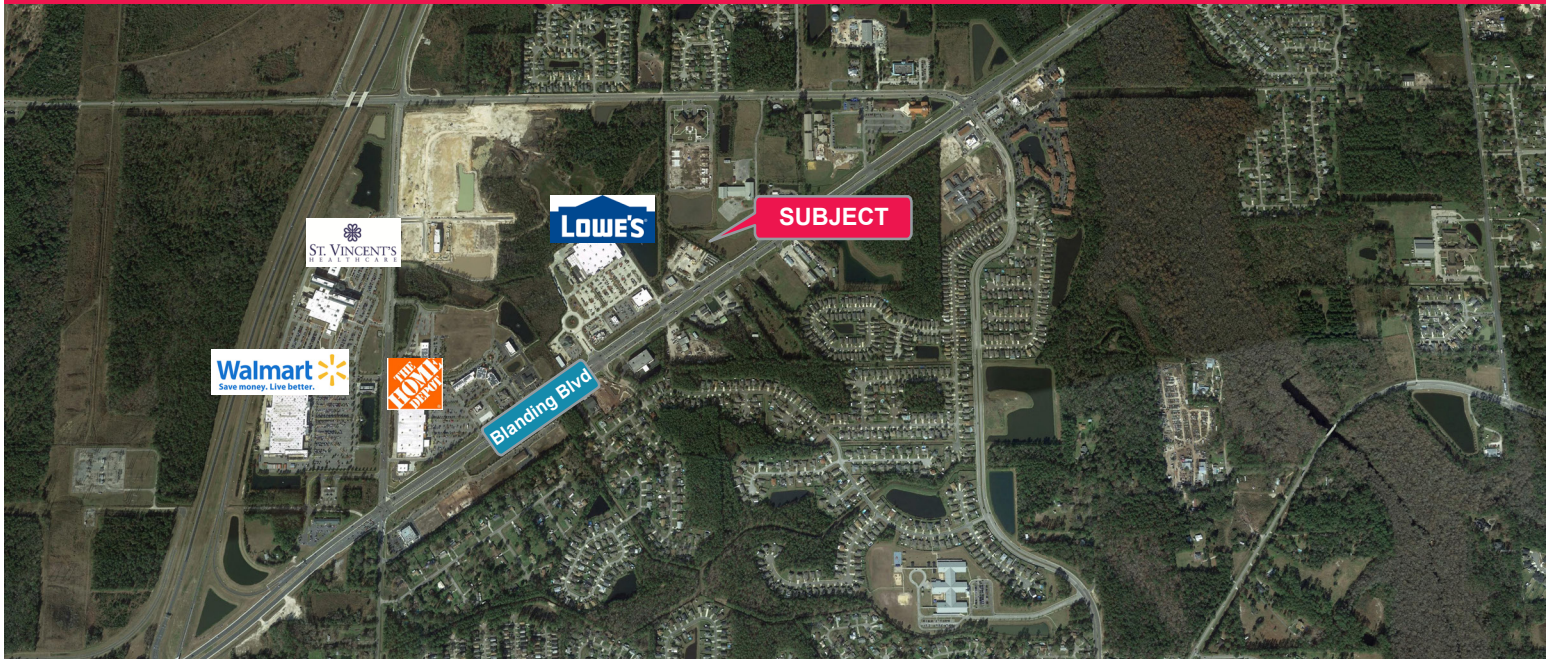


1650 Blanding Boulevard

Middleburg, FL | 32068



CLAY COUNTY LAND FOR SALE

As exclusive agents, we are pleased to offer the following property for sale:



PROPERTY HIGHLIGHTS

- ◆ ±3 acres
- ◆ 1 mile to Outer Beltway
- ◆ 1 mile to St. Vincent's Hospital
- ◆ 300' frontage on Blanding Blvd
- ◆ Some fill dirt available
- ◆ **Sale Price: \$575,000**

For further information, please contact our exclusive agent:

Forrest Gibson Senior Vice President/ Principal fgibson@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
T 904.399.5222
10739 Deerwood Park Blvd., Suite 310
Jacksonville, FL 32256



www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.