

EXECUTIVE SUMMARY

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

CRES ID: 18024

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-JOHN-FL/13000703/)



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 surround 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
- A few remaining structures such as a barn that - buyer's choice of use
- Water, Sewer, and Electric by Jacksonville Electric Authority - as the future provider
- Wetlands Unknown

SENIOR HOUSING-COMMERCIAL 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

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LOCATION OVERVIEW

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.

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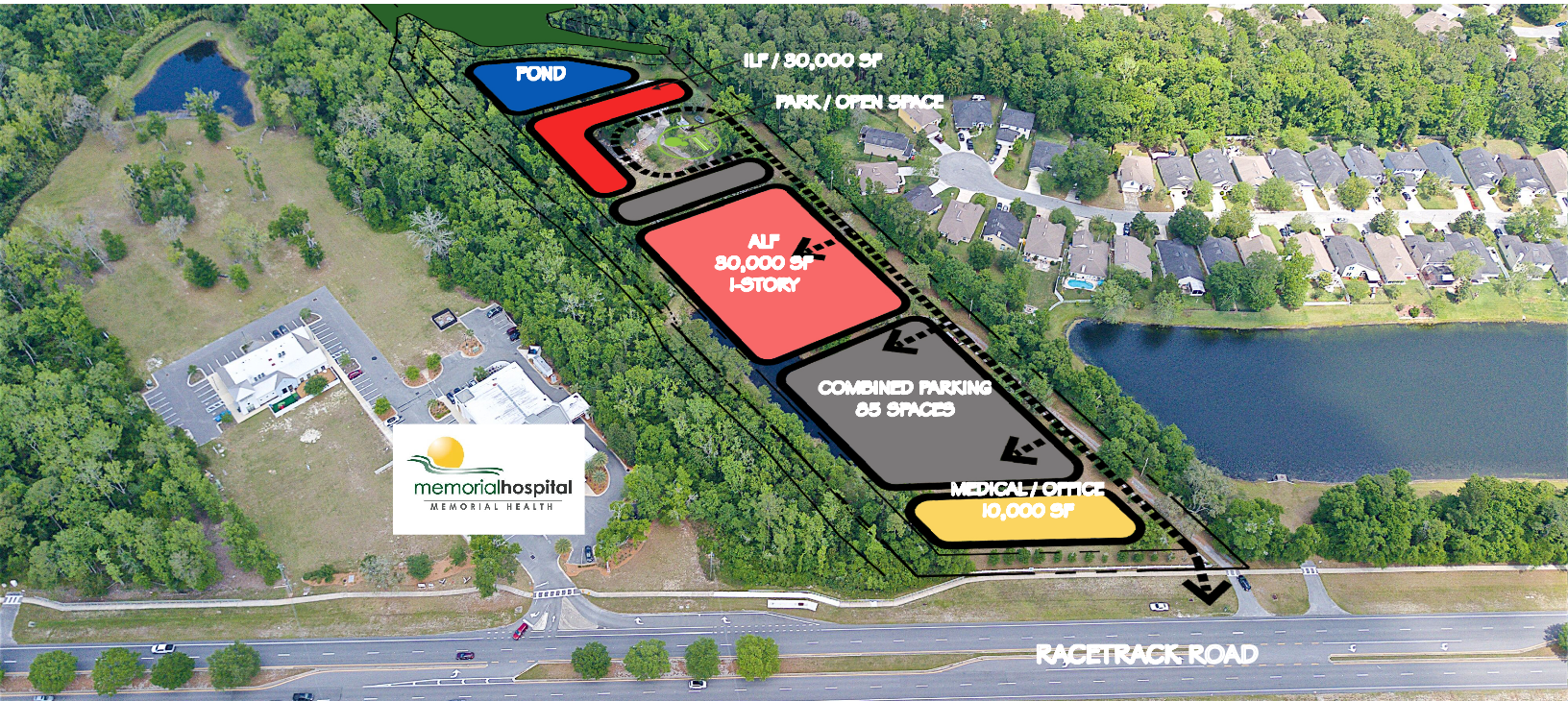
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Sale Price:	\$3,222,000
Lot Size:	9.19 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,342	10,500	25,468
Total Population	4,310	30,662	72,793
Average HH Income	\$108,257	\$98,882	\$97,116

