

# 3701 RACE TRACK ROAD

CRES ID: 18024 | SENIOR HOUSING-COMMERCIAL FOR SALE



**MATTHEWS**

3701 RACE TRACK ROAD, SAINT JOHNS, FL 32259

**CRES**  
Commercial Real Estate, Inc.

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3701 RACE TRACK ROAD SAINT JOHNS, FL 32259

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# 1 PROPERTY INFORMATION

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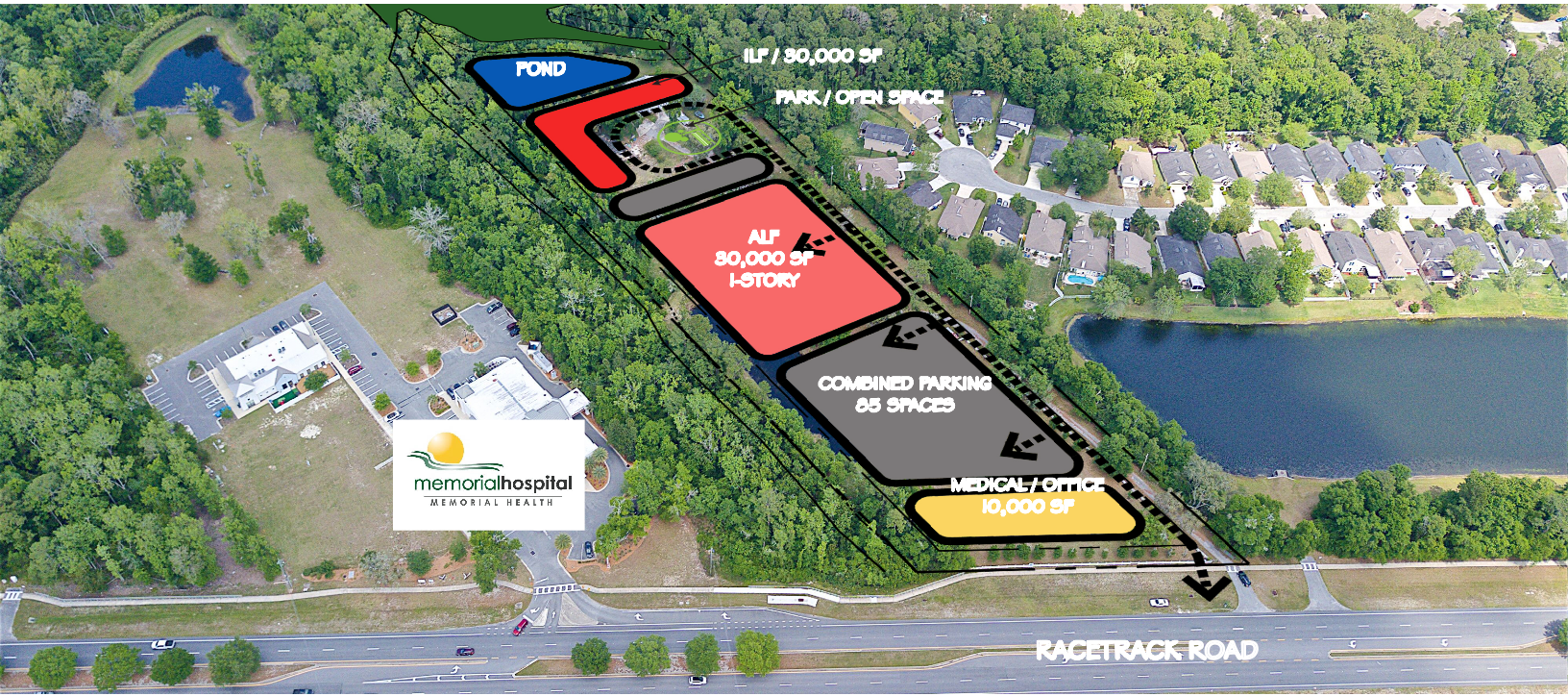
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# EXECUTIVE SUMMARY

**3701 RACE TRACK ROAD | 3701 Race Track Road, Saint Johns, FL 32259**

CRES ID: 18024



## OFFERING SUMMARY

Sale Price: \$3,222,000

Available SF:

Lot Size: 9.19 Acres

Zoning: OR

Market: Jacksonville

Submarket: Northwest Saint  
Johns County

Price / SF: \$8.05

## PROPERTY OVERVIEW

This 9.19 acre site is one of the few tracts of land privately owned and is not a part of a CDD or PUD. The Open Rural Zoning and Residential B Future Land Use offer an excellent location for a senior living facility, particularly with its proximity to Memorial Hospital's emergency care facility slightly to the west. Since the subject property appears to offer all the requirements of an infill option, rezoning for the development of commercial or senior housing uses are reasonable considerations as the highest and best use.

