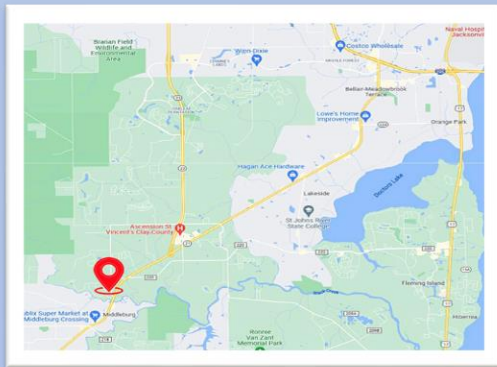


FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068

PROPERTY DESCRIPTION

- Estimated Land Size: 6.93+- acres
- Zoning: BF Community Center – PUD
Within Branan Field Master Plan
- Frontage: Blanding – 539' | Long Bay – 313'
- AADT: 37,000 +- Cars (Blanding Blvd.)
- Water/Sewer: Existing Well & Septic
Water/Sewer Being Extended Down Long Bay
- Proximity: Ascension St. Vincents Hospital &
Proposed Orange Park Medical Center
- Sales Price: \$1,395,000.00



[View Drone Video Online](#)

The Cordell Group

60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



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2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



Combined Gross Land Area: 6.93+- Acres

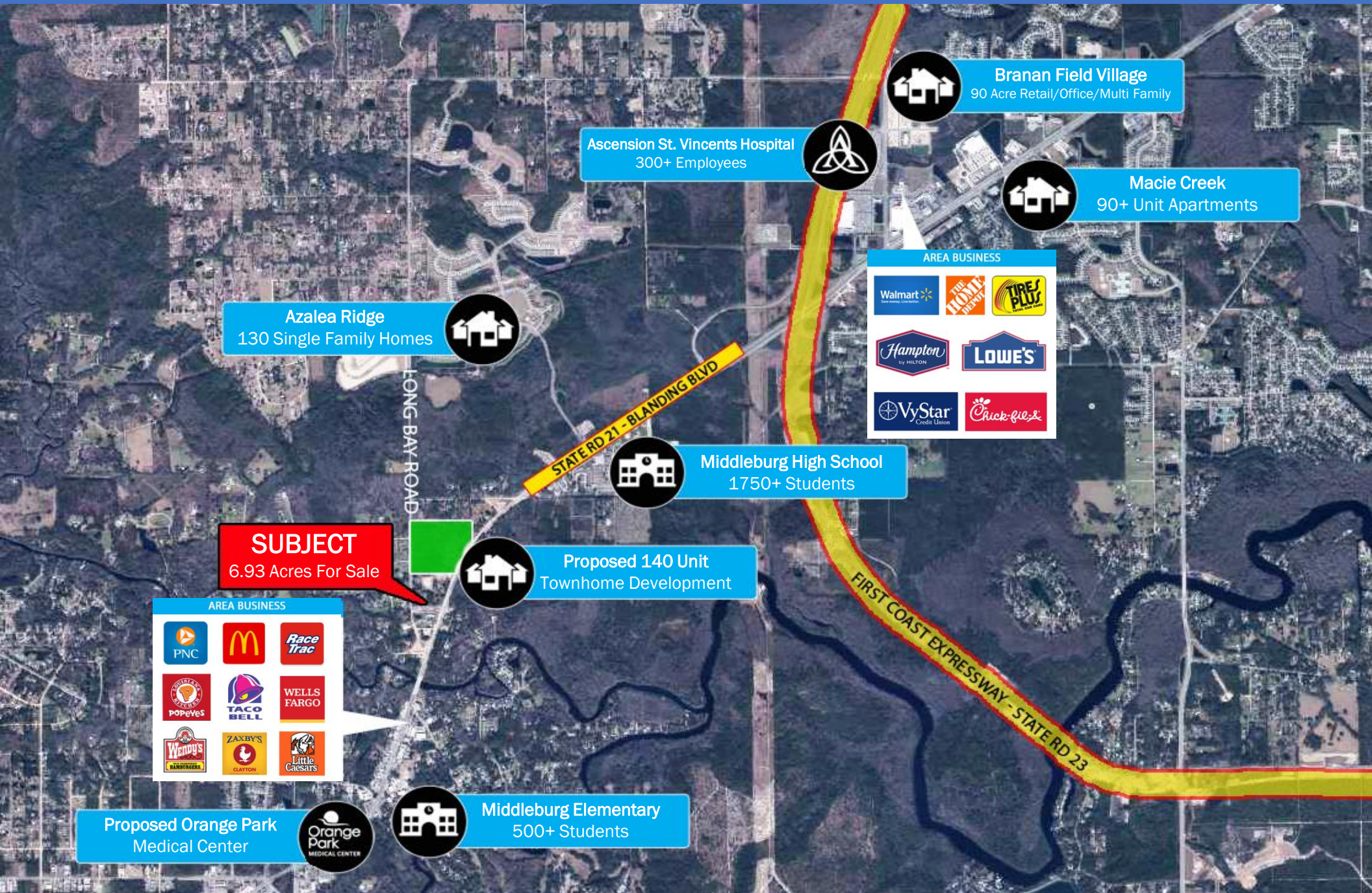
1895 Long Bay
Single Family Home: 2,302+- SF
Detached Garage 786+- SF
Land Size: 2.19 +- Acres

