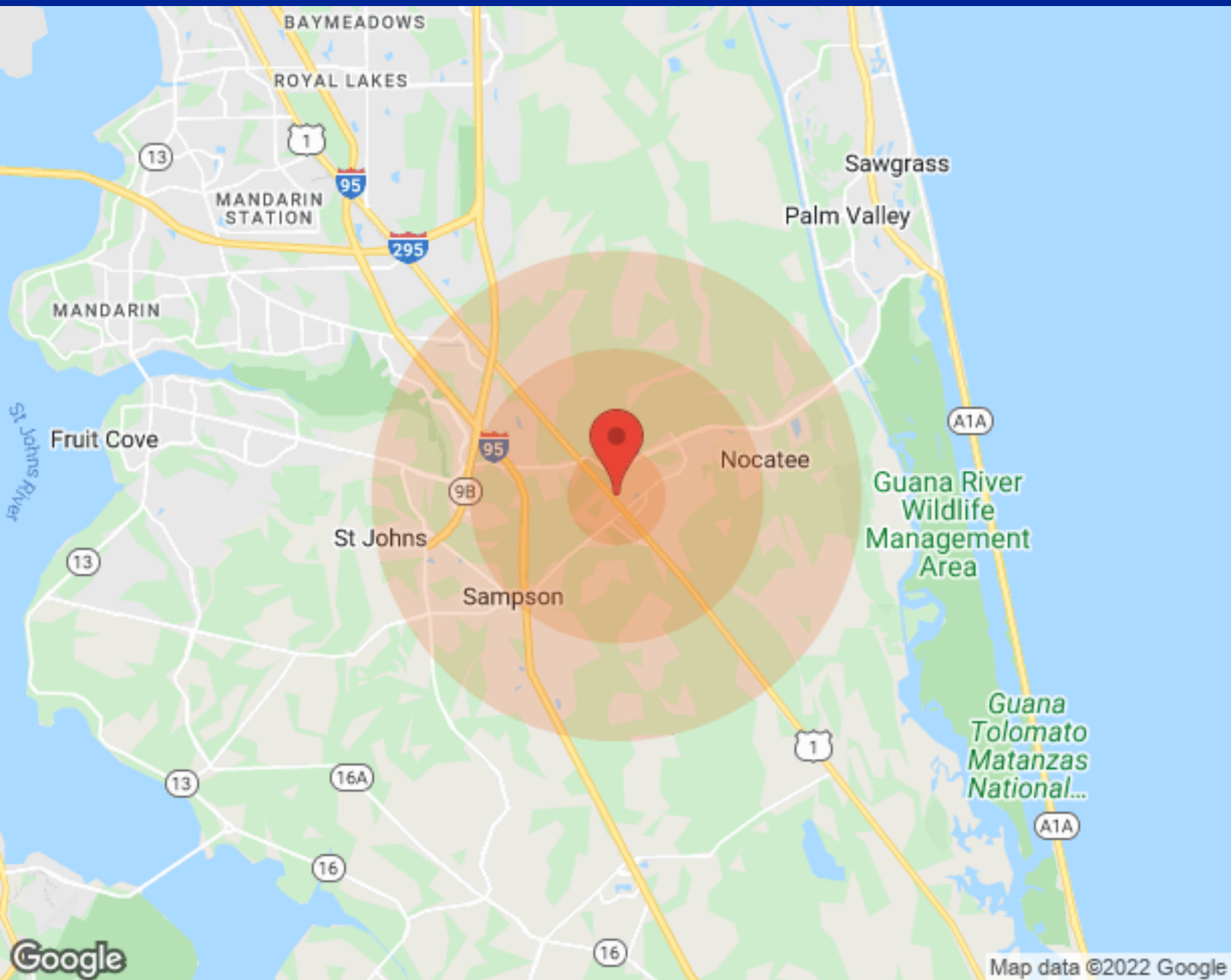
The subject location is located near the interchange of US Highway 1 and The Nocatee Parkway; has easy access to Nocatee, Ponte Vedra, Ponte Vedra Beach, Race Track Road, County Road 210, State Road 9B, Interstate 95, Durbin Park Town Center, Twin Creeks CDD, Bartram Springs, Grand Cypress (former Best Bet), and the future Stonecrest single-family community along Race Track Road; Neighborhoods include The Crystal Logaon and Publix both are part of Twin Creeks CDD approved for 2,800 single-family homes and 348 apartments. The Preserve at Wells Creek is a new KB Homes subdivision that is under development approximately 2.5-miles to the northwest of the subject. When completed it will have 800 single-family homes and 125 townhomes.



7.15 Acres of Land Existing Full Cut Median Connection at US Hwy 1 Infill Parcel Development Opportunity Subsequent To Comprehensive Plan Amendment and Rezoning Adjacent Property Zoned Commercial Intensive Commercial Intensive Highest and Best Use Current Future Land Use - Silviculture Current Zoning - Open Rural Neighbors include various commercial and Nocatee

Link to aerial photos:

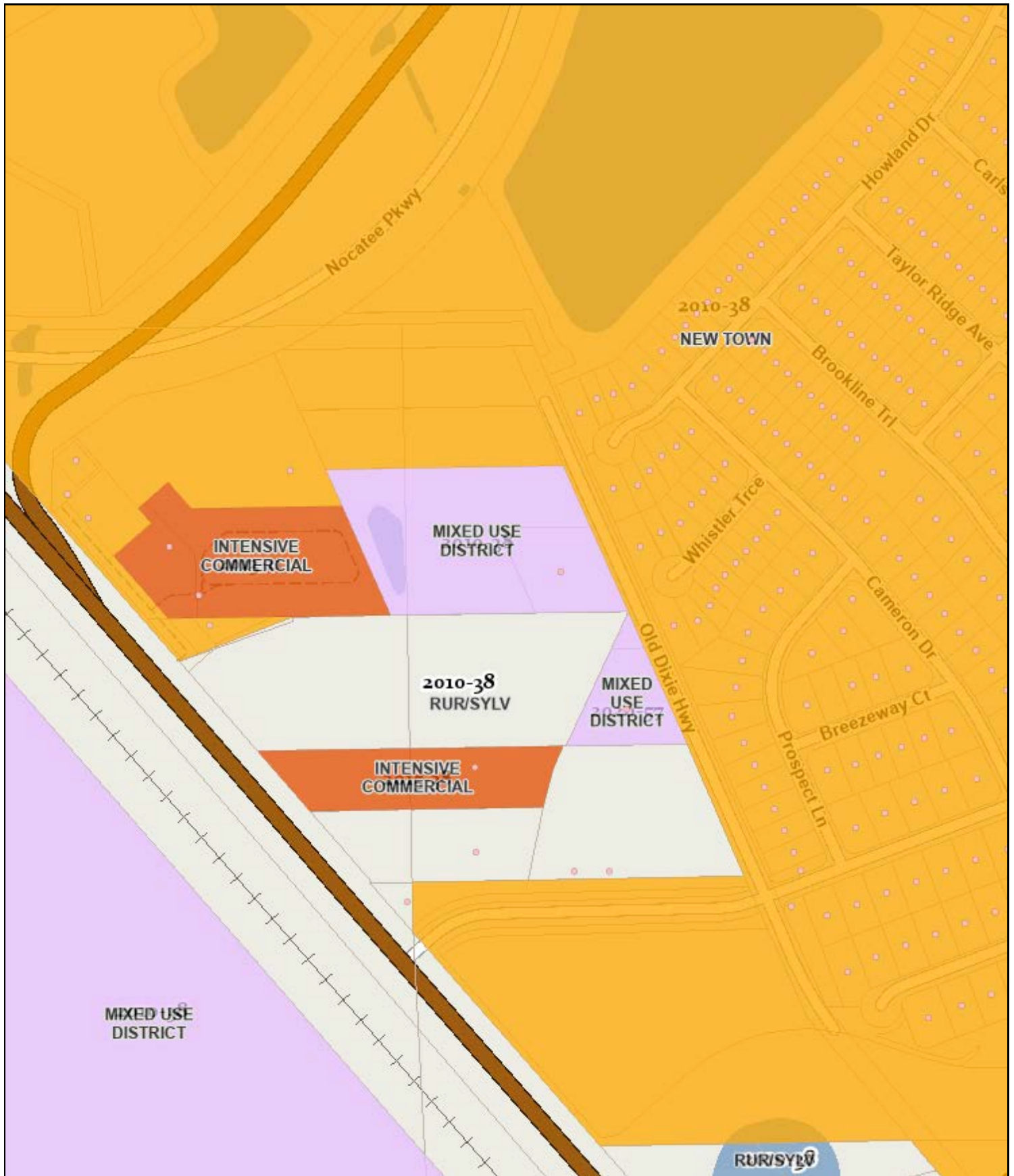
https://gjabmoxniwzikxdejiglhvrkabemy.sharepoint.com/:f/g/personal/ldaniels_lindadaniels_com/EooczmlBzLZAIBWpF6jaiEABZTMe-Lg3Qtd0ibak1zgYOQ?e=KHs0nZ



