

COMMERCIAL SITE FOR SALE

138 COLLEGE DRIVE, ORANGE PARK, FL 32065

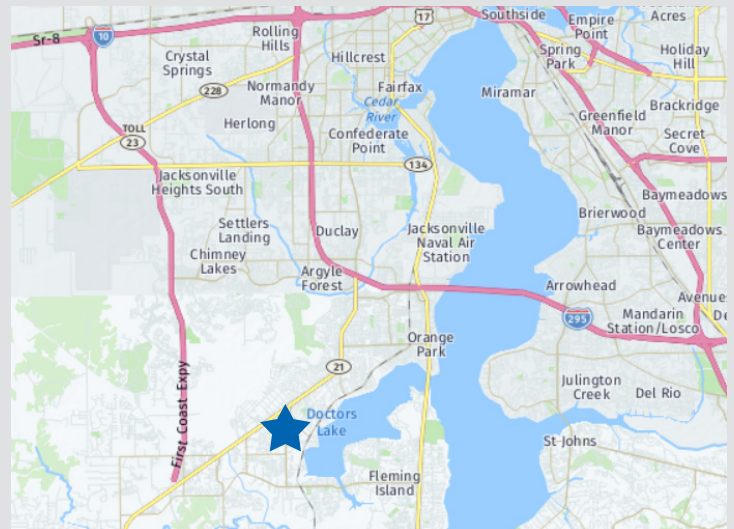


CLAY COUNTY LAND AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- ◆ ±5.43 acres
- ◆ College Drive near Blanding Blvd.
- ◆ ±575' frontage on College Drive
- ◆ Traffic Count: 20,000 on College Drive
- ◆ Zoned BB

Asking Price: \$1,350,000



For further information, please contact our exclusive agents:

Forrest Gibson, CCIM Senior VP / Principal
fgibson@phoenixrealty.net

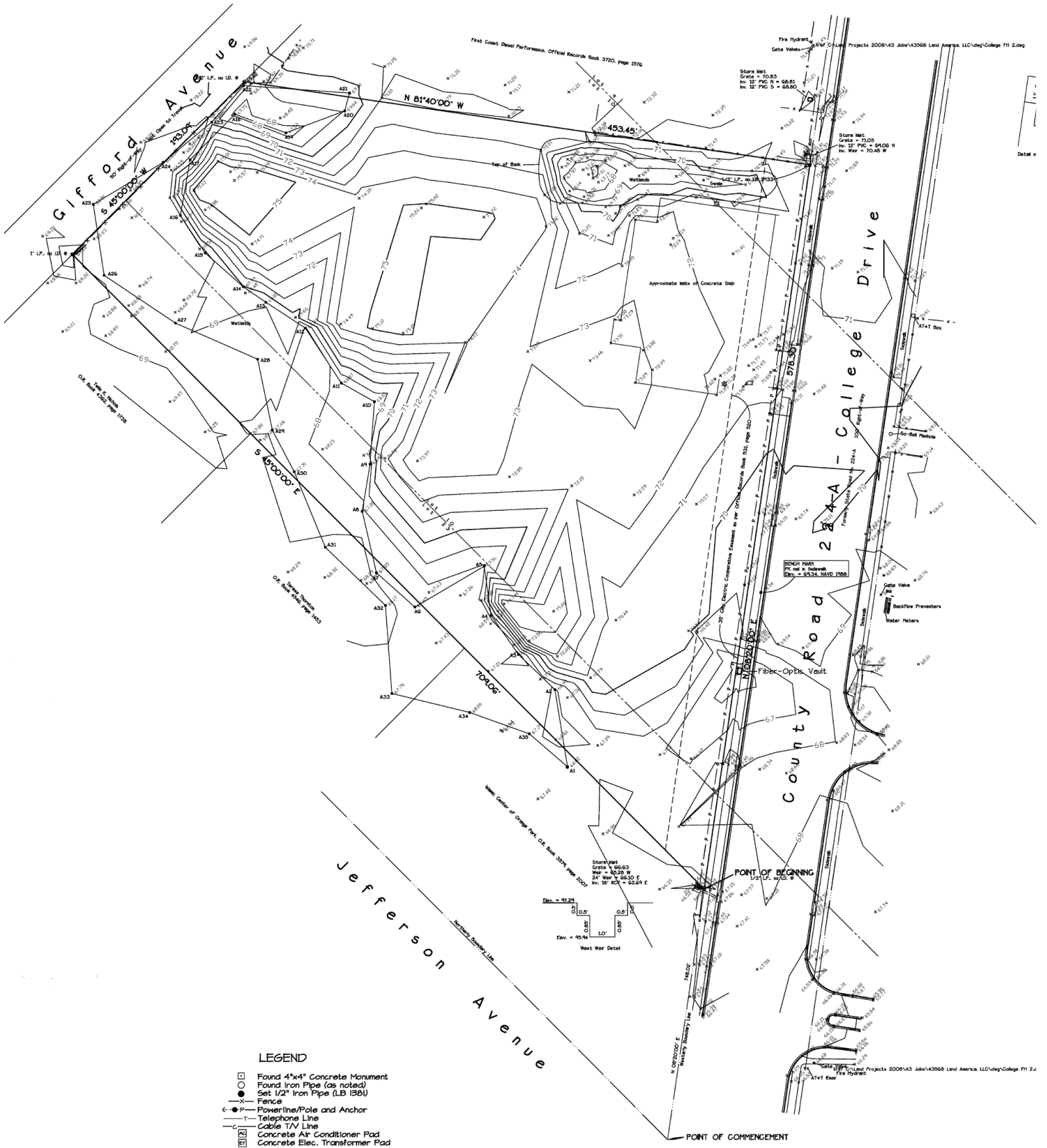
Ladson Montgomery Senior VP / Principal
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is 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 it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

BOUNDARY SURVEY



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