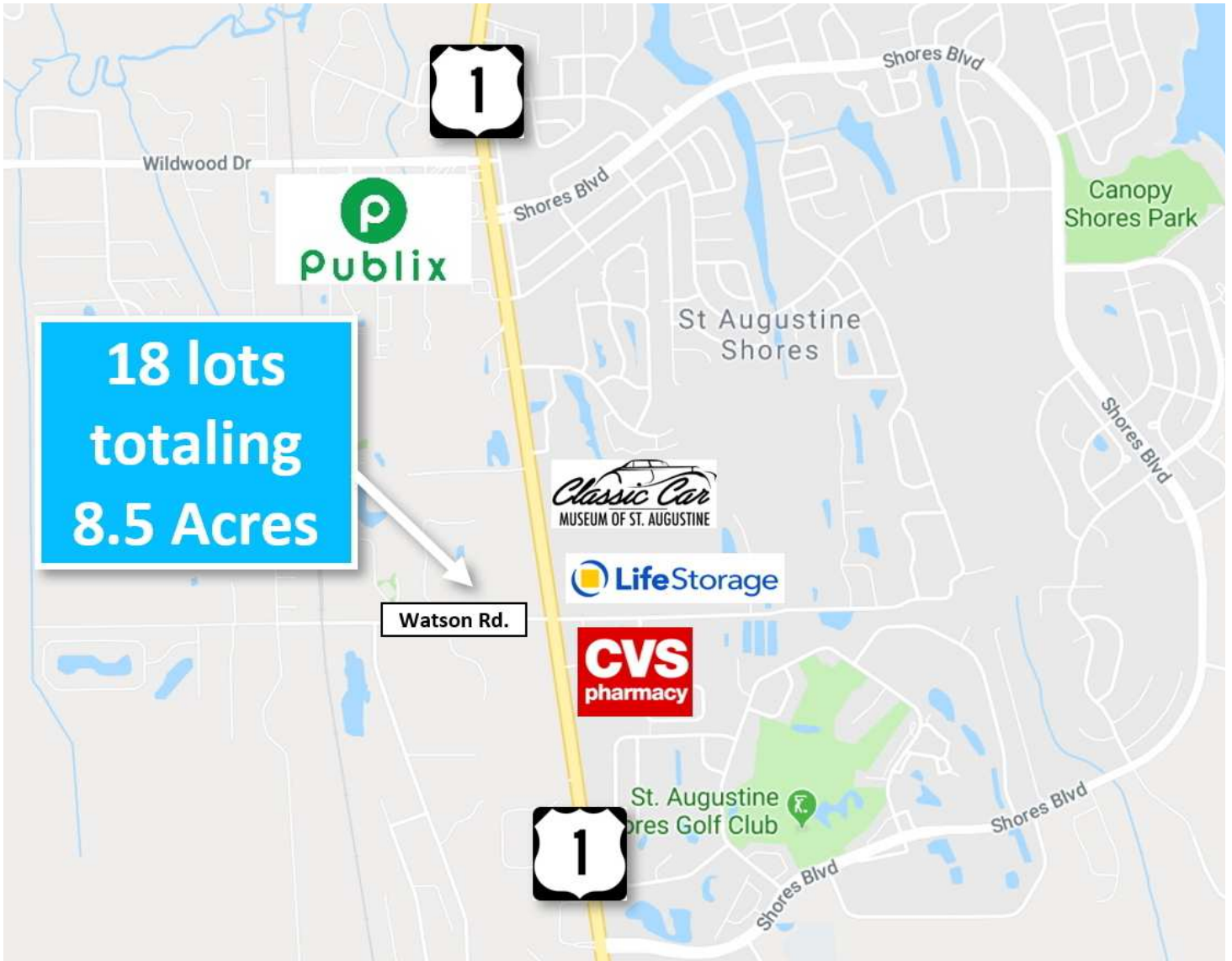


# SALE

## 18 PLATTED LOTS TOTALING 8.5 ACRES

4909 Winton Cir Saint Augustine, FL 32086



**SALE PRICE**

\$780,000

**Rich O'Brien**

Sr. Sales Associate

904 814 2080

[rich.obrien@thepremierproperties.com](mailto:rich.obrien@thepremierproperties.com)

CoStar  
**POWER BROKER**  
2017 Top Firm Award

# SALE

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### PROPERTY DESCRIPTION

UPDATE: Price just reduced 9/2/2024. New listing price: \$780,000.

