

17+/- ACRES OF DEVELOPMENT LAND

BLANDING BLVD
MIDDLEBURG, FL 32068

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Main St
Blanding Blvd

Parsonage St

Property Summary



OFFERING SUMMARY

Sale Price:	\$998,000
Lot Size:	16.78 Acres
Zoning:	BB / AR-2
Market:	Middleburg
Traffic Count:	39,000
Price / SF:	\$1.37

PROPERTY OVERVIEW

SVN Alliance is pleased to present 17.78 acres of development land, with 290 feet of Blanding Blvd frontage, currently zoned both BB (Intermediate Business) and AR-2 (Rural Estates). City officials are keen on development and should be very receptive to zoning and use change requests, if required. Depending on development goals there are 4 adjacent parcels (outlined in blue on aerial photos) currently available for assemblage. Collectively, this could equate to 33+/- gross acres available for development with approximately 700 ft of Blanding Blvd frontage. This ideal location is just a few seconds from Publix Super Market at Middleburg Crossings and in an area projected to experience tremendous growth over the next few years.

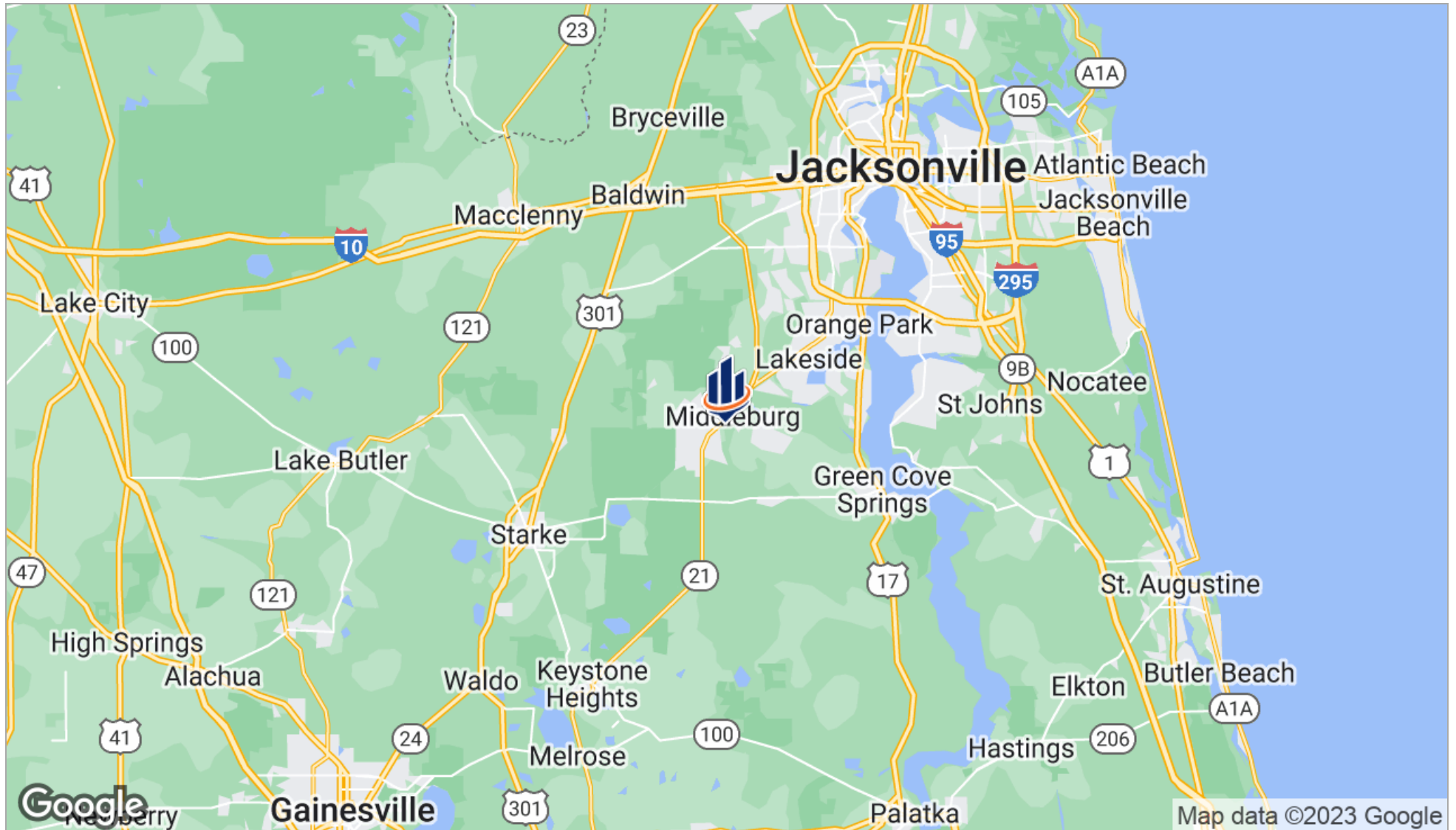
PROPERTY HIGHLIGHTS

- 17+/- acres of prime real estate on SR 21 (Blanding Blvd)
- 290ft of Blanding Blvd Frontage
- 0.2 Miles NE of Publix Supermarkets Entrance
- Owner financing available
- Additional 17+/- acres are available for assemblage (33 acres total)

