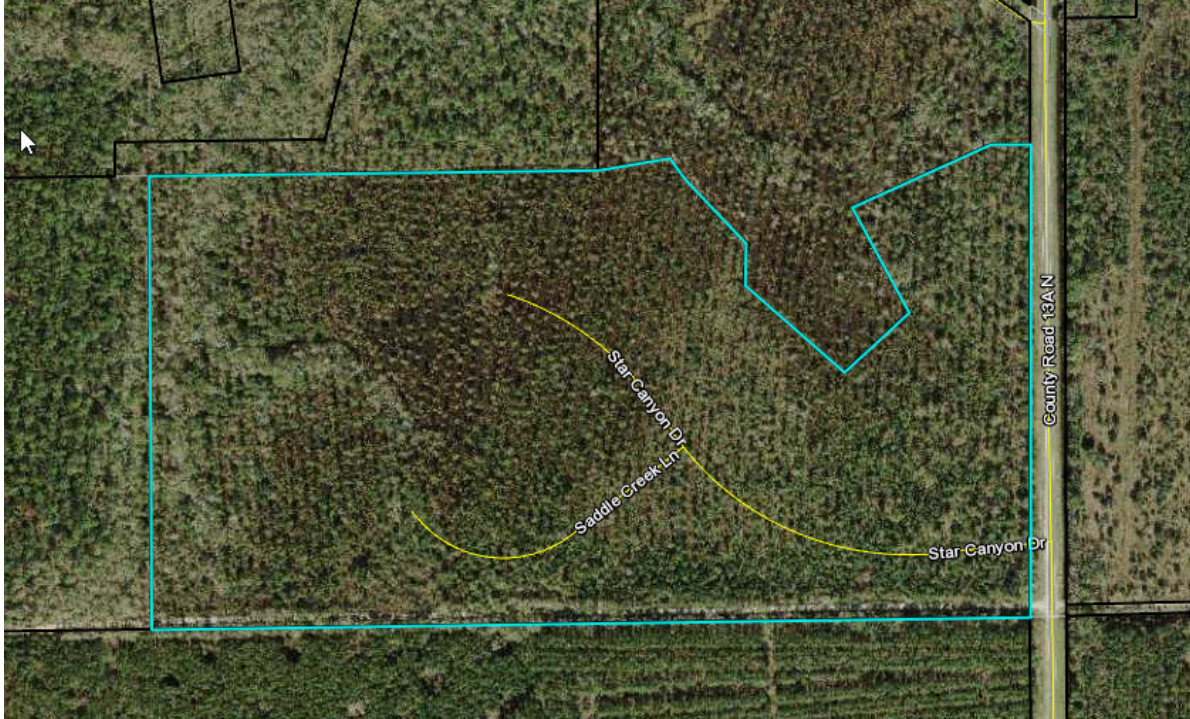


# EXECUTIVE SUMMARY

**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092  
*CRES ID: 19013* **PROPERTY WEBSITE**



## OFFERING SUMMARY

Sale Price: \$959,000

Available SF:

Lot Size: 73.72 Acres

Zoning: Planned Rural  
Development -  
expired

Market: Jacksonville MSA

Submarket: Saint Johns County

Price / SF: \$0.30

## PROPERTY OVERVIEW

74 Acres approximately of wooded land

## LOCATION OVERVIEW

West side of County Road 13 A approximately 1.1 miles south of CR 208 west boundary is a 400-acre State owned preservation area; East bound County Road 13 A; South boundary is owned by Weyerhaeuser its current use is a timber tract potentially converting to a mitigation bank; North boundary is bordered by Ashton Oaks Planned Rural Development. Ashton Oaks is a 2,000-acre equestrian community.

## PROPERTY HIGHLIGHTS

- 73.72 Acres of residential or agricultural land
- Wetland acreage is to be determined. Our estimate is 16.6 Acres of wetland and isolated uplands at the west end of the property.
- Future Land Use is Rural Sylvicultural
- zoned PRD (expired)
- 6.5 miles to the Interchange between Interstate 95 and State Road 16
- 6.1 miles to shopping at Murabella Crossing

## LAND FOR SALE

**LINDA DANIELS**  
904.304.7222  
ldaniels@cresjax.com

**JAMES MARTH**  
904.712.5552  
jim@cresjax.com

**WARREN TYRE**  
904.910.4201  
watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**  
904.398.5100 | www.cresjax.com  
514-1 Chaffee Point Blvd, Jacksonville, FL 32221

The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.