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ADDITIONAL PHOTOS

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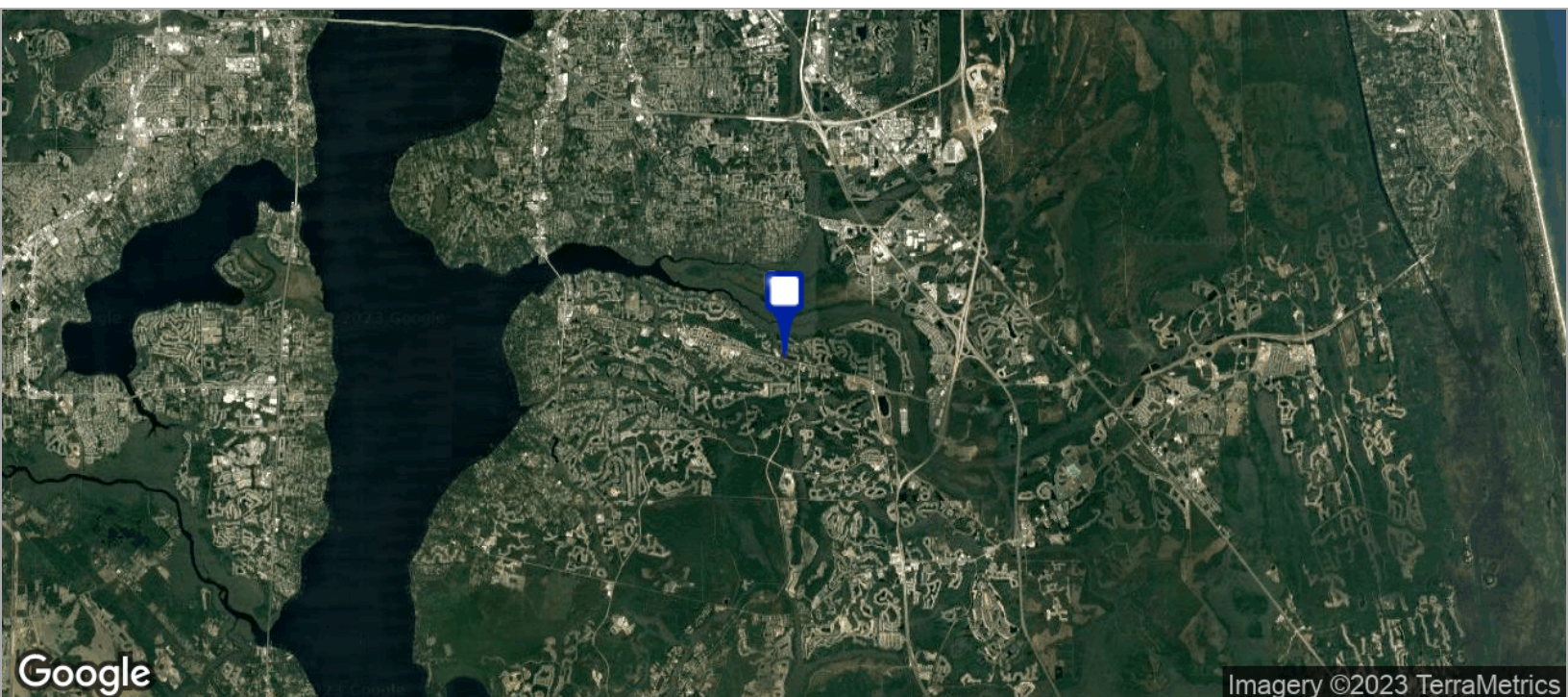
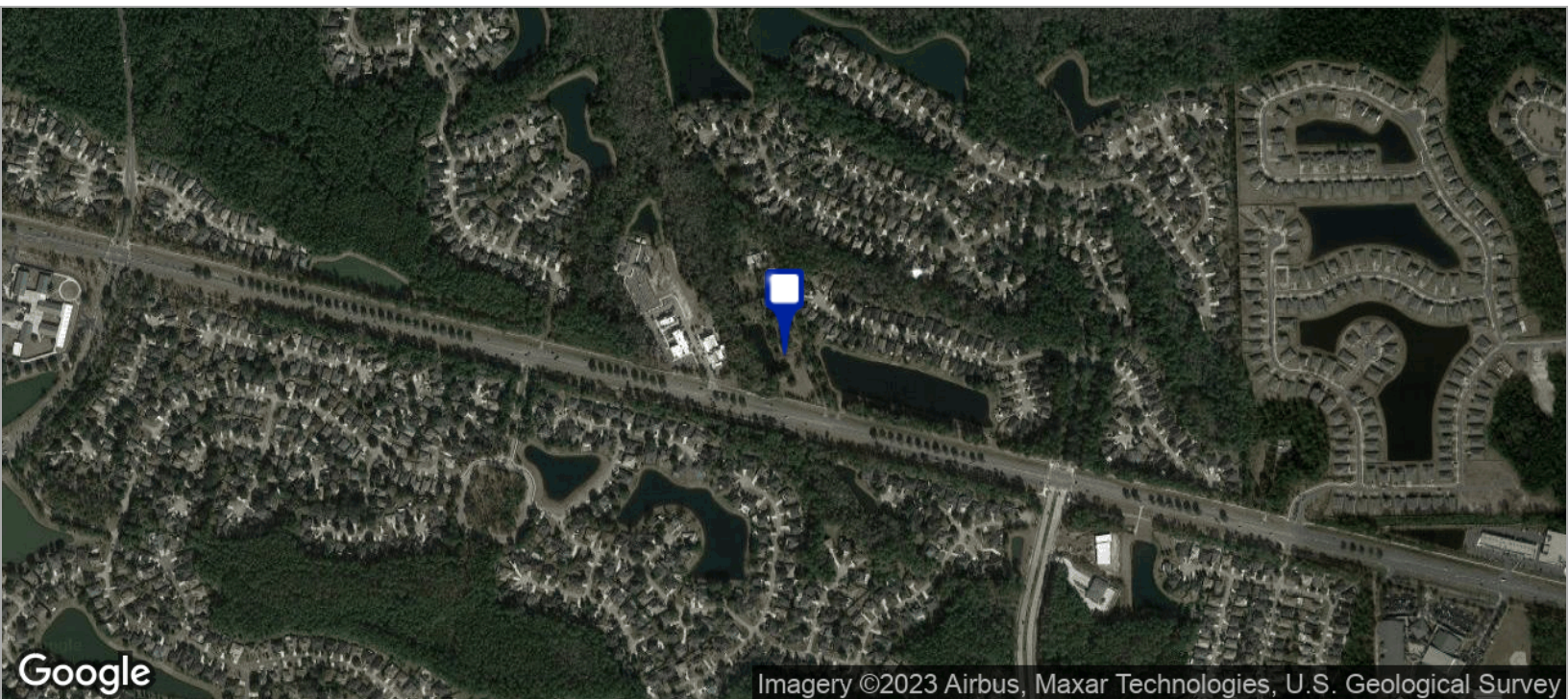
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LOCATION MAPS

