



SilverLeaf Commons



St. Augustine, Florida

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Property Highlights

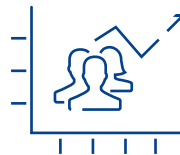
- GLA: 55,950± SF
- Inline, endcap with patio, and drive-thru options available for lease
- .95-acre pin-corner outparcel space available for ground lease or build-to-suit
- Projected delivery Q3 2022
- SilverLeaf Masterplan Community is entitled to up to 16,000 homes and has no CDD fees
- Average home values at \$450k with 1,200 homes expected to be occupied by December 2021
- First Coast Expressway comes through the project with a projected completion date of 2030
- A new 150K-300k SF Baptist Medical Center is proposed on 22± acres within the community

Demographics

Source: Esri Business Analyst



2020 Population



Projected Population (2025)



2020 Average Household Income



Projected Household Income (2025)

	2020 Population	Projected Population (2025)	2020 Average Household Income	Projected Household Income (2025)
1 mile:	2,108	2,593	\$133,238	\$150,070
3 mile:	15,770	19,392	\$133,287	\$150,171
5 mile:	41,376	49,462	\$129,808	\$147,769
St. Johns County:	265,512	307,668	\$114,038	\$125,630

Conceptual Site Plan



Building 1	
Suite	Size
101 Negotiating LOI	1,030 SF
102 Negotiating LOI	810 SF
103 Negotiating LOI	1,080 SF
104 Negotiating LOI	1,080 SF
105	1,100 SF
106	1,100 SF
107 Negotiating LOI	1,055 SF
108 Negotiating LOI	1,500 SF
109 Negotiating LOI	1,125 SF
110 Negotiating LOI	1,125 SF
111 Negotiating LOI	1,500 SF
112	1,500 SF
113 Negotiating LOI	1,500 SF
114 Negotiating LOI	1,125 SF
115 Negotiating LOI	1,500 SF
Total SF	18,130 SF

Building 2		
Suite		Size
201 Negotiating LOI		1,030 SF
202 Negotiating LOI		810 SF
203 Negotiating LOI		1,080 SF
204 Negotiating LOI		1,080 SF
205 Negotiating LOI		1,100 SF
206 Negotiating LOI		1,100 SF
207 Negotiating LOI		1,055 SF
208 Negotiating LOI		1,500 SF
209		1,125 SF
210		1,125 SF
211		1,500 SF
212 Negotiating LOI		1,500 SF
213		1,500 SF
214		1,125 SF
215		1,500 SF
Total SF		18,130 SF

Building 3 - Ground Floor		
Suite		Size
301		1,960 SF
302		1,940 SF
303		1,900 SF
304		1,280 SF
305		1,030 SF
306		1,070 SF
307		1,070 SF
308		1,125 SF
309 Negotiating LOI		1,175 SF
Total SF		12,550 SF