# ADDITIONAL PHOTOS



**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092

*CRES ID: 19013*



## LAND FOR SALE

**LINDA DANIELS**

904.304.7222

ldaniels@cresjax.com

**JAMES MARTH**

904.712.5552

jim@cresjax.com

**WARREN TYRE**

904.910.4201

watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**

904.398.5100 | [www.cresjax.com](http://www.cresjax.com)

514-1 Chaffee Point Blvd, Jacksonville, FL 32221

The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.

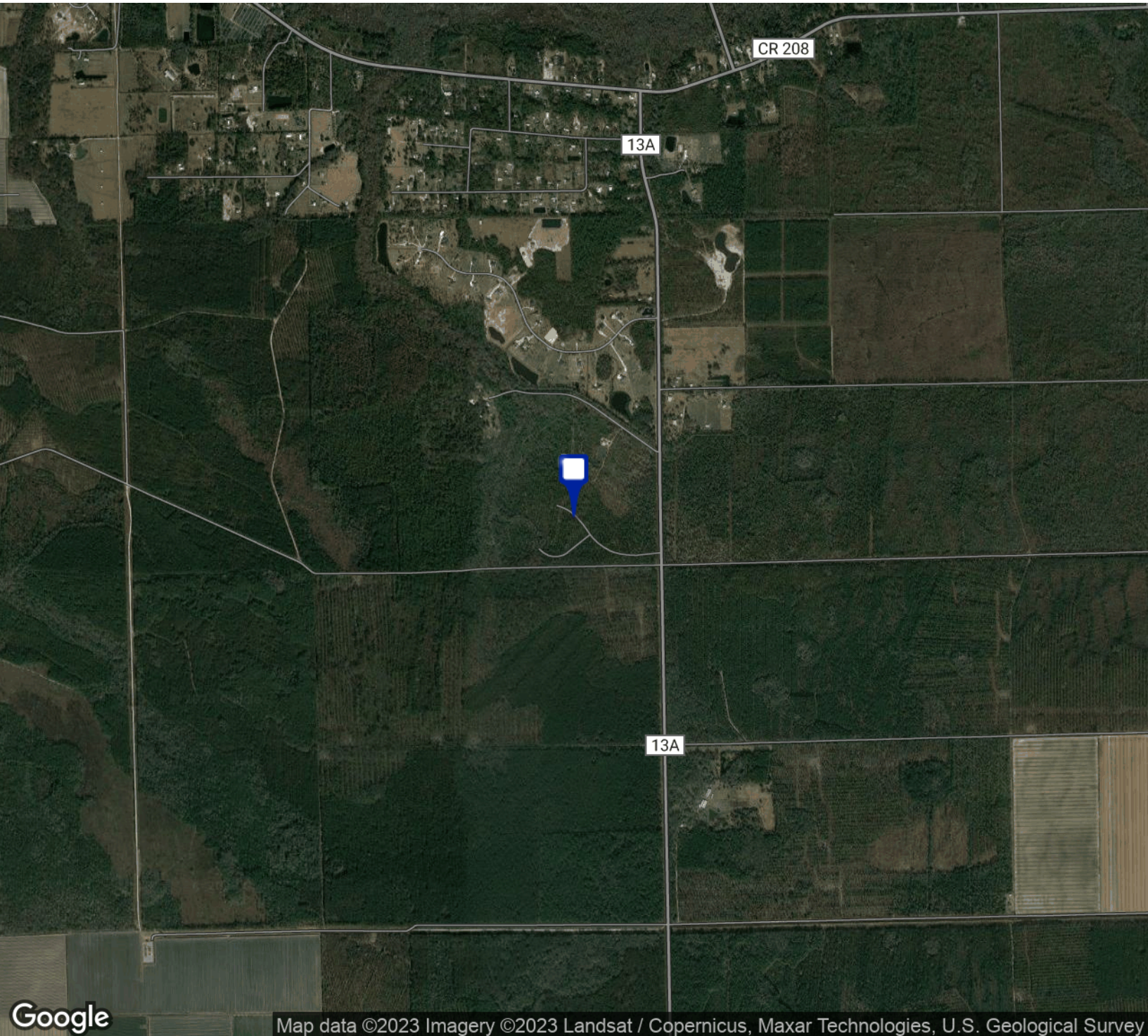


# REGIONAL MAP



**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092

*CRES ID: 19013*



## LAND FOR SALE

**LINDA DANIELS**

904.304.7222

ldaniels@cresjax.com

**JAMES MARTH**

904.712.5552

jim@cresjax.com

**WARREN TYRE**

904.910.4201

watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**

904.398.5100 | [www.cresjax.com](http://www.cresjax.com)

