

# 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: \$299,900.00



**The Cordell Group**  
Cord Butler  
60 Ocean Blvd., Suite #15  
Atlantic Beach, Florida 32233  
Phone: (904) 465- 1000  
Email: cord@thecordellgroup.com



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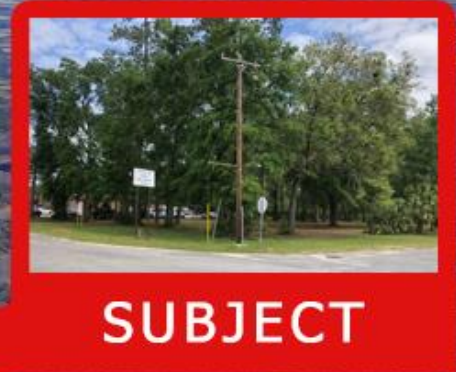
The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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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**



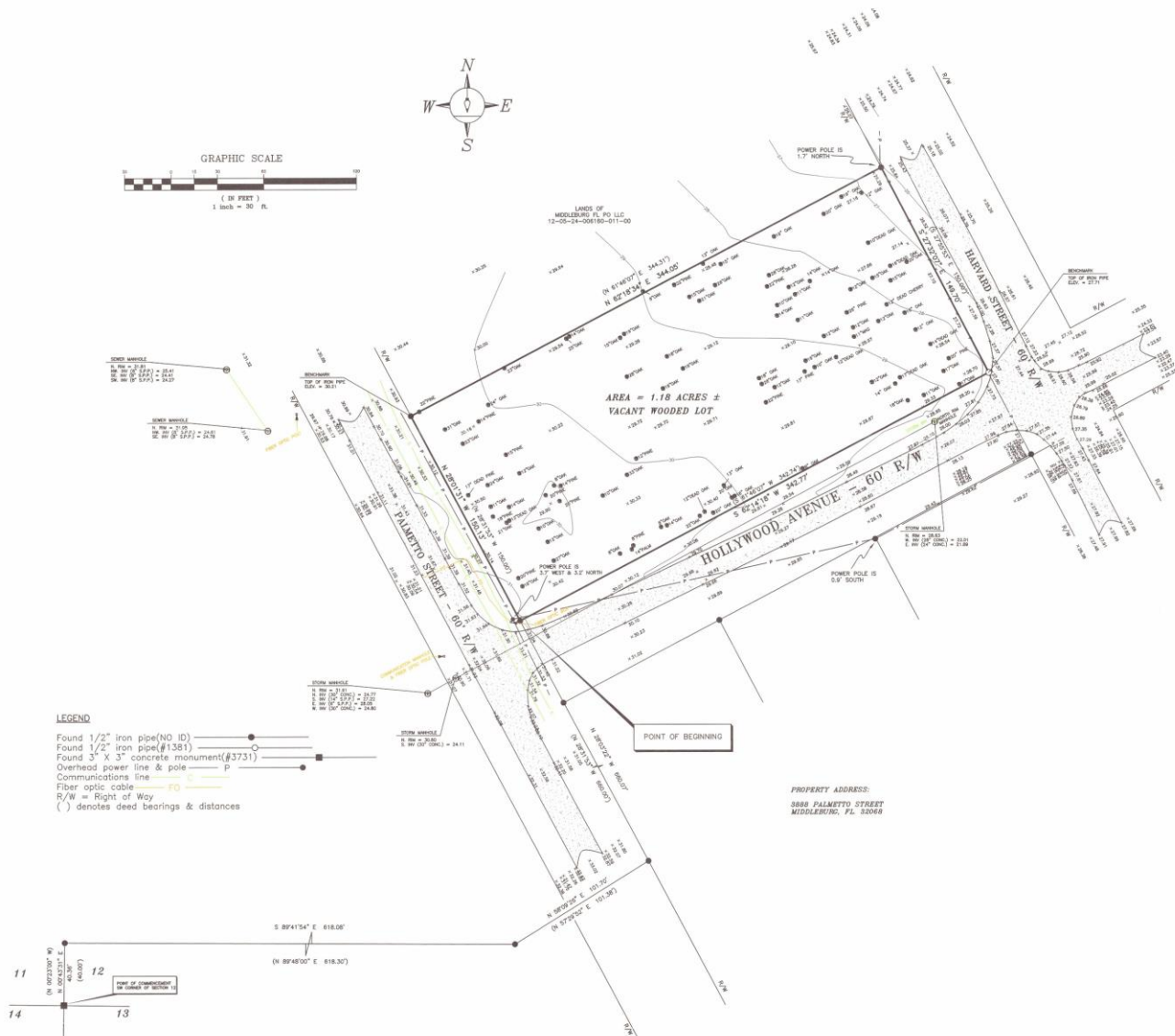
**First Baptist Church of Middleburg**

**Blanding Blvd 37,000 AADT**

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## ➔ SURVEY

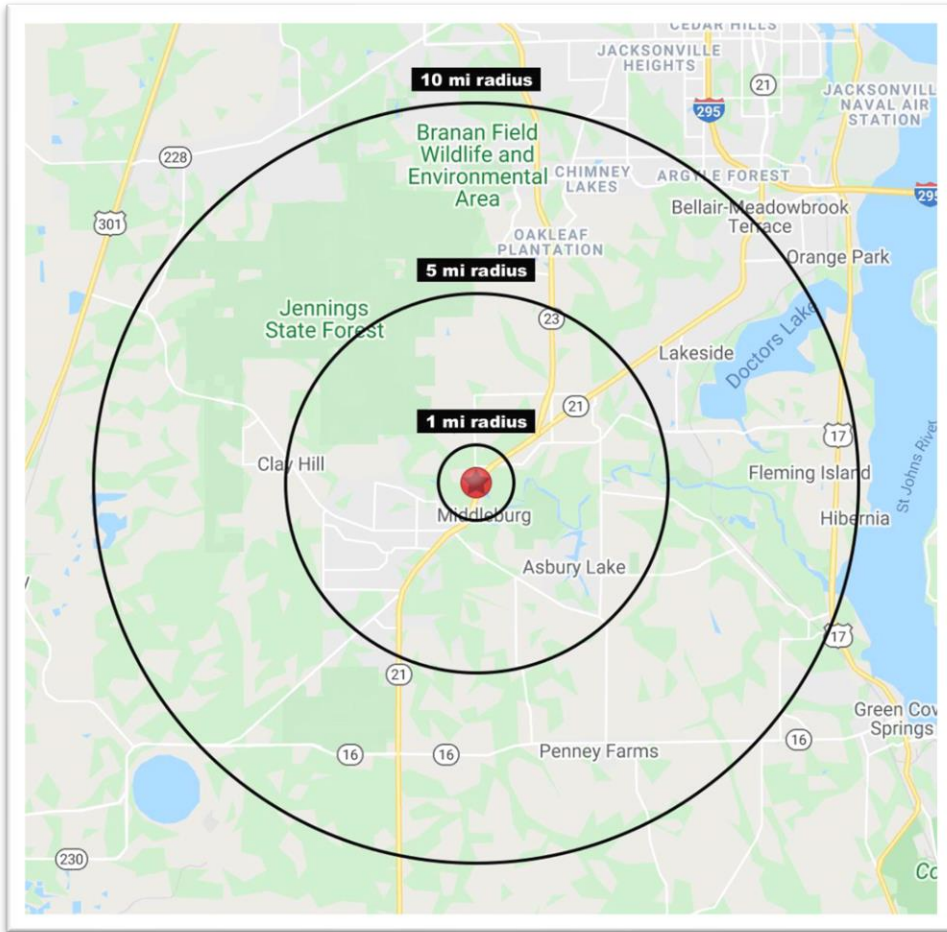


**MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY**  
OF LANDS LYING IN GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

**DESCRIPTION - FURNISHED - OFFICIAL RECORDS BOOK #239, 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, 618.30 feet; thence run North 57°29'52" East, 101.38 feet to the Northeastly line of Palmetto Street; thence on said Northeastly line, North 28°31'53" West, 860.00 feet to the Northwestly line of Hollywood Avenue, and the Point of Beginning; thence continue on said Northeastly line, North 28°31'53" West, 150.00 feet; thence North 61°46'07" East, 344.31 feet to the Southwestly line of Harbord Street; thence on said Southwestly line, South 27°25'53" East, 150.00 feet to said Northeastly line of Hollywood Avenue; thence on said Northeastly 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. "Sold" 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.S. 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
<b>2021 Population</b>	1,119	55,852	193,350
<b>2026 Projected Population</b>	1,266	62,029	210,362
<b>2021 Total Households</b>	399	19,036	67,457
<b>2021 Projected Households</b>	446	21,019	72,981
<b>Average Household Income</b>	74,239	86,324	94,621
<b>2021 Median Age</b>	40.6	37.4	38.6
<b>2021 Total Housing Units</b>	429	20,289	71,616
<b>2021 Total Businesses</b>	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