



ALLIANCE  
COMMERCIAL REAL ESTATE ADVISORS



# COMMERCIAL DEVELOPMENT SITE

0 COMMERCE LAKE DR.  
SAINT AUGUSTINE, FL

**Blair "Red" Greenlaw**  
Regional Director | Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$995,000

Lot Size: 2.97 Acres

Price / SF: \$7.69

## PROPERTY OVERVIEW

World Golf Village PUD site in Saint Augustine, FL. At 2.97 acres and situated just off I-95 this location is perfectly suited to develop as office, industrial, retail or hospitality. The parcel comes entitled and benefits from onsite master retention. Take advantage of the site's I-95 interchange location and close proximity to Jacksonville and Saint Augustine, FL.

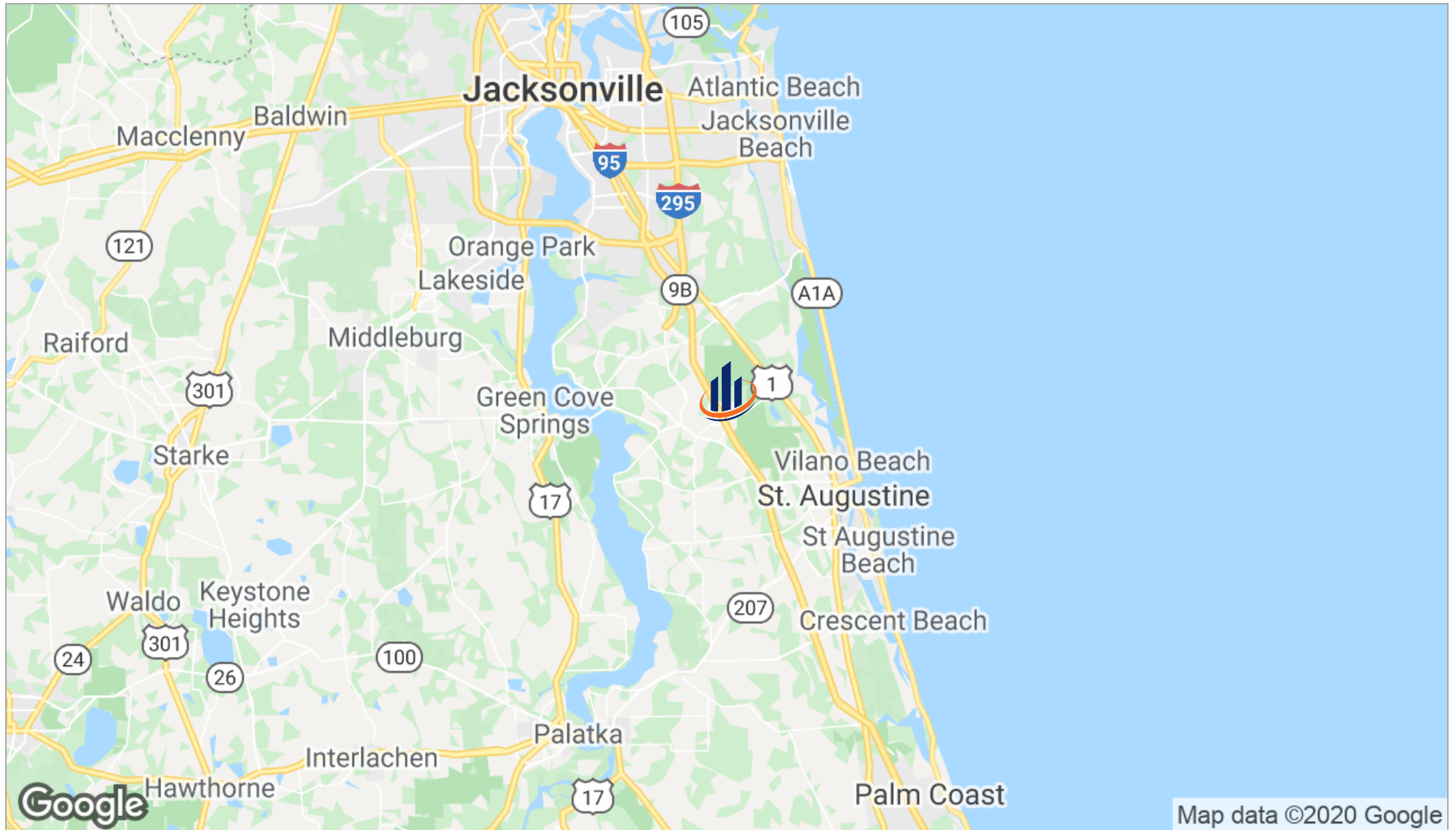
## PROPERTY HIGHLIGHTS

- PUD zoned for office / industrial / hospitality / retail
- Tranquil pond on northern property border
- Situated in southeast quadrant of World Golf Village PUD
- Generous entitlements
- Ease of I-95 access
- Restaurants and other retail business in walking distance
- 58K homes in 10 mile radius, 60+ thousand approved or under construction
- Short drive to both Jacksonville and Saint Augustine, FL