## PROPERTY HIGHLIGHTS

- 9.19 acres with 326 feet of frontage on Race Track Road and a traffic count of 20,500
- Existing median cut along Race Track Road at the subject's existing driveway
- Excellent infill opportunity for multiple uses surrounded by thousands of rooftops
- Zoned Open Rural (OR) with Residential-B Future Land Use, allows for residential, institutional, and neighborhood commercial
- NO CDD fees or HOA fees
- Partly cleared with existing recreation pond - potential retention resource

## SENIOR HOUSING-COMMERCIAL FOR SALE

### PROPERTY WEBSITE

[HTTPS://WWW.LOOPNET.COM/LISTING/3701-RACE-TRACK-RD-SAINT-JOHN-FL/13000703/](https://www.loopnet.com/listing/3701-race-track-rd-saint-johns-fl/13000703/)



# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

3701 Race Track Road is located within Saint Johns County's Northwest Sector a HIGH GROWTH corridor experiencing phenomenal growth; situated on the north side of Race Track Road between Veterans Parkway and Butterfly Branch Drive surrounded by bountiful rooftops, various commercial, and Memorial Hospital's Emergency Room immediately west. Race Track Road is primarily a four-lane arterial road that extends west from State Road 13 and east to Philips Highway/ US Highway 1 where Race Track Road's name changes and delivers traffic into Nocatee. There are numerous commercial, institutional, and public resources within proximity including a Publix Super Market anchored shopping center located slightly west of Flora Branch Boulevard and Race Track Road intersection. Connectivity abounds, with Interstate 95 slightly less than 3 miles east via Race Track Road using the new 9B and Race Track Road intersection via Peyton Parkway that connects to Interstate 95 and Durbin Park Town Center. Durbin Park Town Center is scheduled to open its first phase soon in the general area of where Race Track Road and Bartram Park Boulevard intersect between Interstate 95 and County Road 2209/ Saint Johns Parkway, the aforementioned connections and intersections offers easy access to the Jacksonville MSA and Florida.

**SENIOR HOUSING-COMMERCIAL FOR SALE**

**PROPERTY WEBSITE**

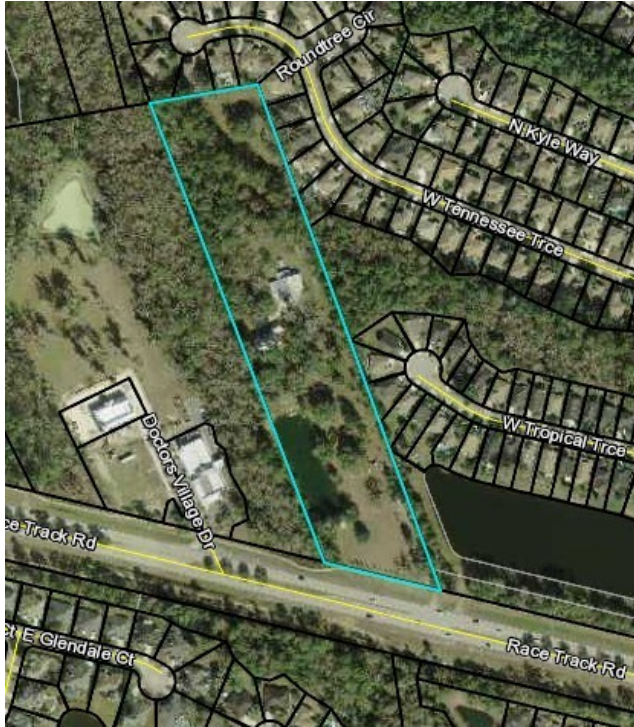
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# COMPLETE HIGHLIGHTS

**3701 RACE TRACK ROAD | 3701 Race Track Road, Saint Johns, FL 32259**

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## LOCATION INFORMATION

Building Name	3701 Race Track Road
Street Address	3701 Race Track Road
City, State, Zip	Saint Johns, FL 32259
County	Saint Johns
Market	Jacksonville
Sub-Market	Northwest Saint Johns County
Cross-Streets	Between Veterans Parkway and Butterfly Branch Drive
Side Of The Street	North
Signal Intersection	Yes
Nearest Highway	Interstate 95 at 9B
Nearest Airport	Saint Augustine Airport and 45 minutes from Jacksonville International Airport

## BUILDING INFORMATION

Best Use	Senior Housing or Commercial
Free Standing	Yes

## PROPERTY HIGHLIGHTS

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- Zoned Open Rural (OR) with Residential-B Future Land Use, allows for residential, institutional, and neighborhood commercial
- NO CDD fees or HOA fees
- Partly cleared with existing recreation pond - potential retention resource
- A few remaining structures such as a barn that - buyer's



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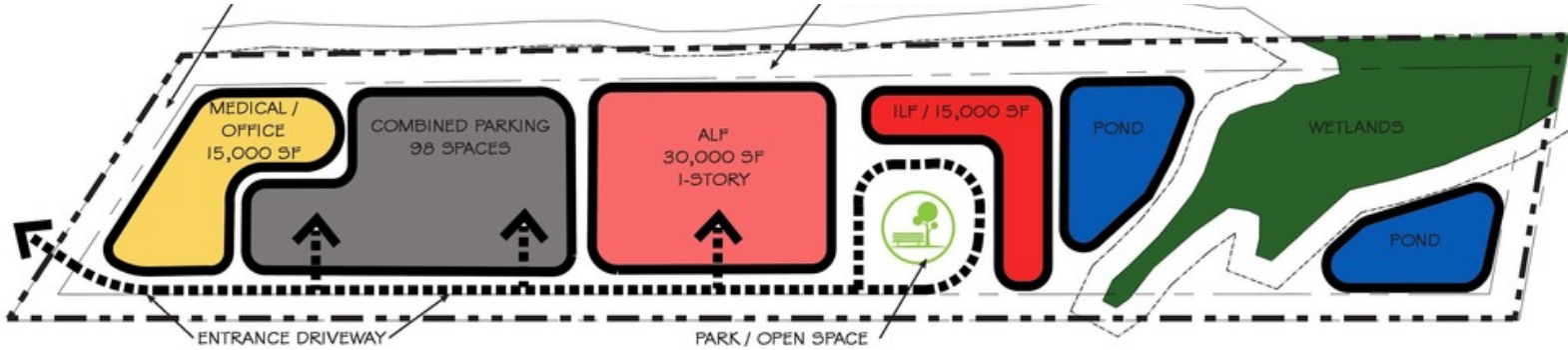
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# ADDITIONAL PHOTOS