2334 Blanding
4.74+- Acres

2348 Blanding

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
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Azalea Ridge
130 Single Family Homes

Ascension St. Vincents Hospital
300+ Employees

Branan Field Village
90 Acre Retail/Office/Multi Family

Macie Creek
90+ Unit Apartments

AREA BUSINESS

Middleburg High School
1750+ Students

SUBJECT
6.93 Acres For Sale

Proposed 140 Unit Townhome Development

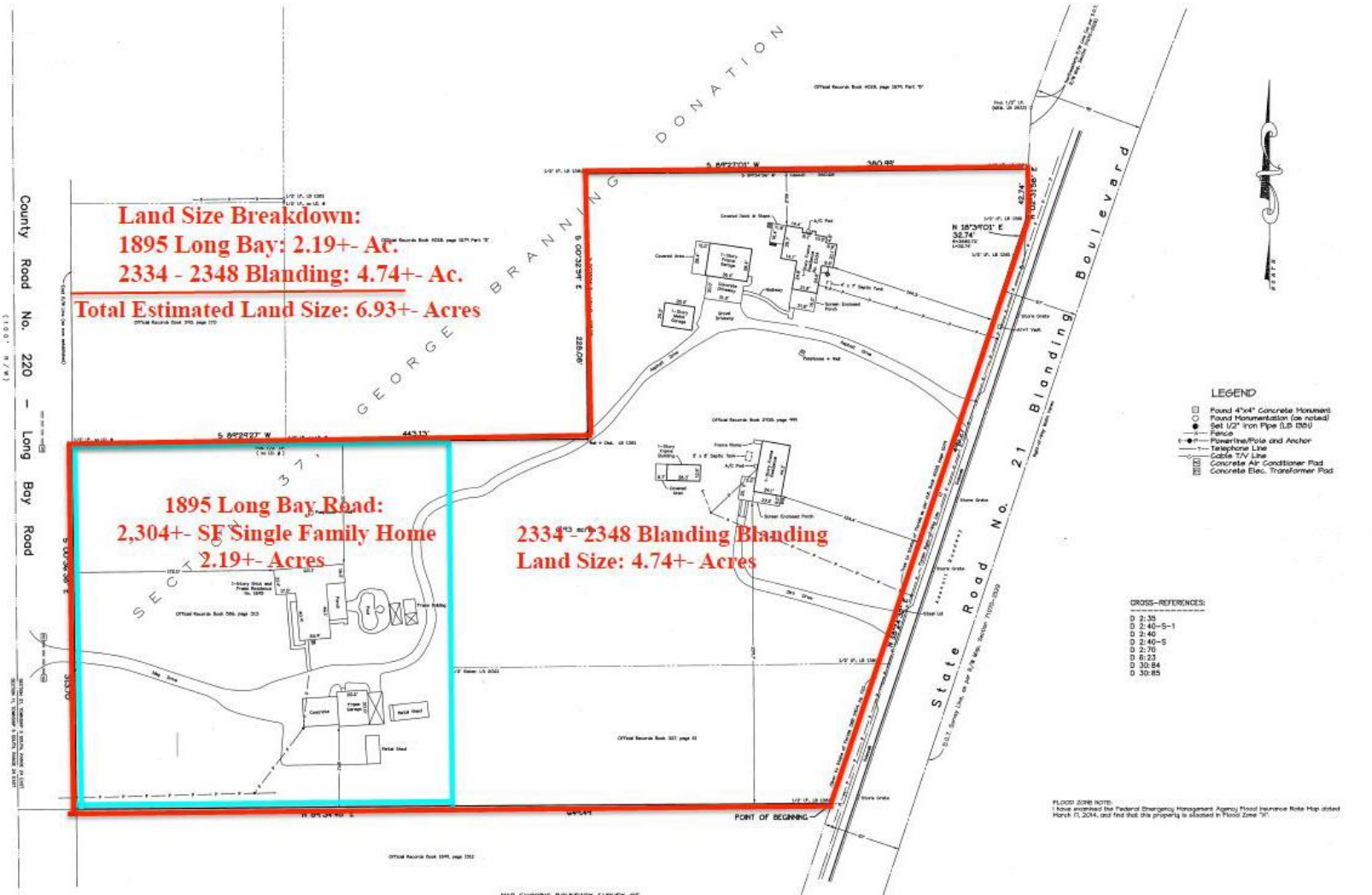
AREA BUSINESS

Proposed Orange Park Medical Center

Middleburg Elementary
500+ Students

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



GENERAL NOTES

- Bearings shown herein are based on the record bearing of N 10°24'52" E for the Historic R/W line of State Road No. 21.
- This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
- Underground utilities existing or crossing the property have not been located or shown.
- Easements shown herein are for drainage and utilities unless noted otherwise.
- The survey depicts visible improvements only; no underground improvements or findings were located.

A parcel of land situated in the George Branning Donation, Section 37, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more or less the intersection of the south line of those lands described in Official Records Book 327, page 51 of the public records of said county with the westerly right-of-way line of State Road No. 21 (Blanding Boulevard) as described in