514-1 Chaffee Point Blvd, Jacksonville, FL 32221

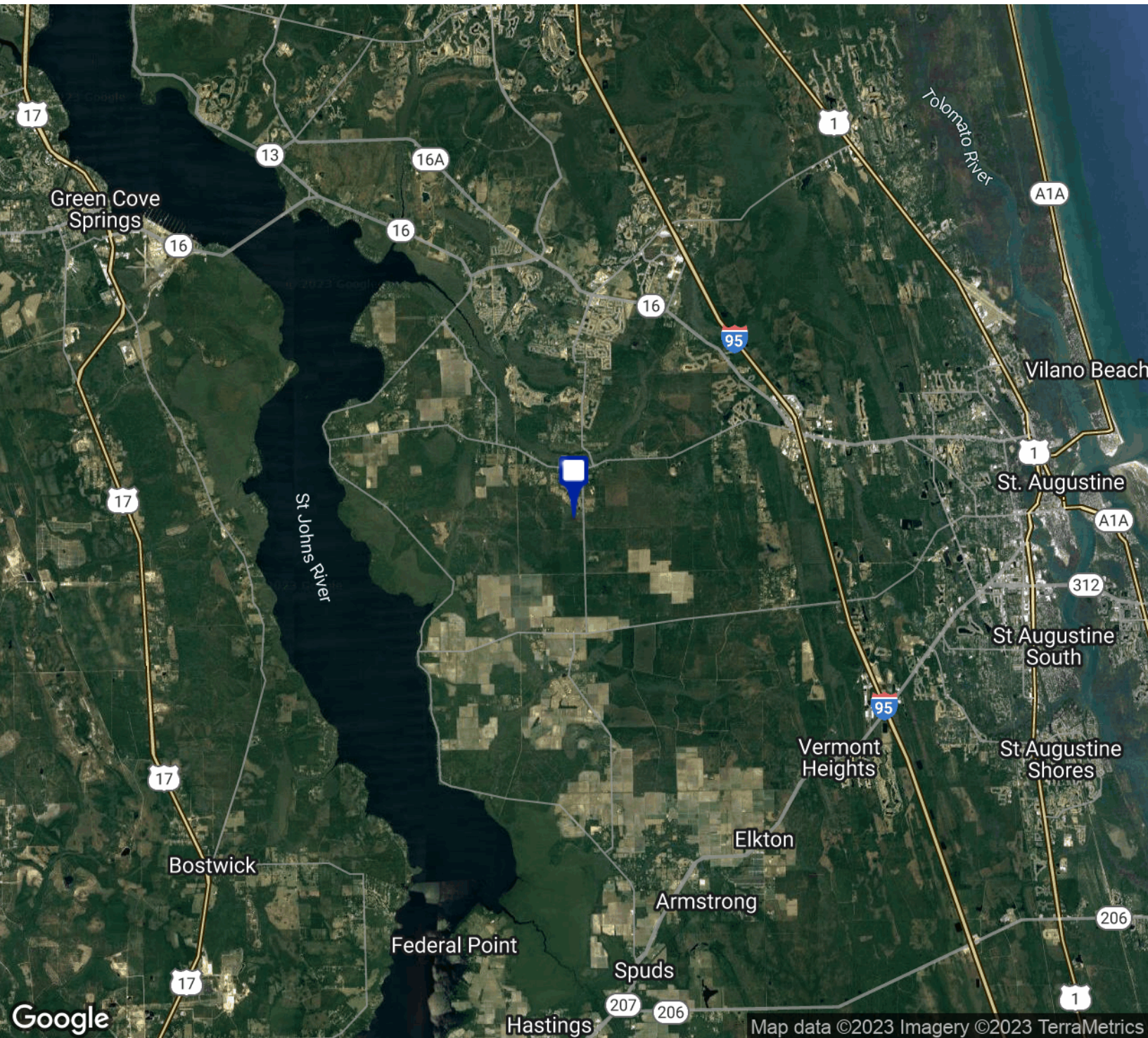
The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.



