

Self Storage & Boat/RV Development Opportunity



Saint Johns Self Storage & Boat/RV Storage Development Site

160 County Road 210 W.
Saint Johns, FL 32095

Presented by:

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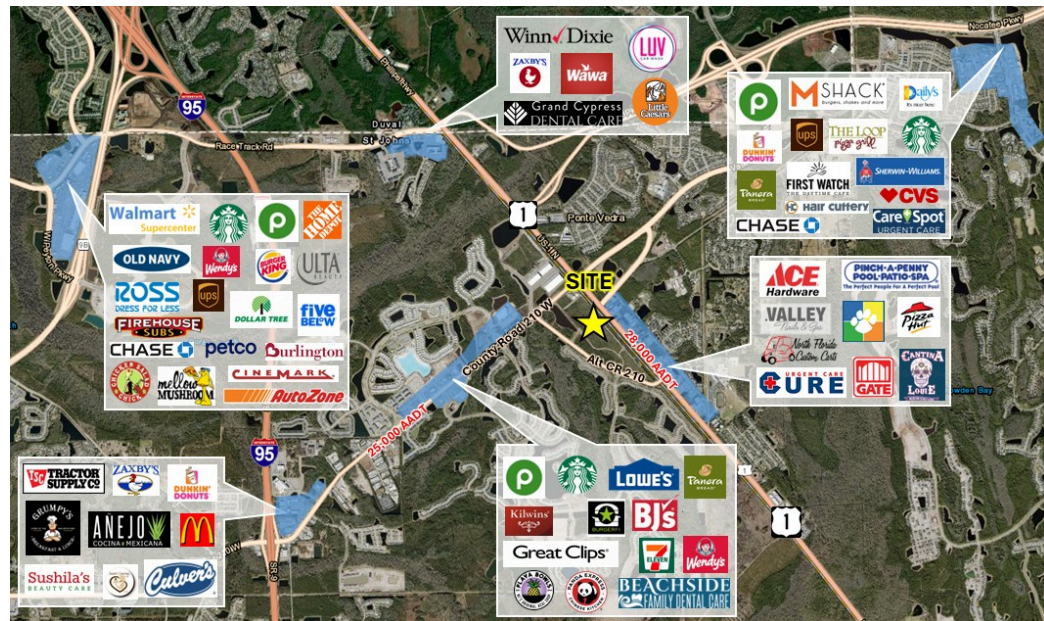
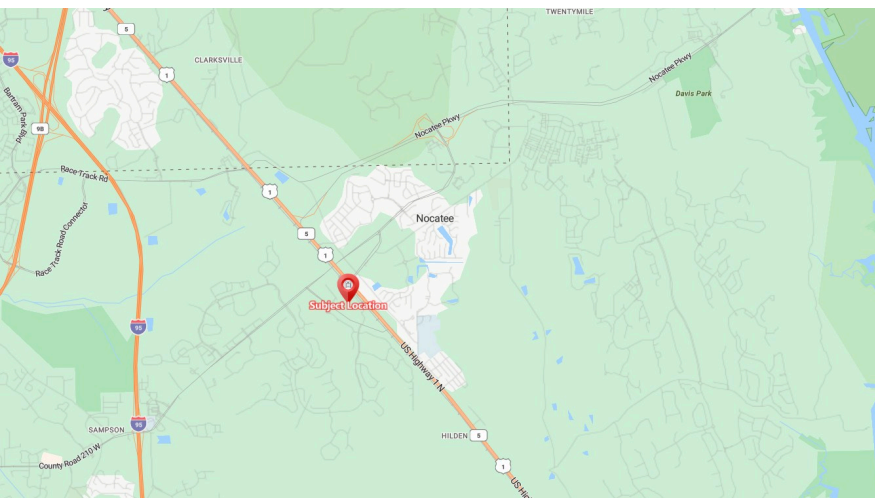
LIST PRICE: Call Broker

INVESTMENT HIGHLIGHTS

- Self-Storage and Boat/RV Development Opportunity on +/- 12 acres in Saint Johns, FL (Jacksonville MSA)
- Site plan approved with permits for 105,004 GSF Self Storage | 83,115 NRSF | 795 Units | 227 Covered/Uncovered Boat & RV Parking Spaces
- Major retailers Publix, Starbucks, Ace Hardware within proximity as well as Lowes and BJ's Wholesale opened Dec 2024
- Brand new Momentum Apartments to break ground in 2nd quarter of 2025 next door to the site
- Located in Saint Johns County, the second fastest growing county in Florida in 2024
- Ranked #1 for Best Counties to Live in Florida by Niche
- Strong market demographics with an AHHI over \$175,000
- Population growth of over 74% since 2010
- Massive Master Planned Communities under development with over 36,000 single and multi-family homes underway
- Facility signage location will be available at the corner of CR 210 W and Capital Dr.
- The site has been cleared and rough graded; Building permits in hand allowing for a quick close

PROPERTY DETAILS

Parcel Size:	+/- 12 acres (to be subdivided from parent parcel prior to sale)
Stories:	2
GSF:	105,004
RSF:	83,115
Boat/RV RSF:	99,860 227 spaces



Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.