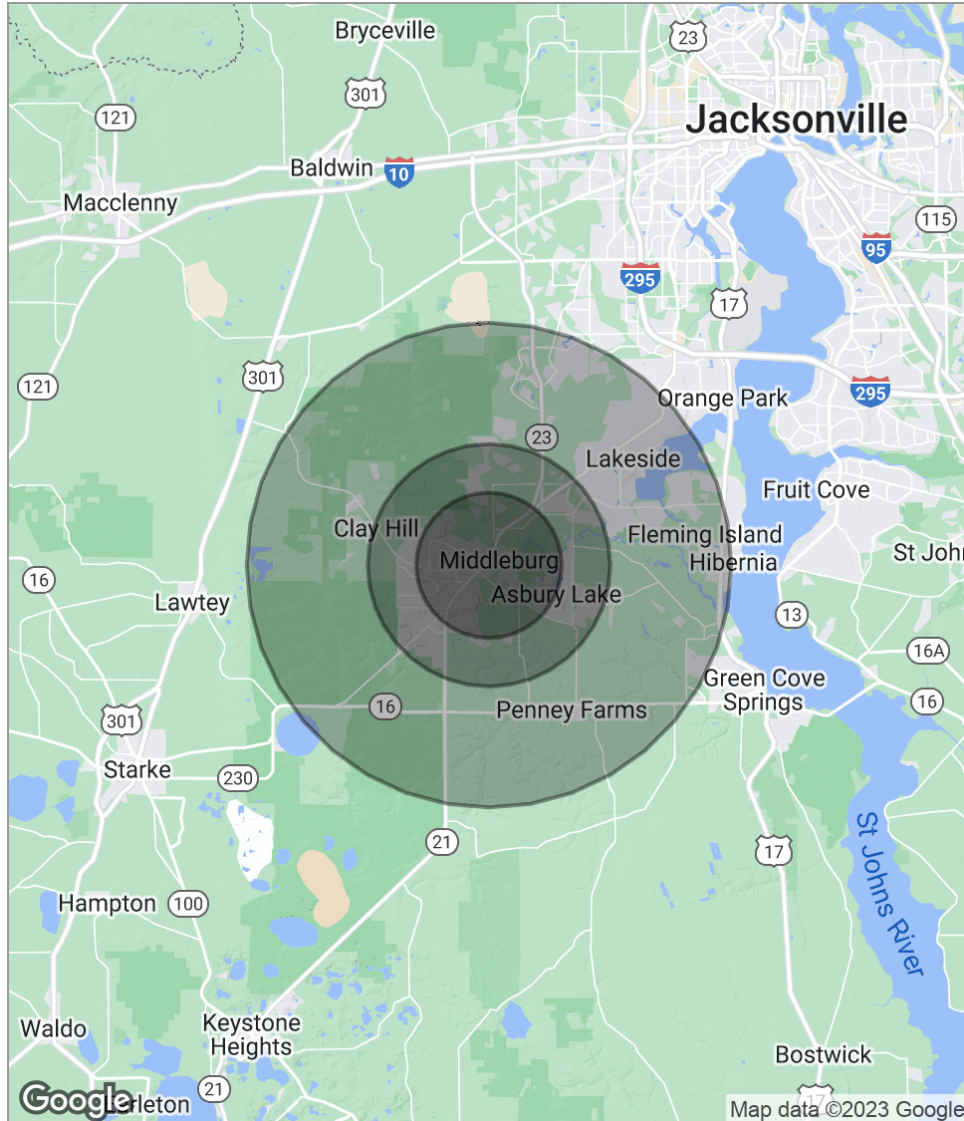
Retailer Map



Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	10,636	29,030	127,093
Median age	36.3	35.7	35.3
Median age [Male]	36.6	35.8	34.7
Median age [Female]	36.2	35.7	36.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	3,672	9,974	44,252
# of persons per HH	2.9	2.9	2.9
Average HH income	\$66,056	\$66,785	\$72,325
Average house value	\$199,938	\$205,690	\$226,475

* Demographic data derived from 2020 ACS - US Census