



Waterfront Land For Sale

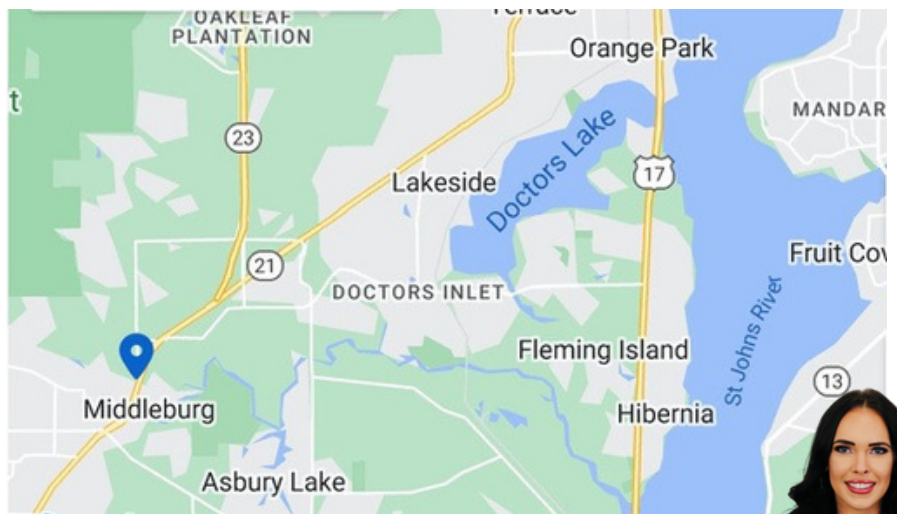
2410 & 2412 Blanding Blvd
Middleburg FL 32068

Price: \$799,000.00

Total Size: 2.57 +/-

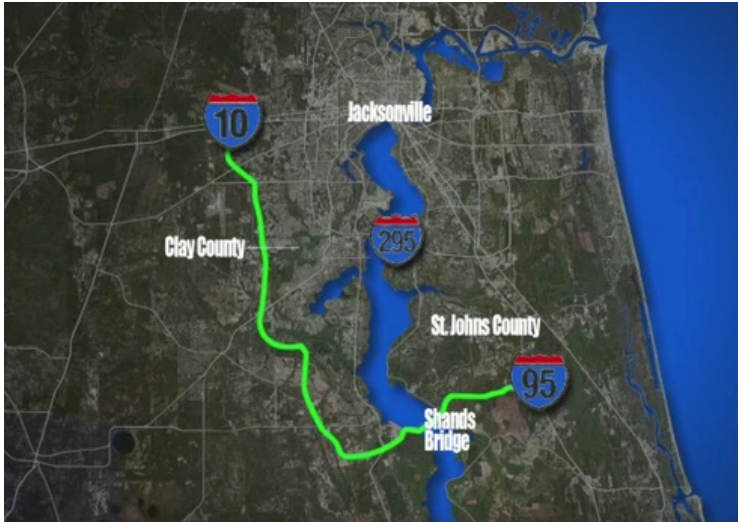
Zone: BFPUD

PID: 37-05-24-006797-001-00
11-05-24-006060-001-00



R|E|S|G Commercial Properties
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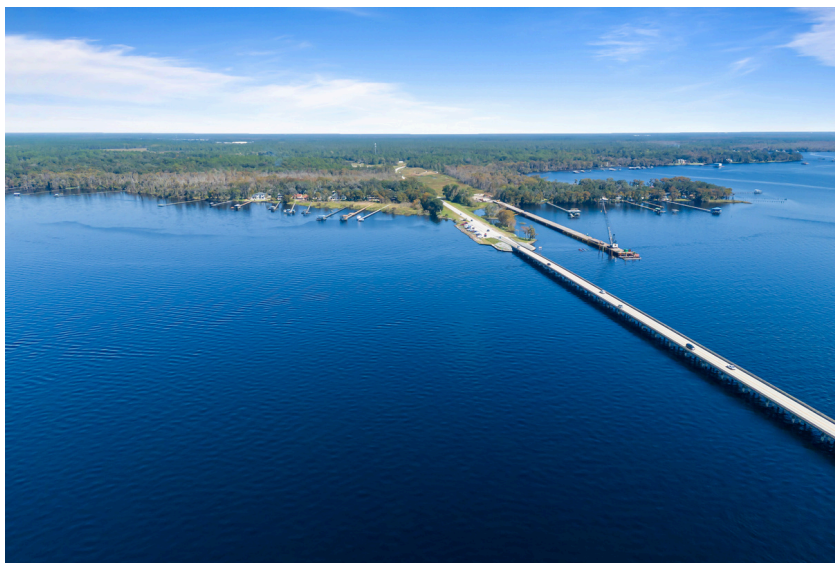
Commercial waterfront property located on Black Creek. This property benefits from excellent visibility and high traffic flow off the bustling Blanding Blvd, ensuring your business will attract maximum attention and clientele. With the option to also visit by boat- Black Creek runs to the St. Johns River. Two parcels are being sold together - 2410 and 2412 Blanding Blvd- making it a total of \pm 2.574 acres. Both parcels are zoned BFPUD and are within the Branan Field Commercial Corridor. Buyer to do their own due diligence to confirm. \pm 387' of Blanding Blvd frontage. (The adjacent property may be assembled for approximately \pm 3.6 acres PID: 37-05-24-006797-000-00). Traffic [FDOT]: \pm **35,500 AADT**. This land offers easy access to major thoroughfares, conveniently reachable from all directions, enhancing its appeal and accessibility. Don't miss out on this rare opportunity to own a prime piece of waterfront real estate in the rapidly growing Clay County. Whether you're an investor looking to expand your portfolio or a business owner ready to create an unforgettable destination, this property offers the perfect canvas to turn your vision into reality!



First Coast Expressway

The First Coast Expressway runs through the heart of Clay County to connect I-10 in Duval County to I-95 in St. Johns County. The 46 mile four-lane divided toll road will include 7 new interchanges in Clay County (13 project total) with traffic flowing through electronic toll gantries without stops.





New First Coast Expressway bridge under construction over the St. Johns River just south of where the Shands Bridge stands currently. The vertical height clearance of the new bridge will be 65 feet. The additional 20 feet of clearance will match the Buckman Bridge's clearance to the north removing all barriers for marine traffic.