

SALE / LEASE

BLANDING BLVD

Middleburg, FL 32068



PROPERTY DESCRIPTION

Almost 30 acres of Commercial BB-zoned land, situated on the north end of Clay County Regional Park. With +/-19.21 acres of uplands and BB zoning, this property is perfect for a small bay warehouse development, offering an ideal location with ample space and zoning flexibility.

PROPERTY HIGHLIGHTS

- 1,280' of Frontage on Blanding Blvd!
- Seller Financing Available!
- Highly Desired BB Zoning!
- Available Now!

OFFERING SUMMARY

Sale Price:	\$599,999
Lease Rate:	\$500.00 Acre/month (NNN)
Available SF:	19.21 Acres
Lot Size:	29.28 Acres
Zoning:	BB
APN:	35-05-24-006700-119-00, 35-05-24-006700-119-01, 35-05-24-006700-119-02, 35-05-24-006700-174-01

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	758	17,003	64,572
Total Population	1,961	42,910	177,212
Average HH Income	\$71,003	\$73,910	\$84,113

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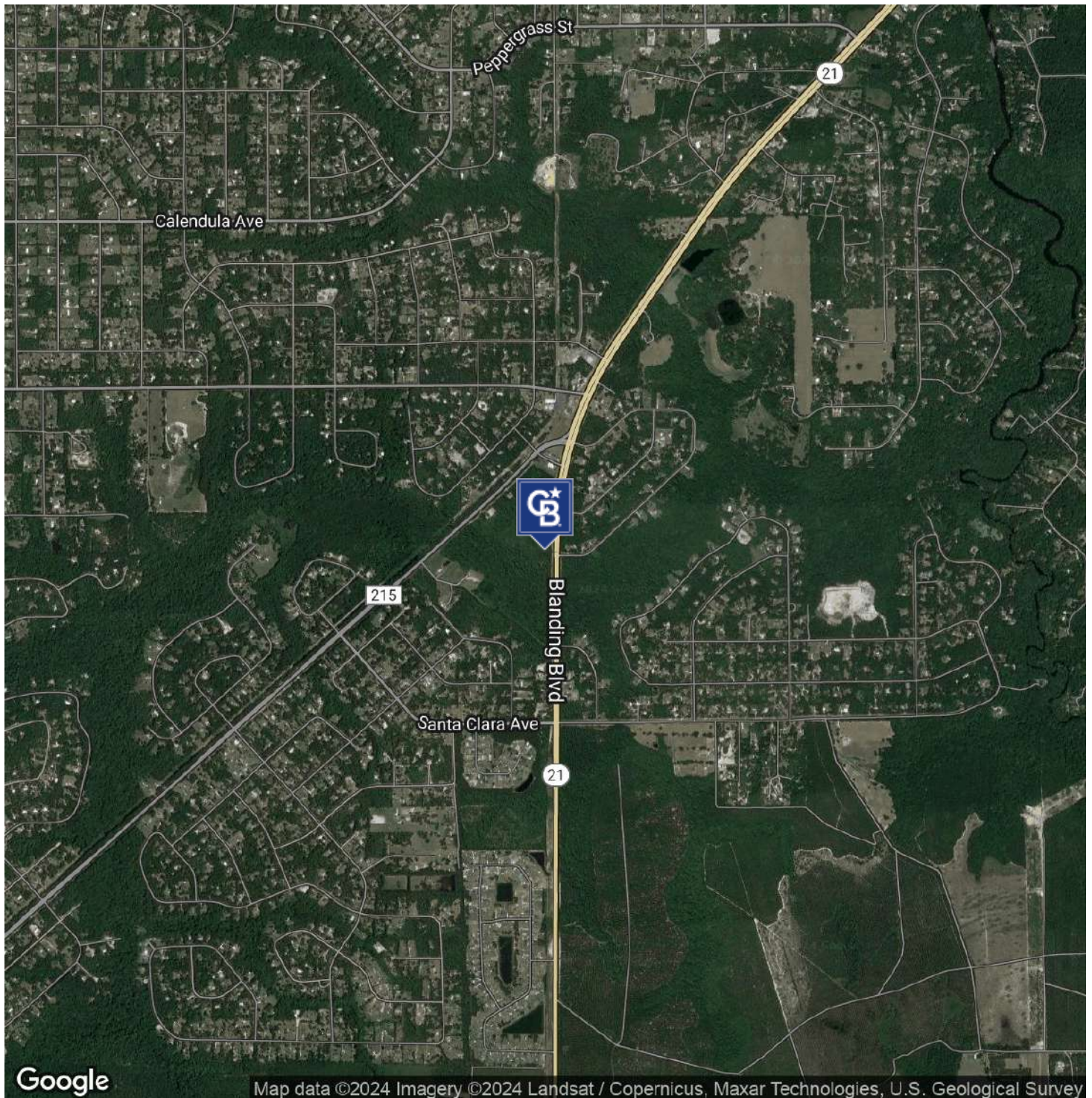