Official Records Book 3404, page 720 and Official Records Book 4025, page 1078 of said public records, thence on said westerly line, North 15 degrees 24 minutes 32 seconds East, 456.27 feet, thence continue on said westerly line and along the arc of a curve concave westerly and having a radius of 3096.72 feet, an arc distance of 32.74 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 39 minutes 01 second East, 32.74 feet, thence continue on said westerly line, North 02 degrees 31 minutes 58 seconds East, 42.74 feet to a south line of those lands described in Official Records Book 4025, page 567 (Part B) of said public records, thence on said south line, South 04 degrees 27 minutes 01 second West, 350.74 feet, thence South 02 degrees 33 minutes 59 seconds East, 228.00 feet, thence South 89 degrees 29 minutes 27 seconds West, 443.32 feet to the east line of County Road No. 220 (Long Bay Road), thence on said east line, South 00 degrees 36 minutes 30 seconds East, 313.70 feet to the south line of those lands described in Official Records Book 396, page 312 of said public records, thence on said south line, and on the south line of said lands described in Official Records Book 327, page 51, North 04 degrees 34 minutes 46 seconds East, 649.48 feet to the point of beginning, being 6.93 acres, more or less, in area.

Certified for Richard Trew

Date of survey: September 24, 2021

FF No. 38,161a Field Book 1636:17

Job No. 43015-B

Scale 1" = 40'

