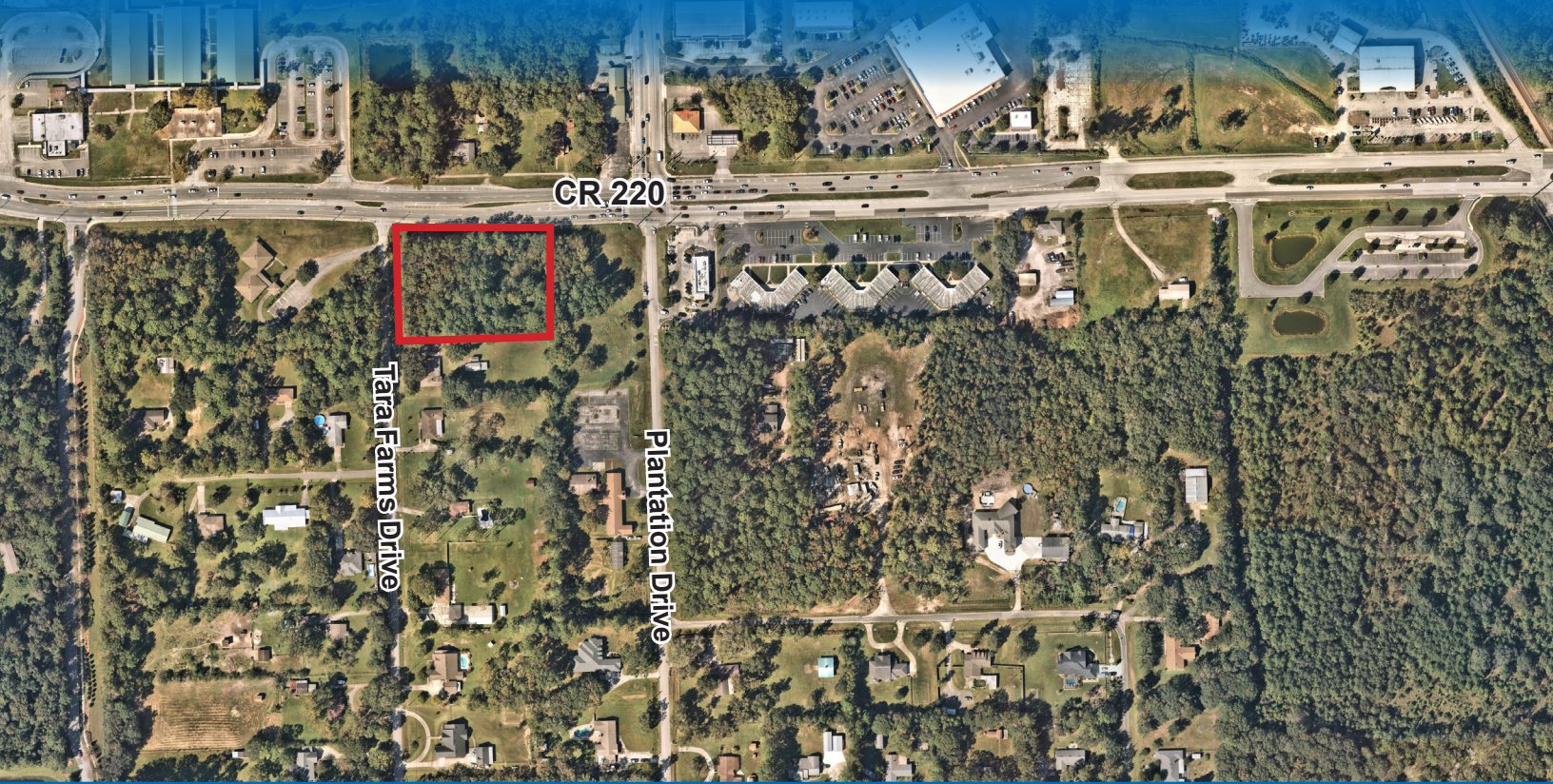


# COMMERCIAL SITE FOR SALE

CR 220 & TARA FARMS DRIVE | MIDDLEBURG, FL 32068

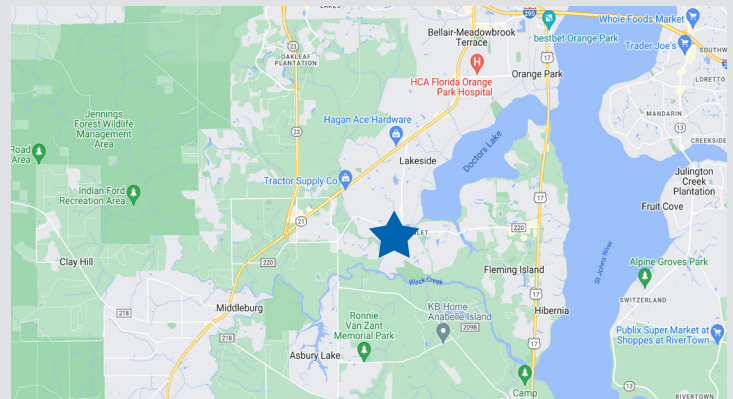


## CLAY COUNTY LAND AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS

- ◆ ±2.11 acres
- ◆ Near College Dr & CR-220 Intersection
- ◆ Halfway between Highway 17 & Blanding Blvd
- ◆ 360' frontage on CR-220
- ◆ Traffic Count: 33,000 on CR-220 and 20,000 on College Drive