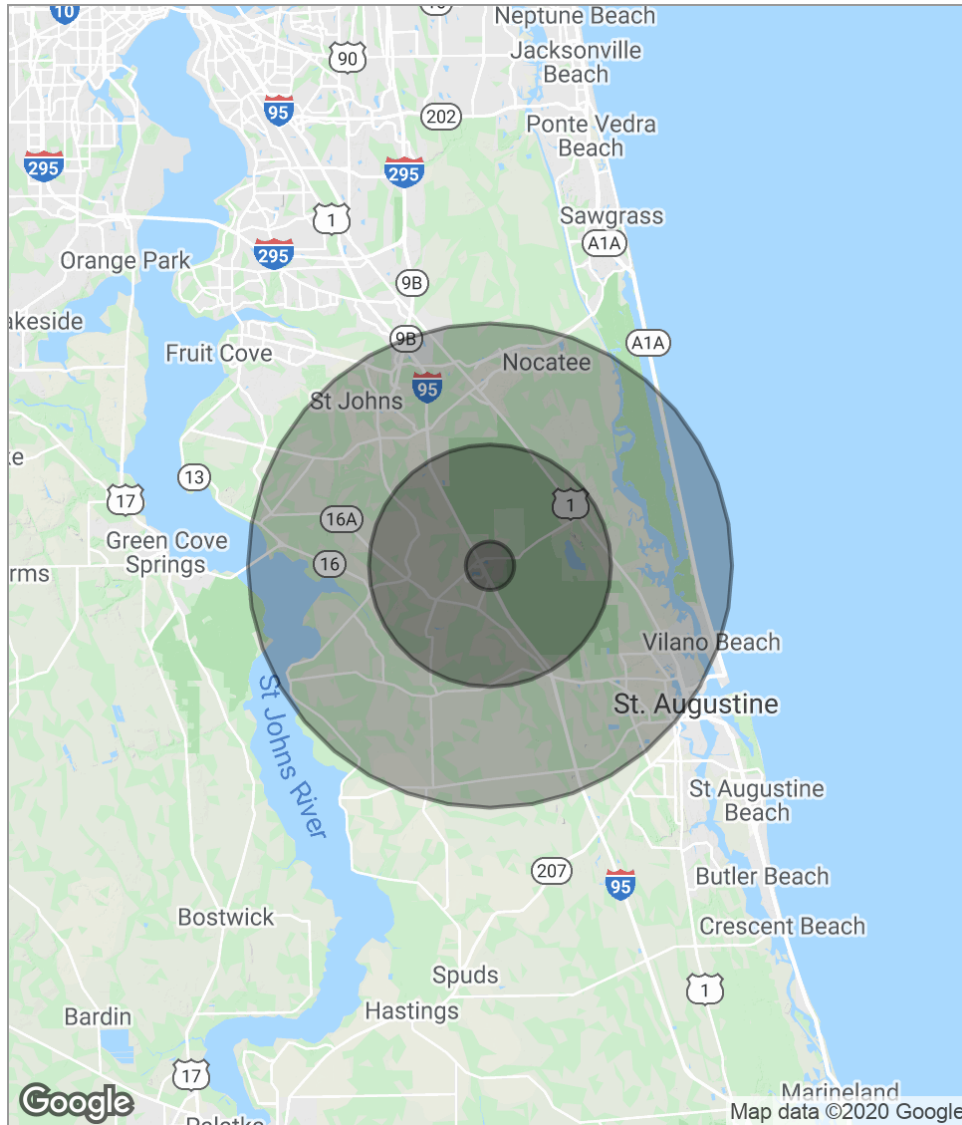
# Additional Photos



# Location Maps



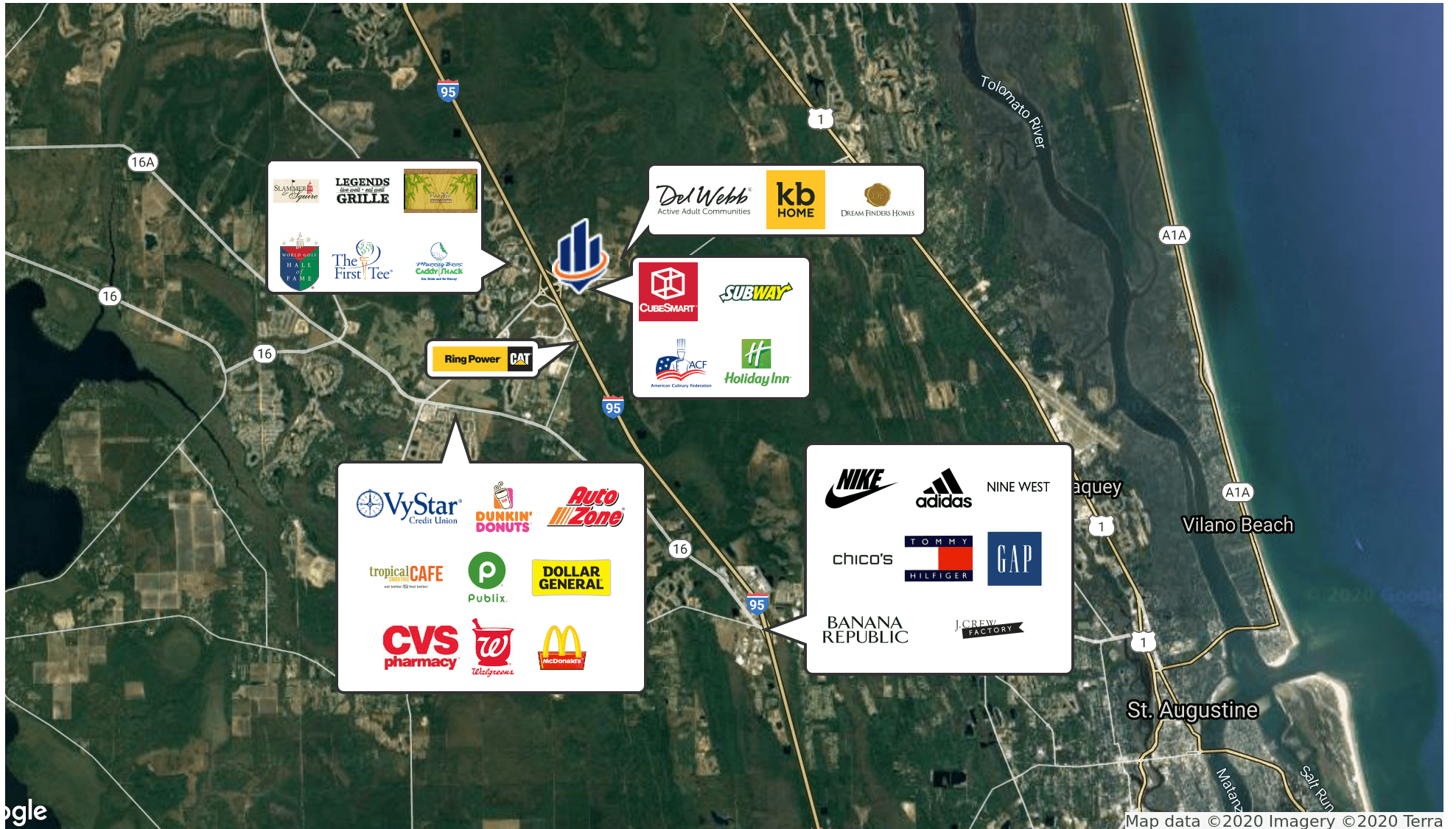
# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	342	14,921	66,136
Median age	35.7	36.0	37.6
Median age (Male)	33.6	35.2	37.2
Median age (Female)	38.3	36.9	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	123	5,243	24,260
# of persons per HH	2.8	2.8	2.7
Average HH income	\$50,661	\$80,201	\$84,756
Average house value	\$205,528	\$294,257	\$321,074

\* Demographic data derived from 2010 US Census

# Retailer Map



# Advisor Bio

## **BLAIR "RED" GREENLAW**

Regional Director | Senior Advisor



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## **PROFESSIONAL BACKGROUND**

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## **EDUCATION**

BA - The University of Maryland at College Park  
MA - United States Naval War College

## **MEMBERSHIPS & AFFILIATIONS**

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP