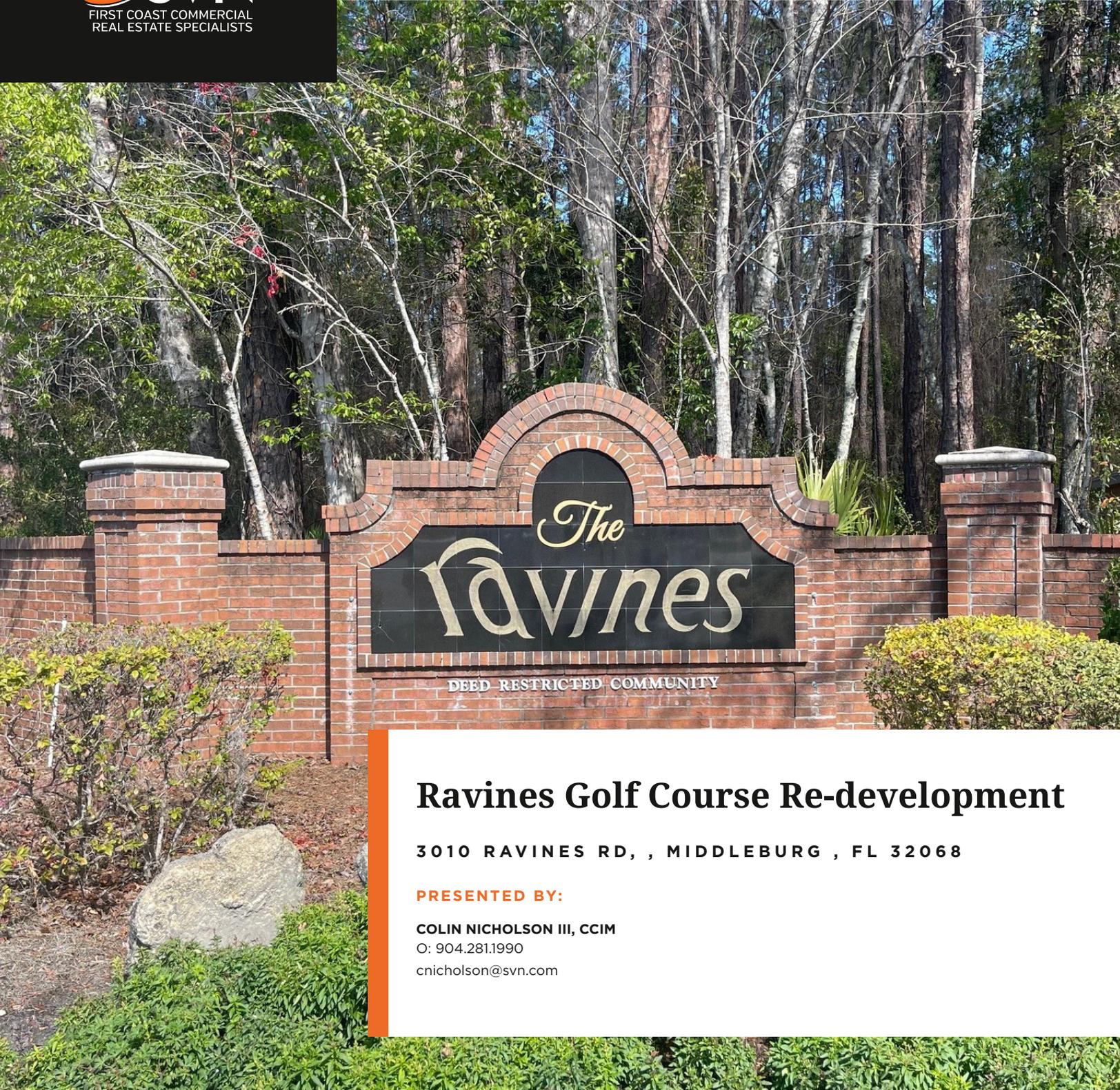




For Sale



Ravines Golf Course Re-development

3010 RAVINES RD, , MIDDLEBURG , FL 32068

PRESENTED BY:

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Property Information



PROPERTY HIGHLIGHTS

- 255 acres with 103 permitted acres for 116 SF Homes and 38 for townhomes/ multifamily.
- Utilities to the land
- Adjacent to nature preserve
- Located just ~5 miles from two new exits on the First Coast Expressway (SR 23) providing rapid access to Jacksonville and the surrounding region.
- Situated within a fully gated community featuring a guard house, ensuring premium privacy and limited through-traffic for residents.
- Boasts rare Florida elevation changes ranging from 5ft to 85ft and about 1.5 miles of scenic frontage along the South Fork Black Creek.
- Middleburg is one of Northeast Florida's fastest-evolving areas, with significant infrastructure investments driving long-term property value.