SILVERLEAF PKWY

SILVERLEAF PKWY

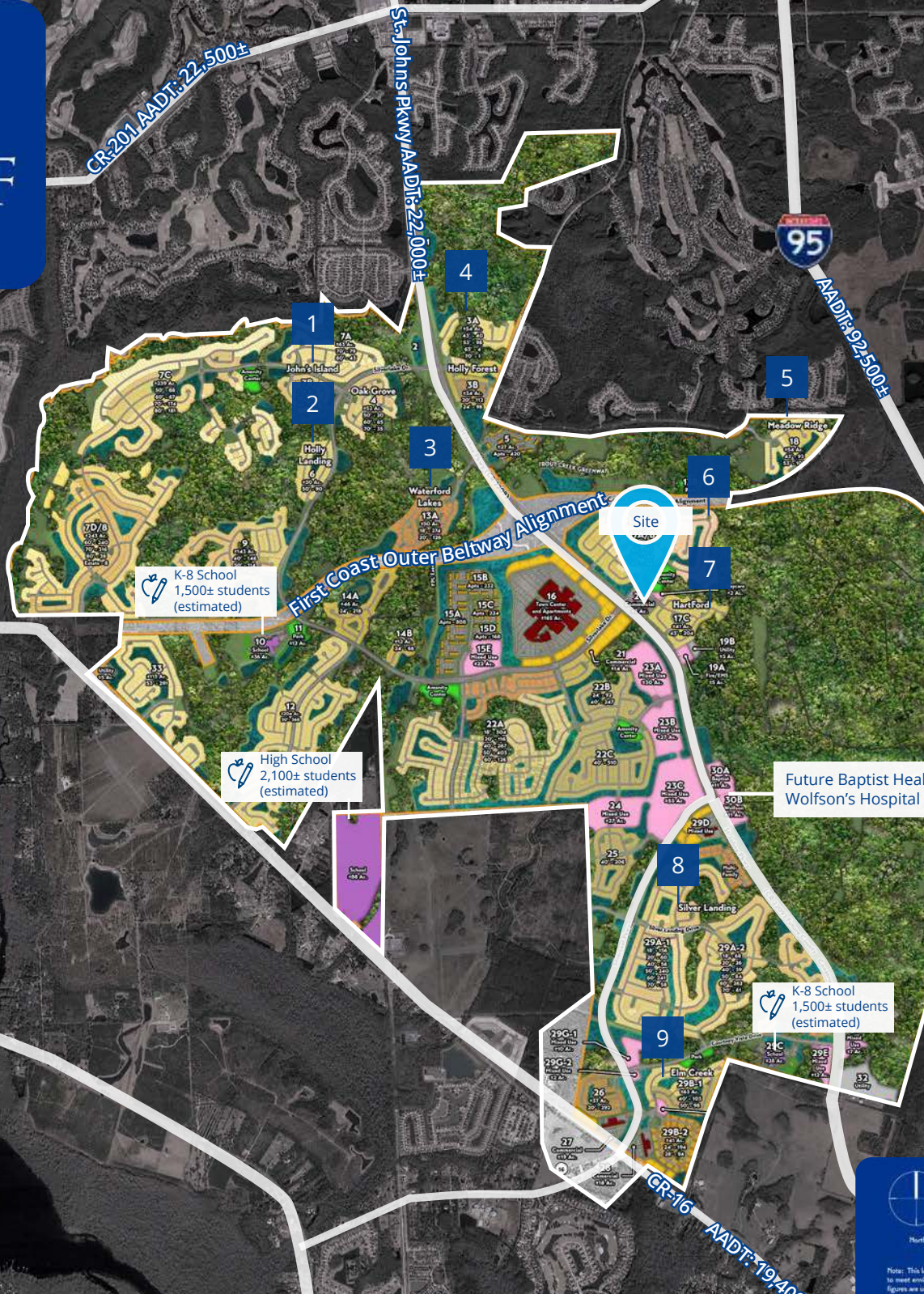
PROPOSED PYLON SIGNS
(SUBJECT TO CHANGE)



SILVERLEAF

Master Site Plan

June 10, 2021



Overall Total Units:	12,004 D.U.
-Total Multi-Family:	4,748 D.U.
-Total Single Family:	6,856 D.U.
- Grand Creek:	400 D.U.

Apartments:	2,452 D.U.
Townhomes (18'):	802 D.U.
Townhomes (20'):	732 D.U.
Townhomes (24'):	668 D.U.
Townhomes (28'):	94 D.U.
Single Family (40'):	1,574 D.U.
Single Family (43'):	510 D.U.
Single Family (50'):	1,749 D.U.
Single Family (53'):	631 D.U.
Single Family (60'):	1,240 D.U.
Single Family (63'):	158 D.U.
Single Family (70'):	724 D.U.
Single Family (80'):	2,262 D.U.
Estate:	8 D.U.

Land Use Equivalency Table

SF DU (1)	to	MF DU (2,1930)
SF DU (1)	to	AR DU (3,5689)
MF DU (0.4560)	to	SF DU (1)
Com. (1)	to	Off. (1,4828)
Com. (1)	to	Lt. Ind. (4,7120)
Office (1)	to	Lt. Ind. (3,1778)

Note: Acresages shown are approximate uplands within the development parcel. Acresages shown exclude: upland buffers, development edge buffers, conservation easements and utility easements. Acresages shown include: uplands within the scenic edge.