# LOCATION MAPS

**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092

*CRES ID: 19013*



## LAND FOR SALE

**LINDA DANIELS**  
904.304.7222  
ldaniels@cresjax.com

**JAMES MARTH**  
904.712.5552  
jim@cresjax.com

**WARREN TYRE**  
904.910.4201  
watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**  
904.398.5100 | [www.cresjax.com](http://www.cresjax.com)  
514-1 Chaffee Point Blvd, Jacksonville, FL 32221

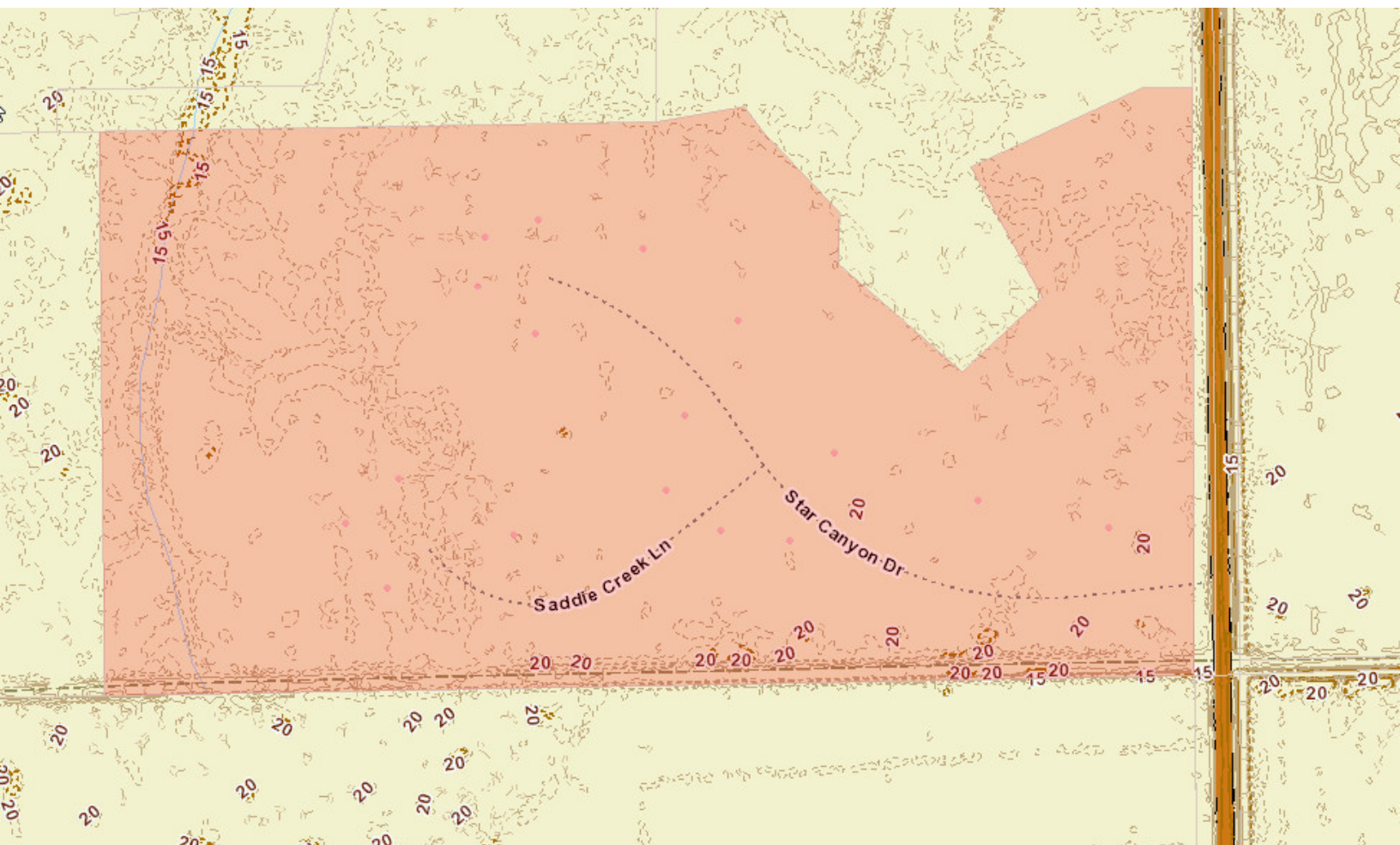
The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.