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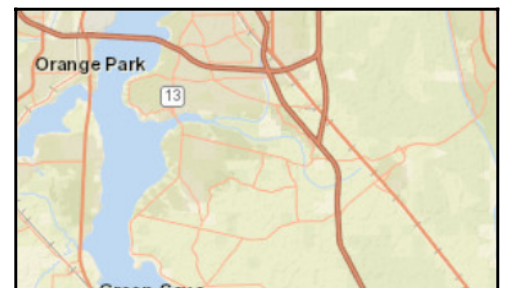
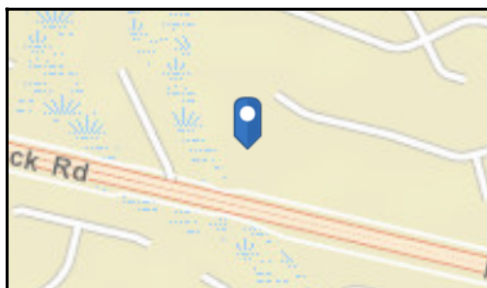
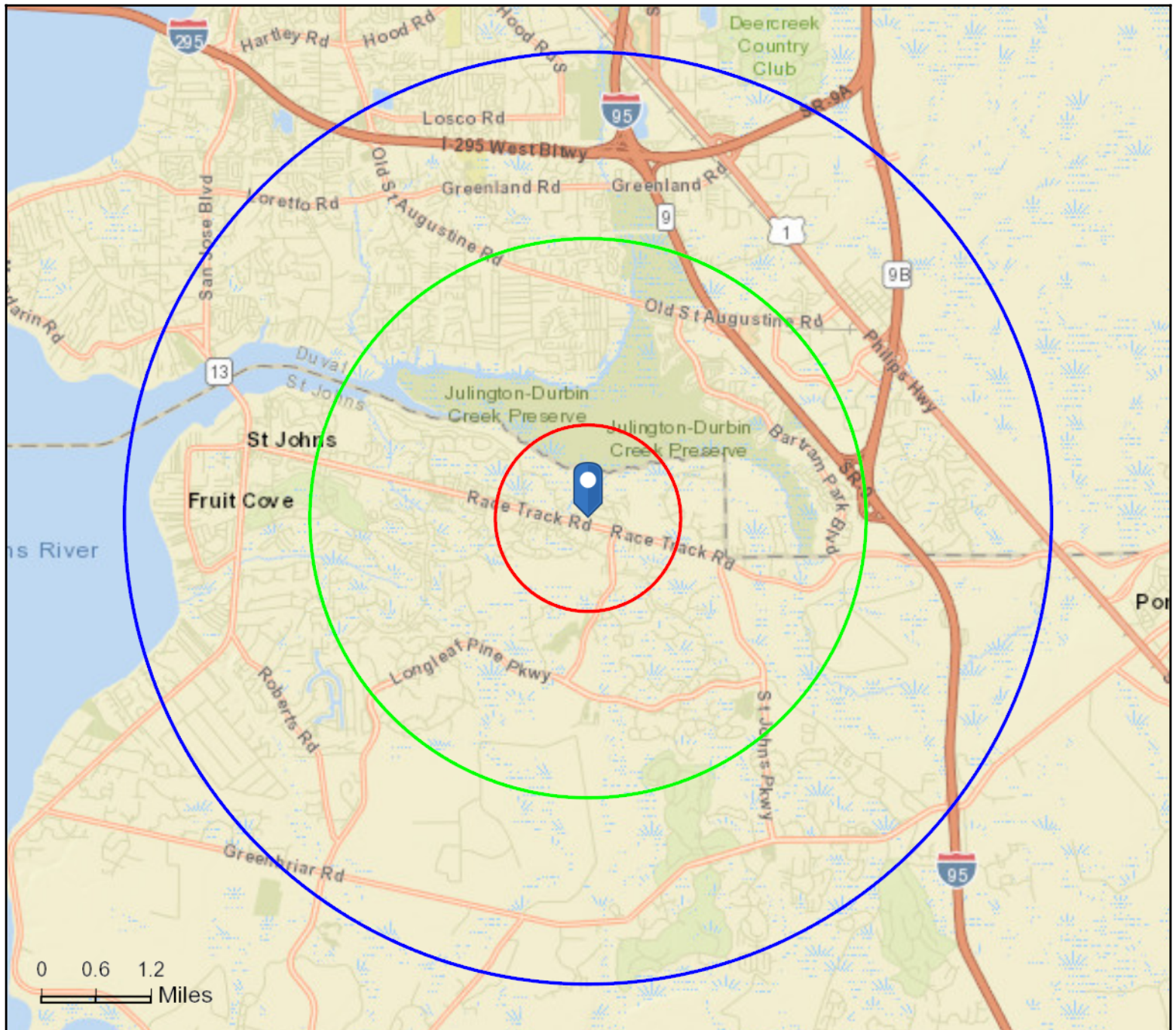
Applicable Components of St. Johns County 2025 Comprehensive Plan
Pages 33-36 Residential B Future Land Use

