

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

3888 Palmetto Street
Middleburg, FL 32068

PROPERTY DESCRIPTION

- Estimated Land Size: 1.18+- acres
- Zoning: BA 2
([Click for BA 2 Zoning Description](#))
- Frontage/Access:
Palmetto – 150'
Hollywood – 343'
Harvard – 150'
- AADT: 37,000 +- Cars (Blanding Blvd.)
- Utilities: City water, electric & sewer
- Location: In the path of major growth the subject is situated in the heart of downtown Middleburg. Contiguous to U.S. Post Office and in close proximity to Ascension St. Vincent's Hospital, Orange Park Medical Center (under construction) and State Road 23/Outer Beltway.
- Sales Price: \$259,495.00



The Cordell Group
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 *Visit Our Website For Complete Listings*

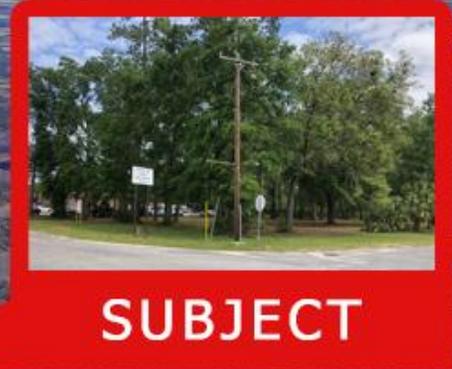
The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Branan Field Village
90 Acre Retail/Office/Multi Family

Ascension St. Vincent



Azalea Ridge
130 Single Family Homes

Middleburg High School
1750+ Students



Middleburg Elementary
500+ Students

Orange Park Medical Center



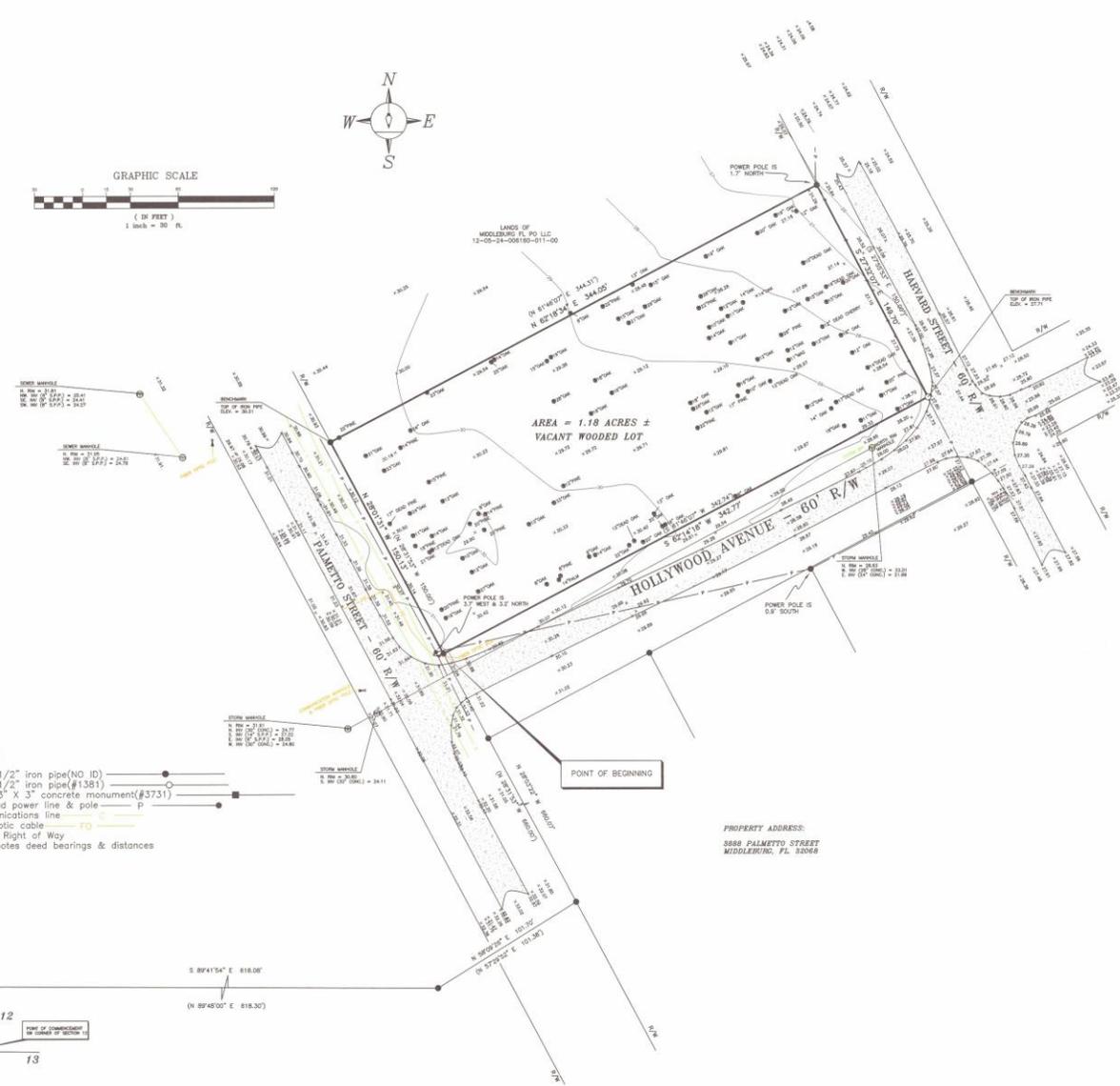
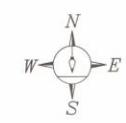
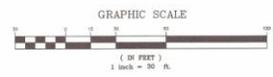
First Baptist Church of Middleburg