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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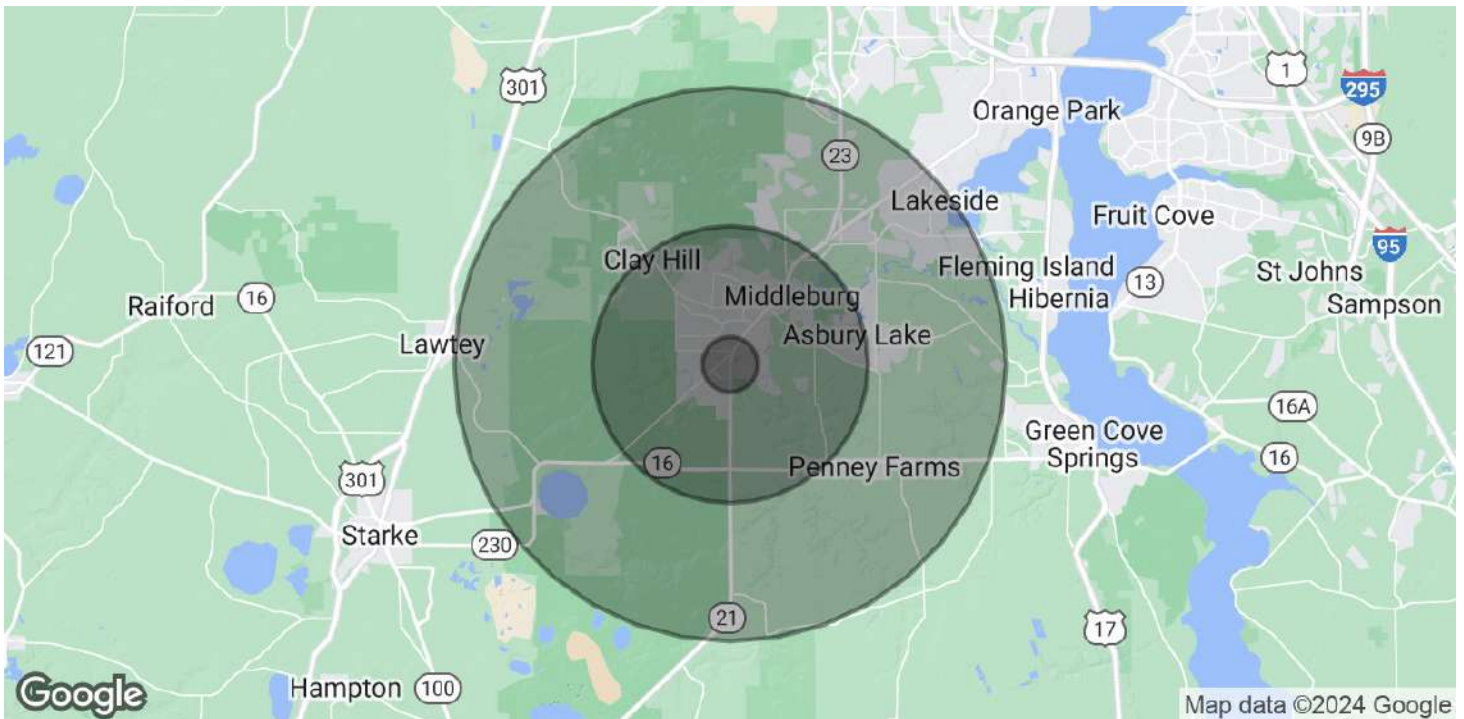


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,961	42,910	177,212
Average Age	34.6	41	39.2
Average Age (Male)	32.9	40.9	37.6
Average Age (Female)	41.4	41.7	40.5

