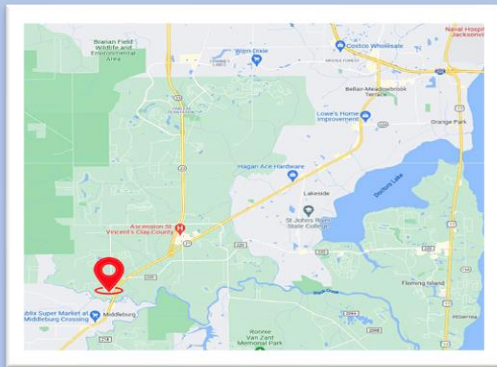


FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068

PROPERTY DESCRIPTION

- Estimated Land Size: 6.93+- acres
- Zoning: BF Community Center – PUD
Within Branan Field Master Plan
- Frontage: Blanding – 539' | Long Bay – 313'
- AADT: 37,000 +- Cars (Blanding Blvd.)
- Water/Sewer: Existing Well & Septic
Water/Sewer Being Extended Down Long Bay
- Proximity: Ascension St. Vincents Hospital &
Proposed Orange Park Medical Center
- Sales Price: \$1,299,900.00



[View Drone Video Online](#)

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



FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



Combined Gross Land Area: 6.93+- Acres

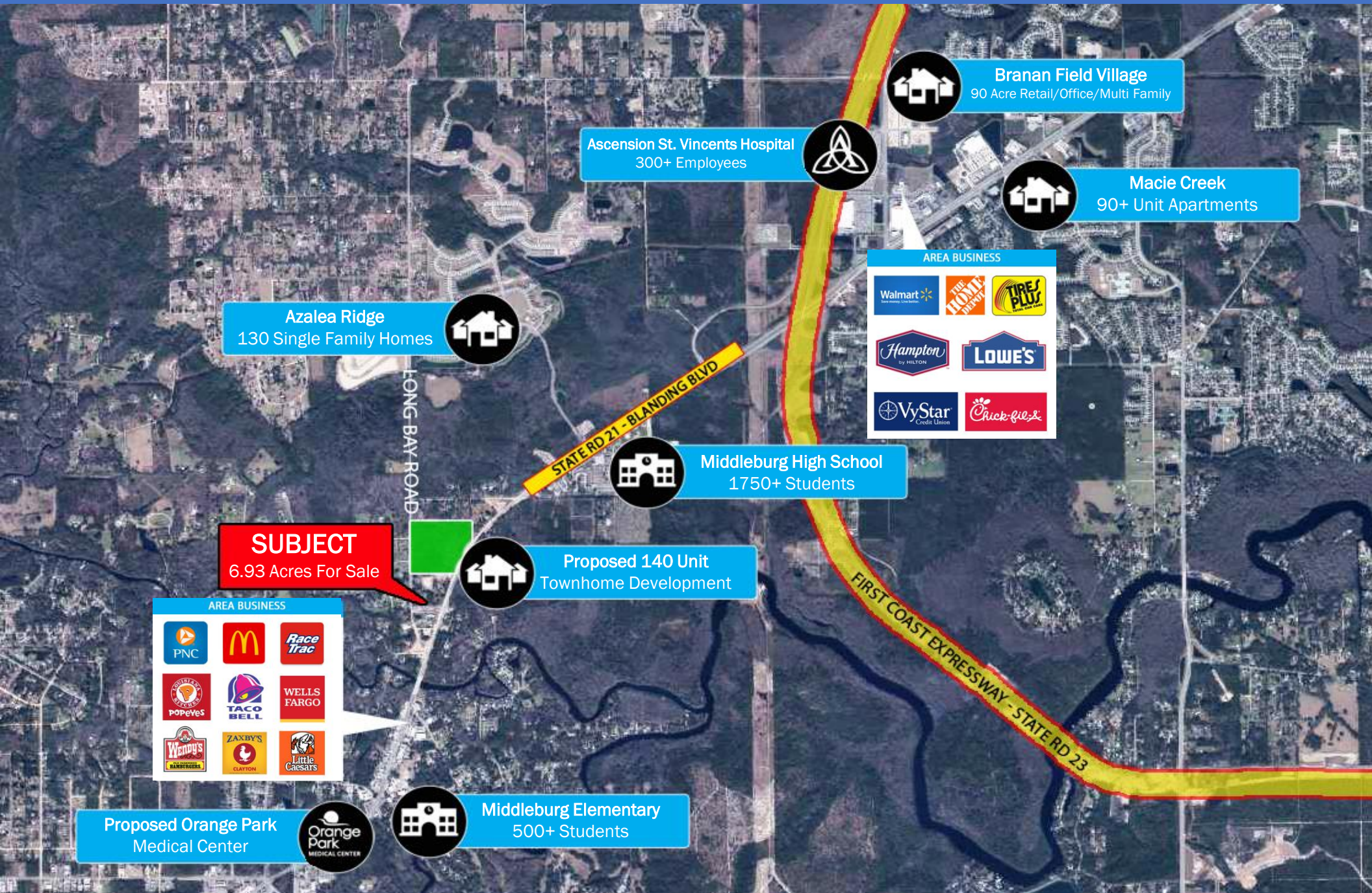
1895 Long Bay
Single Family Home: 1,963+- SF
Detached Garage 786+- SF
Land Size: 2.19 +- Acres