Entry Gate



PROPERTY SUMMARY

Discover a premier re-development opportunity within the Ravines community, spanning approximately 255 total acres of scenic Middleburg landscape. This project is strategically divided into a 103-acre residential development area and 130 acres of flexible open space. The site is entitled for 116 single-family homes and 38 multi-family units, offering a perfect mix of housing nestled among unique ravine topography and waterfront views along South Fork Black Creek. For those looking to create a true destination, the additional 130-acre parcel provides the incredible potential to be reimaged as an 18-hole golf course, professional driving range, or a sprawling passive park system.

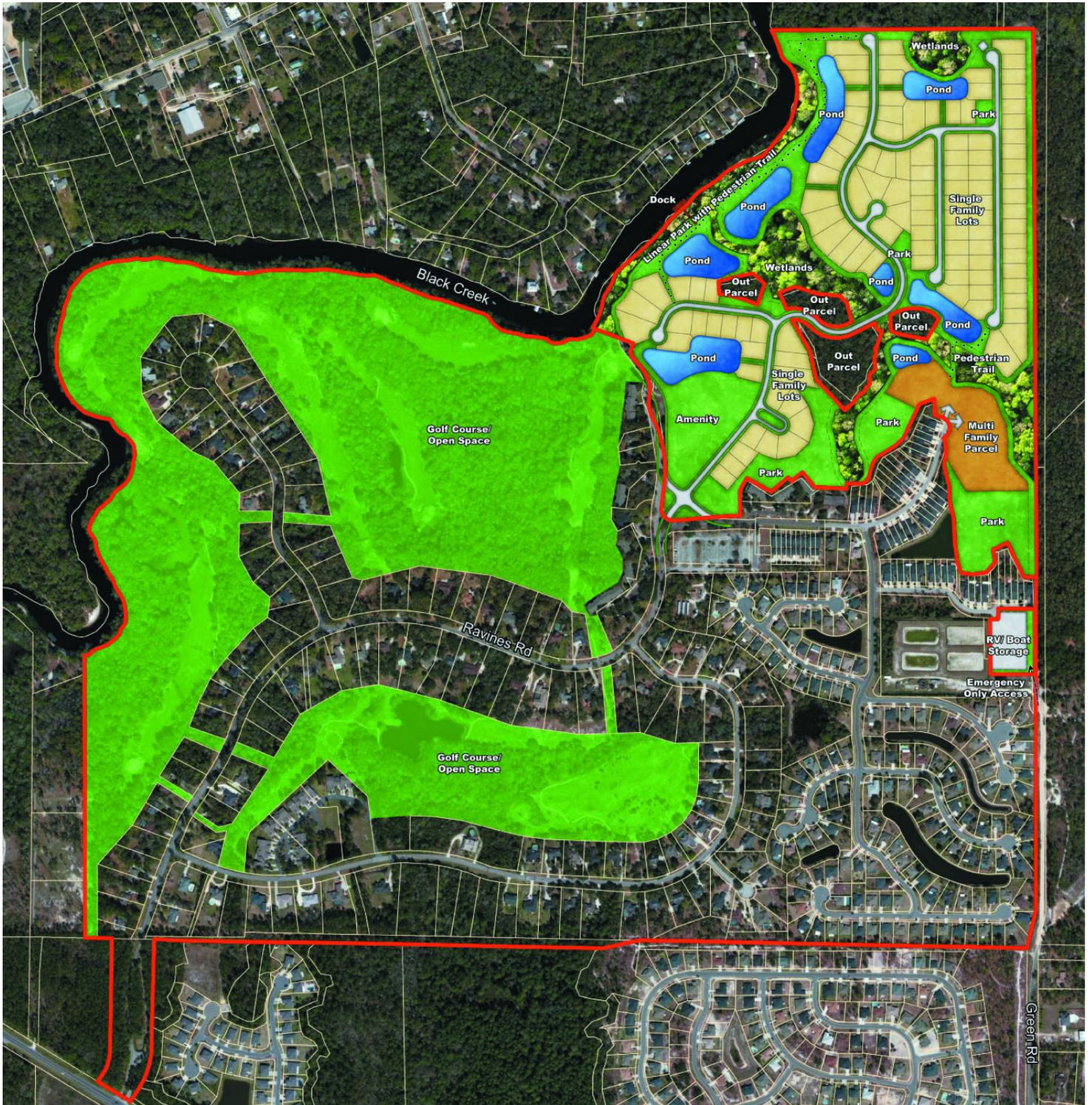


PROPERTY HISTORY

The Ravines Club and Lodge, a gated golf course community designed by Mark McCumber and Ron Garl, was opened in the late 1970's. Over time, nearly 500 homes and condos were built in The Ravines. The course was closed in 2006.

