

SALE

BROOKSIDE CT

0 Brookeside Court Middleburg, FL 32068



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Middleburg, FL! This property is zoned Vacant Residential, offering an ideal canvas for land or residential development. Conveniently located in the thriving Jacksonville area and easily accessible from a busy road, this prime piece of real estate is adjacent to a residential community and close to commercial properties, positioning it as the perfect location for future development. With the region experiencing rapid growth, this property presents a compelling opportunity for investors seeking to capitalize on the expanding real estate market. Don't miss out on the potential and possibilities this property has to offer!

PROPERTY HIGHLIGHTS

- Across from commercial properties, (Farm Bureau) on busy road in a rapid growing area and is next to a residential community. The property is currently zoned residential. Zoned: Vacant Residential
- - Ideal for Land / Residential investment
- - Conveniently located in the Jacksonville area

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	7.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,402	10,248	27,122
Total Population	3,883	28,779	76,104
Average HH Income	\$114,928	\$103,462	\$105,511

Ronald W Palmer
904 827 1717

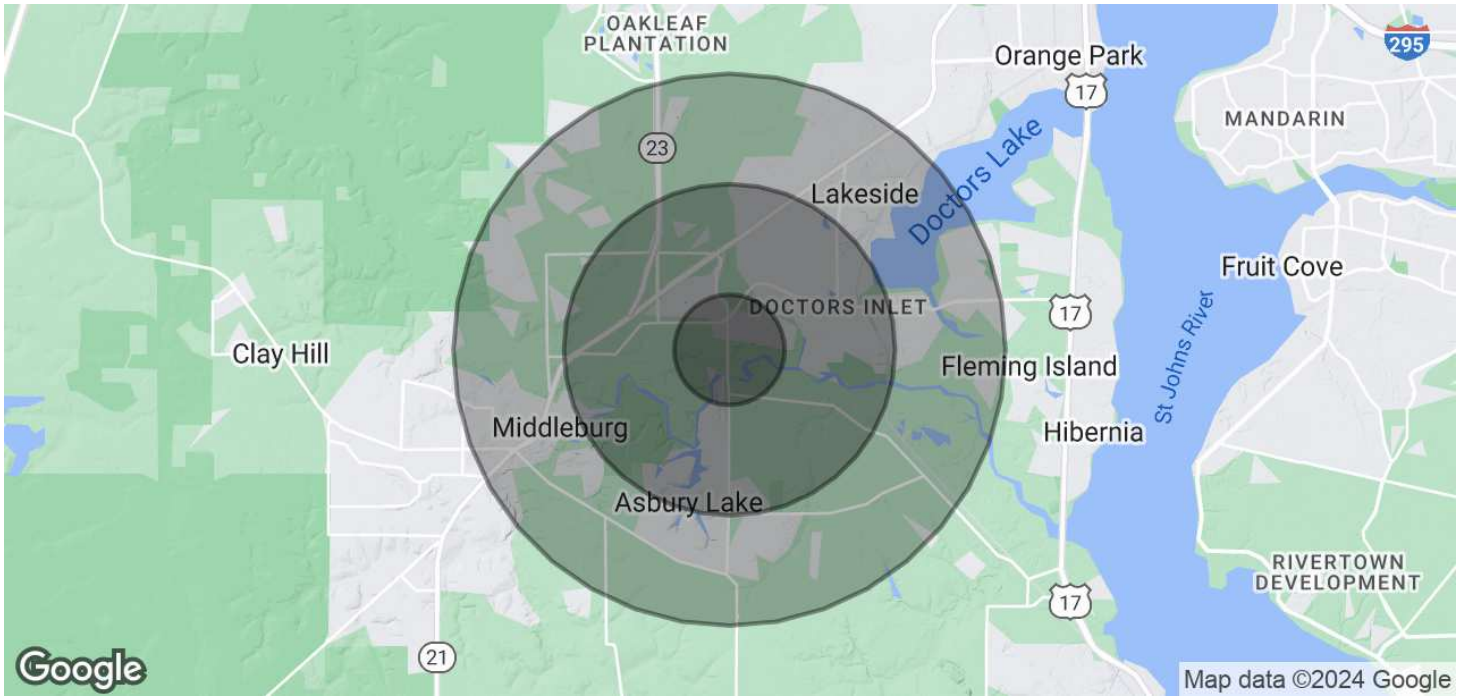


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,883	28,779	76,104
Average Age	42	40	40
Average Age (Male)	41	38	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,402	10,248	27,122
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$114,928	\$103,462	\$105,511
Average House Value	\$312,022	\$299,513	\$326,931

