

AVAILABLE

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

Commercial Land
2.10 Acres ±



Commercial Land

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

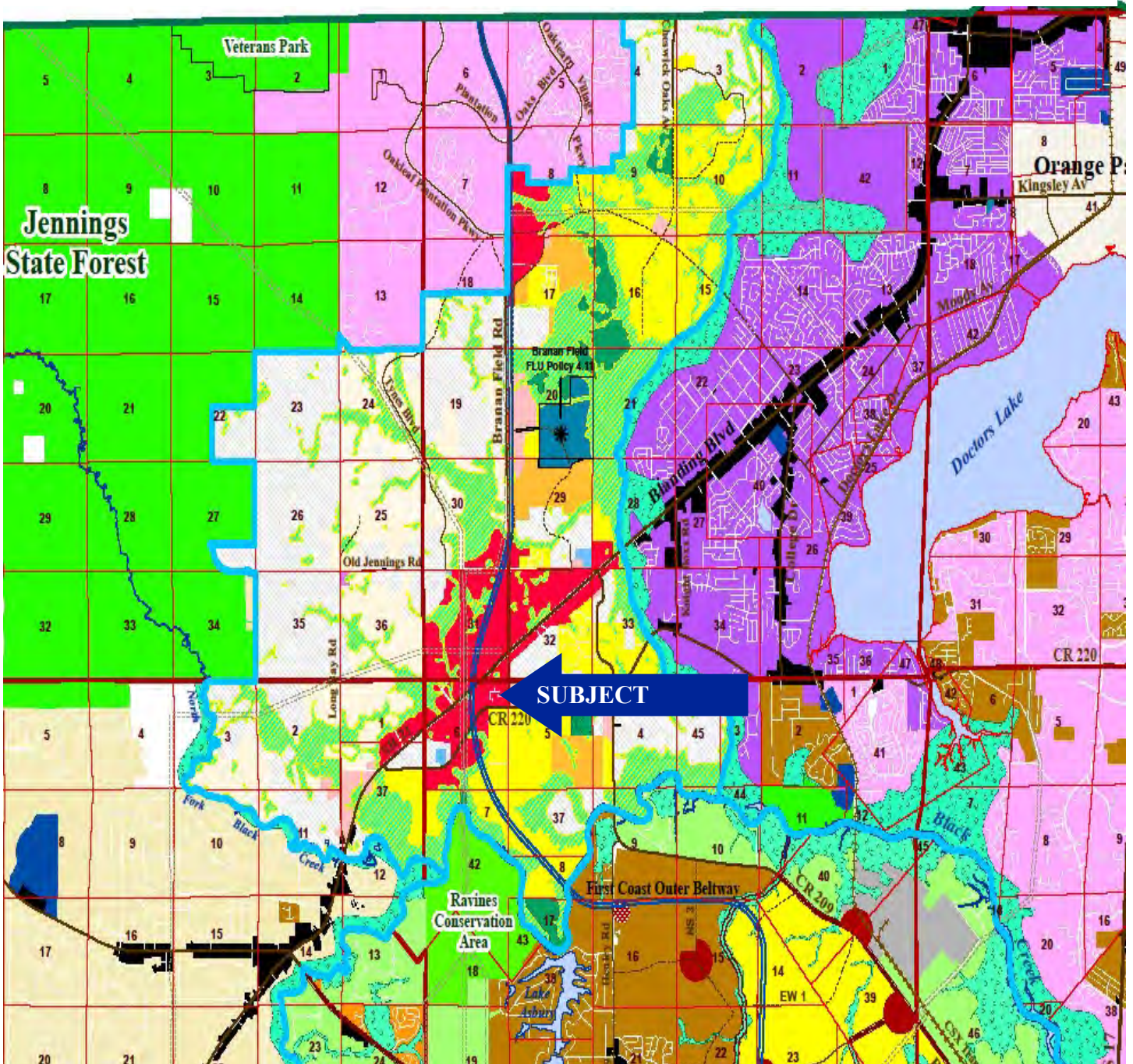
Price: \$899,000.00

Linda L. Daniels, CCIM
Broker –Principal
Cell: 904-304-7222
Email: ldaniels@lindadaniels.com

The information contained herein has been obtained from sources believed reliable. No warranty, representation, expressed or implied is made as to its accuracy, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The value and suitability of this transaction to you depends on tax, market and other factors which you should determine with the assistance of your tax, financial and legal



Branan Field Master Plan FLUM



Branan Field FLU Legend