K-8 School
1,500± students
(estimated)

High School
2,100± students
(estimated)

Future Baptist Health & Wolfson's Hospital

K-8 School
1,500± students
(estimated)



ETM
England, Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Scale in Feet: 0' 400' 800' 1600'

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreages are unofficial and are subject to change.

S:\Projects\Silverleaf\05-069-039\05-069-38_Central Campus Site Plan 6-10-21.pdf

SilverLeaf Master Plan

Source: ETM; June 2021



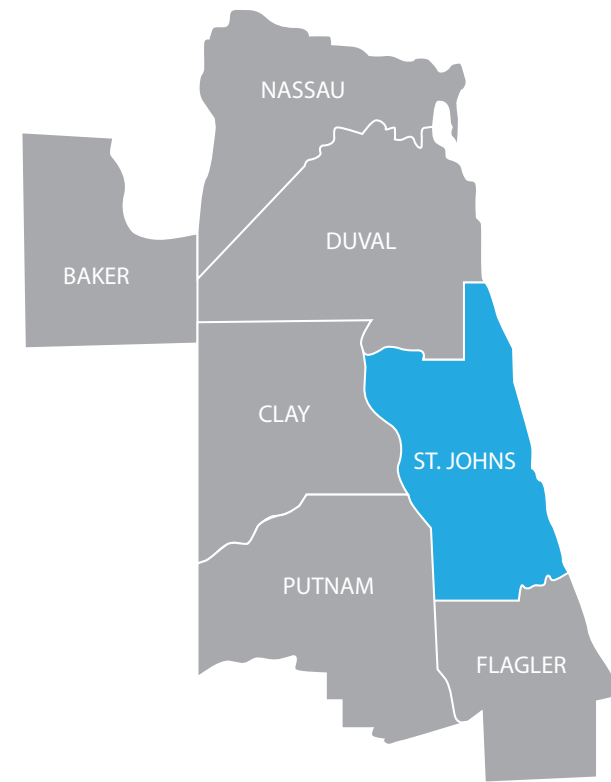
1	Johns Island <ul style="list-style-type: none">• 340 homes entitled• Delivery Q1 2022• All under contract with builder• Only gated community	6	SilverLeaf Village <ul style="list-style-type: none">• 476 homes entitled• 90% sold• 60% occupied
2	Holly Landing <ul style="list-style-type: none">• 90 homes entitled• Pre-sales TBD	7	HartFord <ul style="list-style-type: none">• 200 homes entitled• Pre-sales underway
3	Waterford Lakes Townhomes <ul style="list-style-type: none">• 400 units; 2 phases• Delivery August 2021• Sold to builders; Phase I underway	8	Silver Landing <ul style="list-style-type: none">• 811 homes entitled; delivery December 2021• 446 homes entitled; delivery middle of 2022• All under contract with builders
4	Holly Forest <ul style="list-style-type: none">• 343 homes - single and multifamily• All lots sold	9	Elm Creek <ul style="list-style-type: none">• 200 homes entitled; delivery December 2021• 300 townhomes with delivery in 12-16 months• In pre-sales
5	Meadow Ridge <ul style="list-style-type: none">• 200 homes entitled• 100% sold• 70-80% built and occupied	Overall Total Units: 12,004 D.U. <ul style="list-style-type: none">• Total Multi-family: 4,748 D.U.• Total Single Family: 6,856 D.U.• Grand Creek: 400 D.U.	



