

# SALE

## BAXLEY ROAD

Middleburg, FL 32068



### PROPERTY DESCRIPTION

Prime commercial land positioned just off County Road 220 with quick access to State Road 23 and Blanding Boulevard, two of Clay County's most active growth corridors. This well-located site benefits from strong area traffic, expanding residential and commercial development, and excellent regional connectivity to Jacksonville and surrounding communities. Ideal for retail, service, or neighborhood commercial uses, the property offers outstanding visibility and accessibility in a rapidly developing area known for increasing demand for new businesses and services.

### PROPERTY HIGHLIGHTS

- 2-Acre Commercial Lot!
- Across County Road 220!
- Near State Road 23 and Blanding Boulevard!
- BFCC Future Use Land!
- Close to Annual Average Daily Traffic (AADT) of 49,000!
- Available Now!

### OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	2 Acres
Zoning:	BFPUD

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	434	1,413
Total Population	291	1,173	3,928
Average HH Income	\$87,505	\$86,554	\$84,820

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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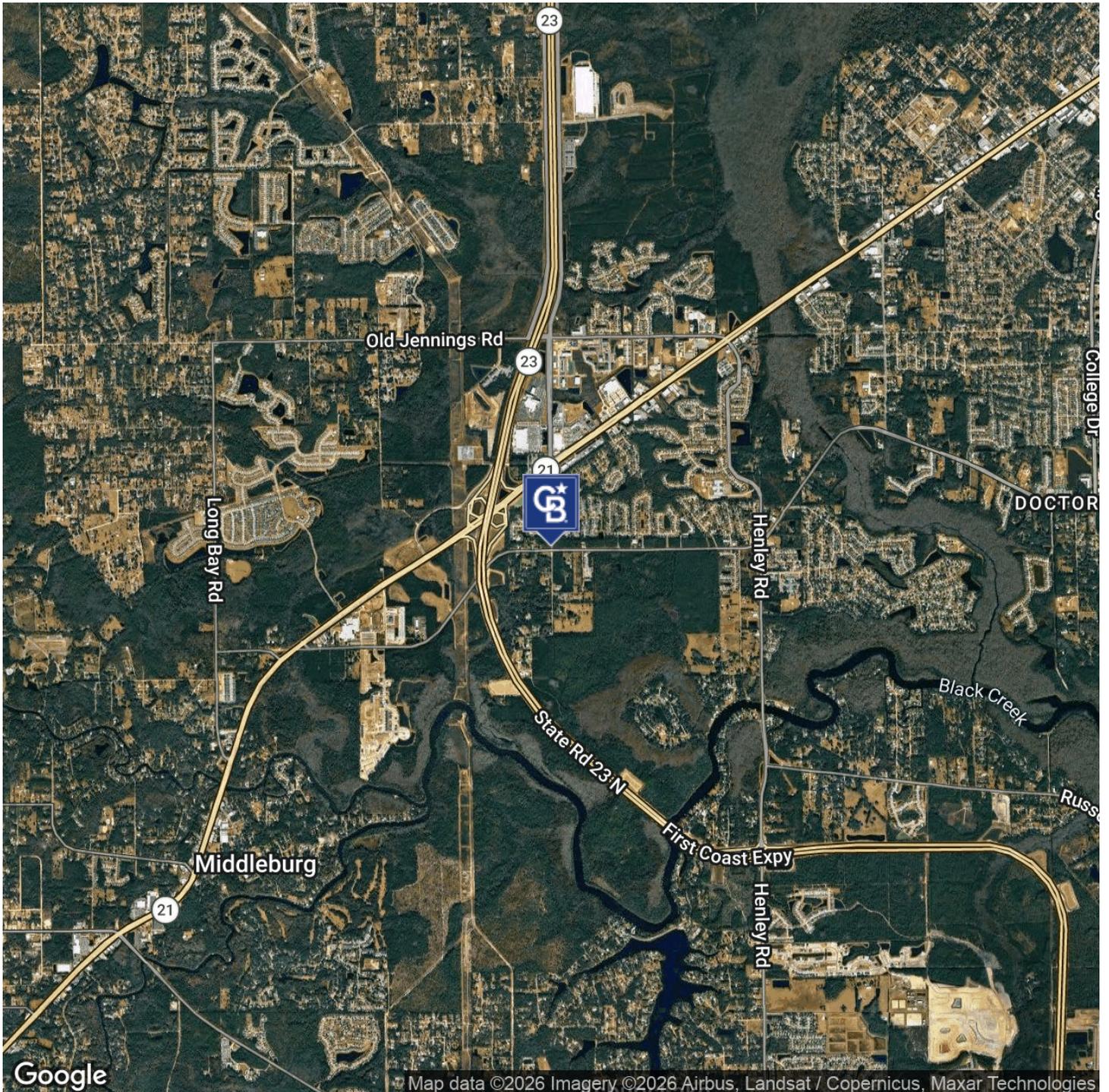