# ADDITIONAL PHOTOS

**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092

*CRES ID: 19013*



Elevation Map

## LAND FOR SALE

**LINDA DANIELS**

904.304.7222

ldaniels@cresjax.com

**JAMES MARTH**

904.712.5552

jim@cresjax.com

**WARREN TYRE**

904.910.4201

watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**

904.398.5100 | [www.cresjax.com](http://www.cresjax.com)

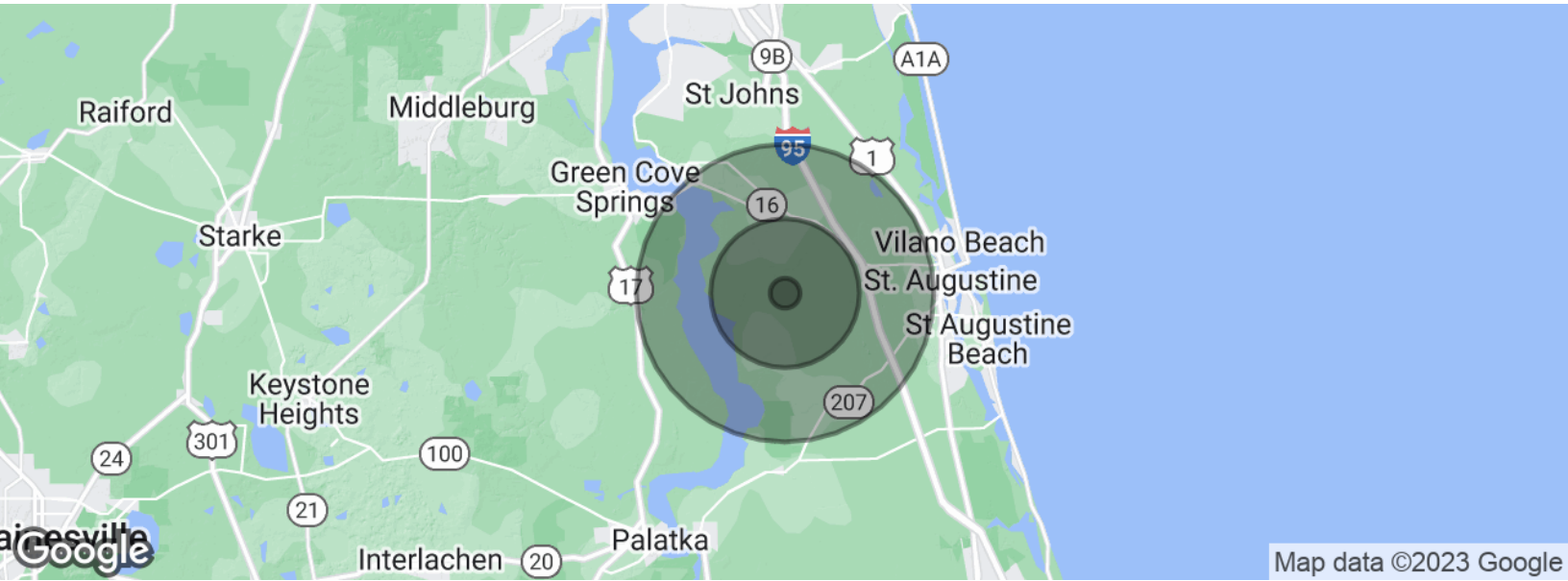
514-1 Chaffee Point Blvd, Jacksonville, FL 32221

The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.

# DEMOGRAPHICS MAP & REPORT

**STAR CANYON 13** | County Road 13 A North And Star Canyon Drive, Saint Augustine, FL 32092

CRES ID: 19013



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,053	44,927	82,891
Median age	44.4	42.6	43.9
Median age (Male)	40.0	41.2	42.6
Median age (Female)	46.4	43.2	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,646	18,530	34,391
# of persons per HH	2.5	2.4	2.4
Average HH income	\$55,212	\$61,601	\$66,324
Average house value	\$467,488	\$327,867	\$313,717

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

## LAND FOR SALE

**LINDA DANIELS**  
904.304.7222  
ldaniels@cresjax.com

**JAMES MARTH**  
904.712.5552  
jim@cresjax.com

**WARREN TYRE**  
904.910.4201  
watyre@cresjax.com

**CRES COMMERCIAL REAL ESTATE, INC.**  
904.398.5100 | www.cresjax.com  
514-1 Chaffee Point Blvd, Jacksonville, FL 32221

The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal advisors.