

ELEVATION POINTE (ST AUGUSTINE)

County Road 208 & SR-16, St. Augustine, FL 32092

EXECUTIVE SUMMARY



LOCATION OVERVIEW

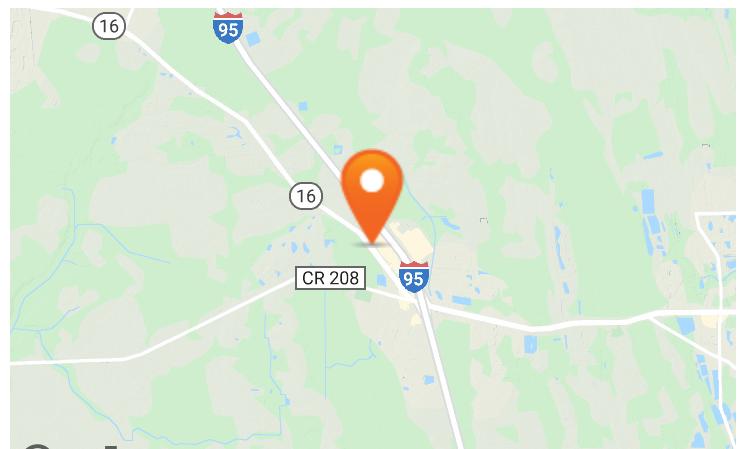
Located on SR 16 west of I-95 in the high growth market of St. John's County, FL

PROPERTY HIGHLIGHTS

- Elevation Pointe is a new mixed use development which will encompass up to 190,000 square feet of nonresidential commercial uses, 240 hotel rooms, 320 apartments and 430 townhomes upon completion
- Retail opportunities are available along SR-16 with access from new fully signalized intersections
- Site is positioned directly across from the St. Augustine Premium Outlets which has 85+ stores and a super-regional draw
- Townhome and apartment phases are projected to begin construction 3rd Quarter 2021
- Traffic counts: 23,5000 AADT on SR 16 and 75,500 AADT fronting site on I-95

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
(2020) Total Population	30,913	63,093	115,750
(2020) Daytime Population	29,620	70,481	116,929
(2020) Average HH Income	\$82,227	\$83,412	\$91,472



EXCLUSIVE AGENT(S)

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PROJECT OVERVIEW



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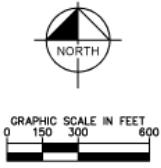
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
OP 1	Available	2.5 Acres	OP 5	Available	1.4 Acres
OP 1A	Available	1 Acres	OP 6	Available	1.3 Acres
OP 2	Available	2.2 Acres	OP 7	Available	1.2 Acres
OP 3	Available	2 Acres	OP 8	Available	5.4 Acres
OP 4	Available	1 Acres	OP 9	AT LEASE	1.3 Acres