St. Johns County Highlights

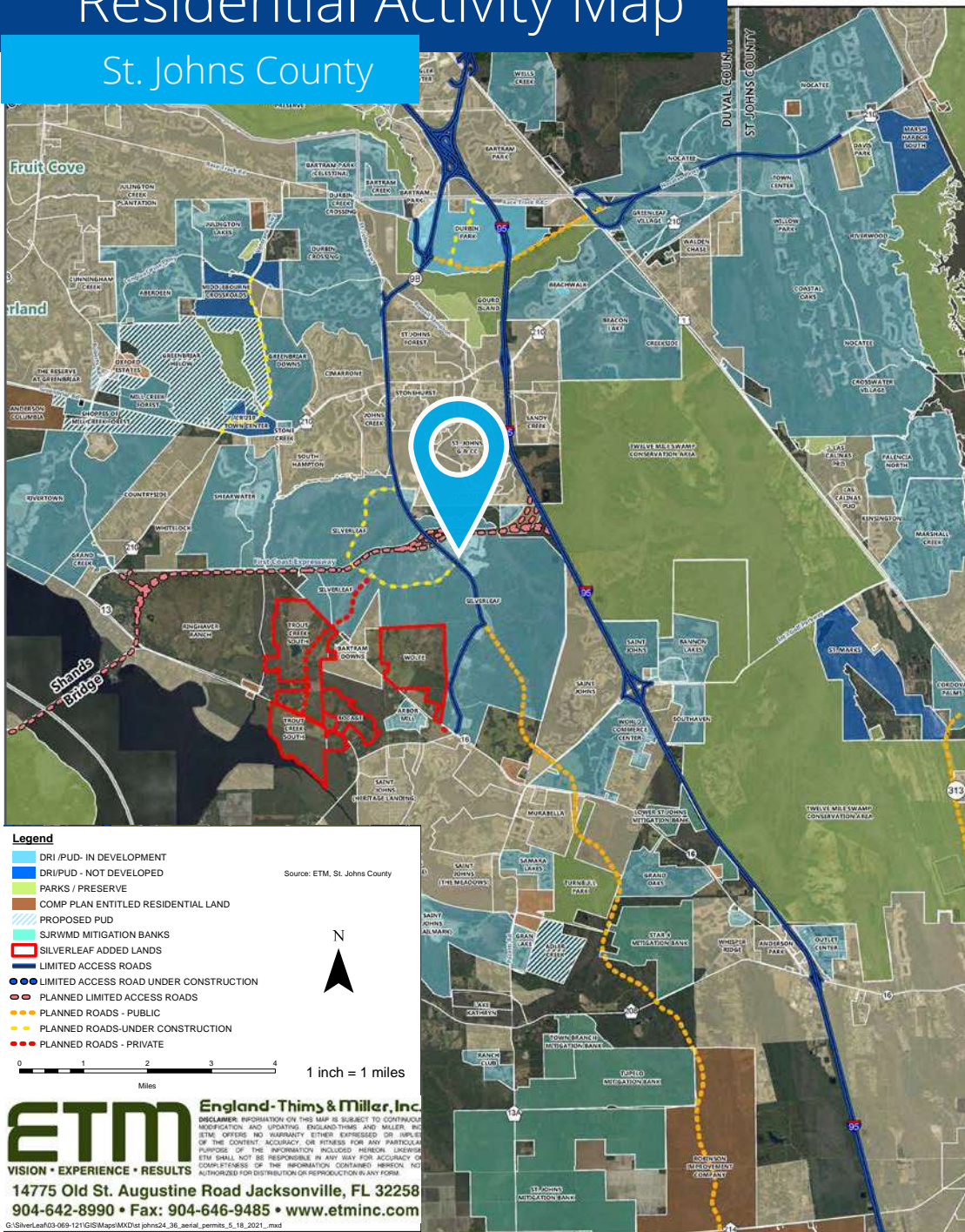
St. Johns County is the 10th fastest-growing county in the United States. High income families are flooding this area due to one of the top-ranked public school systems in Florida. There are over 56,000 homes planned and under construction over the next few years in between I-295 and Hwy 16 adding to the current population of 265,512. The average household income of St. Johns County averages over \$114,000.