Watson road just west of U.S. 1. 8.5 acres, 18 platted lots. Ideal for a developer, home builder or investor. Offers being accepted.

### PROPERTY HIGHLIGHTS

- 18 platted lots
- 8.5 acres
- Just west of US-1
- Easy access to I-95 via SR 206

### OFFERING SUMMARY

|             |                 |
|-------------|-----------------|
| Sale Price: | \$780,000       |
| Lot Size:   | 8.5 Acres       |
| Zoning:     | RS-2            |
| APN:        | 18 Platted Lots |

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,199    | 6,026    | 10,492   |
| Total Population  | 4,254    | 12,675   | 21,945   |
| Average HH Income | \$56,601 | \$62,782 | \$67,591 |

#### Rich O'Brien

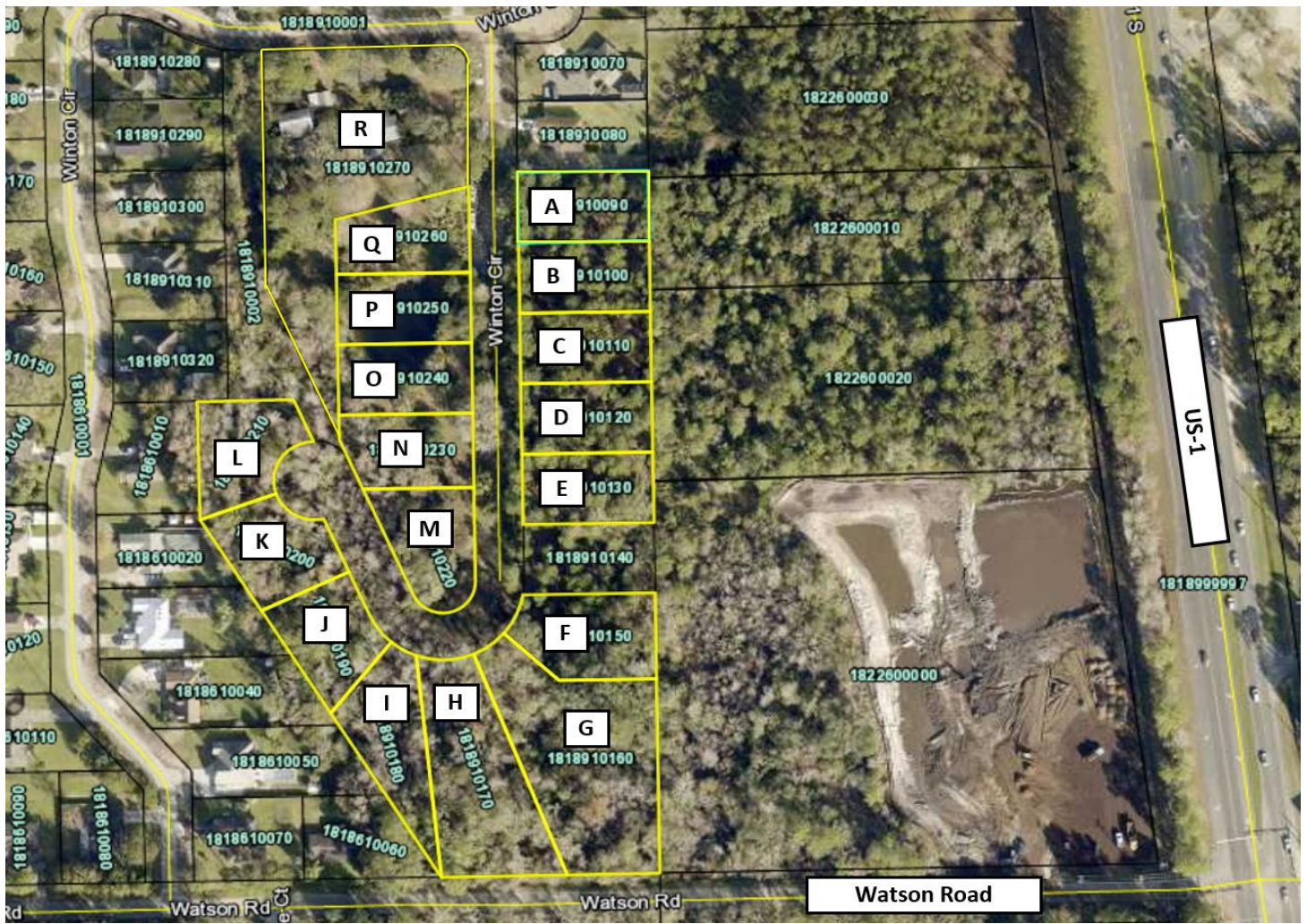
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PREMIER PROPERTIES