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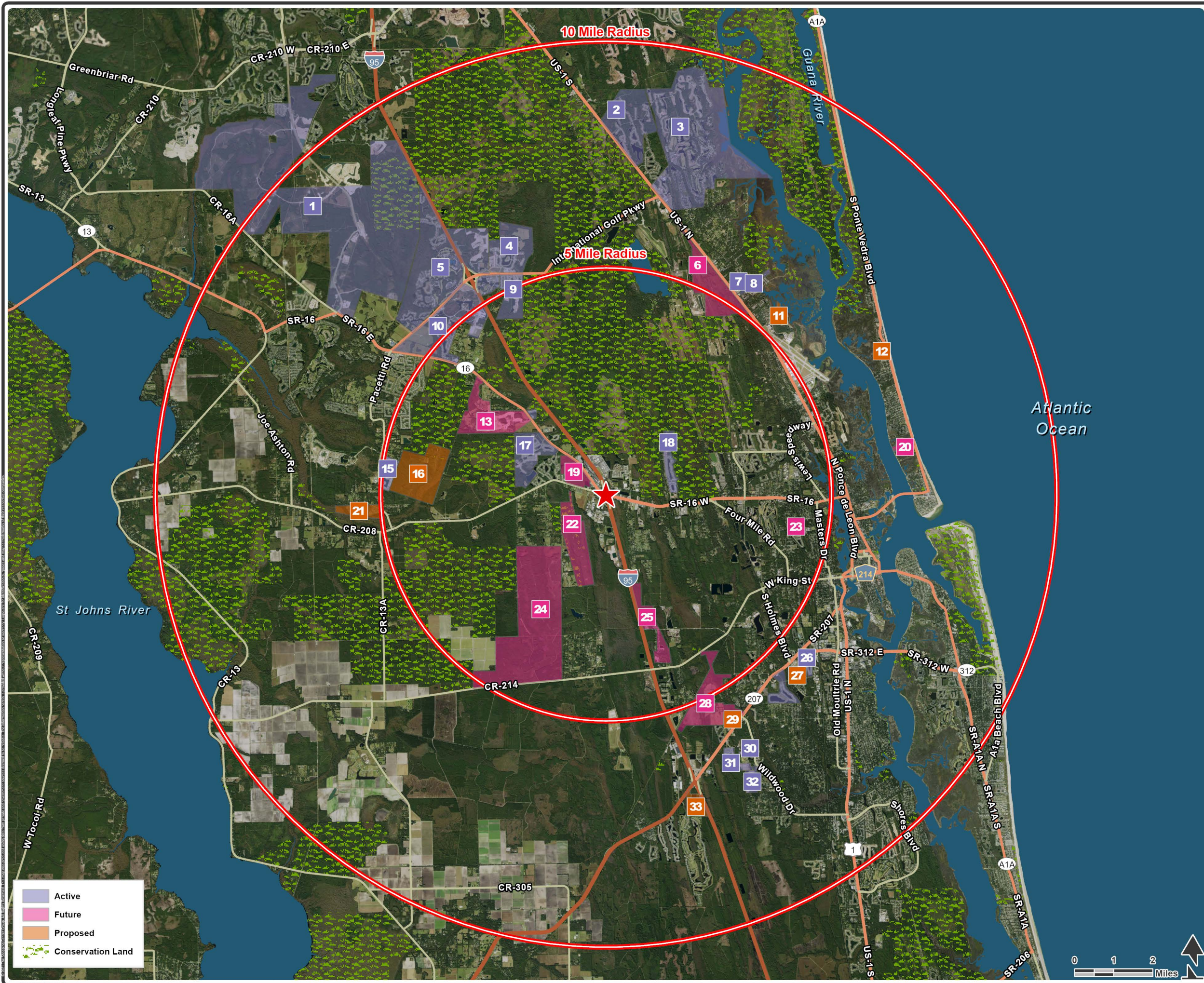
Elevation Pointe

St. Augustine, FL

January 2021

TSCG





■ Active
■ Future
■ Proposed
■ Conservation Land



Residential Developments

Active	Future
26,032 Approved Units	7,487 Approved Units
5,737 Built Units	Proposed
20,295 Future Units	1,909 Planned Units

- 1** SILVERLEAF
10,700 Units Approved | 172 Units Built
- 2** LAS CALINAS
540 Units Approved | 539 Units Built
- 3** PALENCIA
2,189 Units Approved | 1,396 Units Built
- 4** BANNON LAKES
999 Approved Units | 406 Units Built
- 5** WORLD GOLF VILLAGE
7,200 Approved Units | 886 Units Built
- 6** CORDOVA PALMS
750 Approved Units
- 7** CHASEWOOD
66 Approved Units | 45 Units Built
- 8** NORTH CREEK
150 Approved Units | 0 Units Built
- 9** MARKLAND
340 Approved Units | 64 Units Built
- 10** WORLD COMMERCE CENTER
1,271 Approved Units | 625 Units Built
- 11** OAK TREE
63 Planned Units
- 12** SEASIDE VISTA
27 Planned Units
- 13** GRAND OAKS
999 Approved Units
- 15** GRAN LAKE
296 Approved Units | 42 Units Built
- 16** STEEPLECHASE
951 Planned Units
- 17** WINDWARD RANCH
580 Approved Units | 443 Units Built
- 18** SEBASTIAN COVE
223 Approved Units | 168 Units Built
- 19** ELEVATION POINTE
750 Approved Units
- 20** BEACHCOMBER
79 Approved Units
- 21** LAKE KATHRYN
149 Acres for Planned Development
- 22** TERRA PINES
164 Approved Units
- 23** RAVENSWOOD VILLAGE
126 Approved Units
- 24** ROBINSON
3332 Approved Units
- 25** MORGANS COVE
266 Approved Units
- 26** CYPRESS BAY
131 Approved Units | 60 Units Built
- 27** EPIC VILLAGE TOWNHOMES
188 Planned Units
- 28** ENTRADA
1021 Approved Units
- 29** BENCHIP
280 Planned Units
- 30** TREATY GROUND
668 Approved Units | 286 Units Built
- 31** TREATY OAKS
434 Approved Units | 382 Units Built
- 32** ANDALUSIA
201 Approved Units | 180 Units Built
- 33** BLACK GOLD
400 Planned Units

Data Source: St Johns County Departments of Economic Development, Long Range Planning and Property Appraiser