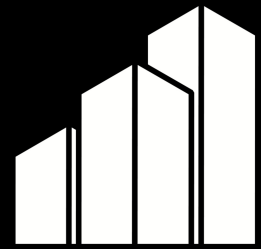


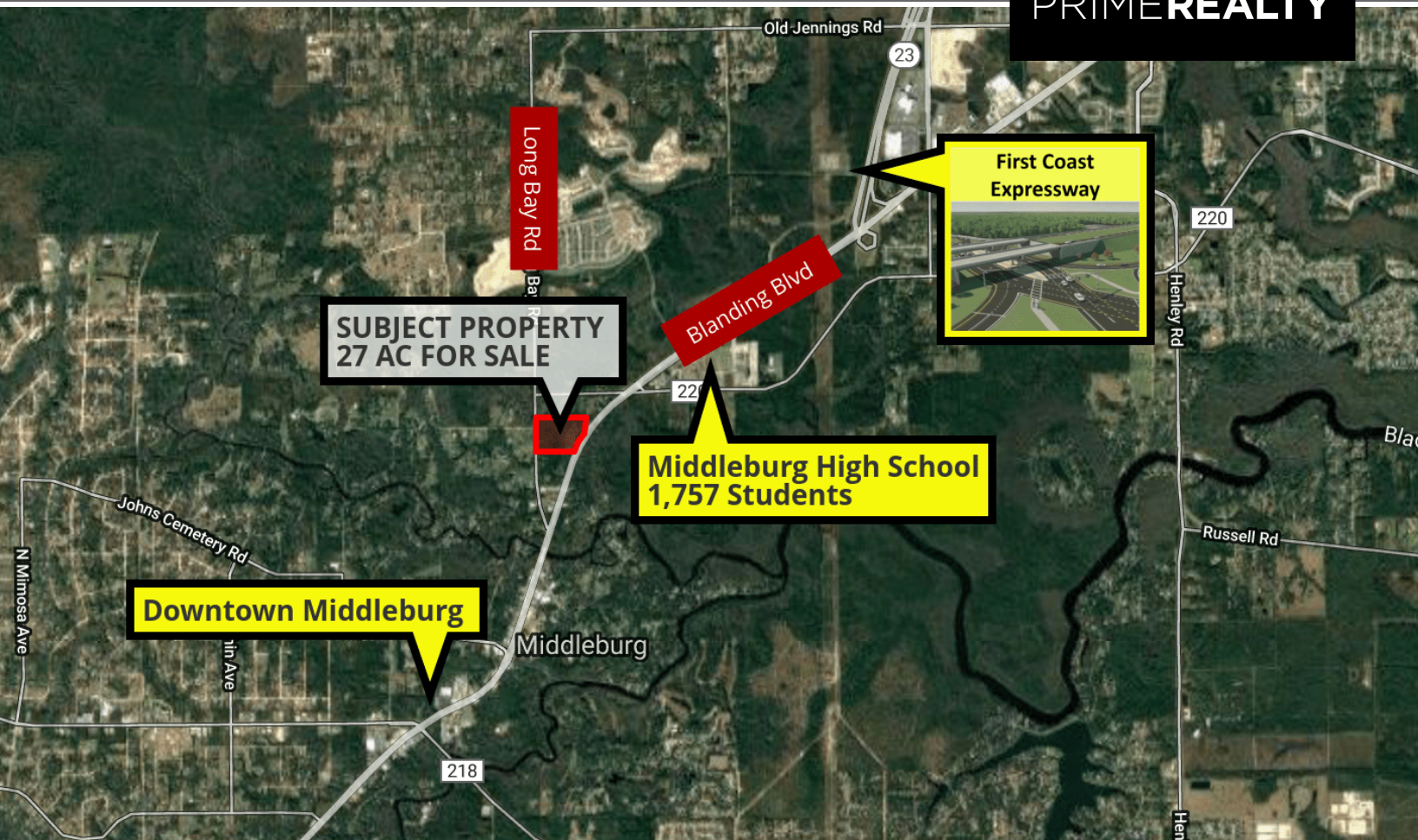
27 ACRES DEVELOPMENT OPPORTUNITY

BLANDING BLVD & LONG BAY RD

MIDDLEBURG, FL 32068



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Property Overview



OFFERING SUMMARY

Sale Price:	\$970,000
Lot Size:	+/- 27 Acres
Price / Acre:	NA

PROPERTY OVERVIEW

Prime Realty is pleased to present this +/- 27 acres of land for sale located 1.5 miles north of Downtown Middleburg, FL with frontage on Blanding Blvd. This is a great opportunity for development for a variety of uses such as: Single-family, multi-family, industrial, flex space, office or retail space. Blanding Blvd has high traffic counts of 27,480 VPD and the location will benefit from the new First Coast Expressway, less than 2 miles away. The First Coast Expressway is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. The total length of the proposed roadway is approximately 46 miles.