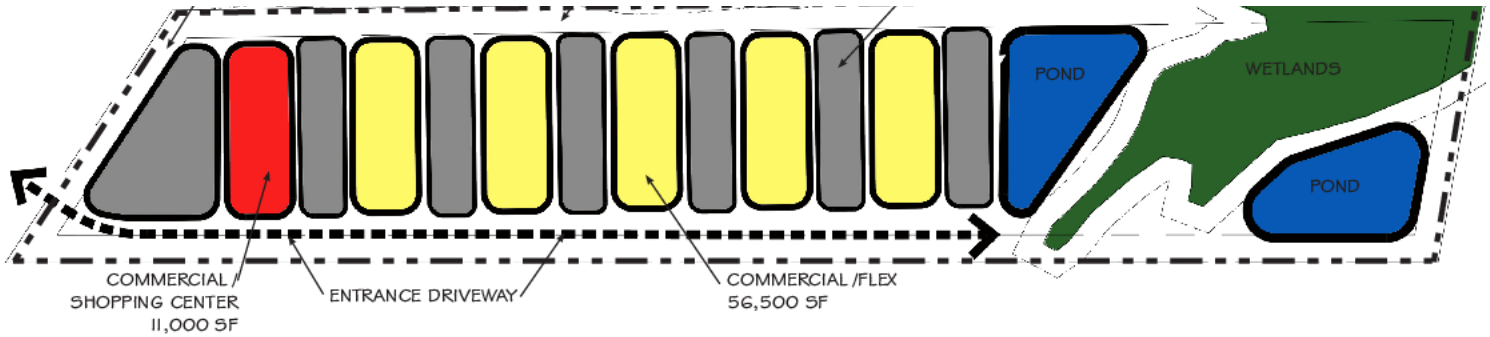
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LEGEND	
TOTAL AREA = 9.07 ACRES	ASSISTED LIVING FACILITY = 1.82 ACRES 30,000 SF / 1 STORY 30 UNIT AVG.
WETLAND AREA = 1.04 ACRES	INDEPENDENT LIVING FACILITY = .38 ACRE 15,000 SF / 1 STORY
UPLAND BUFFER AREA = .58 ACRES	MEDICAL OFFICE = .52 ACRES 15,000 SF
ENTRANCE DRIVEWAY = .67 ACRES	PARKING (COMBINED) = 1.15 ACRES ALF / 1-SPACE PER UNIT = 30 SPACES MEDICAL OFFICE / 1 SPACE PER 250 SF = 60 SPACES
SCENIC / DEVELOPMENT EDGE = 2.05 ACRES	STORMWATER PONDS = .66 ACRES
PARK / OPEN SPACE = .20 ACRES	

CONCEPT "A"



LEGEND	
TOTAL AREA = 9.07 ACRES	COMMERCIAL SHOPPING = .25 ACRES 11,000 SF
WETLAND AREA = 1.04 ACRES	COMMERCIAL FLEX = 1.29 ACRES 56,500 SF
UPLAND BUFFER AREA = .58 ACRES	PARKING (COMBINED) = 2.26 ACRES COM. SHOP / 1-SPACE PER 250 SF = 44 SPACES COM. FLEX / 1 SPACE PER 500 SF = 113 SPACES
ENTRANCE DRIVEWAY = .65 ACRES	STORMWATER PONDS = .95 ACRES
SCENIC / DEVELOPMENT EDGE = 2.05 ACRES	

CONCEPT "B"