The remaining terrain offers stunning landscapes with elevation changes uncharacteristic of most of Florida. Picturesque vistas have become locations for marvelously scenic home lots with natural views of hardwoods, mature live oaks and native pines as well as stunning ravine views for some lots.

AERIAL PUD OUTLINE

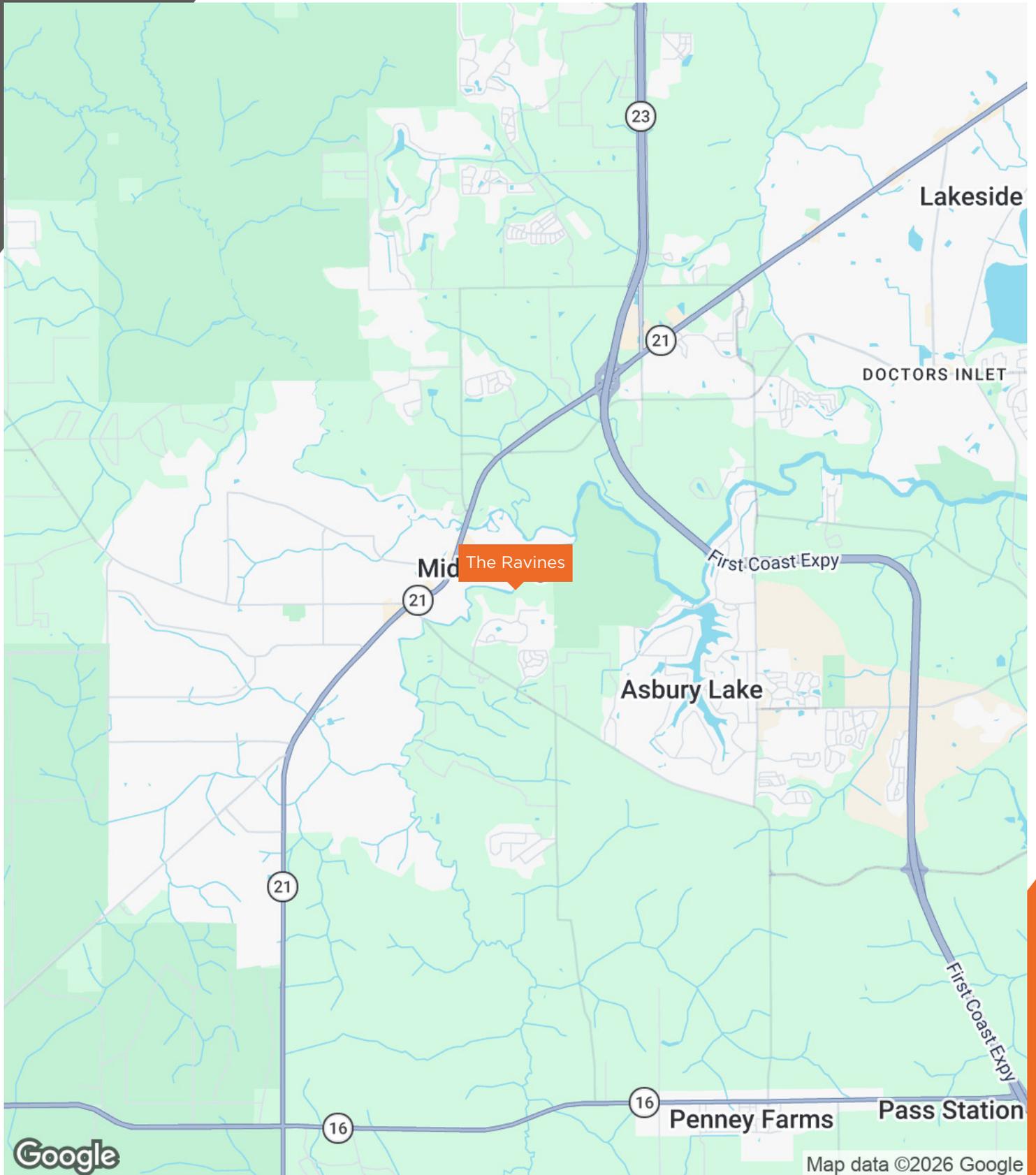




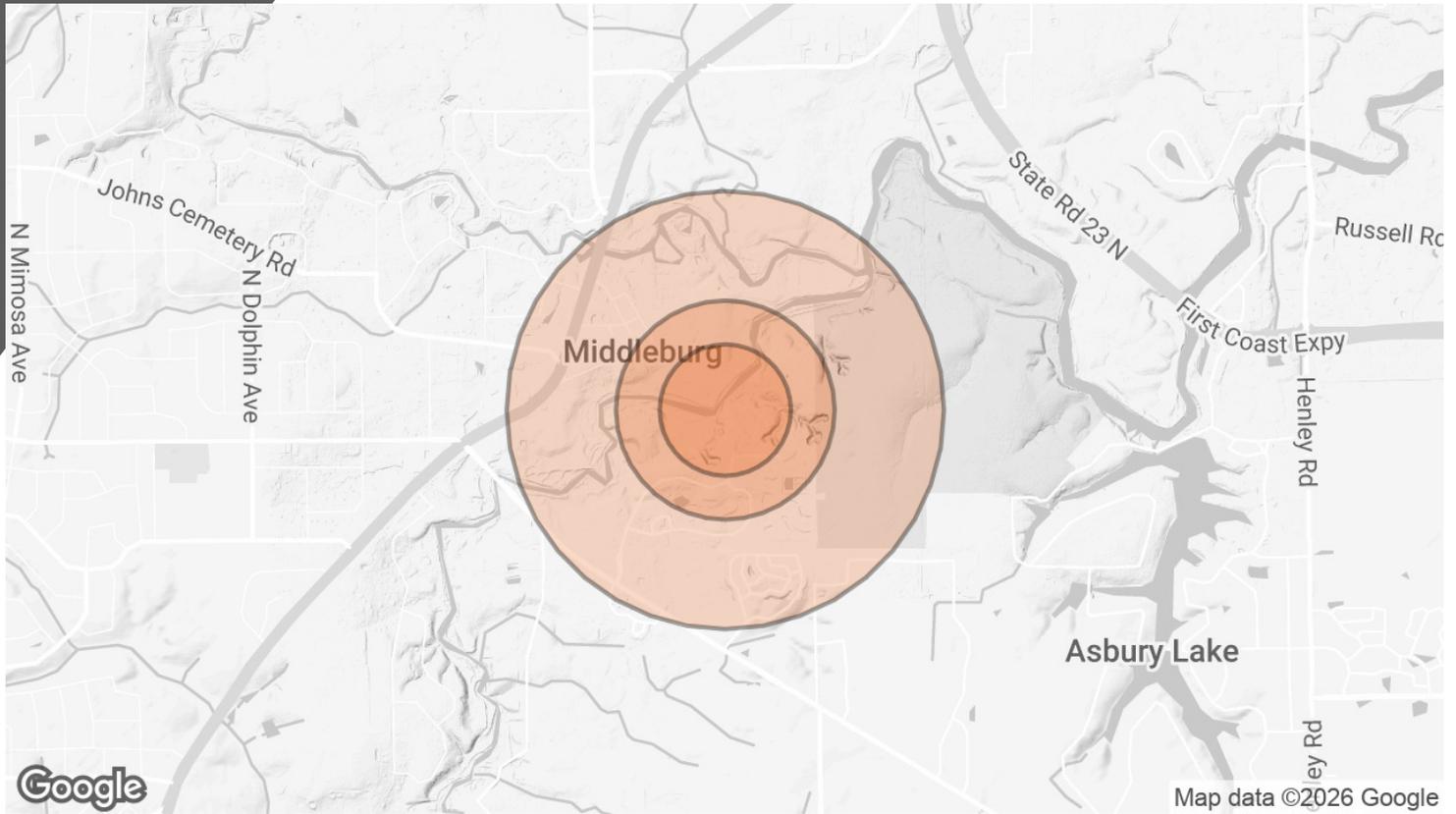
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REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	201	569	2,437
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	73	207	894
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$84,448	\$84,183	\$83,986
AVERAGE HOUSE VALUE	\$412,480	\$402,916	\$394,472

Demographics data derived from AlphaMap

MEET THE TEAM



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