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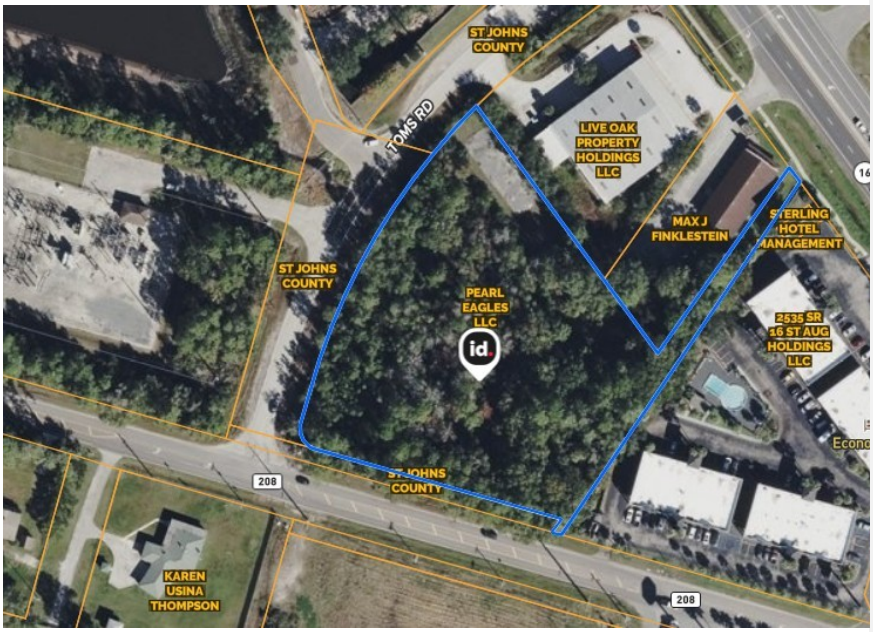
FOR SALE • LAND
HOTEL-ENTITLED DEVELOPMENT SITE

160 & 170 Toms Road, St. Augustine, FL 32092

±2.86 AC • PUD — Anderson Park Parcel C-1 • Entitled for 132 Hotel Rooms / 76,272 SF • I-95 Exit 318 at SR 16



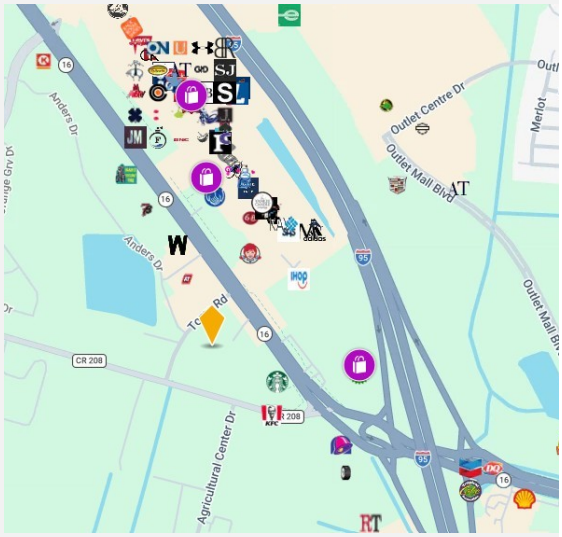
Subject outlined in blue — NE corner of Toms Road & CR 208, one block south of SR 16, behind St. Augustine Premium Outlets

PROPERTY HIGHLIGHTS

- **Entitled hotel site:** Anderson Park PUD Parcel C-1 — up to 132 rooms / 76,272 SF (Ord. 2018-50)
- **Engineered & previously plan-approved:** 28-sheet civil set for two 4-story hotels (60 + 72 keys, 132 spaces, pool) approved by St. Johns County in Jan. 2021; survey, geotech, wetland/environmental, cultural-resource and stormwater work product conveys
- **Brand-flexible:** approvals are by building size — drawn for extended-stay / select-service prototypes; one larger hotel or hotel + complementary use also fits
- **Interstate signage:** ±20' flag strip to SR 16 designed for a 250 SF, up to 85' pole sign — visibility to 97,000+ VPD on I-95
- **Proven node:** 15+ branded hotels, Simon's 85-store Premium Outlets, Elevation Pointe (Publix, 320 apts, 430 townhomes) and Baptist Health all at Exit 318
- **Fastest-growing county in Florida:** St. Johns +26.7% since 2020; county median HH income $124,716; 2.37M paid room nights and $24.6M bed tax in 2025
- **All utilities:** SJCUD water & sewer, FPL, fiber • Flood Zone X • signalized SR 16 / Toms Rd intersection • cross-access with adjacent hotel

OFFERING SUMMARY

Price	**$2,500,000**
Price / SF	$20.06
Price / Acre	$874,126
Price / Entitled Key	$18,939
Land Area	±124,654 SF / ±2.86 AC
Parcel ID	087420-0030
Zoning	PUD (Anderson Park)
Entitlement	132 rooms / 76,272 SF hotel
Approved Plan	2 hotels, 67,888 SF, 4 stories
Max Height	45'
Frontage	Toms Rd ±424' • CR 208 ±297'
Traffic	SR 16: 26,580 • I-95: 97,639 AADT
Utilities	SJCUD water/sewer, FPL
Flood Zone	X
County	St. Johns



Exit 318 retail & hospitality — subject at the orange pin

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