Residential shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations, and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site specific basis considering design, compatibility, infrastructure, site characteristics and other similar considerations, which may limit density appropriate to the site.
- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and A.1.11.2;
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.
- Maximum Residential Density: 2 units per acreDensity permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.

3701 Race Track Road, Saint Johns, FL
3709-3743 Race Track Rd, Saint Johns, Florida, 32259
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.10986
Longitude: -81.56384





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3701 Race Track Road, Saint Johns, FL
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Prepared by Esri
Latitude: 30.10986
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	1 mile	3 miles	5 miles
Population			
2000 Population	1,775	12,864	48,123
2010 Population	5,147	27,098	81,365
2018 Population	6,002	38,335	105,082
2023 Population	6,829	44,573	120,976
2000-2010 Annual Rate	11.23%	7.73%	5.39%
2010-2018 Annual Rate	1.88%	4.29%	3.15%
2018-2023 Annual Rate	2.62%	3.06%	2.86%
2018 Male Population	49.1%	48.7%	48.9%
2018 Female Population	50.9%	51.3%	51.1%
2018 Median Age	37.0	38.2	39.2

In the identified area, the current year population is 105,082. In 2010, the Census count in the area was 81,365. The rate of change since 2010 was 3.15% annually. The five-year projection for the population in the area is 120,976 representing a change of 2.86% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	84.6%	82.5%	80.6%
2018 Black Alone	4.2%	6.3%	7.0%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2018 Asian Alone	5.7%	5.9%	7.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	1.7%	1.6%	1.7%
2018 Two or More Races	3.4%	3.4%	3.3%
2018 Hispanic Origin (Any Race)	10.6%	10.1%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	521	4,365	16,658
2010 Households	1,539	10,067	29,316
2018 Total Households	1,798	14,116	37,498
2023 Total Households	2,049	16,362	42,967
2000-2010 Annual Rate	11.44%	8.72%	5.82%
2010-2018 Annual Rate	1.90%	4.18%	3.03%
2018-2023 Annual Rate	2.65%	3.00%	2.76%
2018 Average Household Size	3.33	2.71	2.79

The household count in this area has changed from 29,316 in 2010 to 37,498 in the current year, a change of 3.03% annually. The five-year projection of households is 42,967, a change of 2.76% annually from the current year total. Average household size is currently 2.79, compared to 2.76 in the year 2010. The number of families in the current year is 28,701 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 29, 2018



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Prepared by Esri
Latitude: 30.10986
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$113,174	\$86,984	\$90,156
2023 Median Household Income	\$120,755	\$96,066	\$100,791
2018-2023 Annual Rate	1.31%	2.01%	2.26%
Average Household Income			
2018 Average Household Income	\$139,211	\$108,189	\$109,616
2023 Average Household Income	\$160,822	\$124,862	\$127,133
2018-2023 Annual Rate	2.93%	2.91%	3.01%
Per Capita Income			
2018 Per Capita Income	\$44,058	\$40,018	\$40,064
2023 Per Capita Income	\$50,968	\$46,024	\$46,278
2018-2023 Annual Rate	2.96%	2.84%	2.93%

Households by Income

Current median household income is \$90,156 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$100,791 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$109,616 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$127,133 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$40,064 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$46,278 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	562	4,569	17,234
2000 Owner Occupied Housing Units	493	4,089	14,260
2000 Renter Occupied Housing Units	28	276	2,398
2000 Vacant Housing Units	41	204	576
2010 Total Housing Units	1,600	10,857	31,139
2010 Owner Occupied Housing Units	1,346	8,013	24,369
2010 Renter Occupied Housing Units	193	2,054	4,947
2010 Vacant Housing Units	61	790	1,823
2018 Total Housing Units	1,877	14,895	39,274
2018 Owner Occupied Housing Units	1,590	11,528	30,756
2018 Renter Occupied Housing Units	208	2,587	6,742
2018 Vacant Housing Units	79	779	1,776
2023 Total Housing Units	2,134	16,922	44,513
2023 Owner Occupied Housing Units	1,840	13,579	35,931
2023 Renter Occupied Housing Units	209	2,783	7,036
2023 Vacant Housing Units	85	560	1,546