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	5,874
Female	N/A	N/A	5,555
Total Population	N/A	N/A	11,429
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	2,361
Ages 15-24	N/A	N/A	1,979
Ages 55-64	N/A	N/A	1,573
Ages 65+	N/A	N/A	1,431
Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	10,211
Black	N/A	N/A	335
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	5
Hispanic	N/A	N/A	692
Multi-Racial	N/A	N/A	842

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$99,345
< \$15,000	N/A	N/A	101
\$15,000-\$24,999	N/A	N/A	151
\$25,000-\$34,999	N/A	N/A	129
\$35,000-\$49,999	N/A	N/A	228
\$50,000-\$74,999	N/A	N/A	843
\$75,000-\$99,999	N/A	N/A	551
\$10,000-\$149,999	N/A	N/A	1,125
\$150,000-\$199,999	N/A	N/A	549
> \$200,000	N/A	N/A	185
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	4,117
Occupied	N/A	N/A	3,684
Owner Occupied	N/A	N/A	3,198
Renter Occupied	N/A	N/A	486
Vacant	N/A	N/A	433

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



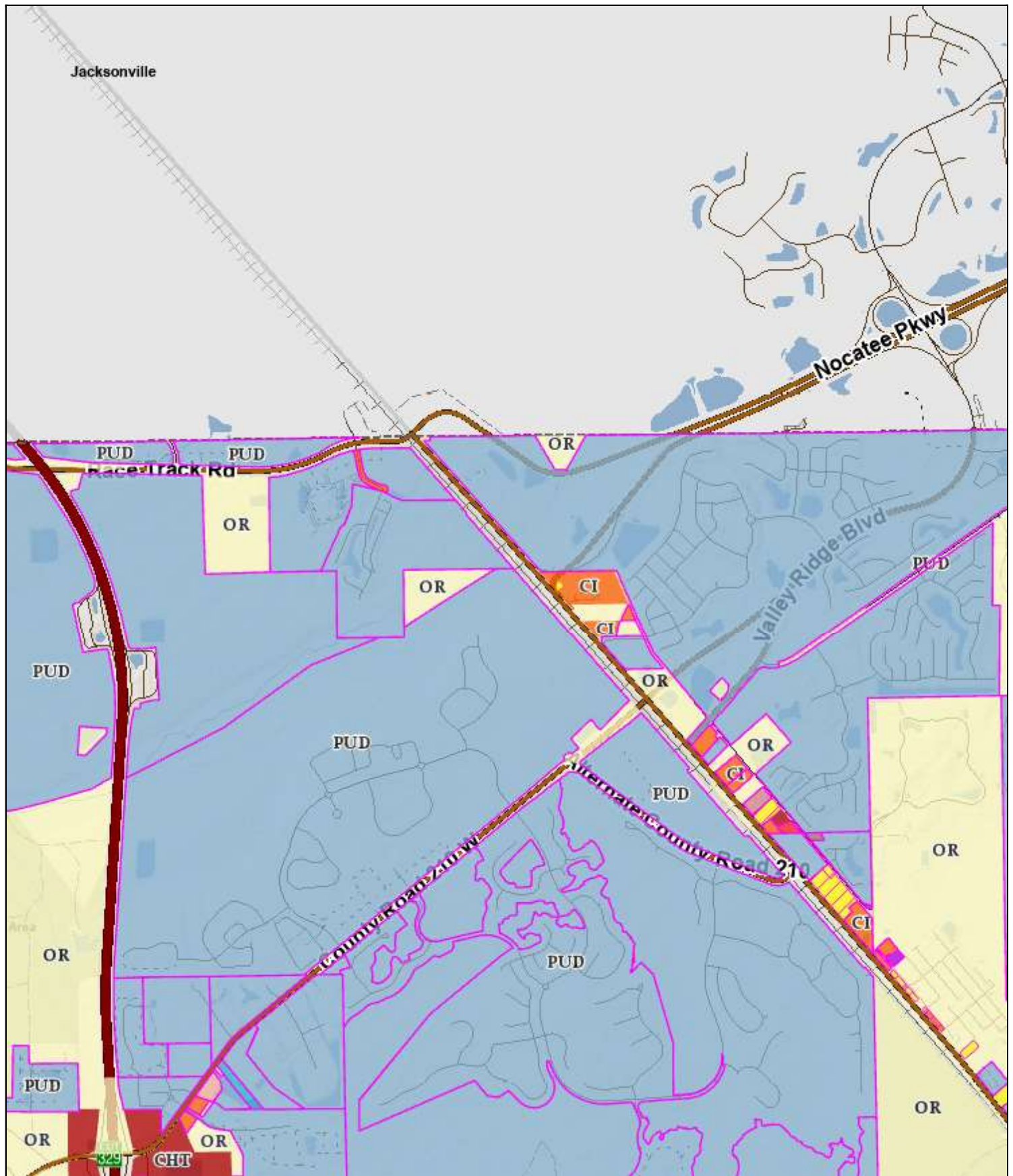
Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 7/13/2021