Blanding Blvd 37,000 AADT

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MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LANDS LYING IN GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.



- LEGEND**
- Found 1/2" iron pipe(NO ID) ———●———
 - Found 1/2" iron pipe(#1381) ———○———
 - Found 3" X 3" concrete monument(#3731) ———■———
 - Overhead power line & pole ———p———
 - Communications line ———c———
 - Fiber optic cable ———FO———
 - R/W = Right of Way ———R/W———
 - () denotes deed bearings & distances

DESCRIPTION - FURNISHED - OFFICIAL RECORDS BOOK 4239, PAGE 1931

PARCEL A:

A parcel of land in Government Lot 2, Section 12, Township 5 South, Range 24 East, Clay County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 12; thence run North 02°23'00" West, 40.00 feet; thence run North 89°48'00" East, 618.50 feet; thence run North 57°29'52" East, 101.36 feet to the Northeastery line of Palmetto Street; thence on said Northeastery line, North 28°31'53" West, 660.00 feet to the Northwestery line of Hollywood Avenue, and the Point of Beginning; thence continue on said Northeastery line, North 28°31'53" West, 150.00 feet; thence North 61°45'07" East, 344.51 feet to the Southwestery line of Hayward Street; thence on said Southwestery line, South 27°55'53" East, 150.00 feet to said Northeastery line of Hollywood Avenue; thence on said Northeastery line South 61°46'07" West, 342.74 feet to the Point of Beginning.

NOTES

This map not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

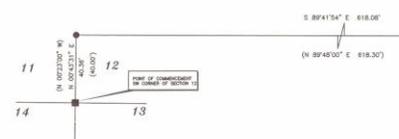
Date of last field work was March 3, 2020.

Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Clay County, Florida. Said maps were provided to this office in digital format by the Federal Emergency Management Agency, effective March 17, 2014. (Zone X is an area determined to be outside the 500-year flood plain.)

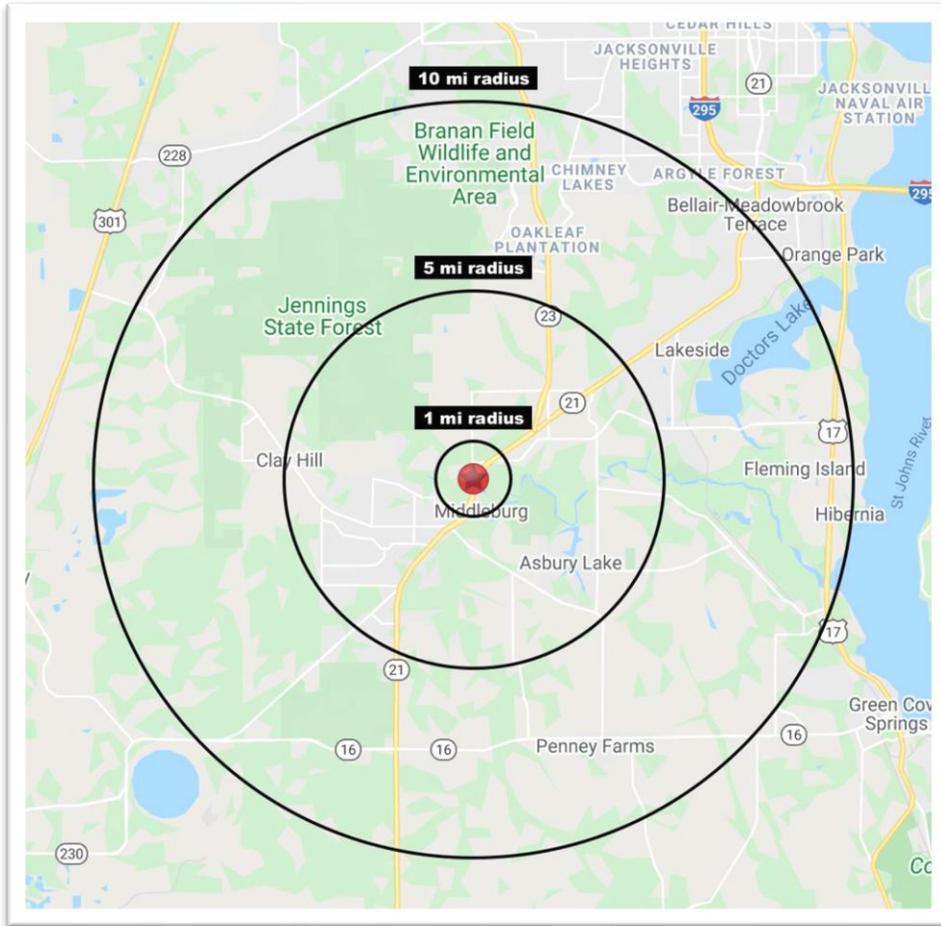
Bearings based on N.A.D. 1983 Florida State Plane North Zone Coordinates as determined using Network RTK GPS.

Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of Patrick B. Welch & Associates, Inc.

ELEVATIONS ARE NAVD 1988 DATUM



Area Demographics



	1 MILE	5 MILES	10 MILES
2021 Population	1,119	55,852	193,350
2026 Projected Population	1,266	62,029	210,362
2021 Total Households	399	19,036	67,457
2021 Projected Households	446	21,019	72,981
Average Household Income	74,239	86,324	94,621
2021 Median Age	40.6	37.4	38.6
2021 Total Housing Units	429	20,289	71,616
2021 Total Businesses	95	1,352	5,682

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Aerial view of subject looking northeast



Aerial view of subject looking north



Aerial view of subject looking west



Ground view of subject from Palmetto Street



Aerial view of subject looking northeast



Ground view of corner of Palmetto & Hollywood



View of Post Office which is south and contiguous to the subject



Ground view of subject from Palmetto Street



Ground view of subject from Hollywood Street