FOR SALE | FOR LEASE

MURABELLA SR-16 OUTPARCELS

SR-16, St Augustine, FL 32092

UP TO ±6 ACRES AVAILABLE

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EXCLUSIVE RETAIL LEASING

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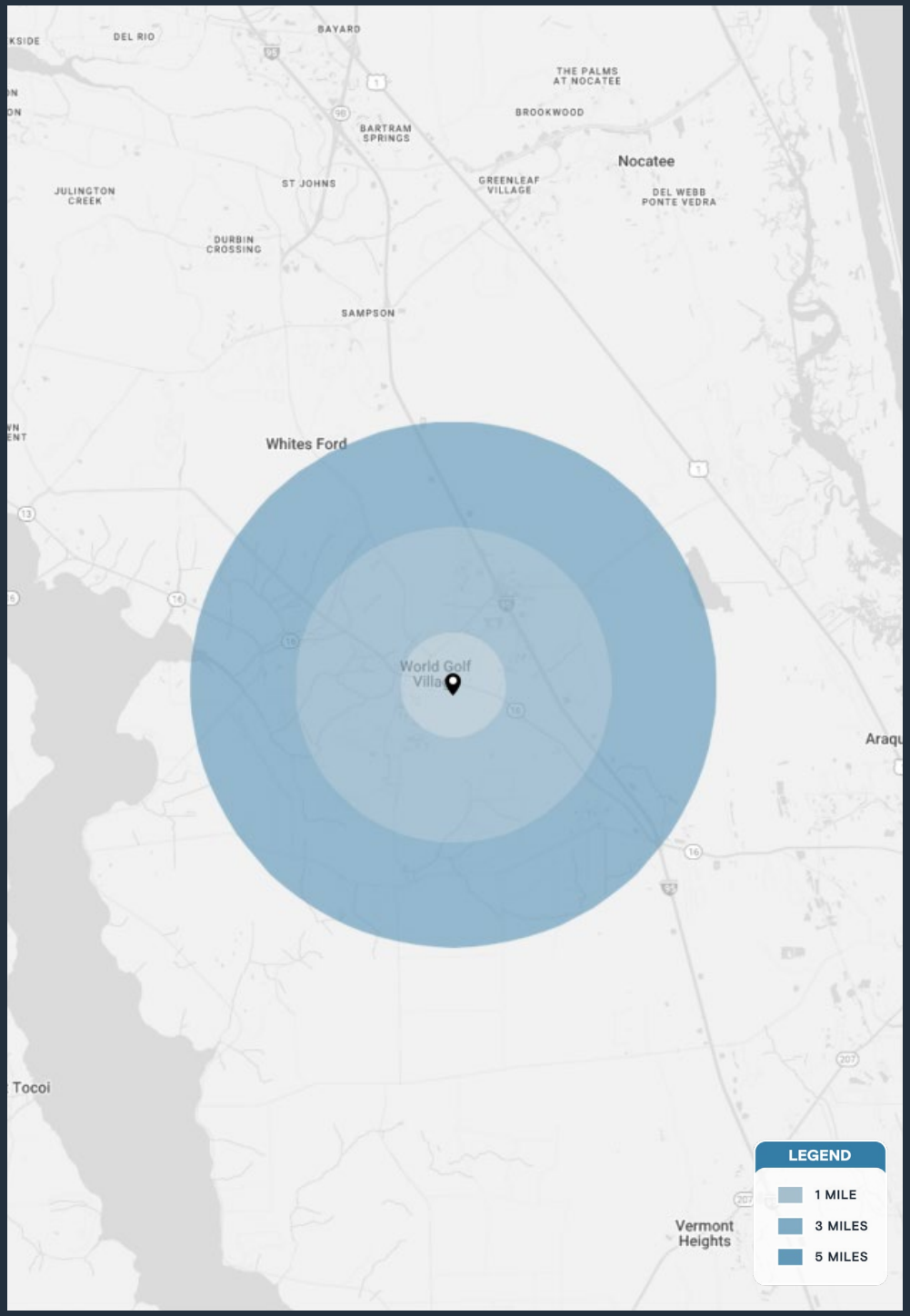
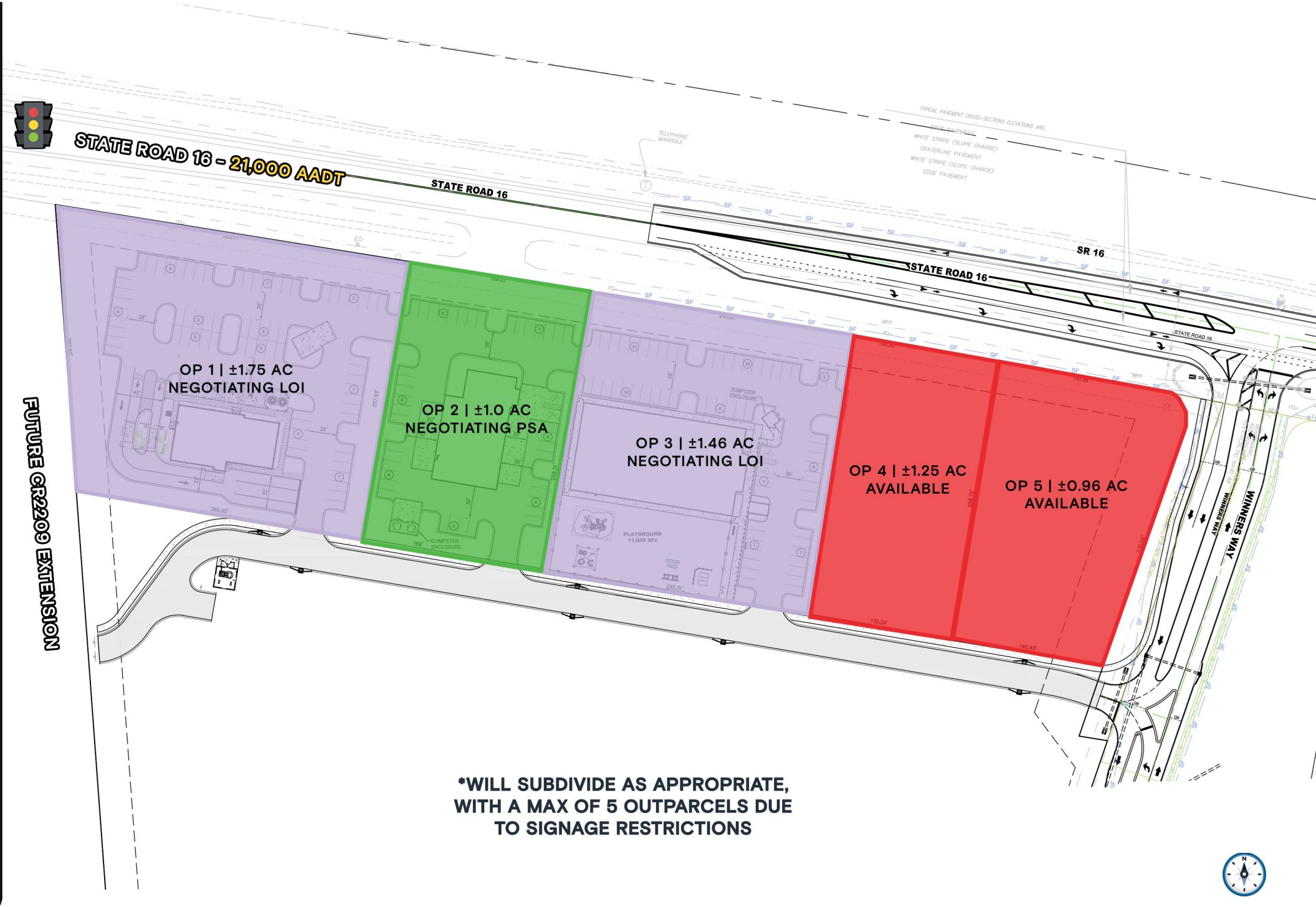
Property Overview