Currently, 78.3% of the 39,274 housing units in the area are owner occupied; 17.2%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 31,139 housing units in the area - 78.3% owner occupied, 15.9% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 10.87%. Median home value in the area is \$278,200, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.73% annually to \$303,068.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 29, 2018

Legend

- Unsymbolized Value
- Distribution Main
- Fire Line Main
- Raw Water Main
- Transmission Main
- Service Lateral
- Hydrant Lateral
- Private Distribution Main
- Private Fire Line Main
- Private Raw Water Main
- Private Service Lateral
- Private Hydrant Lateral
- Main Abandoned / Decommissioned
- Lateral Abandoned / Decommissioned
- Main Out of Service
- Lateral Out of Service
- Unsymbolized Value
- Reclaimed Main
- Service Lateral
- Hydrant Lateral
- Private Reclaimed Main
- Private Service Lateral
- Private Hydrant Lateral
- Main Abandoned / Decommissioned
- Lateral Abandoned / Decommissioned
- Main Out of Service
- Lateral Out of Service
- Unsymbolized Value
- Chilled Main
- Private Chilled Main
- Main Abandoned / Decommissioned
- Main Out of Service
- Sewer Valve
 - Unsymbolized Value
- Open Direction
 - UNKNOWN
 - Right
 - Left
 - Abandoned
 - Air Release
 - Abandoned Air Release
 - Private
 - Private Abandoned
- Sewer Manhole
 - Unsymbolized Value
- Facility Usage
 - Collection
 - Low Pressure
 - Vacuum (PIT/POD)
 - Trunk
 - Effluent
 - Forcemain
 - Sludge
 - Abandoned
 - Private Collection
 - Private Forcemain
 - Private Abandoned
- Sewer Pump Station
 - Unsymbolized Value
- Facility Usage
 - Forcemain
 - Low Pressure
 - Vacuum
 - Abandoned
 - Private Forcemain
 - Private Low Pressure
 - Private Abandoned
- Sewer Pipe
 - <all other values>
- Subtype, Facility Owner, Facility State
 - Collection Main
 - Effluent Main
 - Force Main
 - Low Pressure Main
 - Sludge Main
 - Trunk Main
 - Vacuum Main
 - Collection Lateral
 - Low Pressure Lateral
 - Vacuum Lateral
 - Private Collection Main
 - Private Force Main
 - Private Low Pressure Main
 - Private Collection Lateral
 - Private Low Pressure Lateral
 - Abandoned Main
 - Out of Service Main
 - Abandoned Collection Lateral
 - StJohns_Parcels_2014 selection
- GIS Premise
 - <all other values>
- Premise Connectivity
 - Owned to Transformer
 - Linked to Master Service Point
 - Street Centerlines