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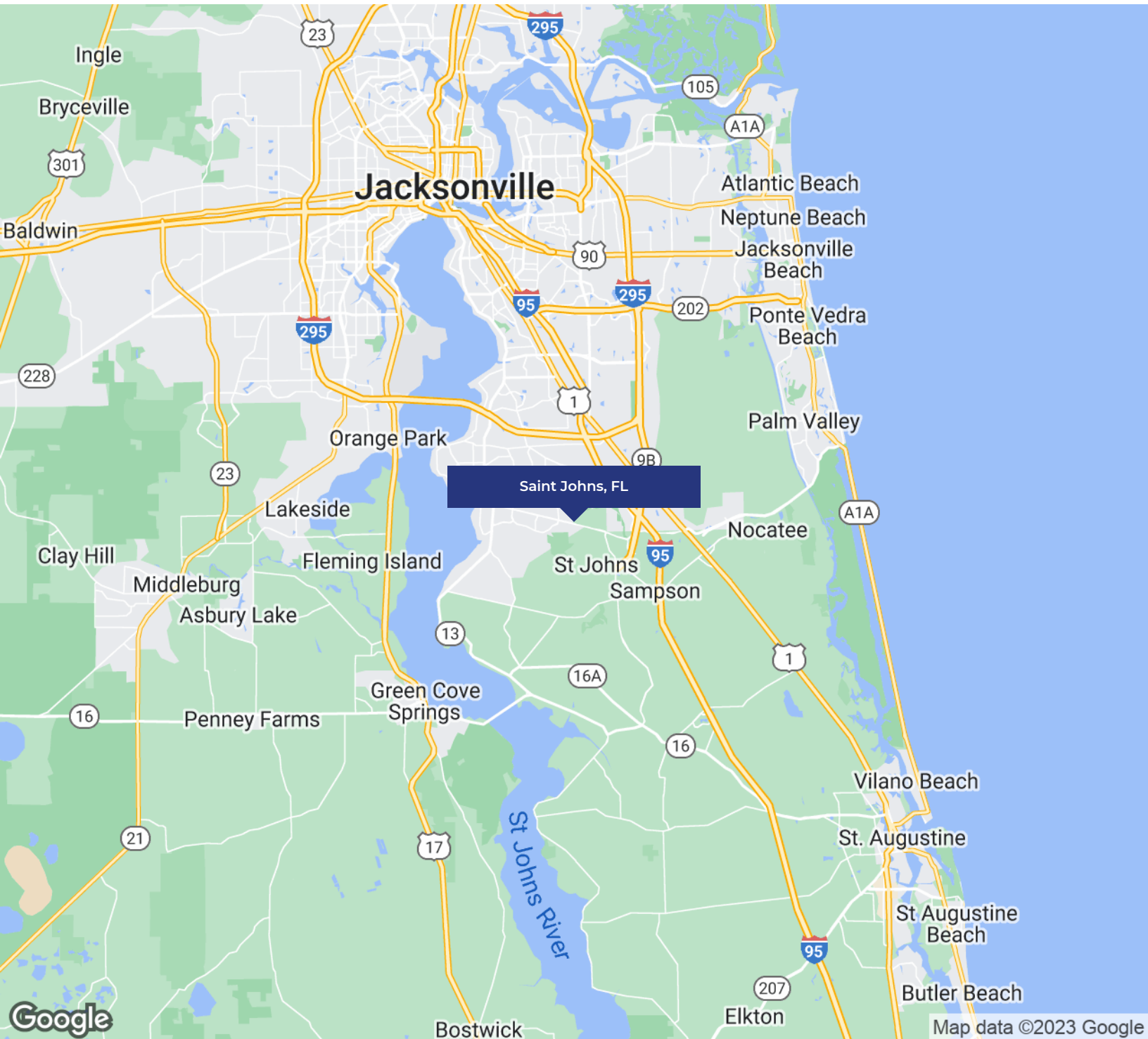
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# REGIONAL MAP

**3701 RACE TRACK ROAD | 3701 Race Track Road, Saint Johns, FL 32259**

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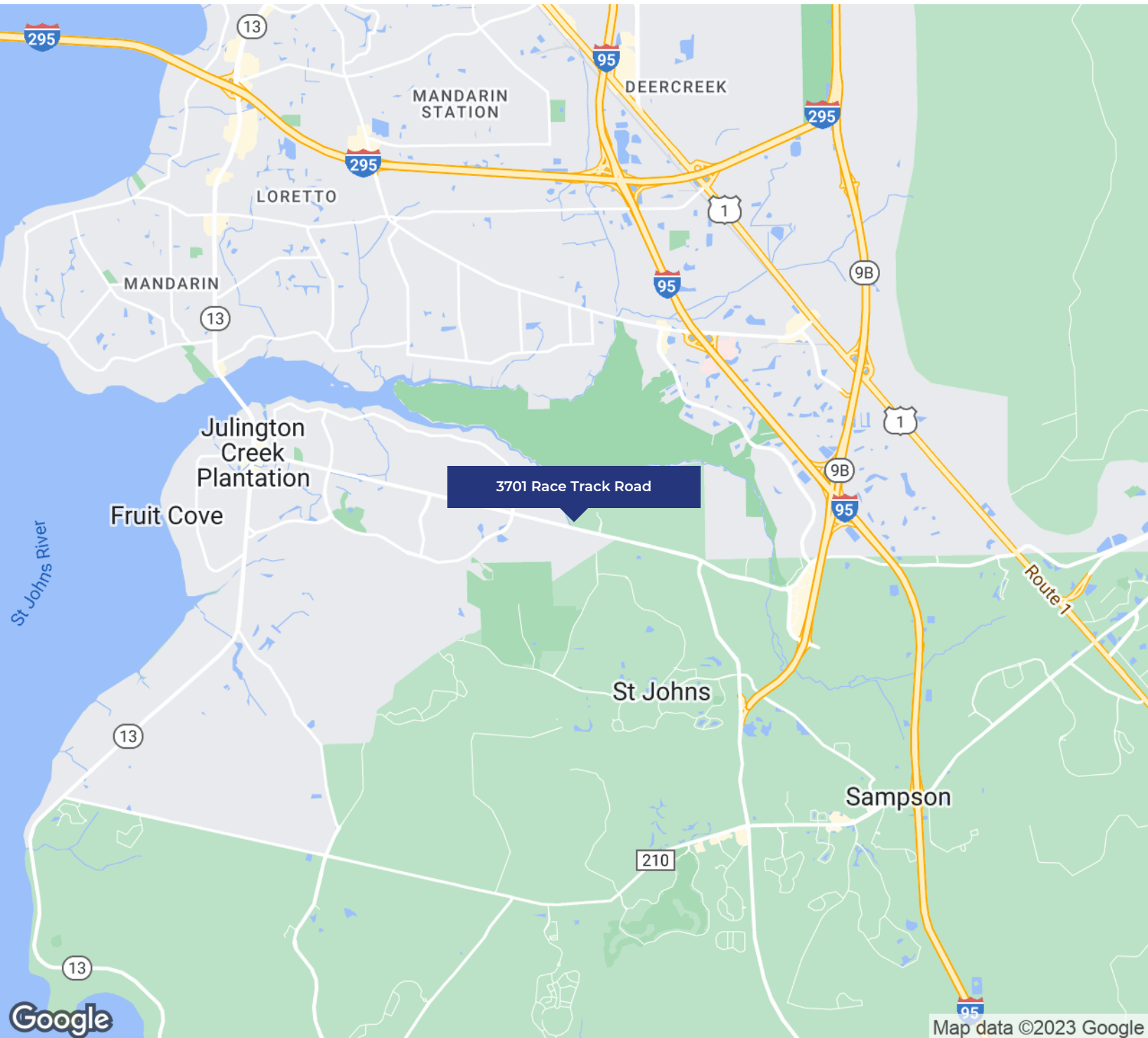
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# LOCATION MAPS

