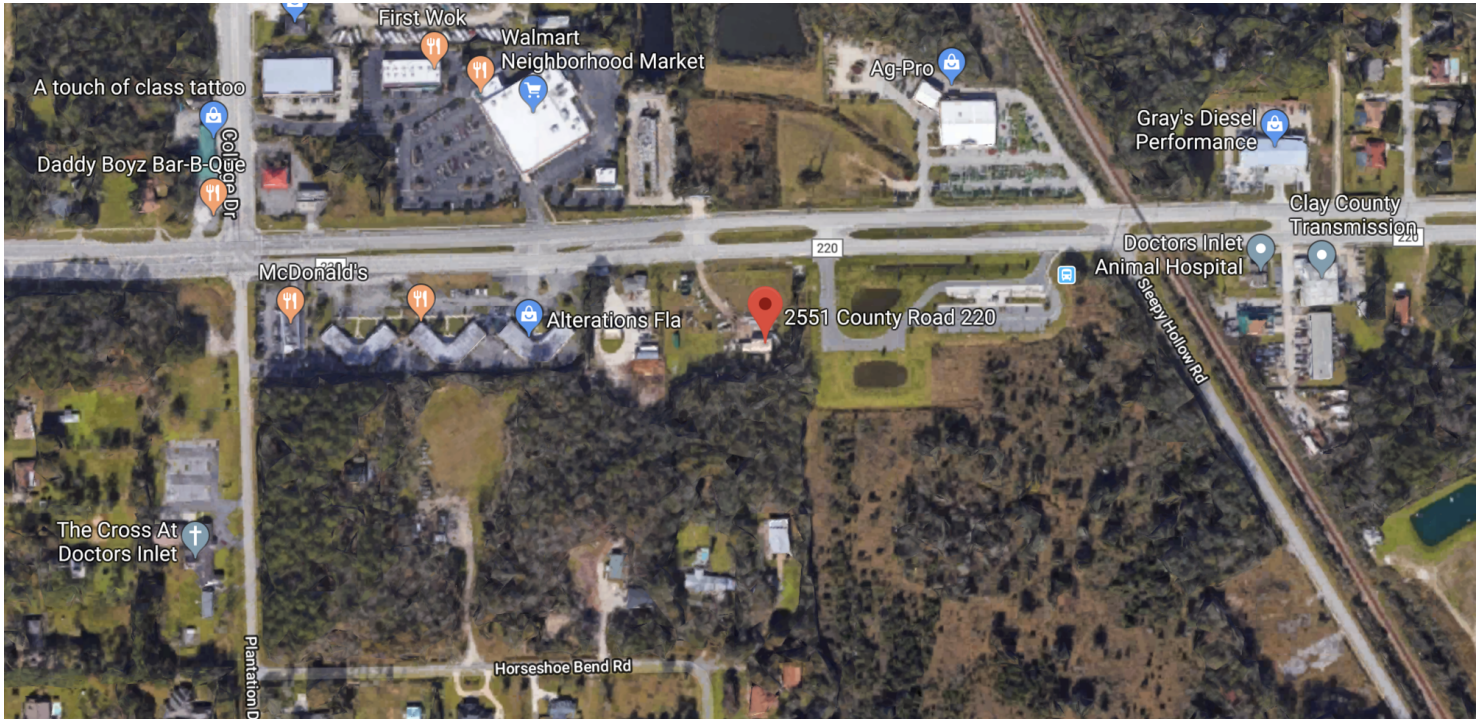


2 ACRE - ZONED BB - RETAIL/FLEX/OFFICE FOR SALE

2551 CR 220

2551 CR 220, Middleburg, FL 32068



OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	2.07 Acres
ZONING:	BB
MARKET:	Clay

LOCATION OVERVIEW

325' frontage along CR 220, Adjacent to Clay Park & Ride

PROPERTY HIGHLIGHTS

- Excellent location at CR 220 & College Dr
- 1900 SF Warehouse w / additional covered outside storage
- Water / Sewer connected to the property
- 325' frontage on CR 220
- Median Cut for Access
- 2.07 Acre - Zoned BB
- \$599,000

KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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COUNTY

ROAD

No. 220

Map Showing Topographical Survey of
A portion of Business Tract 'C', Tara, Clay County,
Florida, according to plat thereof recorded in Plat
Book 7, page 47 of the public records of said county.

For: Mr. Clark Hess

Scale 1" = 20'

December 14, 1994

Amended October 9, 1996 to show new R/W Line.
Amended November 15, 1996 to show Wetlands Location.

Elevations shown hereon are based on U.S. Coast and Geodetic
Survey data and originated from GGD spike nail in a powerpole
at the northwest corner of the property shown hereon.
Elevation = 12.15 NGVD 1929

GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of S 89°55'00" E for the south line of County Road No. C-220.
2. 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.
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.



LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe 1/2" (No I.D. #)
- Set 1/2" Iron Pipe (LB 1381)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable T/V Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

NOTE:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992 which is vague not to scale and which shows streets not in their correct location. It appears, based on my interpretation of said Rate Map, that this property is situated in Zone "X".

ABBREVIATIONS

- AC Air Conditioner
- B.R.L. Building Restriction Line
- Chd. Chord
- Conc. Concrete
- D.B. Dead Book
- Drng. Drainage
- Easement
- ET Electric Transformer
- FM Field Measurements
- IP Iron Pipe
- L Arc Length
- O.R.B. Official Records Book
- P.B. Plat Book
- P.C. Point of Curve
- P.T. Point of Tangency
- R.C.P. Permanent Control Point
- R.N.M. Permanent Reference Monument
- R/W Right-of-Way
- T Tangent Length
- UT Utilities
- Δ Delta (Central Angle)

I hereby certify that this survey meets the minimum technical standards set forth by the Board of Professional Land Surveyors, pursuant to Section 472.027, Fla. Statutes

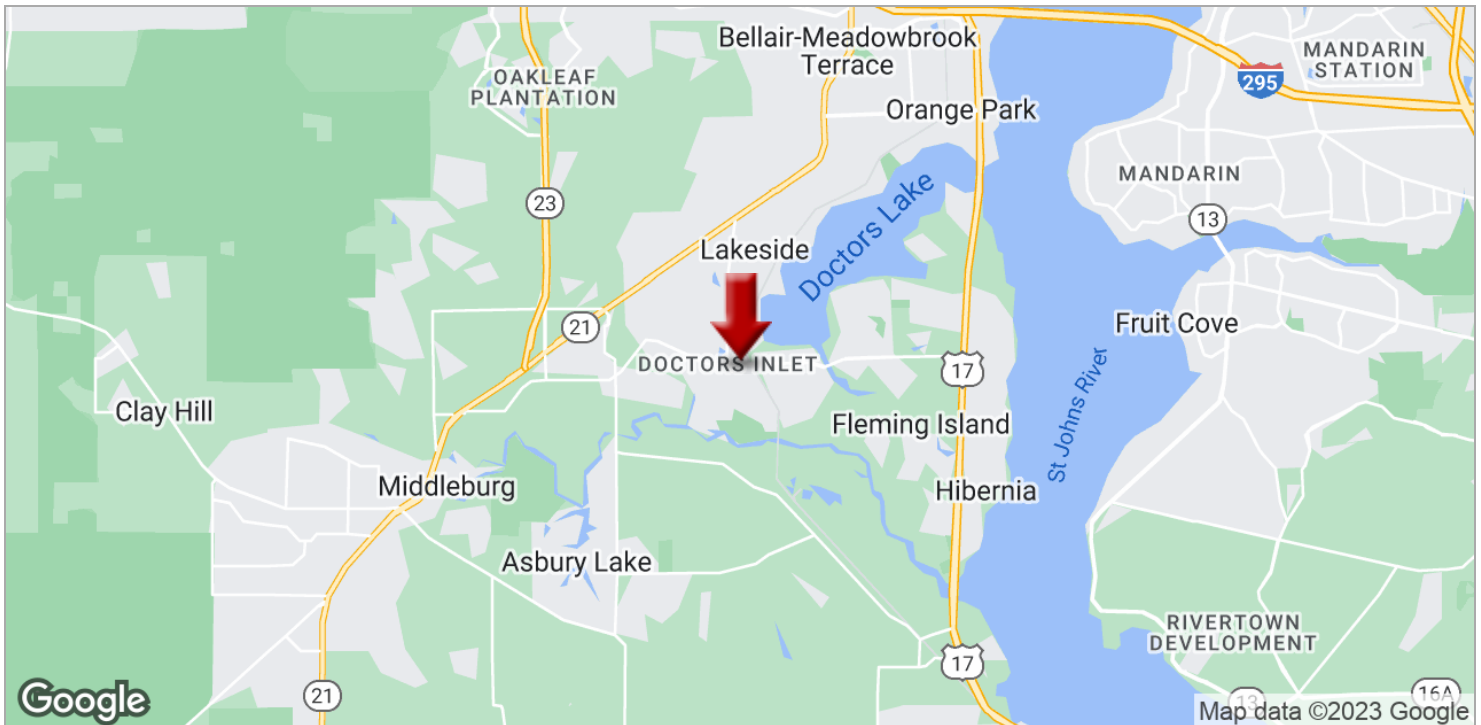
Harold T. Eiland
Harold T. Eiland
Registered Land Surveyor
Florida Certificate No. 2518

Eiland + Associates, Inc.
Professional Land Surveyors
615 Blanding Boulevard, Orange Park, FL
Telephone 904-272-1000

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