



1 & 3 N. ROSCOE BLVD.
PONTE VEDRA BEACH, FL 32082



For Sale: \$8,999,000

Hillis Properties is pleased to bring to the market a once in a lifetime commercial development opportunity in prestigious Ponte Vedra Beach, Florida. This 2.64-acre waterfront property is the only commercial parcel of its kind in all of Northeast Florida, making it an unmatched investment for visionary developers and business owners.

Situated at 1 & 3 Roscoe Blvd, this highly coveted property offers direct access to the Intracoastal Waterway, providing a stunning backdrop for upscale dining, retail, or a mixed-use development. With its prime waterfront location, the site is perfectly positioned for multiple restaurant concepts, boutique retail spaces, or an entertainment-driven commercial hub that capitalizes on Florida's booming coastal lifestyle.

Property Features

- ✓ Zoned Commercial General
- ✓ 2.64 Acres
- ✓ Prime Waterfront Location
- ✓ Additional Parking along Canal Blvd
- ✓ Close proximity to TPC Sawgrass
- ✓ Development rights of 26,400 SF

Contact

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Nestled in the heart of Ponte Vedra Beach, one of Florida's most desirable coastal communities, this rare commercial parcel enjoys close proximity to high-income residential areas, luxury resorts, and some of the best golf courses in the world—including the famed TPC Sawgrass, home of The Players Championship. The site is just minutes from A1A, ensuring excellent visibility and accessibility for both local patrons and visitors from Jacksonville and St. Augustine.

This vacant land offering provides a blank canvas for developers to create a premier waterfront destination.

Envision:

- High-end waterfront dining with indoor/outdoor seating and sunset views over the Intracoastal
- A luxury retail center featuring boutique shops, galleries, and experiential retail
- A vibrant entertainment hub with specialty markets, coffee shops, and lifestyle amenities
- A mixed-use development incorporating office space, upscale retail, and fine dining

With 2.64 acres of prime commercial land, developers have the flexibility to design a destination that caters to the sophisticated clientele of Ponte Vedra Beach while capturing the high foot traffic and demand for premium waterfront experiences.

This is your chance to own a piece of Ponte Vedra Beach's future. Act now to capitalize on this exclusive commercial parcel before it's gone. Contact us today for more details, zoning information, or to schedule a private tour of this breathtaking waterfront site.

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* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.