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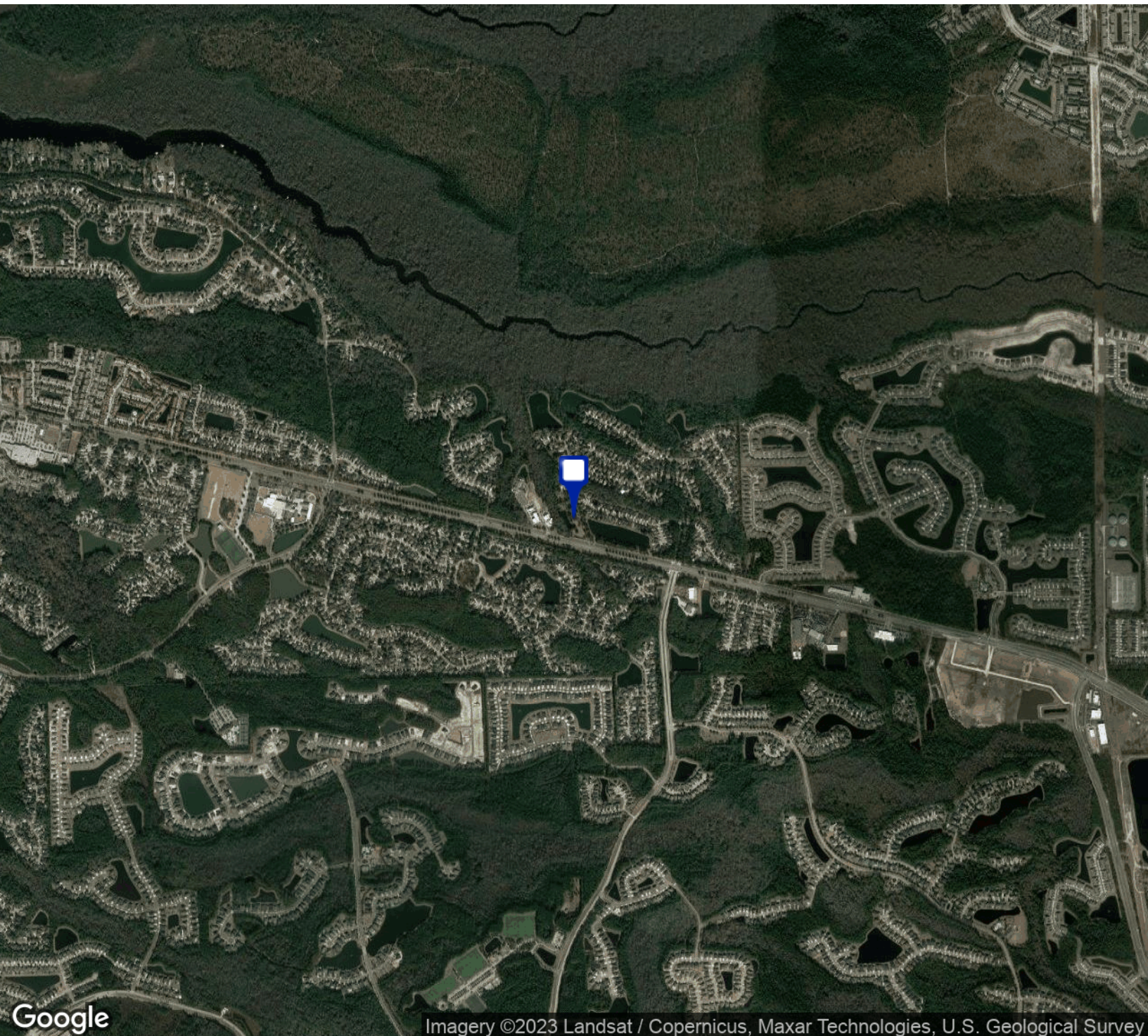
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# AERIAL MAPS

