

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

Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
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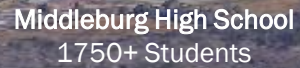


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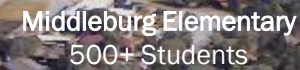
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90 Acre Retail/Office/Multi Family



A collection of logos for area businesses. The logos are arranged in two rows. The top row includes Walmart, The Home Depot, and Tires Plus. The bottom row includes Hampton Inn, Lowe's, VyStar, and Chick-fil-A.

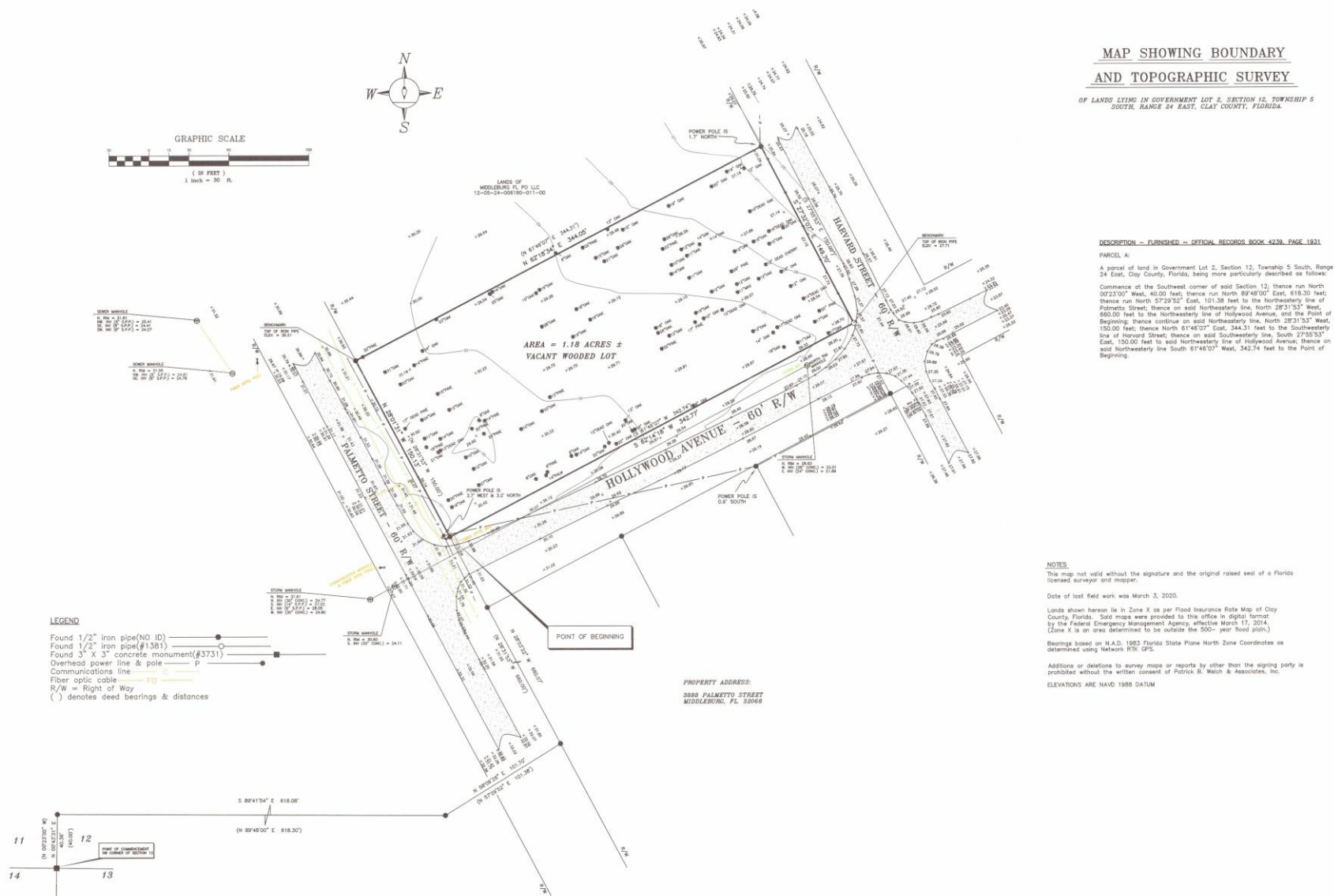


**Orange Park
Medical Center**

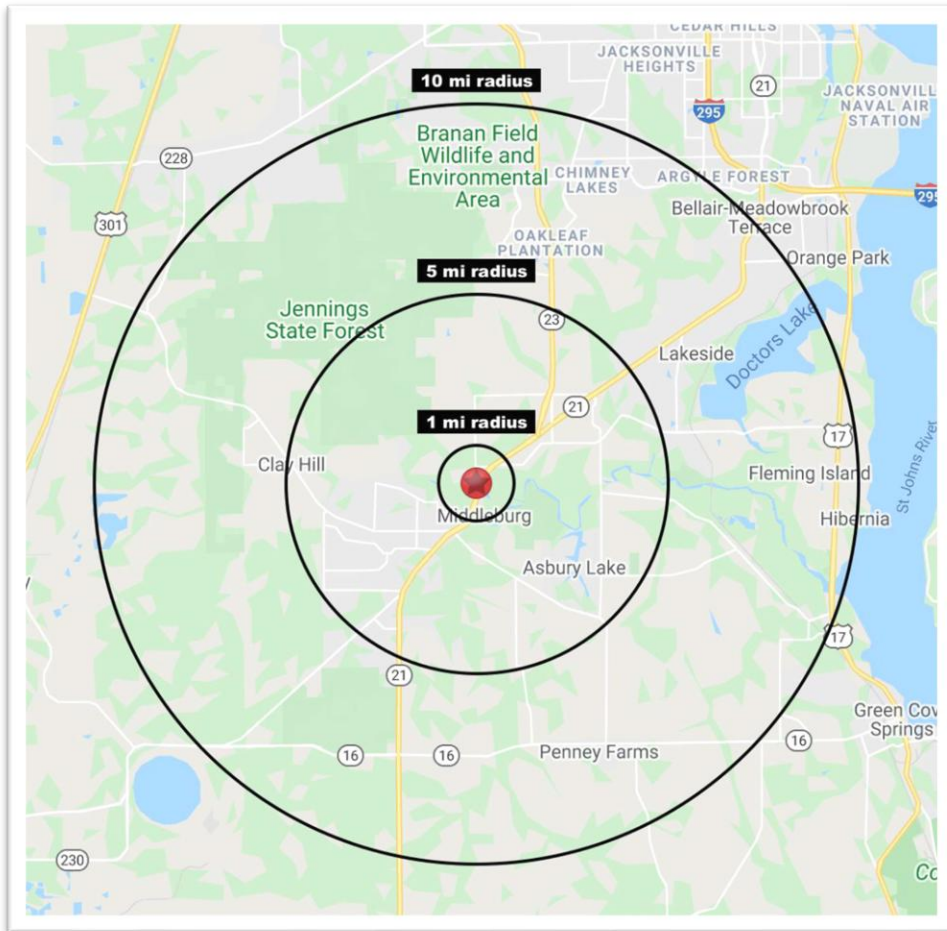


**First Baptist Church
of Middleburg**

3888 Palmetto Street
Middleburg, FL 32068



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