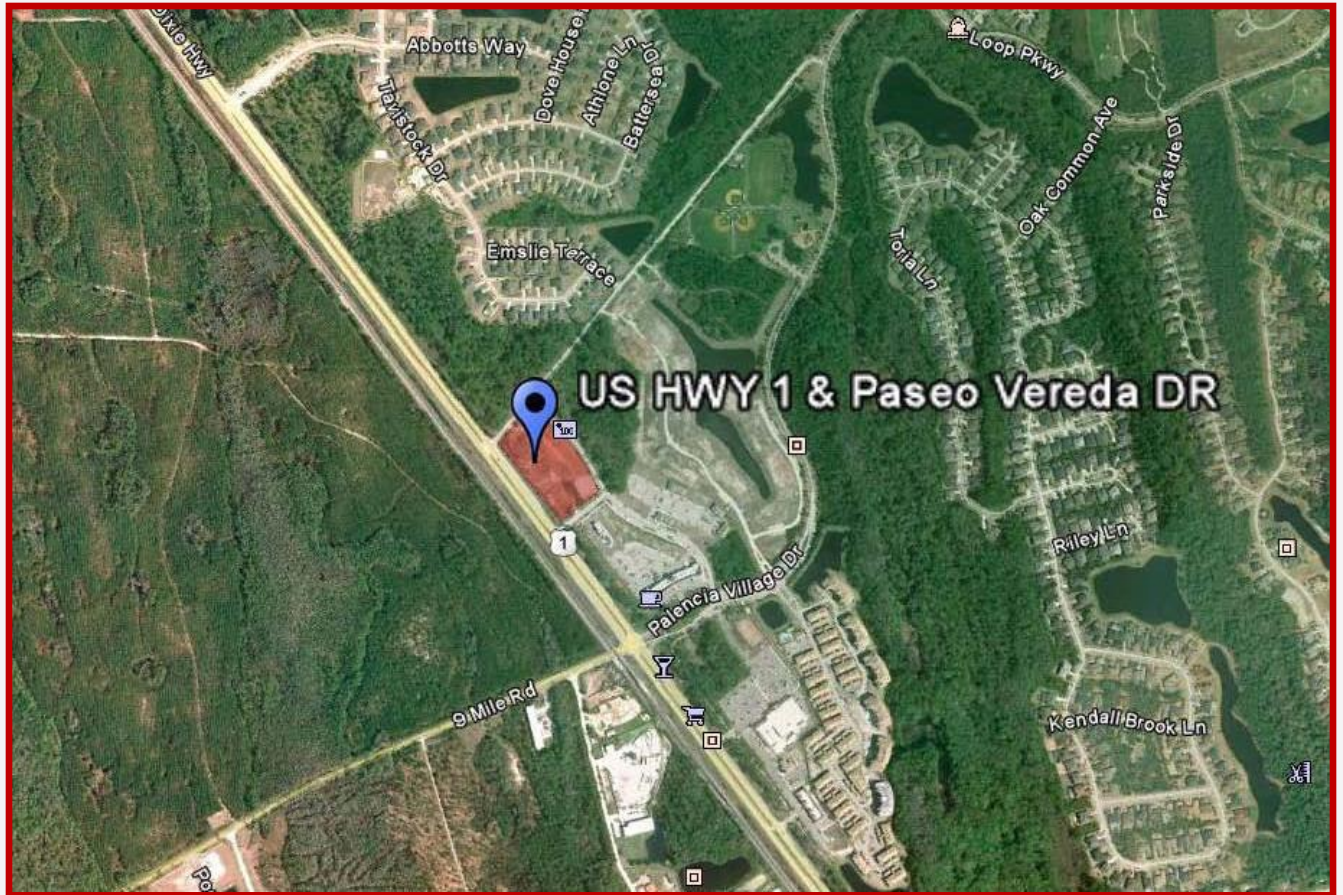


# FOR SALE

**5± Acre Commercial Site**  
**Bank-Owned Property**  
St. Augustine, St. Johns County, Florida

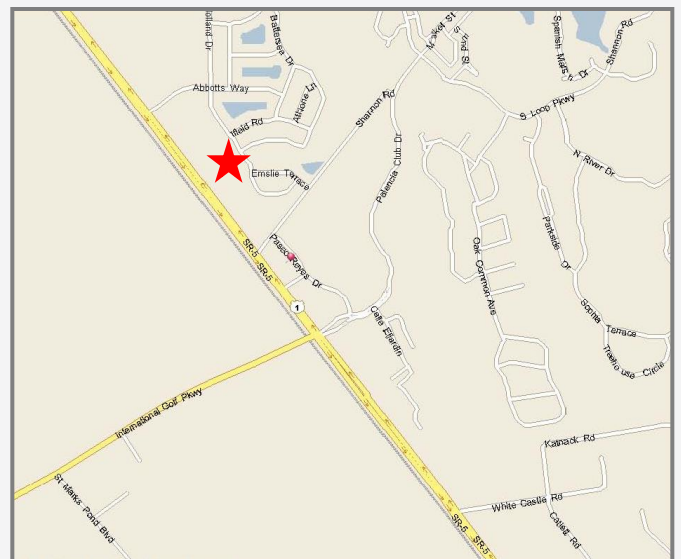


**Location:** The property is located within the Palencia PUD, in the northeast corner of St. Johns County at the intersection of US Hwy 1 and Paseo Vereda Drive in St. Augustine, FL. The site also includes two outparcels of 1.03 acres and .63 acres.

**Size:** 4.787 total and developable acres.

**Zoning:** PUD – Planned Development. The site is fully entitled for up to 40,000 SF of commercial development.

**Access:** The site has direct access to Paseo Vereda Drive, which leads out to US Highway 1.



For more information and inspection please contact:

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# FOR SALE

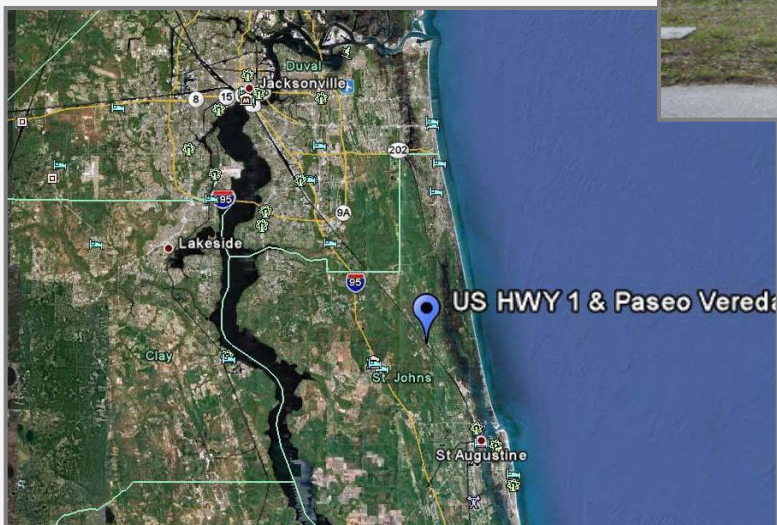
## 5± Acre Commercial Site *Bank-Owned Property* St. Augustine, St. Johns County, Florida



All utilities and municipal services, including sewer, are available to the site.

### EMPLOYMENT DRIVERS:

- Palencia PUD – 7 miles west
- St. Augustine – 10 miles south
- Jacksonville – 29 miles north



A Phase I report was completed by Moody's Engineering in October 2010 and no recognized environmental conditions were identified.

For more information and inspection please contact:

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