11600 US Hwy 1 Future Land Use Map





Map created with St. Johns County's iMap

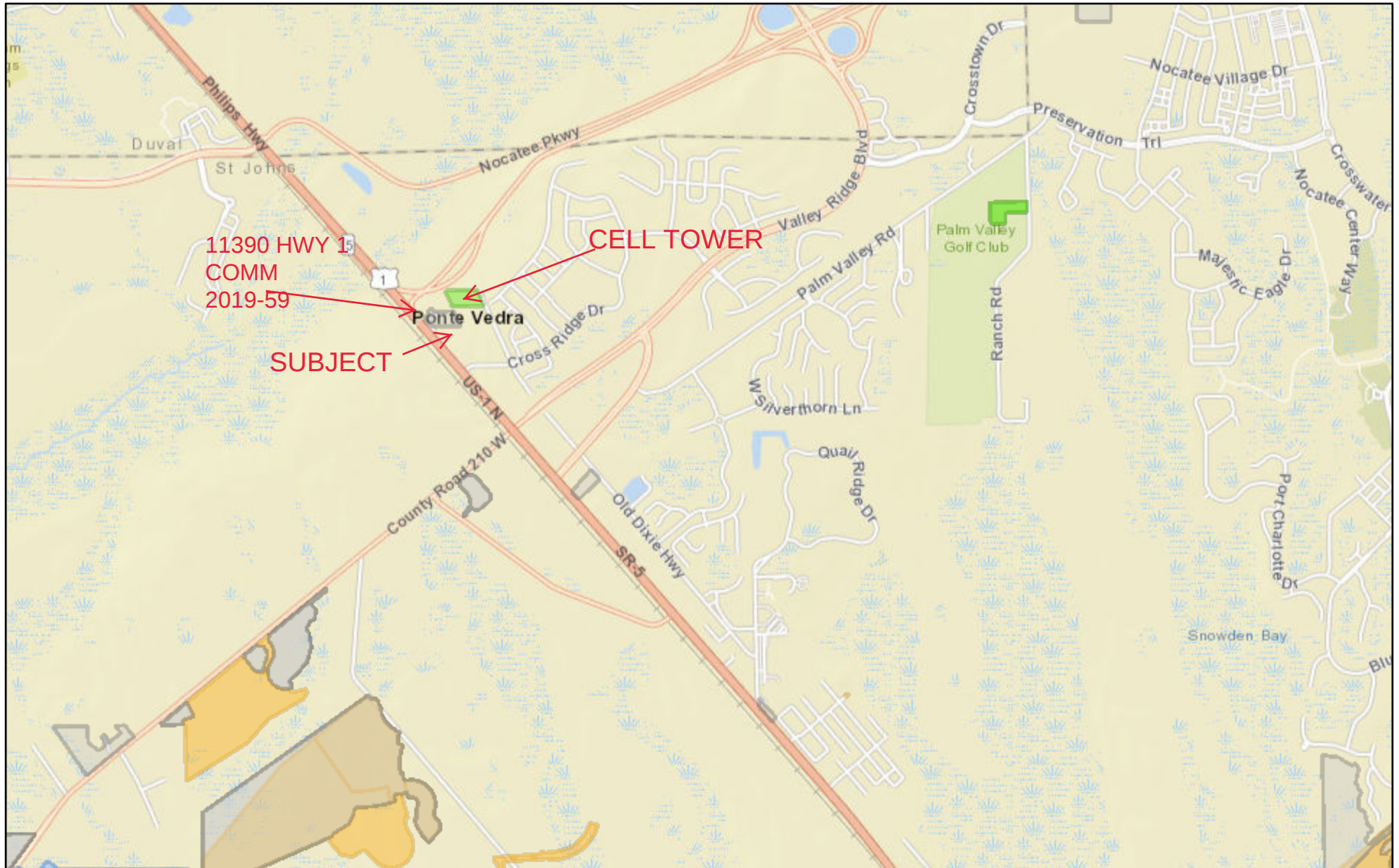
DISCLAIMER:
 This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 7/13/2021

