

## AVAILABLE

**Property Location:** Southwest Quadrant of  
Branan Field/Baxley Road &  
Blanding Boulevard  
Middleburg, Florida 32050

**Commercial Land**  
**2.10 Acres ±**



**Acreage:** 2.10 acres +/-  
**Utilities:** Water & Sewer— Clay County Utility Authority  
**Zoning/Land Use:** PUD/Activity Center/Brannan Field Master Plan  
**Clay County Parcel Id No:** 31-04-25-008093-001-00; 31-04-25-008093-002-00  
**Frontage:** Baxley Road  
**Access & Visibility:** The subject property has access off Baxley Road and visibility off Blanding Blvd and Baxley Road  
**Flood Map:** FEMA Panel No. 120064-0130D, dated November 4, 1992  
**Flood Zone:** X  
**Submarket:** Orange Park/Clay County, Florida  
**Address:** 1570 & 1574 Baxley Road, Middleburg, FL

**Linda Daniels  
& Associates, LLC**

7350 State Road 13 N  
Saint Augustine, Florida 32092  
[www.lindadaniels.com](http://www.lindadaniels.com)

**Price: Call To Discuss**

**Linda L. Daniels, CCIM**  
**Broker –Principal**  
**Cell: 904-304-7222**

**Email: [ldaniels@lindadaniels.com](mailto:ldaniels@lindadaniels.com)**

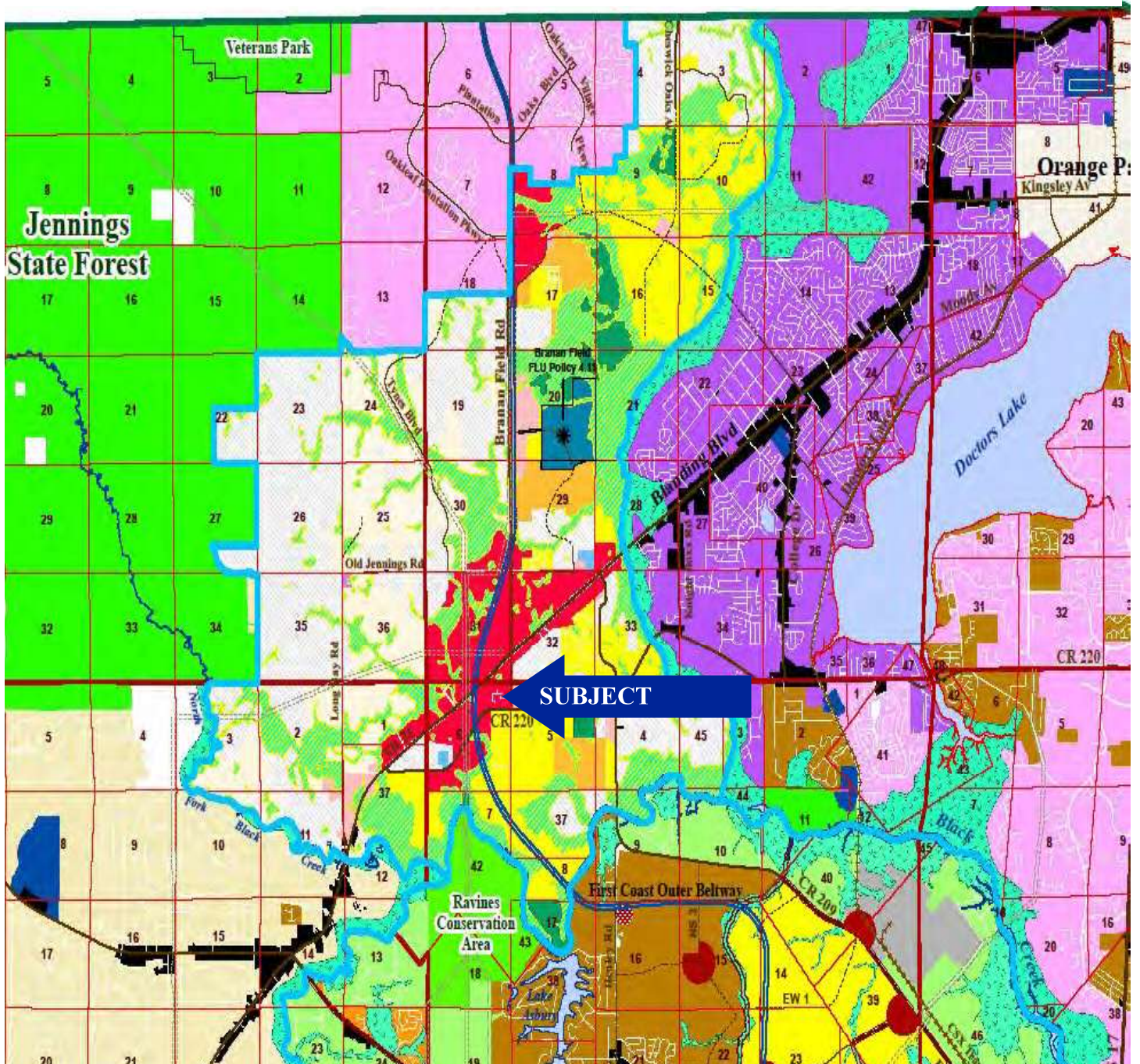
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# Branan Field Master Plan FLUM



## Branan Field FLU Legend