| On Map | ParcelID   | Acres       | Property Address     | Comments               |
|--------|------------|-------------|----------------------|------------------------|
| A      | 1818910090 | 0.33        | 4881 Winton Cir.     | Square                 |
| B      | 1818910100 | 0.33        | 4885 Winton Cir.     | Square                 |
| C      | 1818910110 | 0.33        | 4889 Winton Cir.     | Square                 |
| D      | 1818910120 | 0.33        | 4893 Winton Cir.     | Square                 |
| E      | 1818910130 | 0.33        | 4897 Winton Cir.     | Square                 |
| F      | 1818910150 | 0.41        | 4905 Winton Cir.     | Irregular              |
| G      | 1818910160 | 1.01        | 4909 Winton Cir.     | Irregular, on Watson   |
| H      | 1818910170 | 0.73        | 4913 Winton Cir.     | Irregular, on Watson   |
| I      | 1818910180 | 0.41        | 4917 Winton Cir.     | Irregular, Wedge Shape |
| J      | 1818910190 | 0.33        | 4921 Winton Cir.     | Square                 |
| K      | 1818910200 | 0.35        | 4925 Winton Cir.     | Square                 |
| L      | 1818910210 | 0.35        | 4929 Winton Cir.     | Almost regular         |
| M      | 1818910220 | 0.36        | 4900 Winton Cir.     | Odd shape              |
| N      | 1818910230 | 0.34        | 4896 Winton Cir.     | Square                 |
| O      | 1818910240 | 0.34        | 4892 Winton Cir.     | Looks wet              |
| P      | 1818910250 | 0.34        | 4888 Winton Cir.     | Wet                    |
| Q      | 1818910260 | 0.34        | 4884 Winton Cir.     | Partially Wet          |
| R      | 1818910270 | 1.54        | 4880 Winton Cir.     | Irregular              |
|        |            | <b>8.50</b> | <b>18 Total Lots</b> |                        |