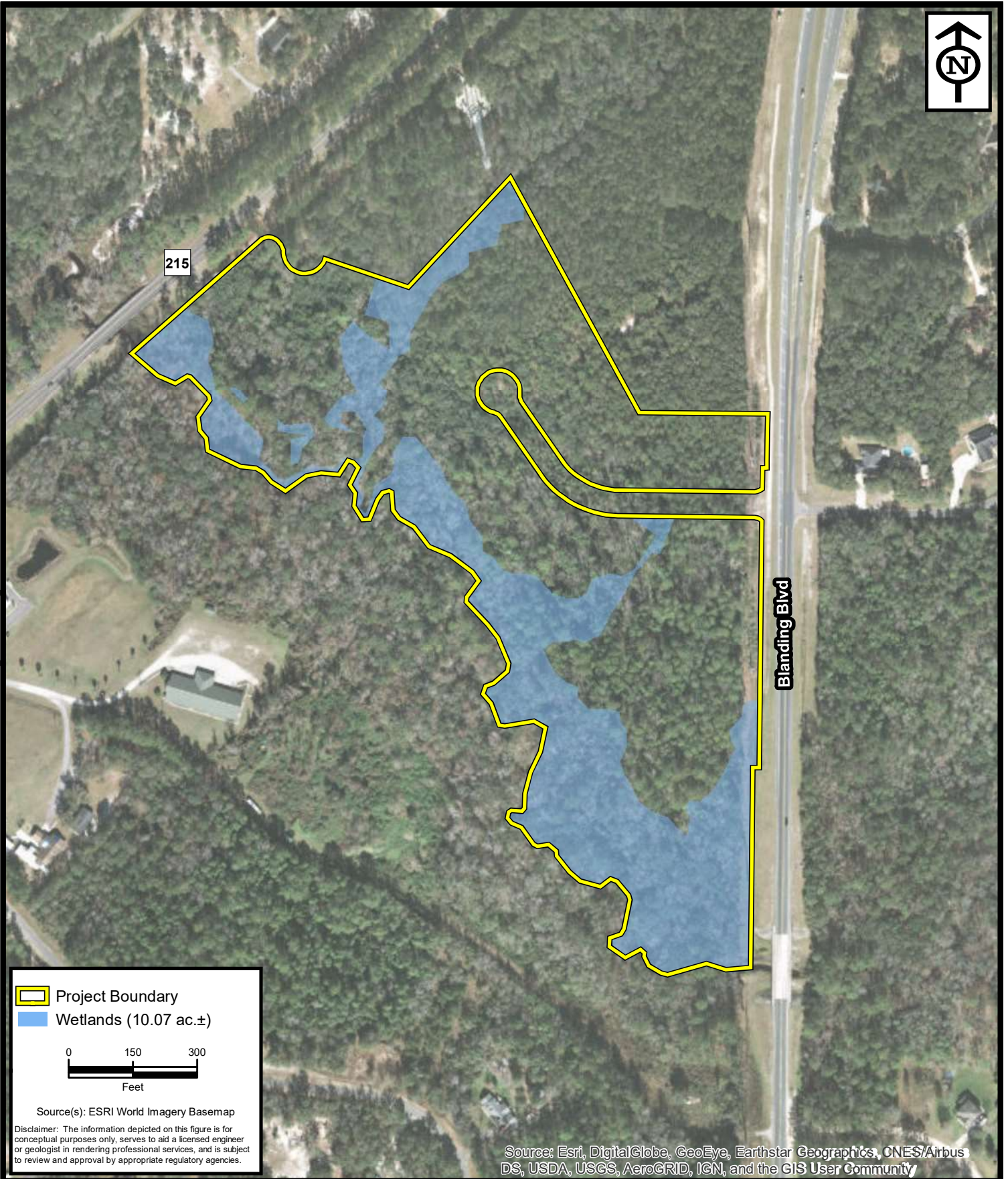
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	758	17,003	64,572
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$71,003	\$73,910	\$84,113
Average House Value	\$181,277	\$176,470	\$202,261

* Demographic data derived from 2020 ACS - US Census

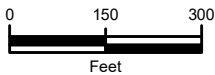
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- Project Boundary
- Wetlands (10.07 ac.±)



Source(s): ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Wetlands
Brown - Black Creek JD
Clay County, Florida

Project:	EJ18207.00
Date:	Aug 2018
Drawn By:	AA
Checked By:	JRN
Approved By:	BAA
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