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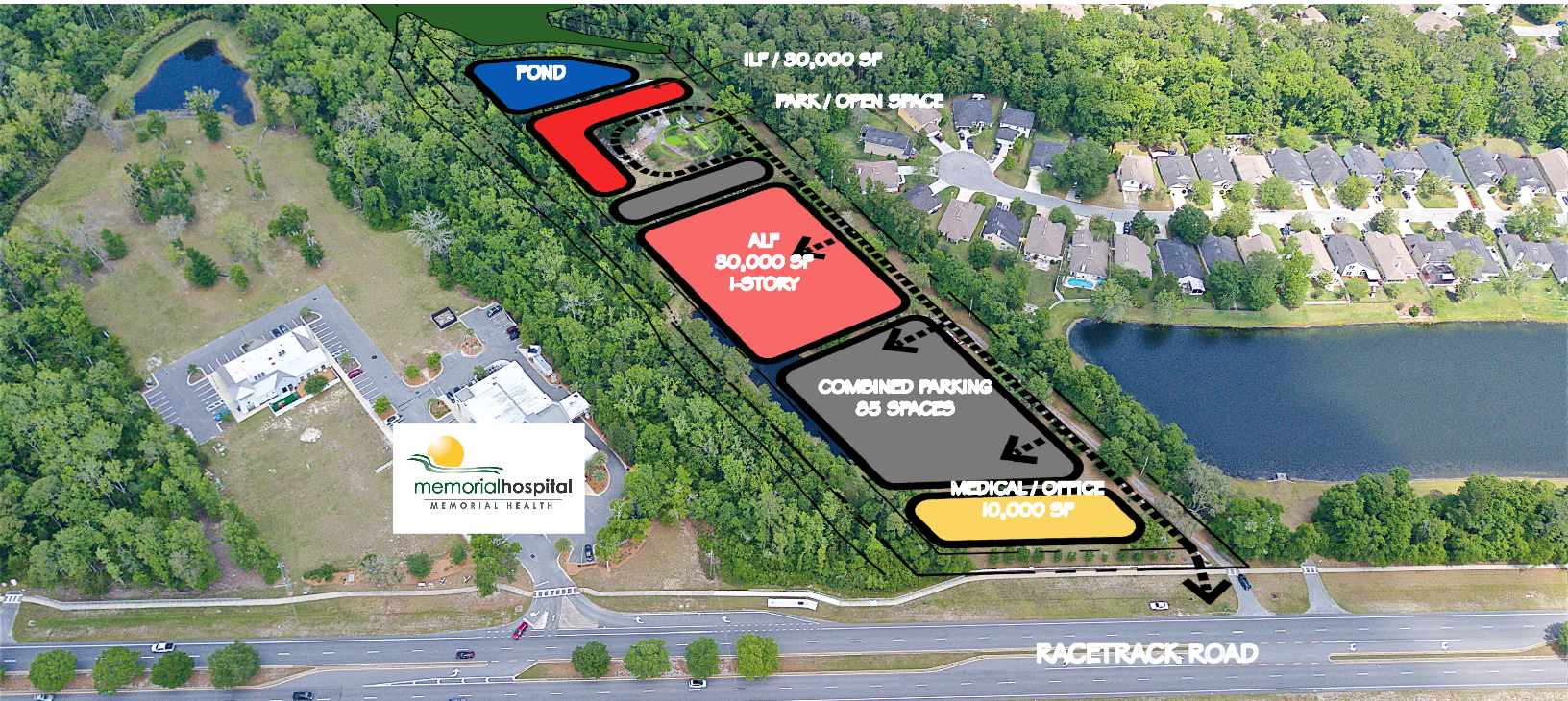
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# SITE PLAN

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# 3 DEMOGRAPHICS

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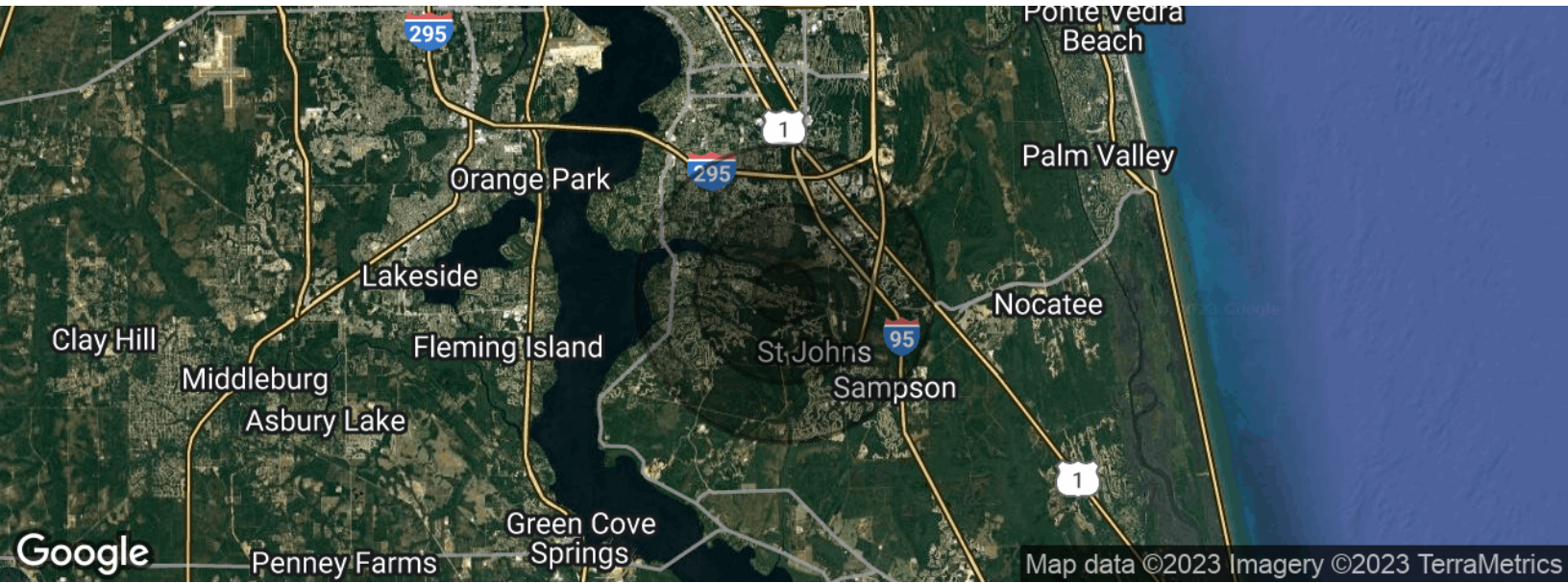
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# DEMOGRAPHICS MAP & REPORT

**3701 RACE TRACK ROAD | 3701 Race Track Road, Saint Johns, FL 32259**

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,310	30,662	72,793
Median age	34.4	35.2	36.6
Median age (Male)	34.8	35.4	36.5
Median age (Female)	34.1	35.2	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,342	10,500	25,468
# of persons per HH	3.2	2.9	2.9
Average HH income	\$108,257	\$98,882	\$97,116
Average house value	\$323,457	\$274,004	\$299,146

\* Demographic data derived from 2020 ACS - US Census

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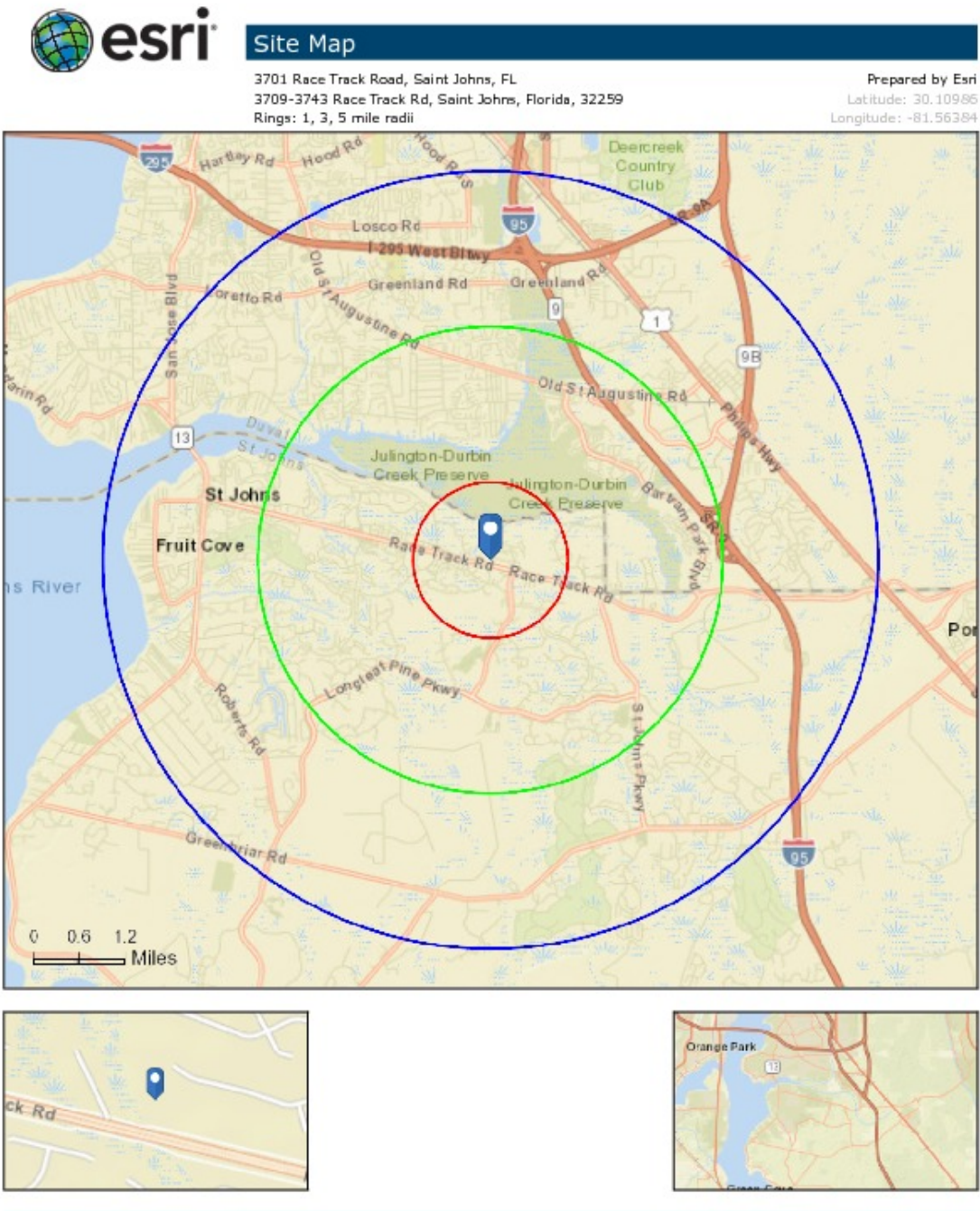
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# LOCATION MAPS