HIGHLIGHTS

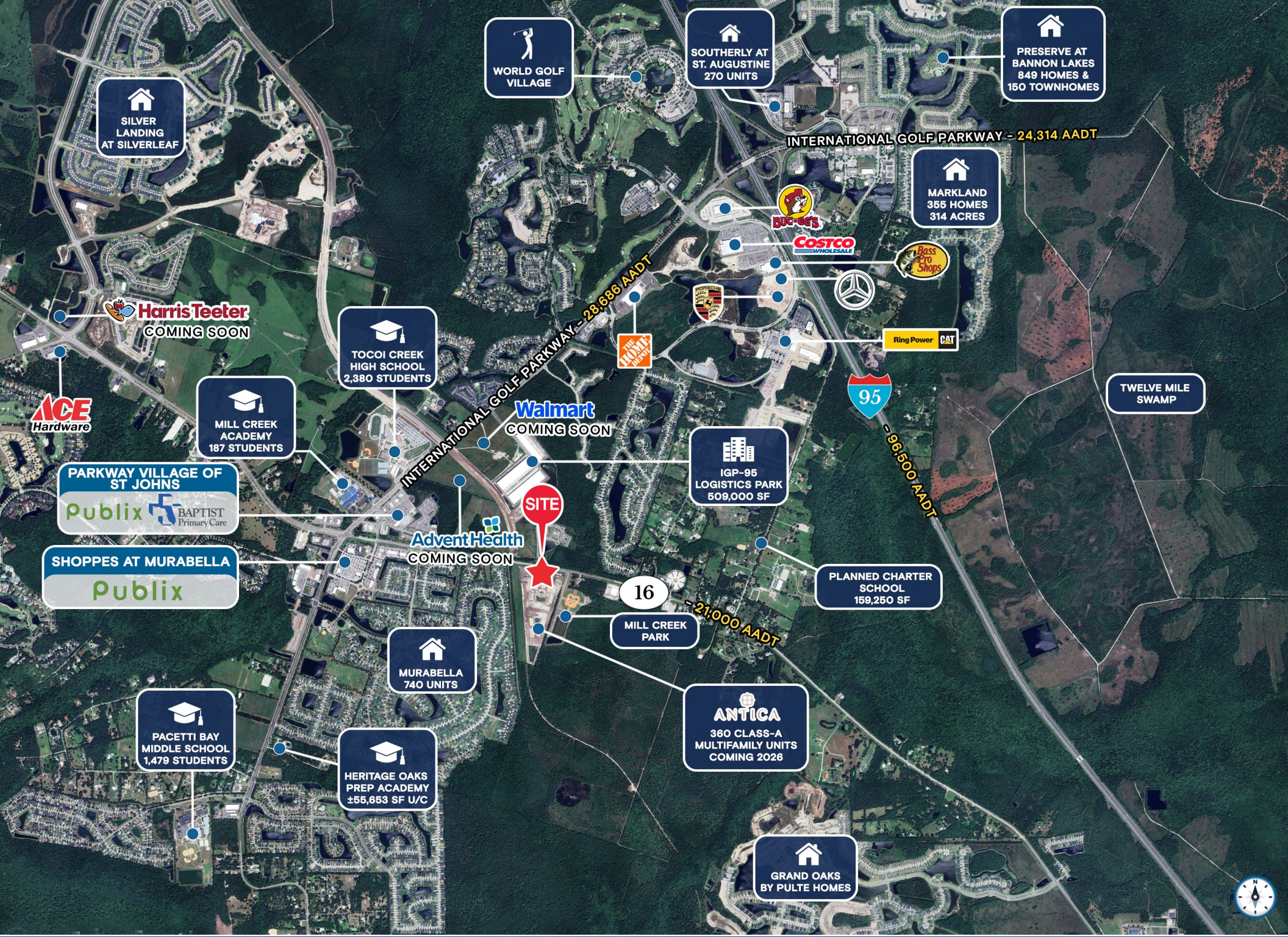
- Site is located just south of the SR-16 and International Golf Parkway intersection; a fast growing retail corridor
- Less than half a mile from two Publix anchored centers - Shoppes at Murabella and Parkway Village of St Johns
- Murabella is a rapid growth market of St Johns County with 3.8% annual population
- The proposed CR 2209 Extension will run adjacent to the northern boundary of the site estimated to be completed by 2030
- Approximately 0.5 miles from Advent Health and Walmart that are coming soon
- IGP-95 Logistics Park is approximately 2 miles from site with three buildings totaling ±509,000 SF and had an estimated 150 employees
- Immediate area boasts high average household income of $126,708 within a mile radius
- Multi-family units behind site are now open
- Delivery of pads Q1 2026

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,751	28,584	41,587
HOUSEHOLDS	2,000	10,355	14,954
EMPLOYEES	986	3,812	5,475
AVERAGE HH INCOME	$126,708	$127,464	$127,642





*WILL SUBDIVIDE AS APPROPRIATE, WITH A MAX OF 5 OUTPARCELS DUE TO SIGNAGE RESTRICTIONS


WORLD GOLF VILLAGE
SOUTHERLY AT ST. AUGUSTINE 270 UNITS
PRESERVE AT BANNON LAKES 849 HOMES & 150 TOWNHOMES
SILVER LANDING AT SILVERLEAF
INTERNATIONAL GOLF PARKWAY – 24,314 AADT
MARKLAND 355 HOMES 314 ACRES
BUC-EE'S
COSTCO WHOLESALE
Bass Pro Shops
Harris Teeter COMING SOON
INTERNATIONAL GOLF PARKWAY – 28,686 AADT
Ring Power CAT
TOCOI CREEK HIGH SCHOOL 2,380 STUDENTS
95
TWELVE MILE SWAMP
ACE Hardware
MILL CREEK ACADEMY 187 STUDENTS
Walmart COMING SOON
– 96,500 AADT
IGP-95 LOGISTICS PARK 509,000 SF
PARKWAY VILLAGE OF ST JOHNS
Publix
BAPTIST Primary Care
SITE
AdventHealth COMING SOON
SHOPPES AT MURABELLA
Publix
16
PLANNED CHARTER SCHOOL 159,250 SF
– 21,000 AADT
MILL CREEK PARK
MURABELLA 740 UNITS
ANTICA 360 CLASS-A MULTIFAMILY UNITS COMING 2026
PACETTI BAY MIDDLE SCHOOL 1,479 STUDENTS
HERITAGE OAKS PREP ACADEMY ±55,653 SF U/C
GRAND OAKS BY PULTE HOMES

POPULATION & ECONOMIC GROWTH

- **Rapid Expansion**: The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections**: Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader**: Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