2334 Blanding
4.74+- Acres

2348 Blanding

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



Azalea Ridge
130 Single Family Homes

Ascension St. Vincents Hospital
300+ Employees

Branan Field Village
90 Acre Retail/Office/Multi Family

Macie Creek
90+ Unit Apartments

AREA BUSINESS

| | | |
|---------------------|----------------|-----------|
| Walmart | THE HOME DEPOT | TIRE PLUS |
| Hampton by Hilton | LOWE'S | |
| VyStar Credit Union | Chick-fil-A | |

Middleburg High School
1750+ Students

SUBJECT
6.93 Acres For Sale

Proposed 140 Unit
Townhome Development

AREA BUSINESS

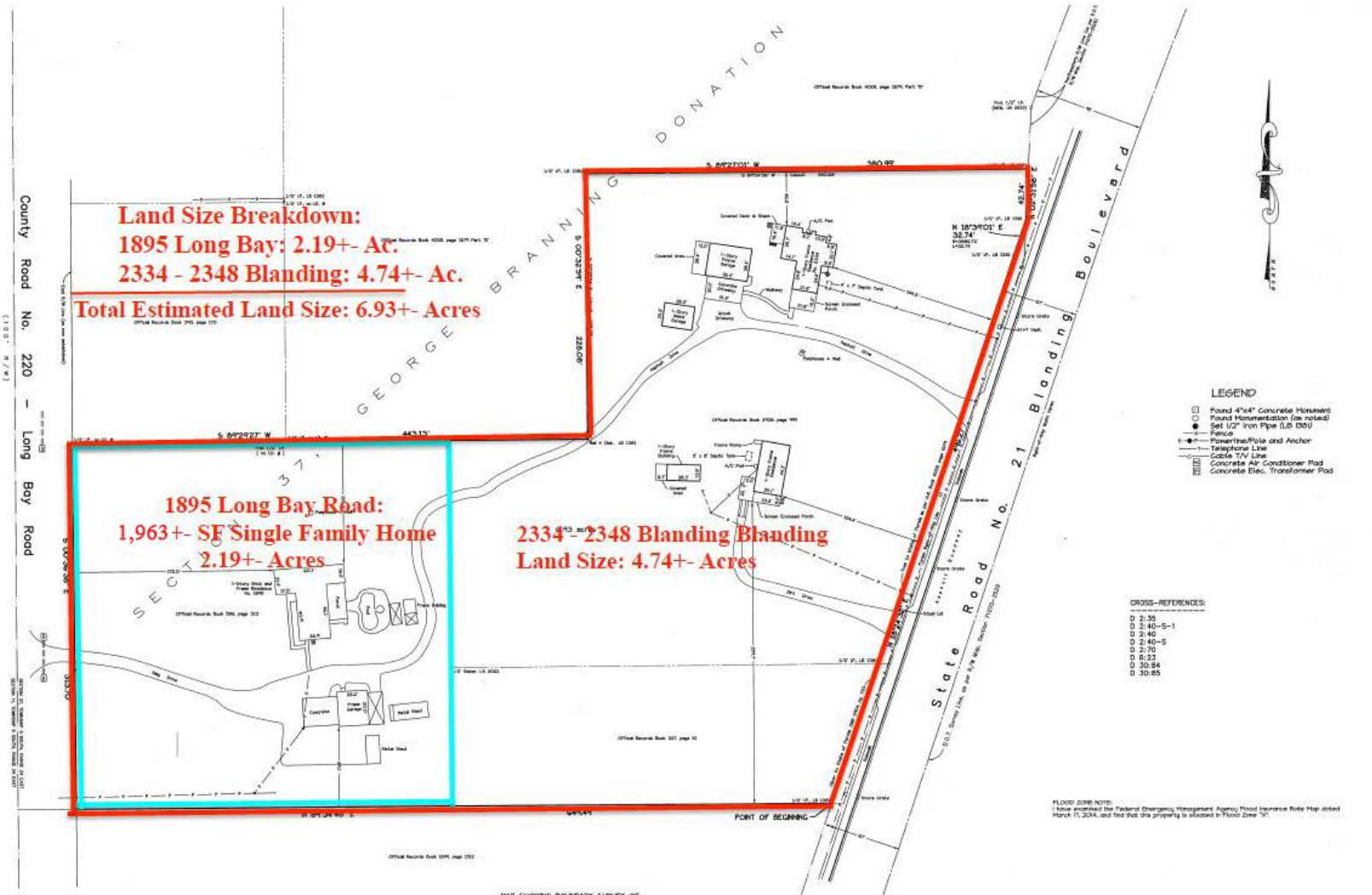
| | | |
|---------|------------|----------------|
| PNC | McDonald's | Race Trac |
| POPEYES | TACO BELL | WELLS FARGO |
| Wendy's | ZAXBY'S | Little Caesars |

Proposed Orange Park
Medical Center

Middleburg Elementary
500+ Students

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



GENERAL NOTES

- Bearings shown herein are based on the record bearing of N 10°24'52" E for the Historic R/W line of State Road No. 21.
- This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
- Underground utilities existing or crossing the property have not been located or shown.
- Easements shown herein are for drainage and utilities unless noted otherwise.
- The survey depicts visible improvements only; no underground improvements or findings were located.