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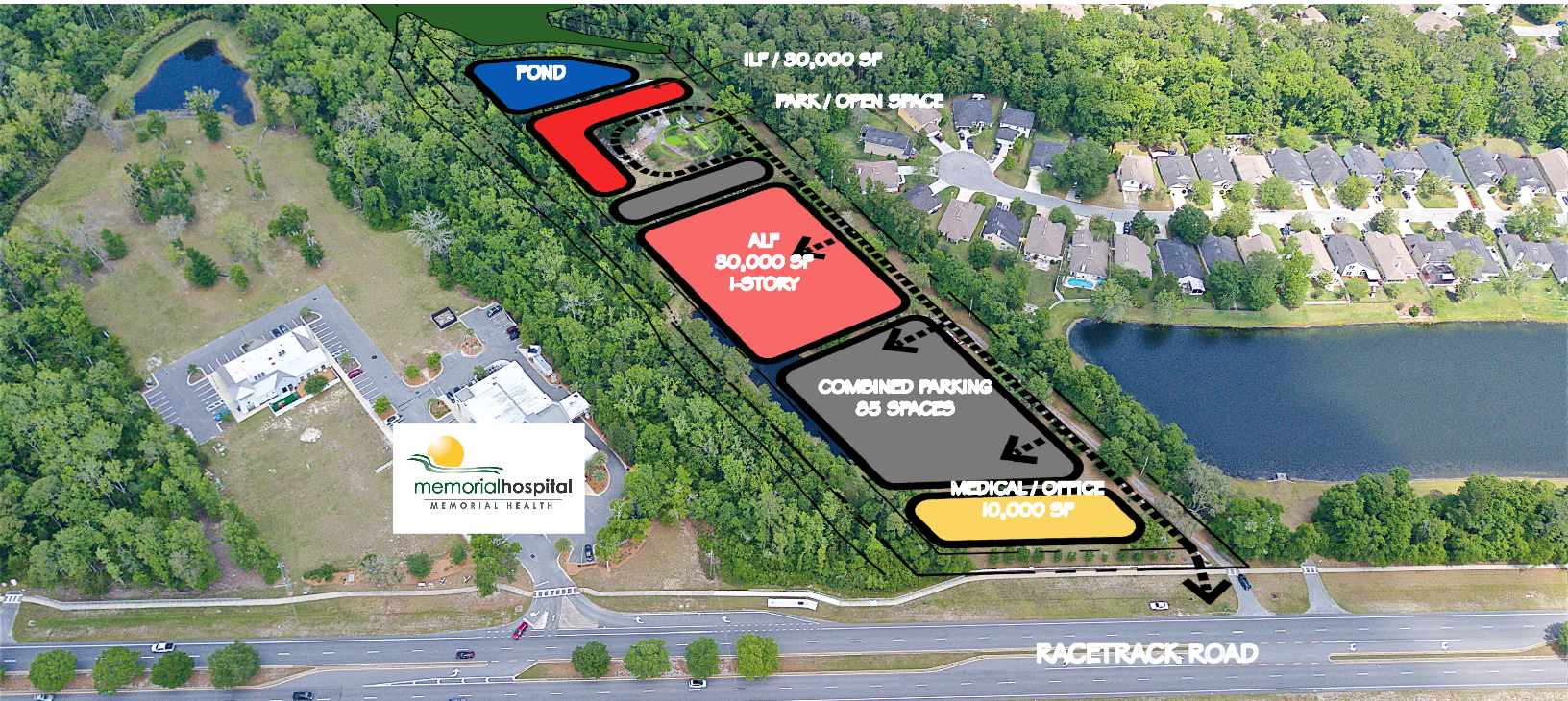
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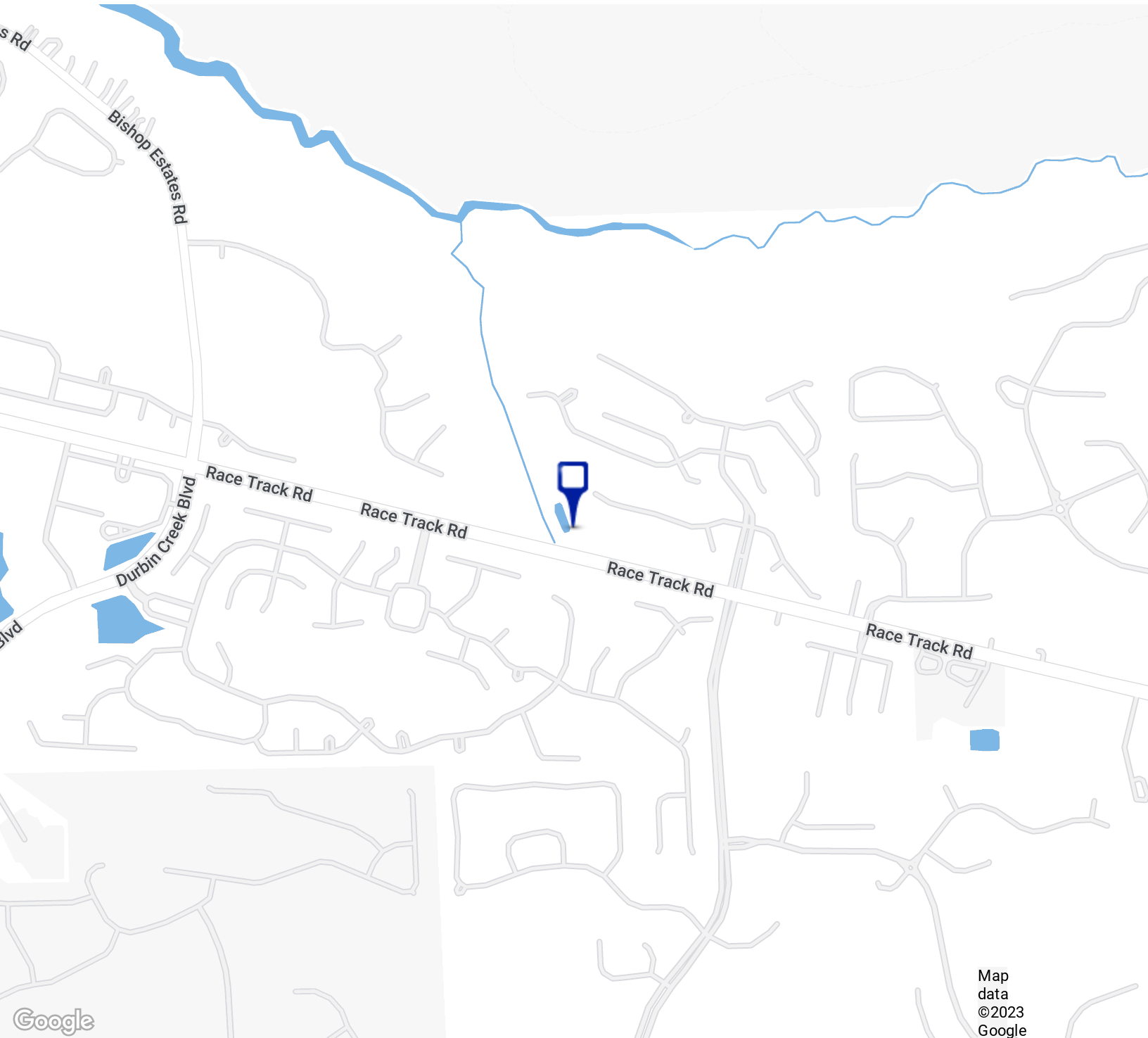
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RETAILER MAP