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June 29, 2018

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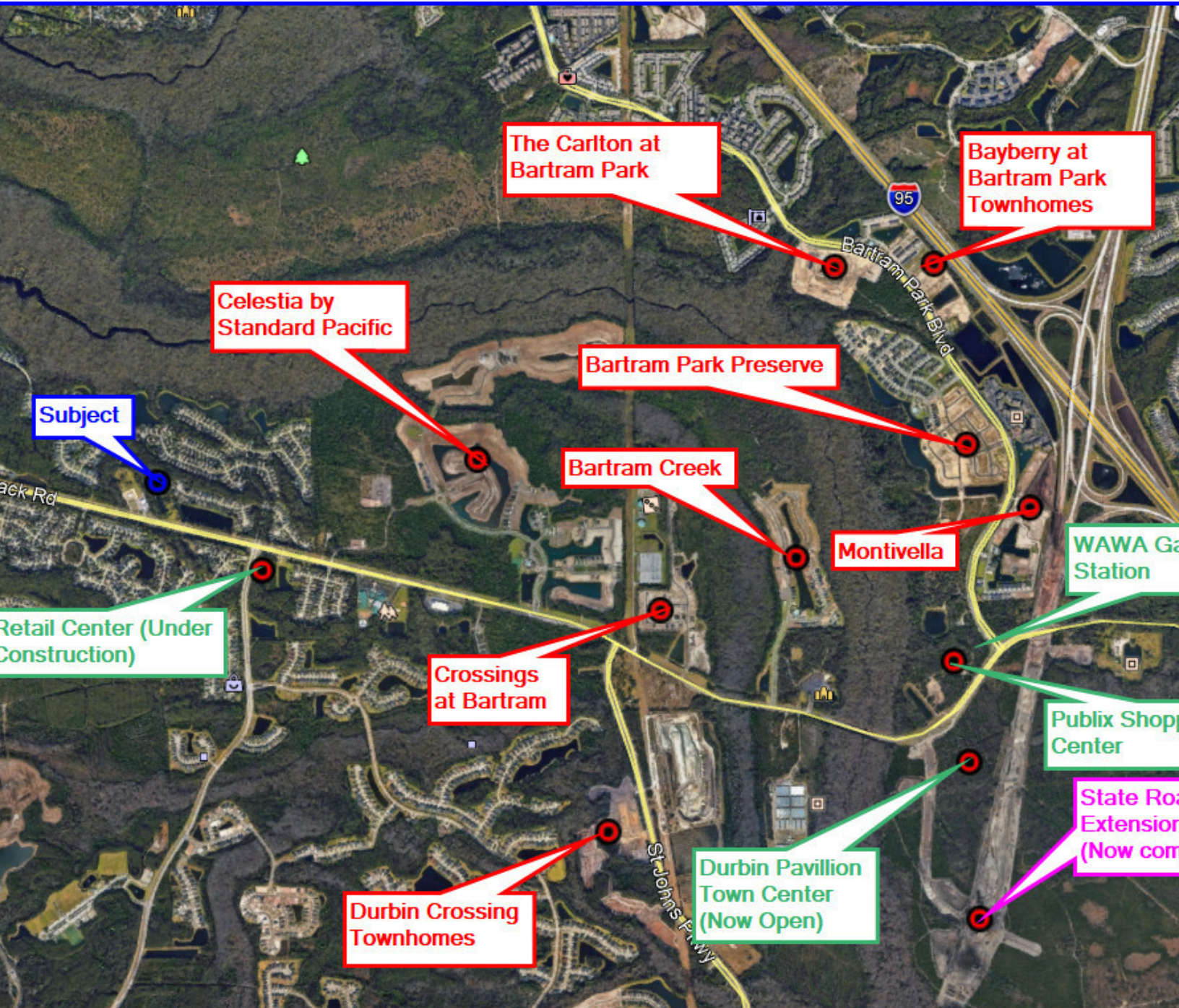


# LOCATION MAPS

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of Residential, Commercial and Highway Development within 3 Miles of Subj



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