A parcel of land situated in the George Branning Donation, Section 37, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more or less the intersection of the south line of those lands described in Official Records Book 327, page 51 of the public records of said county with the westerly right-of-way line of State Road No. 21 (Blanding Boulevard) as described in Official Records Book 3404, page 720 and Official Records Book 4025, page 1078 of said public records, thence on said westerly line, North 15 degrees 24 minutes 32 seconds East, 456.27 feet, thence continue on said westerly line and along the arc of a curve concave westerly and having a radius of 3096.72 feet, an arc distance of 32.74 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 31 minutes 01 second East, 32.74 feet; thence continue on said westerly line, North 02 degrees 31 minutes 50 seconds East, 42.74 feet to a south line of those lands described in Official Records Book 4025, page 567 (Part B) of said public records, thence on said south line, South 04 degrees 27 minutes 01 second West, 350.49 feet; thence South 02 degrees 32 minutes 59 seconds East, 228.00 feet, thence South 89 degrees 29 minutes 27 seconds West, 443.32 feet to the east line of County Road No. 220 (Long Bay Road), thence on said east line, South 00 degrees 36 minutes 30 seconds East, 313.70 feet to the south line of those lands described in Official Records Book 396, page 312 of said public records; thence on said south line, and on the south line of said lands described in Official Records Book 327, page 51, North 04 degrees 34 minutes 46 seconds East, 649.49 feet to the point of beginning, being 6.93 acres, more or less, in area.

Certified for Richard Trev

Date of survey: September 24, 2021

FF No. 38,161a Field Book 1636:17

Job No. 43015-B

Scale 1" = 40'

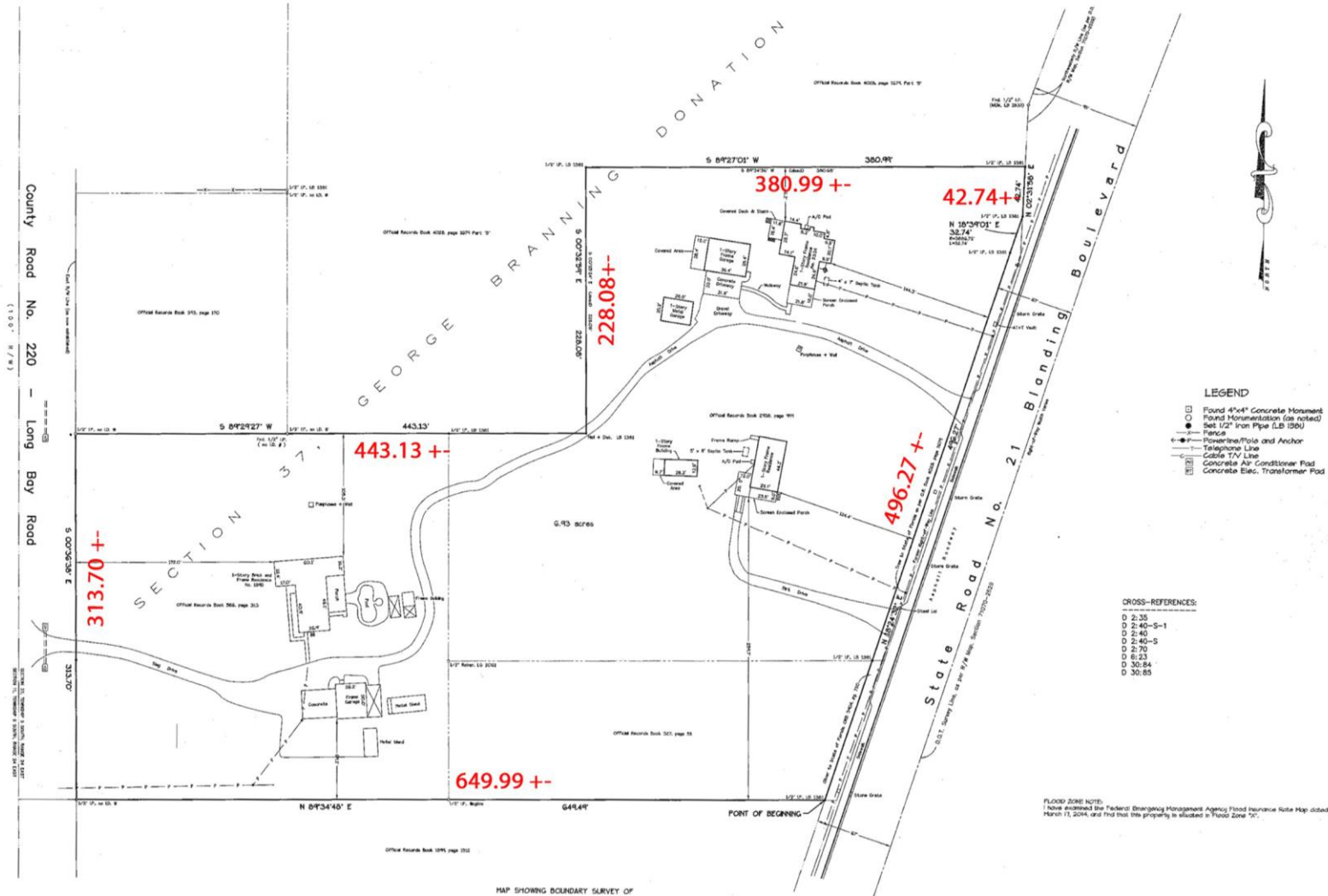
NO FIELD VERIFY THE SHOWN AND THE ORIGINAL SURVEY BOOK OF A FLOOD ZONED SURVEYOR AND MAPS

Hardy & Eiland
 Harold J. Eiland
 License No. 15 2518

Eiland & Associates, Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 Certificate of Authorization No. 18 1381
 815 BLANDING BOULEVARD
 ORANGE PARK, FLORIDA 32068
 TELEPHONE: (904) 272-1000

FOR SALE: MIDDLEBURG DEVELOPMENT SITE

2334-2348 Blanding Blvd. &
1895 Long Bay Road, Middleburg, FL 32068



- LEGEND**
- Found 4"x4" Concrete Monument
 - Found Monumentation (as noted)
 - Set 1/2" Iron Pipe LB 1500
 - Pinna
 - Powerline/Pole and Anchor
 - Telephone Line
 - Cable TV Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad

- CROSS-REFERENCES:**
- D 2:35
 - D 2:40-S-1
 - D 2:40-S
 - D 6:53
 - D 30:84
 - D 30:85

FLOOD ZONE NOTE:
Have contacted the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2004, and find that this property is situated in Flood Zone "X".

NOT HOLD WITHOUT THE SIGNATURE AND THE PROVISION SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER.

Richard I. Eiland
License No. 18 1381

Eiland & Associates, Inc.
PROFESSIONAL SURVEYORS & MAPPERS
Certificate of Authorization No. 18 1381
8115 BLANDING BOULEVARD
ORANGE PARK, FLORIDA 32065
TELEPHONE: (904) 272-1000

GENERAL NOTES

1. Bearings shown hereon are based on the records bearing of N 0°24'52" E for the westerly RM line of State Road No. 21.
2. This survey was based on documents provided and was not constructed for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only no underground improvements or footings were located.

MAP SHOWING BOUNDARY SURVEY OF
A parcel of land situated in the George Brannin Donation, Section 31, Township 9 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:
Begin at the intersection of the south line of those lands described in Official Records Book 327, page 51 of the public records of said county with the westerly right-of-way line of State Road No. 21 (Blanding Boulevard) as described in Official Records Book 3904, page 723 and Official Records Book 4028, page 1074 of said public records; thence on said westerly line, North 10 degrees 24 minutes 32 seconds East, 496.27 feet; thence continue on said westerly line and along the arc of a curve concave easterly and having a radius of 3586.72 feet, an arc distance of 32.74 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 34 minutes 01 second East, 32.74 feet; thence continue on said westerly line, North 02 degrees 31 minutes 50 seconds East, 42.74 feet to a south line of those lands described in Official Records Book 4028, page 1074 (Part D) of said public records; thence on said south line, South 04 degrees 27 minutes 01 second West, 380.99 feet; thence South 00 degrees 32 minutes 34 seconds East, 228.09 feet; thence South 04 degrees 24 minutes 27 seconds West, 443.13 feet to the east line of County Road No. 220 (Long Bay Road); thence on said east line, South 00 degrees 36 minutes 30 seconds East, 313.70 feet to the south line of those lands described in Official Records Book 304, page 313 of said public records; thence on said south line, and on the south line of said lands described in Official Records Book 327, page 51, North 04 degrees 34 minutes 40 seconds East, 649.49 feet to the point of beginning, being 6.43 acres, more or less, in area.