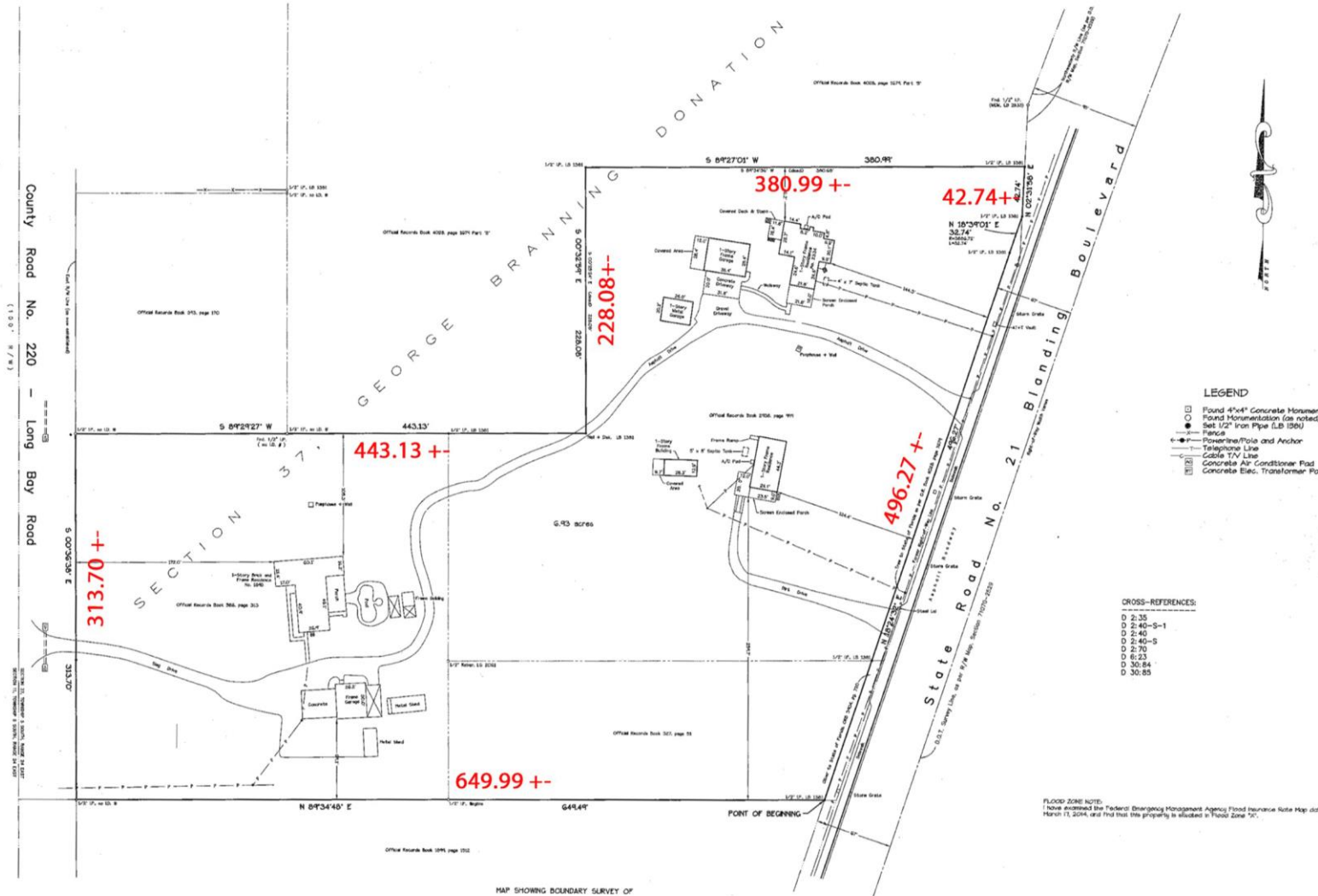
NO FIELD VERIFY THE SHOWN AND THE ORIGINAL SURVEY BOOK OF A FLOOD ZONED SURVEYOR AND ASSETS

Hardy & Eiland
 Harold J. Eiland
 License No. 15 2518

Eiland & Associates, Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 Certificate of Authorization No. 18 1381
 815 BLANDING BOULEVARD
 ORANGE PARK, FLORIDA 32068
 TELEPHONE: (904) 272-1000

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of N 89°24'52" E for the westerly RM line of State Road No. 21.
2. This survey was based on documents provided and was not constructed for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown. Easements shown hereon are for drainage and utilities unless noted otherwise.
4. This survey depicts visible improvements only no underground improvements or footings were located.

MAP SHOWING BOUNDARY SURVEY OF
A parcel of land situated in the George Brannin Donation, Section 31, Township 9 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:
Begin at the intersection of the south line of those lands described in Official Records Book 327, page 51 of the public records of said county with the westerly right-of-way line of State Road No. 21 (Blanding Boulevard) as described in Official Records Book 3904, page 723 and Official Records Book 4028, page 1674 of said public records; thence on said westerly line, North 10 degrees 24 minutes 32 seconds East, 496.27 feet; thence continue on said westerly line and along the arc of a curve concave easterly and having a radius of 3586.72 feet, an arc distance of 32.74 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 34 minutes 01 second East, 32.74 feet; thence continue on said westerly line, North 02 degrees 31 minutes 50 seconds East, 42.74 feet to a south line of those lands described in Official Records Book 4028, westerly line, North 02 degrees 31 minutes 50 seconds East, 228.09 feet; thence on said south line, South 04 degrees 27 minutes 01 second West, 380.91 feet; thence South 00 degrees 32 minutes 24 seconds East, 228.09 feet; thence on said east line, South 00 degrees 36 minutes 30 seconds East, 313.70 feet to the east line of County Road No. 220 (Long Bay Road); thence on said east line, South 00 degrees 36 minutes 30 seconds East, 313.70 feet to the south line of those lands described in Official Records Book 304, page 313 of said public records; thence on said south line, and on the south line of said lands described in Official Records Book 327, page 51, North 04 degrees 34 minutes 46 seconds East, 649.49 feet to the point of beginning, being 6.43 acres, more or less, in area.