- Ranked Florida's richest county and top-performing local economy by 24/7 Wall St., January 2020
- Recognized as Florida's most affordable county by SmartAsset.com, March 2019
- Highest per capita and median household income in Florida
- One of the three fastest growing counties in the state with a projected annual growth of 15.25% from 2019-2024
- Lowest unemployment rate in Northeast Florida at 3.6%, December 2020
- Consistently top-ranked school system in the state since 2008
- Identified as healthiest county in Florida for the 8th year in a row by Robert Woods Foundation
- Ranked third Most Financially Healthy Place in Florida by SmartAsset
- Most residential building permits issued in Northeast Florida in 2011-2020
- Home of PGA Tour and several world-class sporting events
- St. Johns County supports a thriving tourism industry, which generates approximately 2.75 million room nights and \$12.1 million in bed tax revenue annually



Residential Activity Map

St. Johns County



Northern St. Johns County Single Family Entitlements

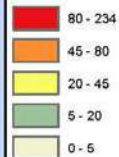
Project	Approved	Built	Unbuilt
Aberdeen	2,023	1,859	164
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	309	8
Bannon Lakes	999	421	578
Bartram Park Celestina			
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	2,332	2,314	18
Gran Lake	296		
Grand Oaks	999	0	999
Grande Creek	400	0	400
Greenbriar Downs	818	0	818
Johns Creek	583	582	1
Julington Lakes	512	333	179
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
Markland			
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	12,295	7,744	4,551
Oxford Estates	290	207	83
Palencia			
Palencia North			
Rivertown	4,500	1,159	3,341
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	818	271	547
Shearwater	2,703	937	1,766
SilverLeaf (Plantation)	10,700	200	10,500
South Hampton	779	769	10
St. Johns Forest	545	529	16
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Twin Creeks Heartwood			
Twin Creeks South Jax			
Whisper Ridge	405	405	0
World Commerce Center	1,271	625	646
Miscellaneous			
Total	56,905	27,633	28,976

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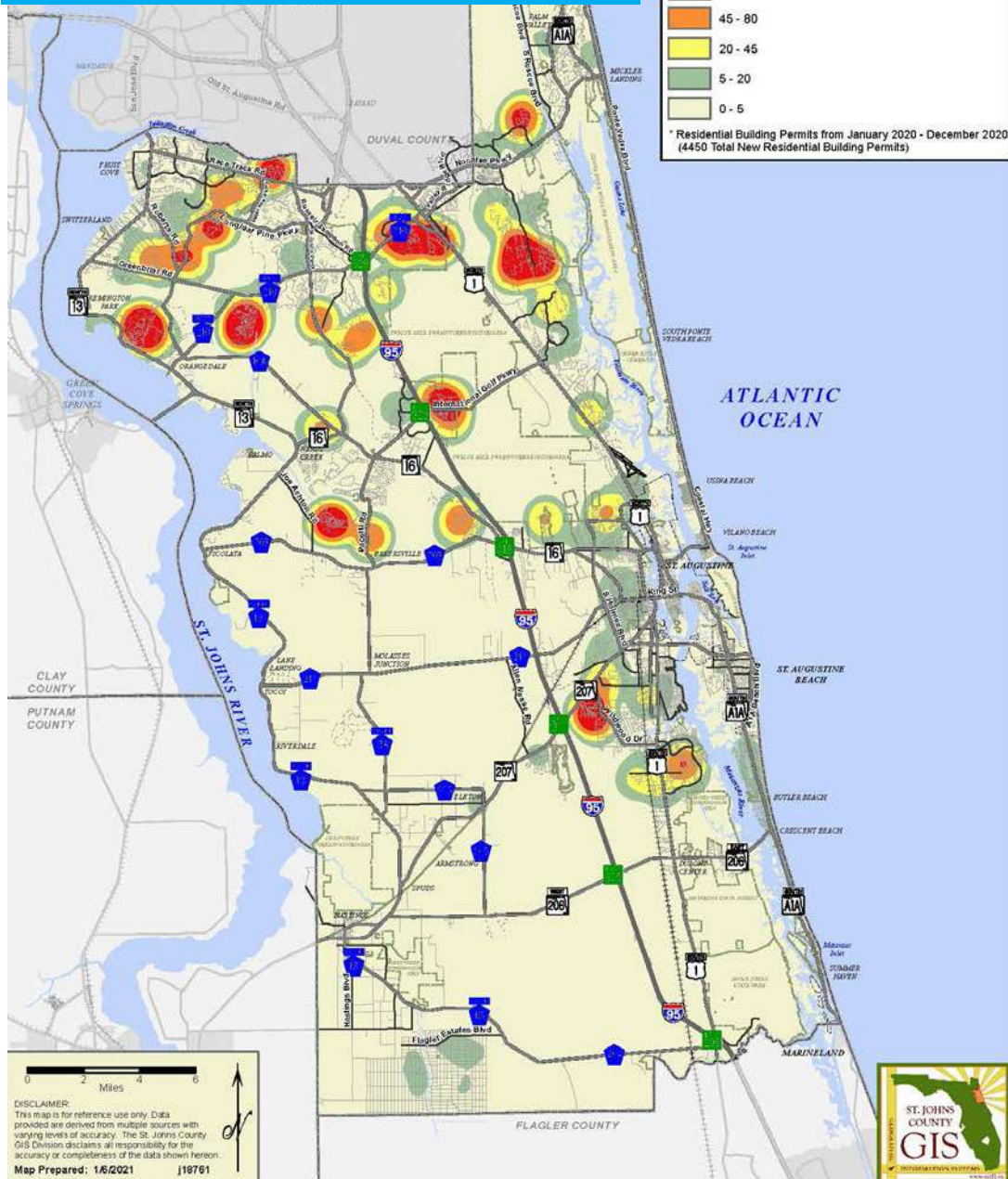
Residential Building Permits