Certified for: Richard Truv

➔ AERIAL PHOTOS



View Looking North



View Looking South



View Looking SE From Long Bay



View Looking East

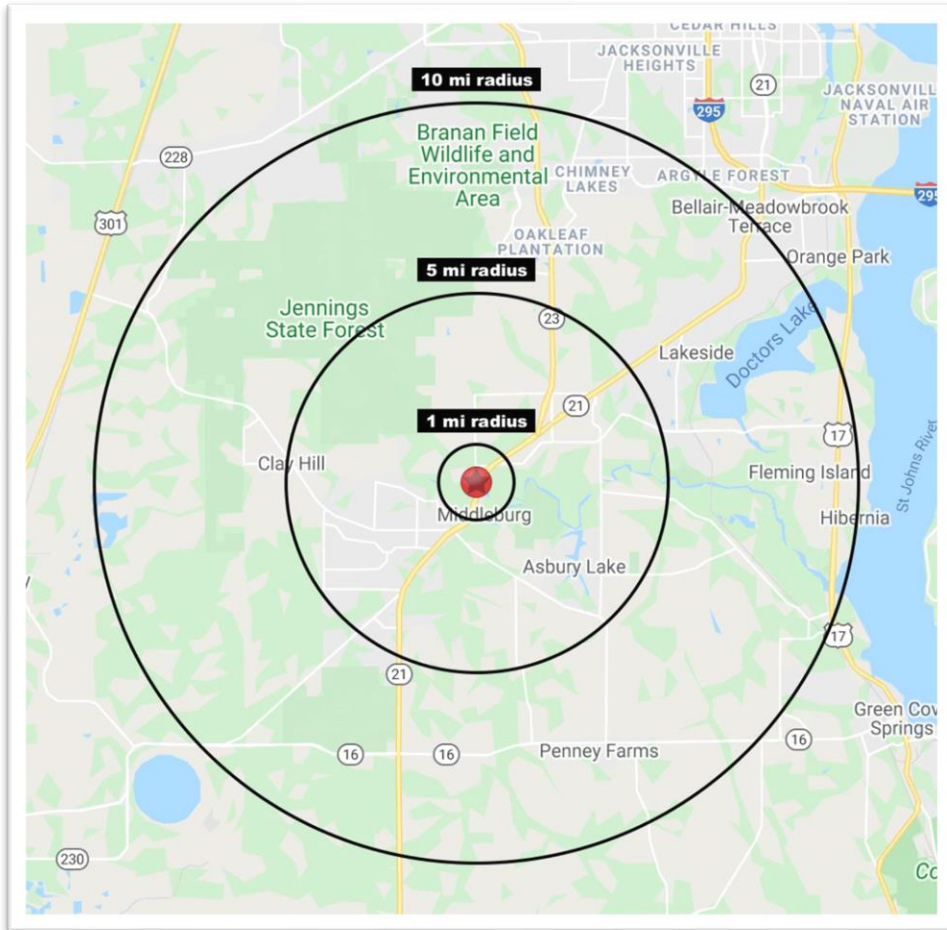


View Looking Southwest



View Looking West

Area Demographics



| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------------|--------|---------|----------|
| 2023 Population | 1,119 | 55,852 | 193,350 |
| 2026 Projected Population | 1,266 | 62,029 | 210,362 |
| 2023 Total Households | 399 | 19,036 | 67,457 |
| 2023 Projected Households | 446 | 21,019 | 72,981 |
| Average Household Income | 74,239 | 86,324 | 94,621 |
| 2023 Median Age | 40.6 | 37.4 | 38.6 |
| 2023 Total Housing Units | 429 | 20,289 | 71,616 |
| 2023 Total Businesses | 95 | 1,352 | 5,682 |