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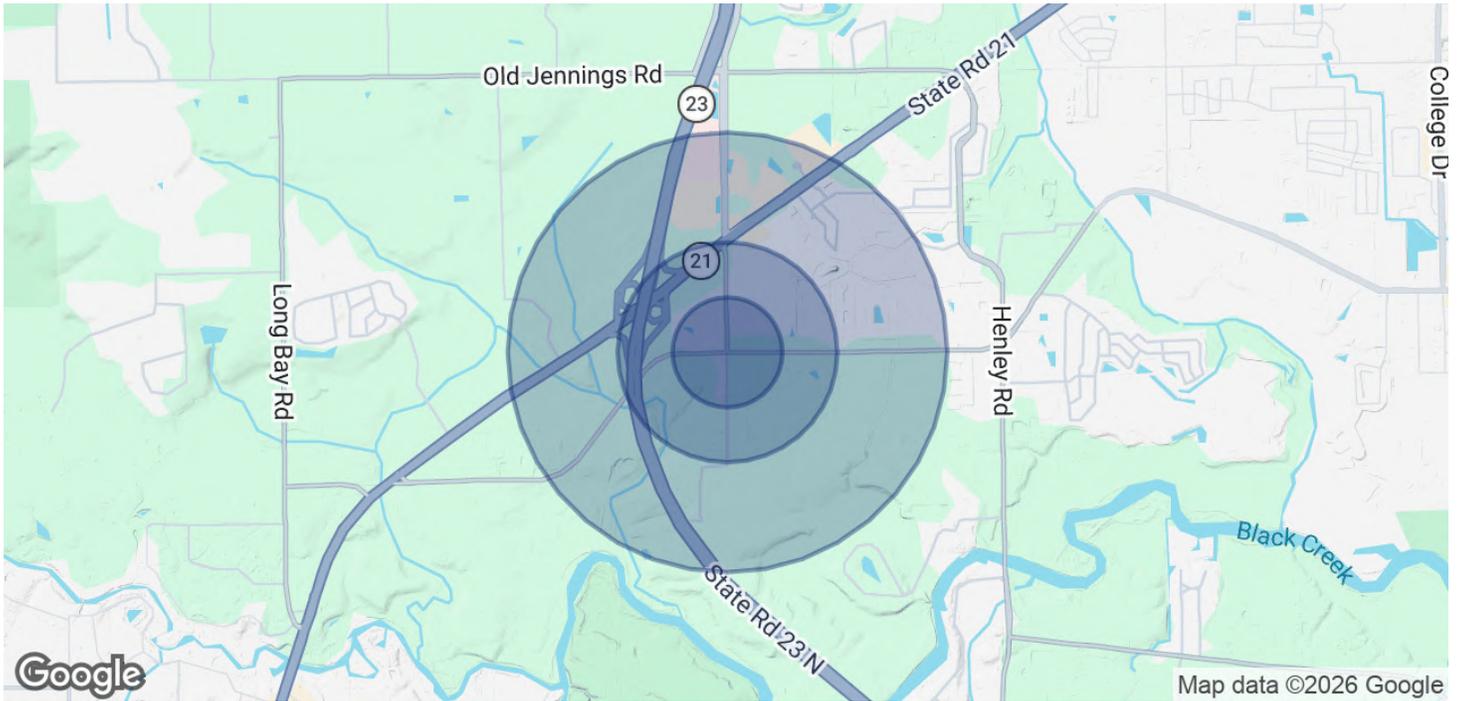


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### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	291	1,173	3,928
Average Age	35.7	35.7	35.7
Average Age (Male)	34	33.9	34.1
Average Age (Female)	38.5	38.5	37.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	434	1,413
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$87,505	\$86,554	\$84,820
Average House Value	\$231,666	\$231,135	\$246,838

2023 American Community Survey (ACS)

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