Certified for: Richard Trux

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SCALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Harold I. Eiland
Harold I. Eiland
License No. 18 2514

Eiland & Associates, Inc.
PROFESSIONAL SURVEYORS & MAPPERS
Certificate of Authorization No. LB 1381
6115 BLANDING BOULEVARD
ORANGE PARK, FLORIDA 32065
TELEPHONE: (904) 272-1000

➔ AERIAL PHOTOS



View Looking North



View Looking South



View Looking SE From Long Bay



View Looking East

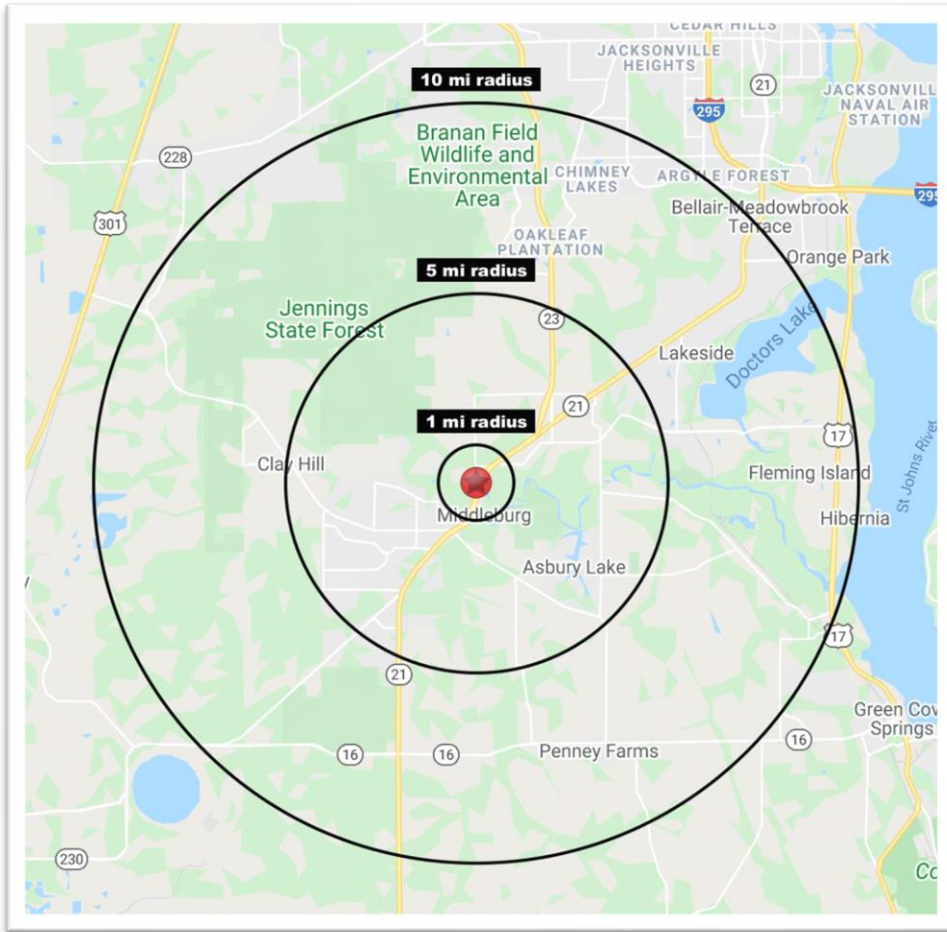


View Looking Southwest



View Looking West

Area Demographics



	1 MILE	5 MILES	10 MILES
2023 Population	1,119	55,852	193,350
2026 Projected Population	1,266	62,029	210,362
2023 Total Households	399	19,036	67,457
2023 Projected Households	446	21,019	72,981
Average Household Income	74,239	86,324	94,621
2023 Median Age	40.6	37.4	38.6
2023 Total Housing Units	429	20,289	71,616
2023 Total Businesses	95	1,352	5,682