New Construction 2020

Occurrence of Building Permits per Square Mile

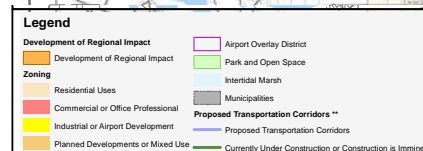
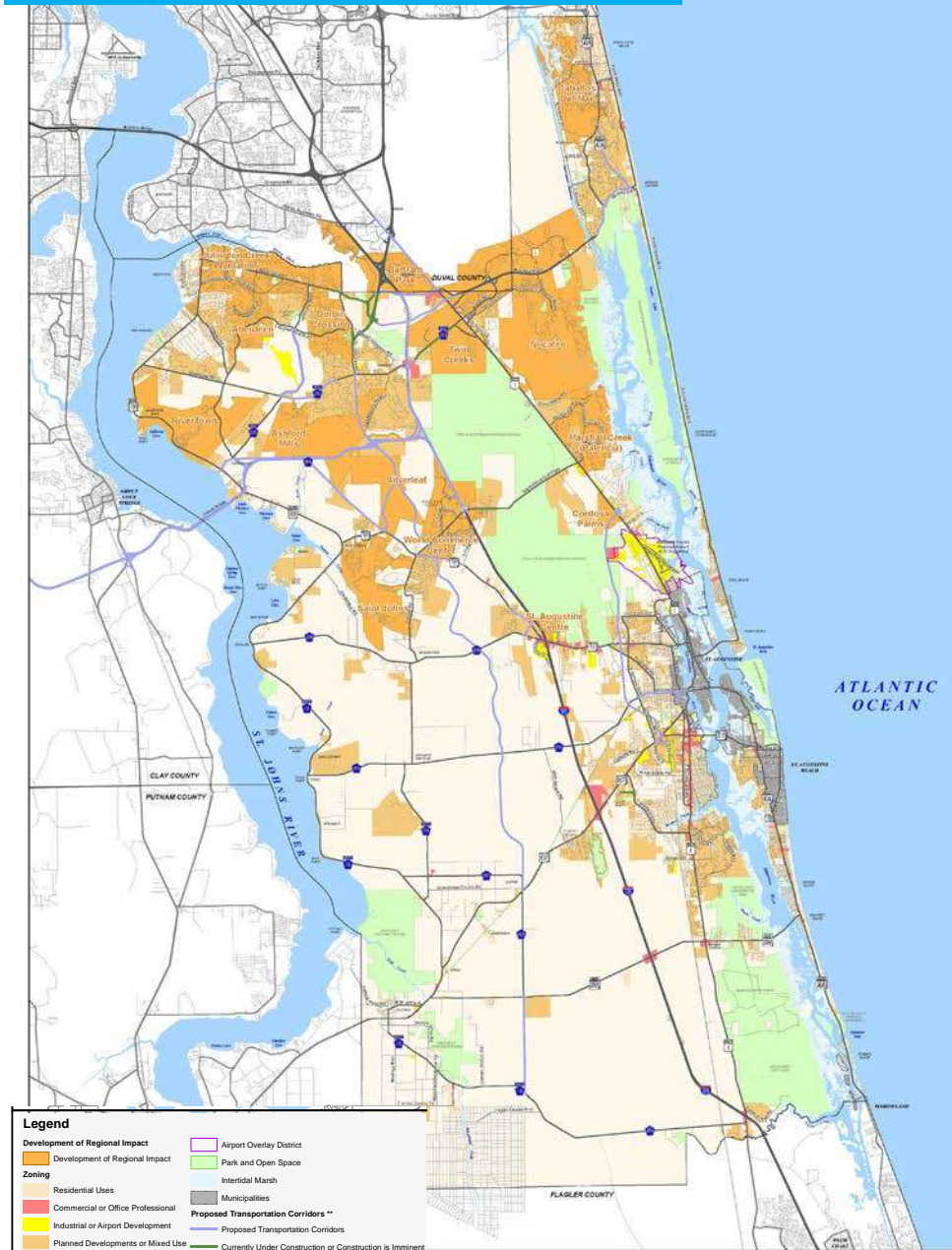