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Map
data
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AND 30' MIN.

DEVELOPMENT EDGE
SJC REQUIRED 30' MIN.

COMBINED PARKING
98 SPACES

ALF
30,000 SF
1-STORY

ILF / 15,000 SF

POND

PARK / OPEN SPACE

AREA = 9.07 ACRES

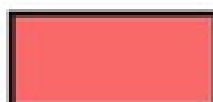
AREA = 1.04 ACRES

FFER AREA = .58 ACRES

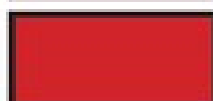
DRIVEWAY = .67 ACRES

VELOPMENT EDGE = 2.05 ACRES

N SPACE = .20 ACRES



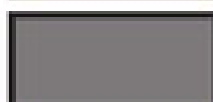
ASSISTED LIVING FACILITY = 1.82
30,000 SF / 1 STORY
30 UNIT AVG.



INDEPENDENT LIVING FACILITY = .3
15,000 SF / 1 STORY



MEDICAL OFFICE = .52 ACRES
15,000 SF



PARKING (COMBINED) = 1.15 ACRES
ALF / 1-SPACE PER UNIT = 30 SPACES
MEDICAL OFFICE / 1 SPACE PER 250 SF =



STORMWATER PONDS = .66 ACRES

CONCEPT "A"

CONCEPTUAL SITE PLAN / 3701 RACET