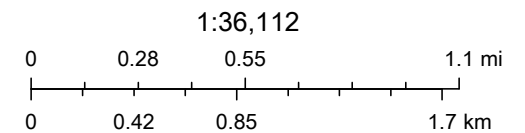
11600 US Hwy 1 Zoning Map



Development Tracker



10/6/2019, 4:26:15 PM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

St. Johns County GIS Division
Esri, HERE, Garmin, INCREMENT P, NGA, USGS |



Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 7/13/2021

11600 US Hwy 1 Elevation Map





Dominant Tapestry Map

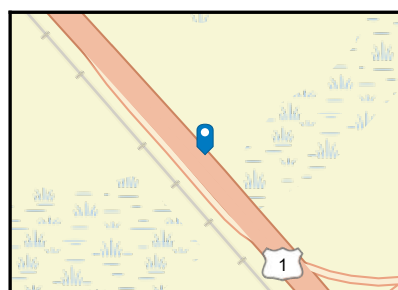
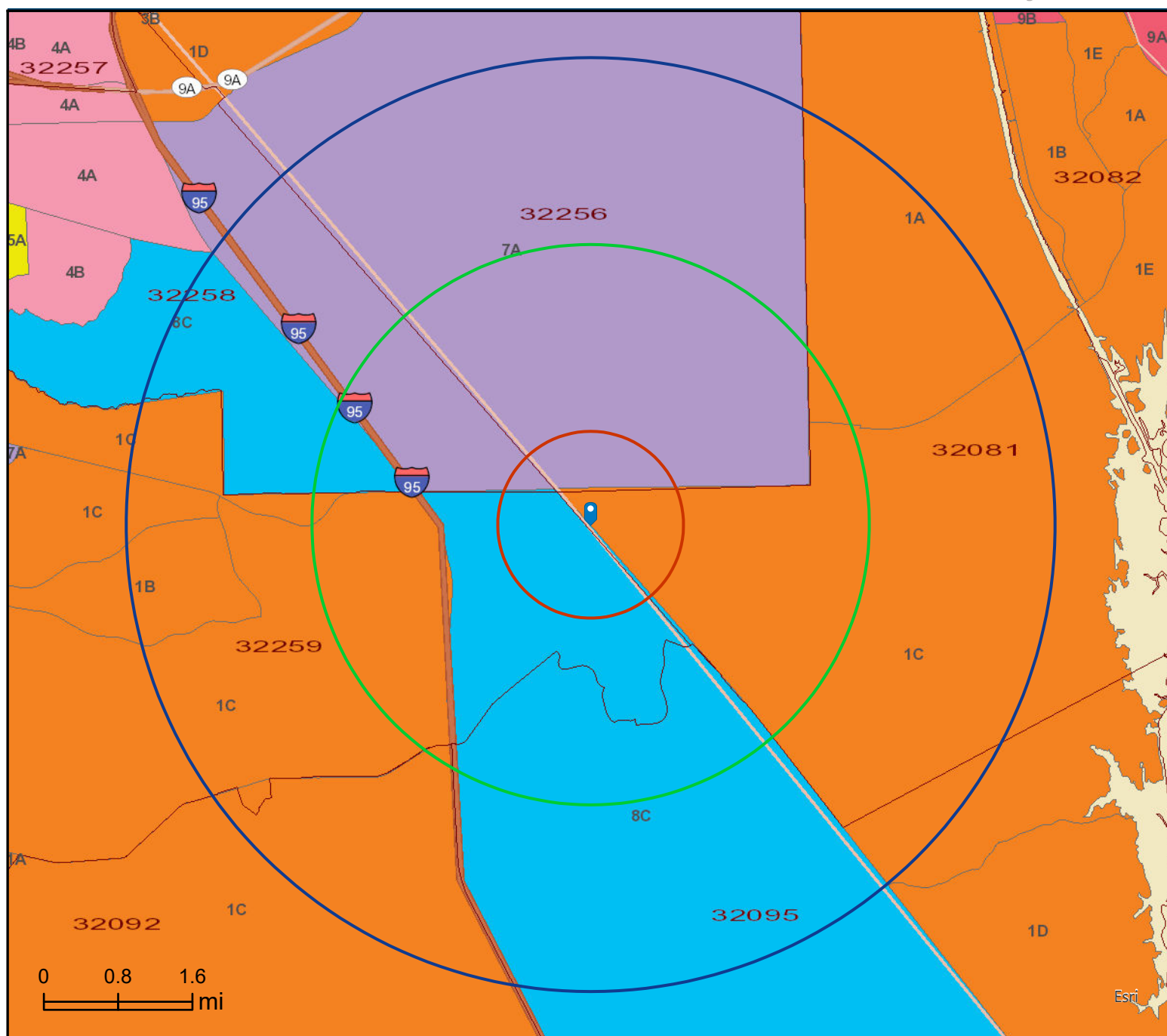
11600 US-1 N, Ponte Vedra, Florida, 32081

Rings: 1, 3, 5 mile radii

Prepared by Esri

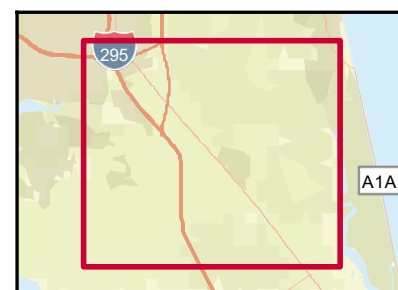
Latitude: 30.09919

Longitude: -81.47301



Tapestry LifeMode

- | | |
|-------------------------|----------------------------|
| L1: Affluent Estates | L8: Middle Ground |
| L2: Upscale Avenues | L9: Senior Styles |
| L3: Uptown Individuals | L10: Rustic Outposts |
| L4: Family Landscapes | L11: Midtown Singles |
| L5: GenXurban | L12: Hometown |
| L6: Cozy Country | L13: Next Wave |
| L7: Sprouting Explorers | L14: Scholars and Patriots |



Source: Esri

September 24, 2021



Dominant Tapestry Map

11600 US-1 N, Ponte Vedra, Florida, 32081
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.09919
Longitude: -81.47301

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hometown Heritage) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Workday Drive) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Economic BedRock) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (Diverse Convergence) |
| Segment 7A (Up and Coming Families) | Segment 13B (Family Extensions) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (Urban Edge Families) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Forging Opportunity) | Segment 13E (High Rise Renters) |
| Segment 7E (Farm to Table) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |