

# WORLD GOLF VILLAGE

## I-95 at International Golf Parkway Parcels Available

*Build to Suit - Ground Lease - Purchase*

### VICINITY:

SEQ I-95 Exit 323 at  
International Golf Pkwy

### CITY:

St Augustine, FL

### ZONING:

Commercial/retail with  
20,000 square feet of  
entitlements

### PARCELS:

Parcel 6.2 - 1.06 acres  
Parcel 6.3 - 1.56 acres  
All or part available

### SITE STATUS:

Cleared and filled with  
Water and sewer to  
the property

### USES:

Retail  
Medical/Office  
Banks/Finance  
Restaurants/ Fast Food



Contact: J. R Pitcairn 904-631-5209





## Local market Area



at International Golf Parkway





## Traffic Drivers I-95 at International Golf Parkway

World Golf Hall of Fame  
300 Seat IMAX Theatre  
300 room Renaissance  
Convention Center

Slammer and Squire Golf King  
and the Bear Golf

I-95 Commuters  
BP and Shell C stores

Golf Hall of Fame at World  
Golf Village

Large Residential  
Communities including:

World Golf Village	2400 units
Sevilla	350 units
Murabella	740 units
Samara Lakes	872 units
King & Bear	968 units
Heritage Landing	1,153 units
Bannon Lakes	1,100 units
Markland	345 units

Top rated public schools in the  
system in the State of Florida

### Contact:

J. R. Pitcairn 904-631-5209  
Gateway Capital Development, Inc.  
Owner/Broker



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