AFFLUENT & HIGHLY EDUCATED COMMUNITY

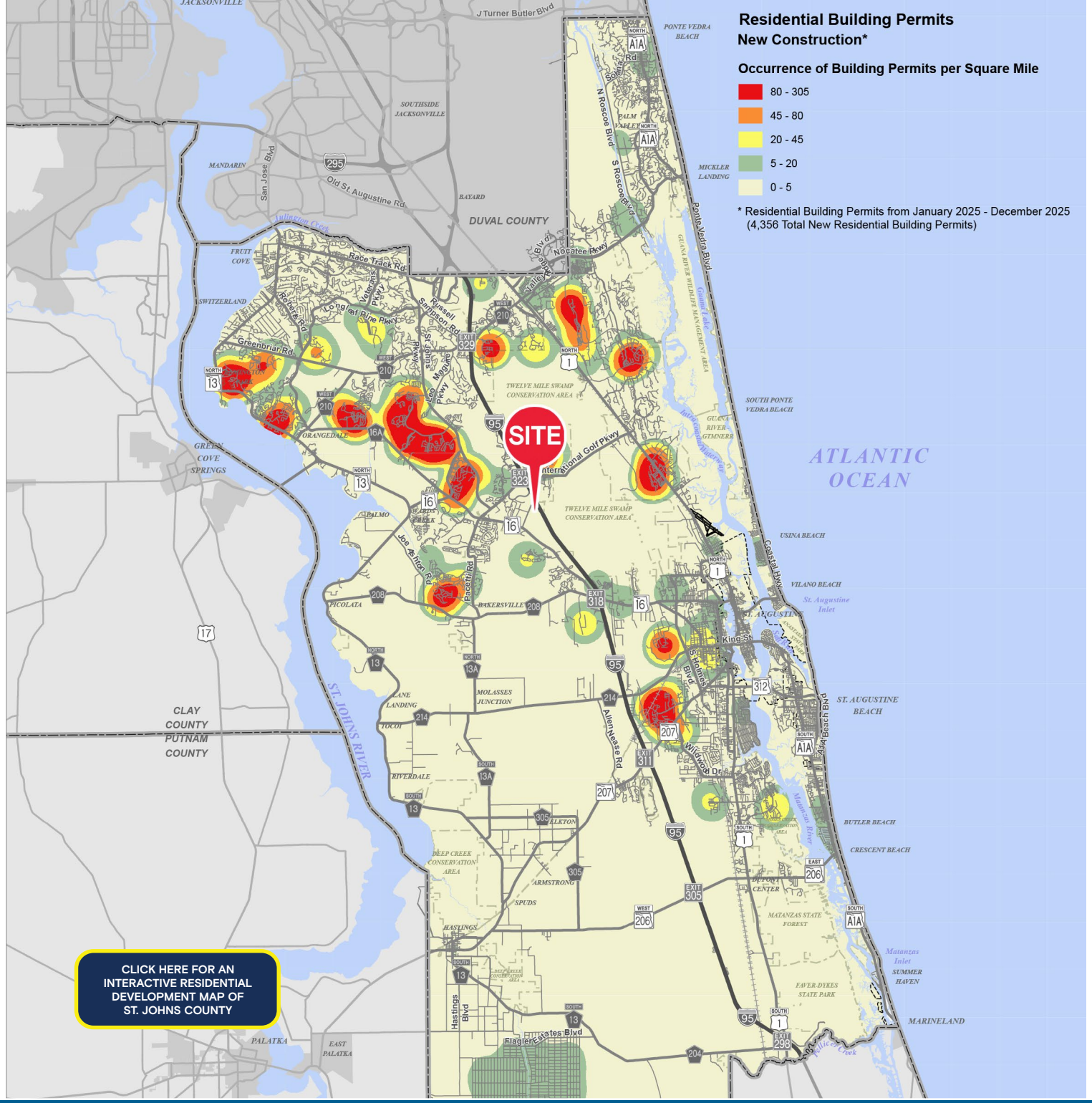
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was $143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