* Residential Building Permits from January 2020 - December 2020
(4450 Total New Residential Building Permits)



Area Development

St. Johns County; 2020



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.
Map Prepared: 1/6/2021 J19761



First Coast Expressway

Source: FDOT.gov (2020)



This final segment of the First Coast Expressway consists of a new four-lane roadway from east of the County Road 16A Spur to I-95 in St. Johns County.

Future Traffic Counts

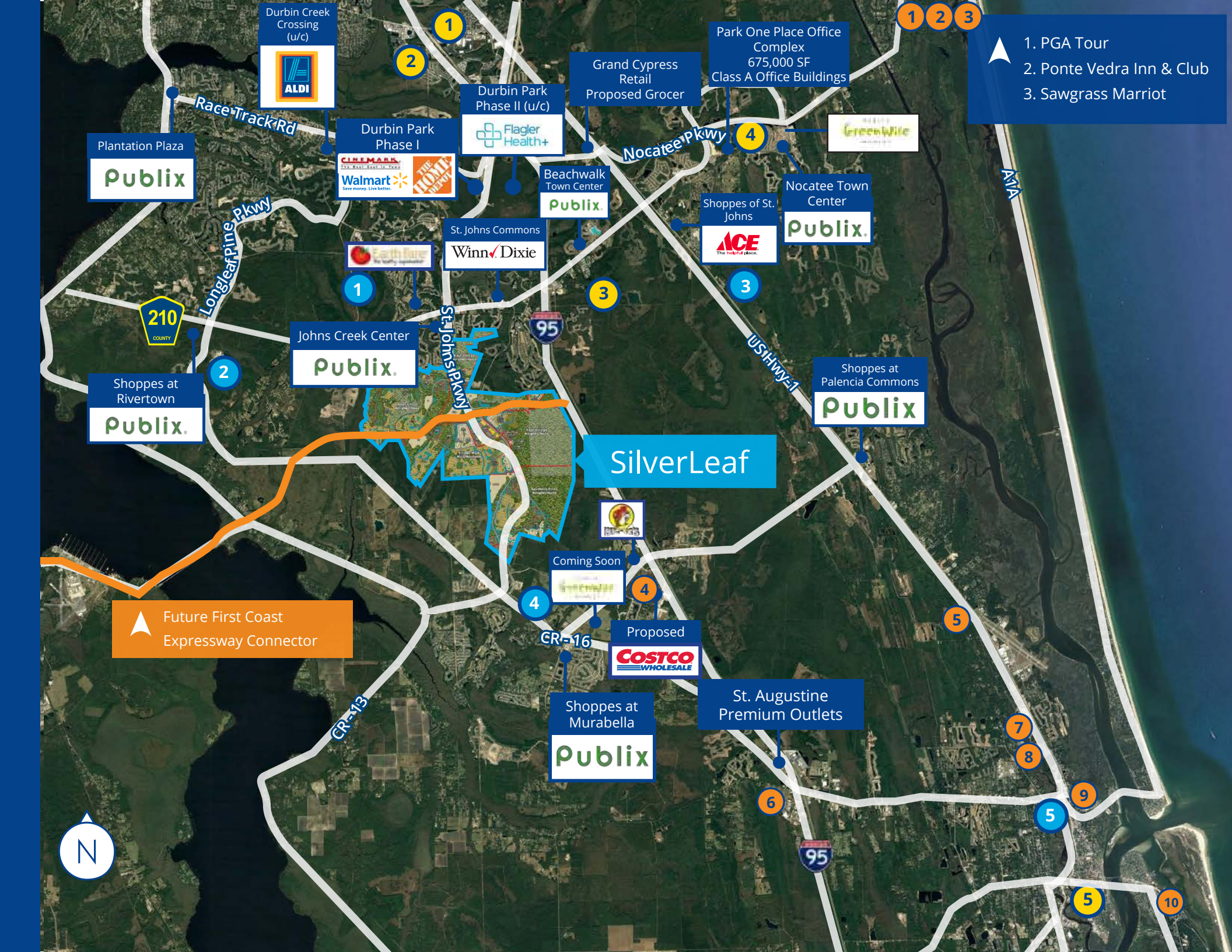
County Road 2209 (Known as St. Johns Parkway north of CR 210)

- Opening Year (2030): 22,900 AADT

SR 23 (From I-95 to CR 2209)

- Opening Year (2030): 50,200 AADT





- 1. PGA Tour
- 2. Ponte Vedra Inn & Club
- 3. Sawgrass Marriot

SilverLeaf

Plantation Plaza
Publix

Durbin Creek Crossing (u/c)
ALDI

Durbin Park Phase I
Walmart
Home Depot

Durbin Park Phase II (u/c)
Flagler Health+

Grand Cypress Retail
Proposed Grocer

Park One Place Office Complex
675,000 SF
Class A Office Buildings

Beachwalk Town Center
Publix

Shoppes of St. Johns
ACE
The helpful place.

Nocatee Town Center
Publix

St. Johns Commons
Winn-Dixie

Johns Creek Center
Publix

Shoppes at Palencia Commons
Publix

Shoppes at Rivertown
Publix

Publix

Coming Soon
Publix

Proposed
COSTCO WHOLESALE

Shoppes at Murabella
Publix

St. Augustine Premium Outlets

Future First Coast Expressway Connector



Area Overview

St. Johns County



Major Employers

#	Name	# of Employees
1	PGA Tour	800
2	Ponte Vedra Inn & Club	525
3	Sawgrass Marriot	450
4	Ring Power	548
5	Northrop Grumman	1,110
6	Carlisle Interconnect Technologies	644
7	St. Johns County Sherrif's Office	689
8	St Johns County	1,299
9	Florida School for The Deaf & Blond	682
10	Florida National Guard HQ	900

High Schools

#	Name	# of Students
1	Creekside High School	2,379
2	Bartram Trail High School	3,086
3	Nease High School	3,105
4	Tocoi High School	2,100
5	St. Augustine High School	1,851

Hospitals/Health Centers

#	Name	Bed Count
1	Baptist Medical Center South	196
2	Brooks Rehabilitation - Bartram (coming soon)	60
3	Ascension St. Vincents at Fountains North (future) 600 employees	56
4	Flagler Health+	150
5	Flagler Hospital	316
6	Baptist Health at The Pavillion at 207 (coming soon; 525,000 SF)	n/a



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