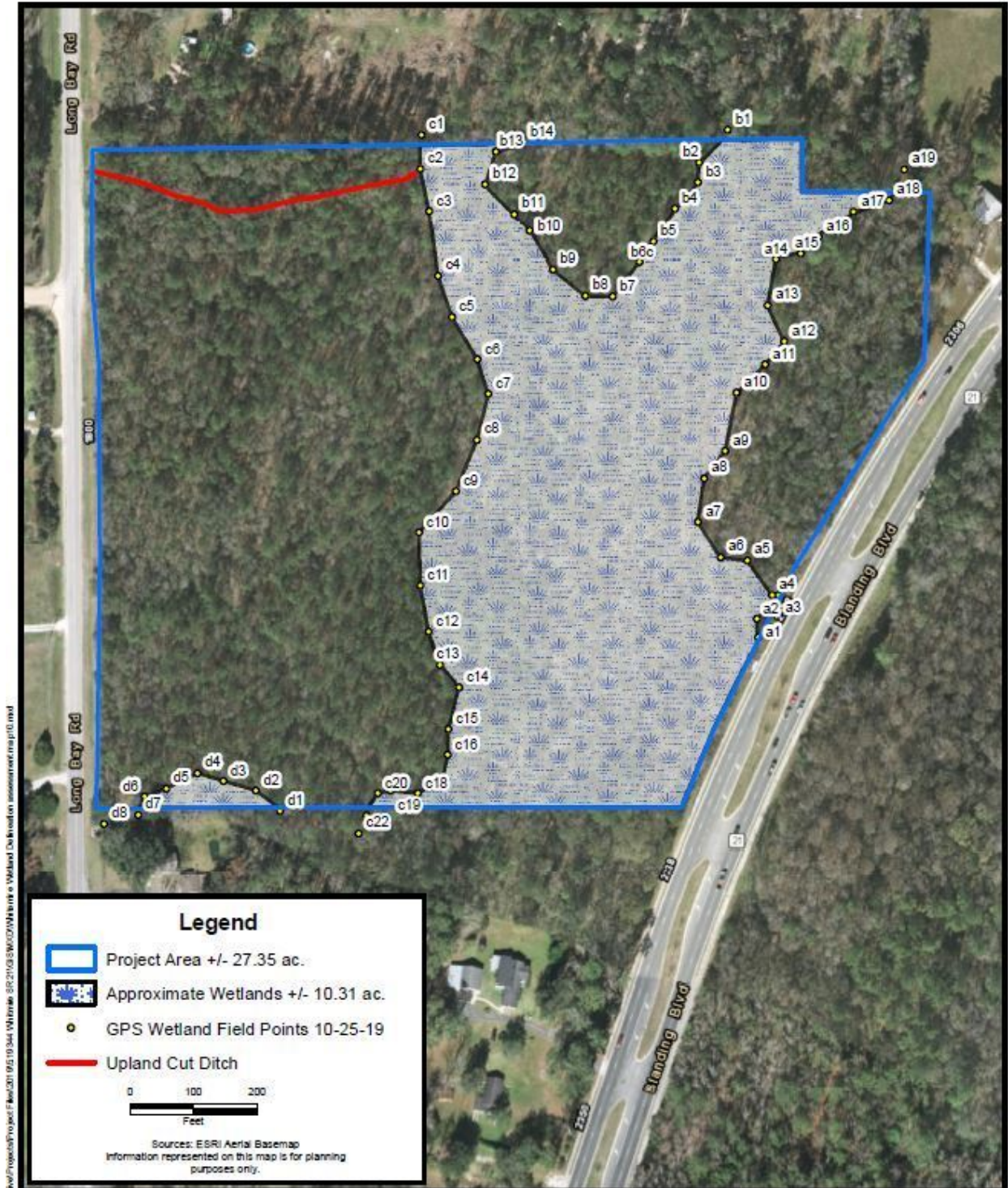
PROPERTY HIGHLIGHTS

- +/- 850 linear feet of frontage on Blanding Blvd
- Zoning is Branan Field Community Center allowing for a variety of commercial, office and residential uses.
- High traffic counts of over 27,000 vehicles per day on Blanding Blvd.

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Wetland Map



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Developments



4,000 - HOME COMMUNITY PLANNED IN CLAY COUNTY

Developers of the Nocatee and eTown residential and commercial communities in Duval and St. Johns counties have turned to Clay County for a large project. They intend to develop a master-planned community with about 4,000 homes and a mix of retail and offices. The buyers paid at least \$13.3 million for the bulk of the property, deeds show, including almost \$12.7 million for about 2,700 acres.

4,000 - HOME COMMUNITY PLANNED IN CLAY COUNTY



DEVELOPMENT OF THE FIRST COAST EXPRESSWAY

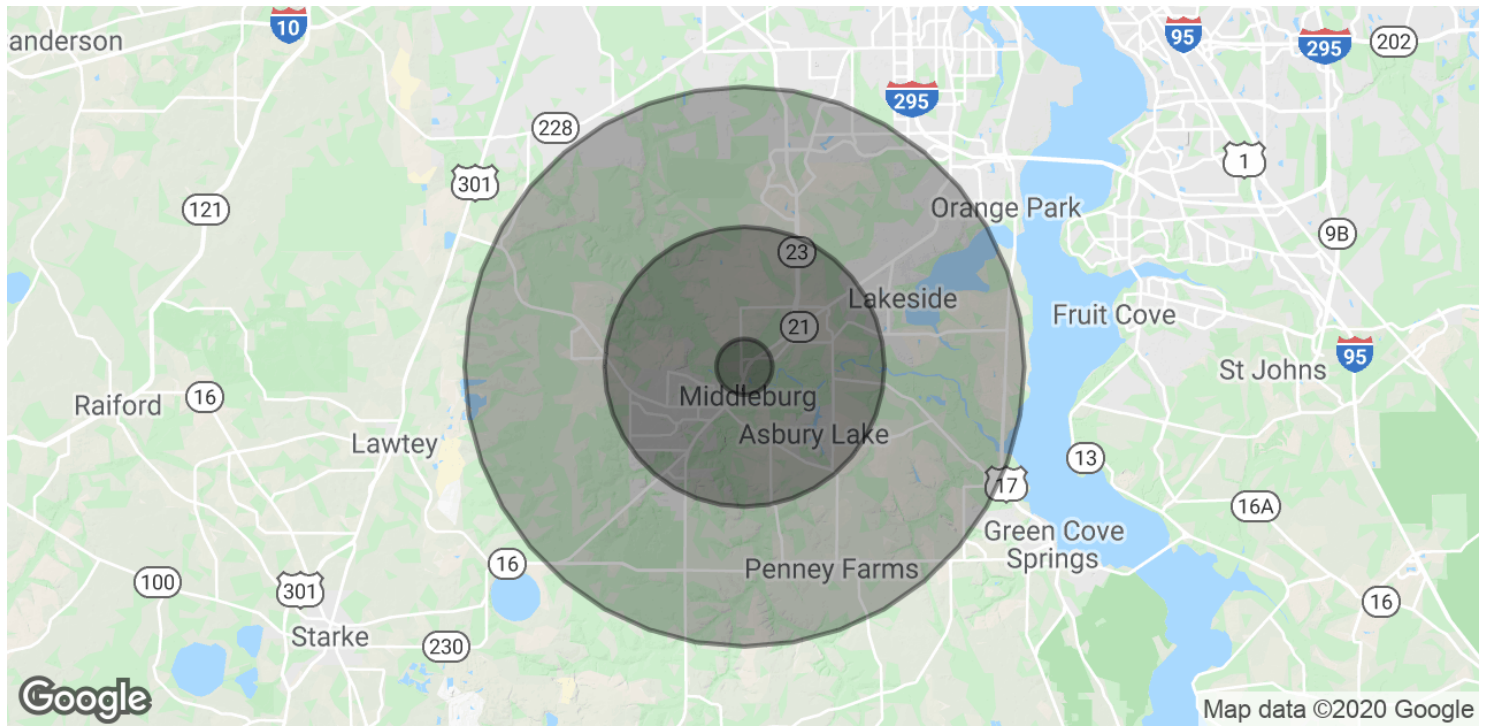
North Florida's newest interstate, the First Coast Expressway (FCX), is currently under construction and will connect I-10 in Duval to I-95 in St. Johns. New business development is already under construction along the path of the FCX. Florida Department of Transportation is investing \$1.9B to create this limited access toll-road determined to rapidly increase the development of the area. FCX will be a 46 mile four-lane toll road which will include 7 new interchanges in Clay County with traffic flowing through electronic toll gantries without stops.

DEVELOPMENT OF THE FIRST COAST EXPRESSWAY

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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,705	35,384	150,802
Median age	34.7	34.6	35.5
Median age (Male)	35.1	34.6	35.0
Median age (Female)	34.5	34.9	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	590	12,094	52,870
# of persons per HH	2.9	2.9	2.9
Average HH income	\$66,065	\$67,262	\$73,749
Average house value	\$207,650	\$208,820	\$229,743

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