Demographics data derived from AlphaMap

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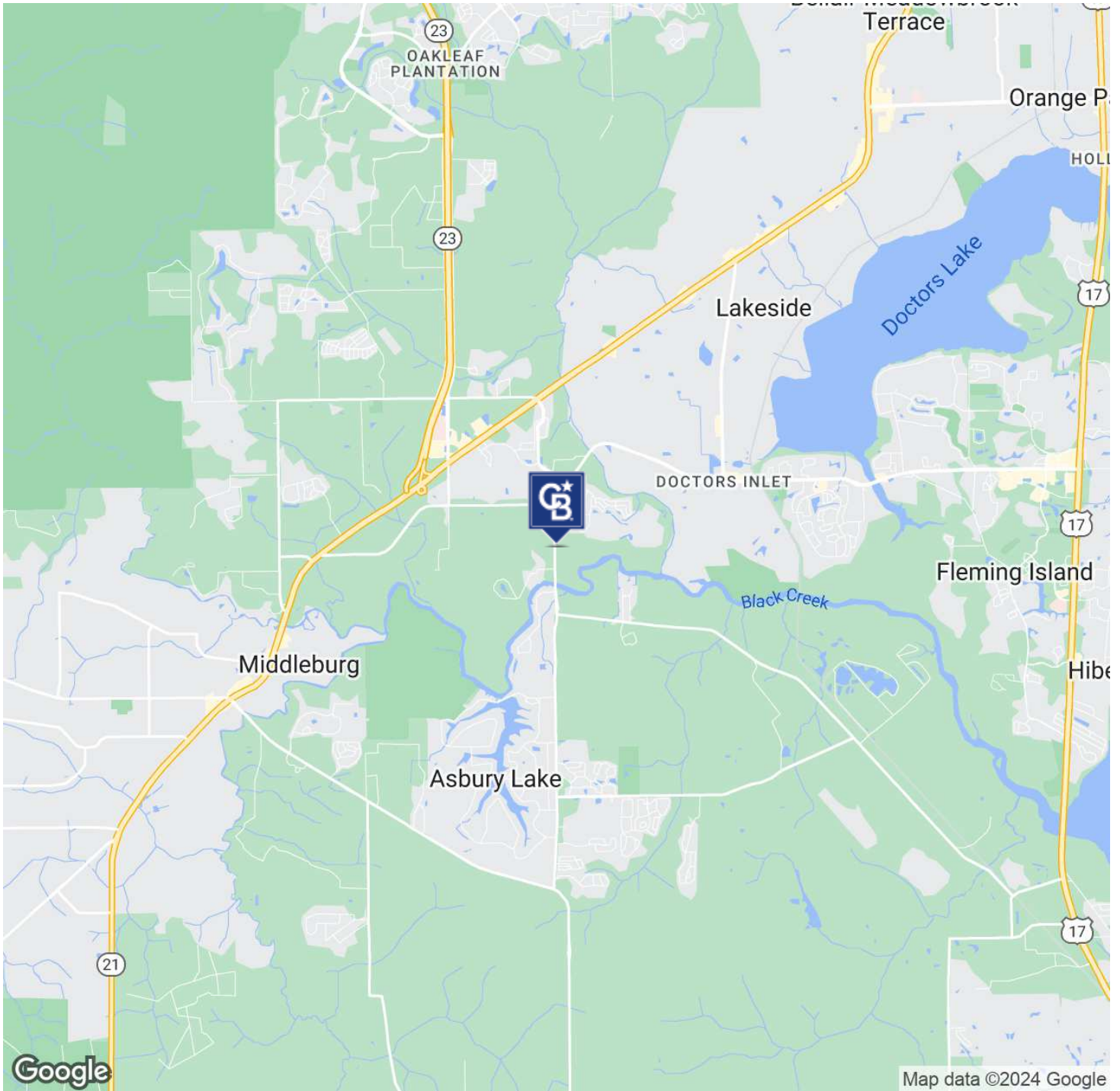


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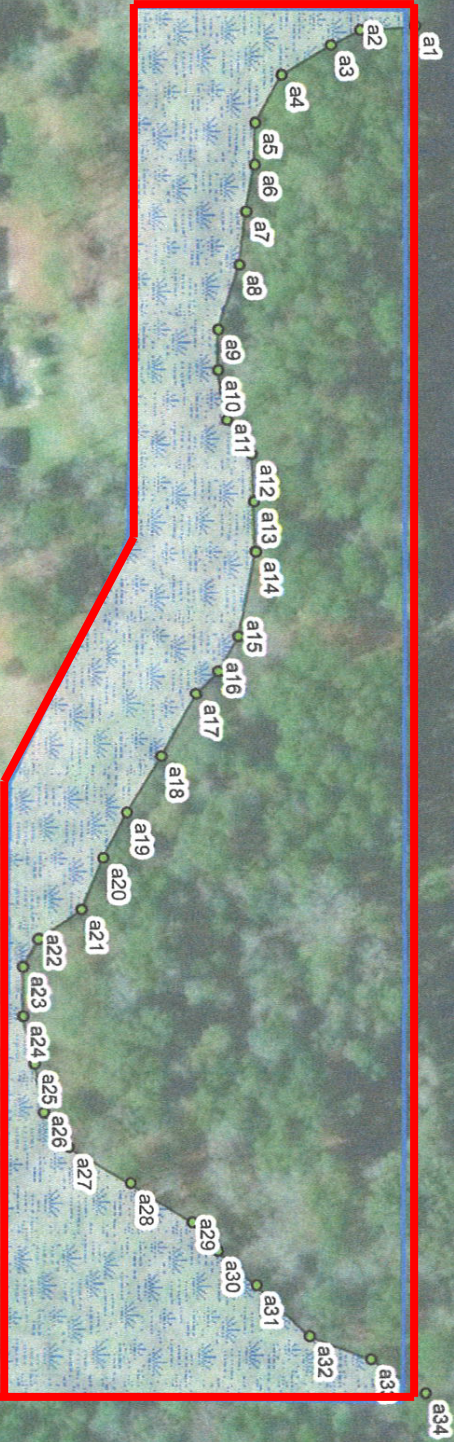
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Legend

- Subject Property +/- 7.90 ac.
- Approximate Wetlands +/- 3.04 ac.
- Wetland/GPS Points 5-17-2024

Sources: ESRI Aerial Basemap
 Information represented on this map is for planning purposes only.

0 75 150
 Feet


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.
 42 Masters Drive
 St. Augustine, FL 32094
 904-540-1786
 www.carterenv.com

Wetland Delineation Assessment Map
Hopper - Henley Road
 Clay County, Florida

Project: 5.24213

Date: May 17 2024


 Figure: 1