**Asking Price: \$875,000**



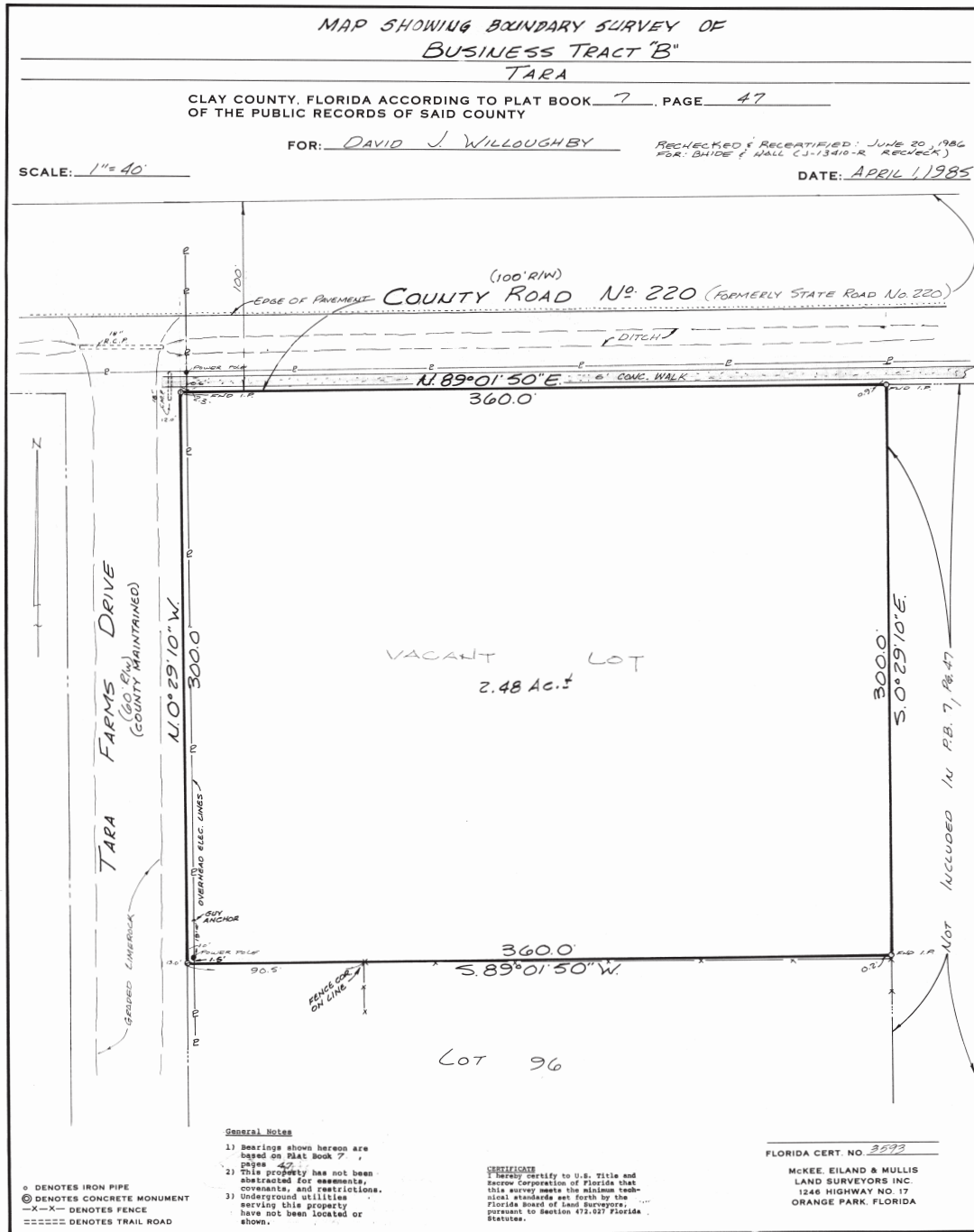
For further information, please contact our exclusive agents:

**Forrest Gibson, CCIM**  
Senior VP / Principal  
[fgibson@phoenixrealty.net](mailto:fgibson@phoenixrealty.net)

**NEWMARK**  
PHOENIX REALTY GROUP  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

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.

# BOUNDARY SURVEY



FILE NO. D11A:103

FIELD BOOK 1156:23

JOB 9986 R

CHECKED: