

SALE

COUNTY ROAD 220

County Road 220 Middleburg, FL 32068



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	1.26 Acres
Price / Acre:	\$198,413
Zoning:	BFPUD

PROPERTY HIGHLIGHTS

- Excellent vacant commercial lot for sale in Middleburg, FL.
- Located on CR 220 between Henley Rd and Baxley Rd.
- Available as neighborhood retail or office.
- 1.26 Acres - Includes 183 FT frontage.

Caleb Shepard
(904) 930-4311



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SALE

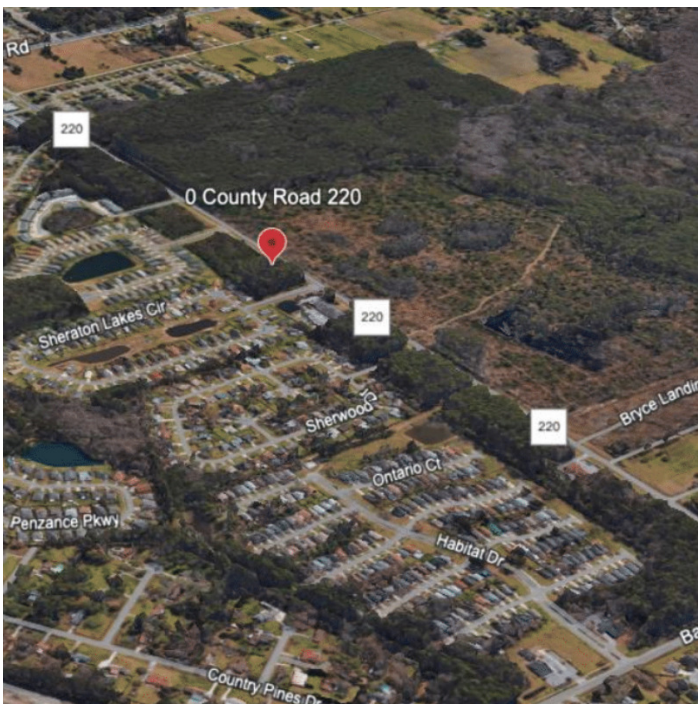
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LOCATION DESCRIPTION

- Positioned in the rapidly expanding Branan Field corridor of Clay County, this property benefits from a strategic location within one of Northeast Florida's fastest-growing residential and commercial submarkets. The area is characterized by strong population growth, new residential developments, and increasing demand for neighborhood-serving retail and service-oriented businesses.
- Situated near major thoroughfares such as Blanding Boulevard and County Road 220, the site offers excellent accessibility, strong traffic exposure, and convenient connectivity to Jacksonville and surrounding communities. Recent and planned infrastructure improvements—including road expansions and proximity to the First Coast Expressway—continue to enhance accessibility and long-term value in the immediate area.
- The property is located within a BFPUD (Branan Field Planned Unit Development), allowing for a flexible mix of commercial uses including retail, office, restaurant, and service-oriented businesses, making it well-suited for both investors and owner-users seeking to capitalize on the area's continued growth.
- Surrounded by established neighborhoods, expanding rooftops, and key demand drivers such as healthcare facilities and retail corridors, this location offers a compelling opportunity to serve a growing population while benefiting from long-term development momentum in Clay County.



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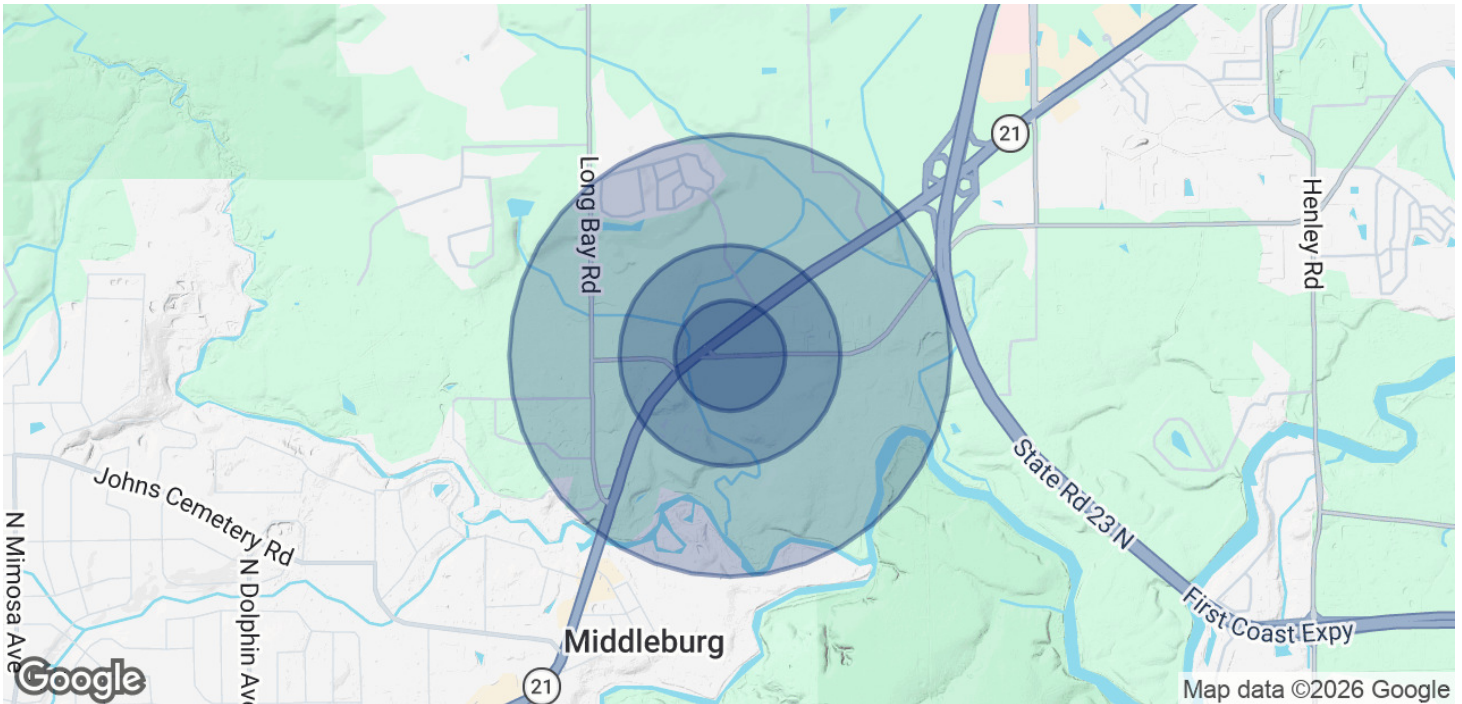


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	101	425	1,657
Average Age	33.5	34.3	34.5
Average Age (Male)	38.2	38.5	37.6
Average Age (Female)	31.4	32.2	32.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	33	143	561
# of Persons per HH	3.1	3	3
Average HH Income	\$78,668	\$77,011	\$79,229
Average House Value	\$338,507	\$317,710	\$299,035

2023 American Community Survey (ACS)

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