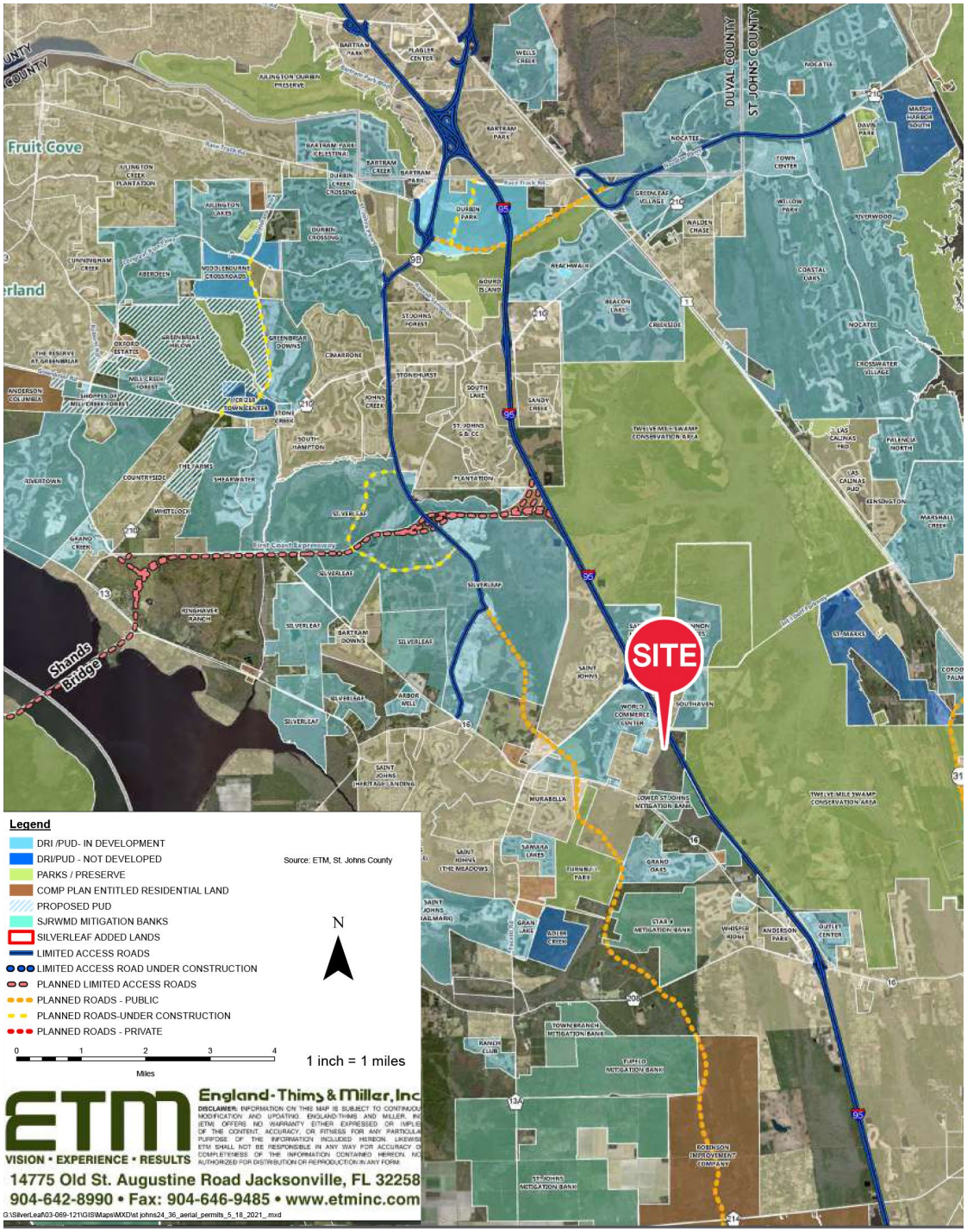
BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output: T**he region generates a Gross Regional Product (GRP) of $18.25 billion.

STATS & FACTS

- According to *Niche 2025,* St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025,* St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Populaiton Review 2025.*
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.


Residential Building Permits
New Construction*
Occurrence of Building Permits per Square Mile
80 - 305
45 - 80
20 - 45
5 - 20
0 - 5
* Residential Building Permits from January 2025 - December 2025
(4,356 Total New Residential Building Permits)
SITE
ATLANTIC OCEAN
DUVAL COUNTY
CLAY COUNTY
PUTNAM COUNTY
ST. JOHNS RIVER
CLICK HERE FOR AN INTERACTIVE RESIDENTIAL DEVELOPMENT MAP OF ST. JOHNS COUNTY



Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	400	0	400
Greenbriar Downs	818	15	803
Johns Creek	583	582	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia North	736	729	7
Rivertown	3,700	1,483	2,217
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	383	303	80
Shearwater	1,918	950	968
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	769	10
St. Johns Forest	545	530	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
Total	50,795	28,088	22,707

Contact Brokers

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