# SALE

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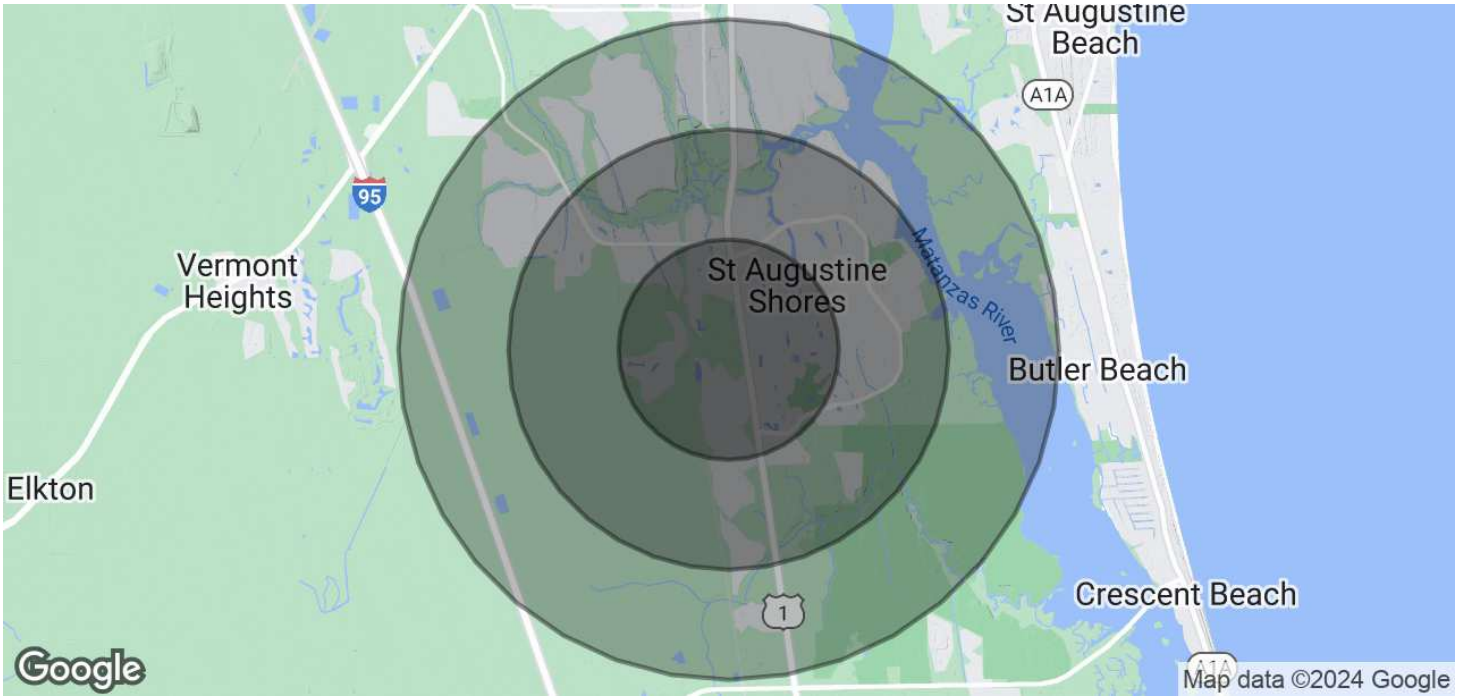


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PREMIER PROPERTIES

# SALE

## 18 PLATTED LOTS TOTALING 8.5 ACRES

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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,254  | 12,675  | 21,945  |
| Average Age          | 54.9   | 50.6    | 51.2    |
| Average Age (Male)   | 50.6   | 47.8    | 47.9    |
| Average Age (Female) | 58.2   | 53.2    | 53.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,199     | 6,026     | 10,492    |
| # of Persons per HH | 1.9       | 2.1       | 2.1       |
| Average HH Income   | \$56,601  | \$62,782  | \$67,591  |
| Average House Value | \$323,003 | \$274,985 | \$311,782 |

### TRAFFIC COUNTS

US-1 & Watson Road: AADT 21,000 /day

*\* Demographic data derived from 2020 ACS - US Census*

**Rich O'Brien**  
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# SALE

## 18 PLATTED LOTS TOTALING 8.5 ACRES

4909 Winton Cir Saint Augustine, FL 32086



### RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

Cell: 904.814.2080

FL #SL609474

### PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2023—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

### EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

### MEMBERSHIPS

St. Johns County Board of Realtors  
St. Johns County Chamber of Commerce  
St. Johns County Visitors & Convention Bureau  
St. Johns Attractions Association  
St. Johns County Tourist Development Council  
St. Augustine Beach City Commission  
ICSC: International Council of Shopping Centers

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#### Rich O'Brien

Sr. Sales Associate

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