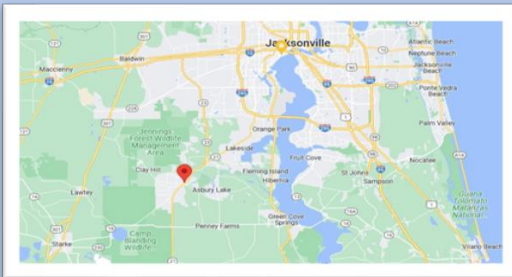


FOR SALE

PRIME MIDDLEBURG DEVELOPMENT SITE

2169 Pine Tree Lane
Middleburg, FL 32068

- ➔ **Estimated Land Size:**
16.34 +- Gross Ac. / 15.21 Net Usable
- ➔ **Current Zoning:**
AR – Agricultural / Residential
- ➔ **Frontage:**
Pine Tree Lane: 668.93' w/avg depths of 1,066'
- ➔ **AADT:**
Blanding Blvd: 43,927 Cars Per Day
CR 218: 13,058 Cars Per Day
- ➔ **Water / Sewer:**
Existing Well & Septic
City Water-Sewer along Pine Tree Lane
- ➔ **Proximity:**
Directly behind Publix anchored Center and
across CR 218 from Winn Dixie anchored center
- ➔ **Price:** \$1,995,000



Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY AERIAL



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES


AERIAL OVERVIEW

 Azalea Ridge
130 Single Family Homes

AREA BUSINESS



 Ascension

 Middleburg High School
1750+ Students


SUBJECT
16.34 +- Gross Ac.
15.21 Net Usable

AREA BUSINESS



AREA BUSINESS



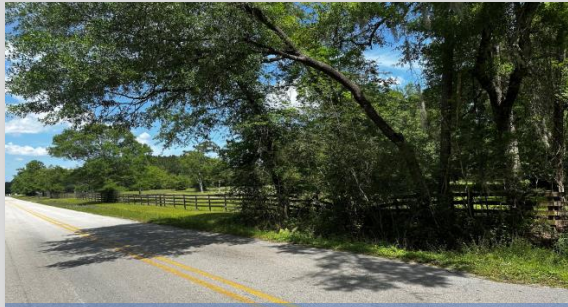
 Middleburg Elementary
500+ Students

 HCA
Healthcare

AREA BUSINESS



INTERIOR PHOTOS



View of Subject looking NE from Pine Tree Lane



View of Subject looking SE from Pine Tree Lane



Existing Entry to Property Looking East



Interior View Looking Northeast



Interior View Looking Southeast



Interior view looking NW



Interior View Looking North



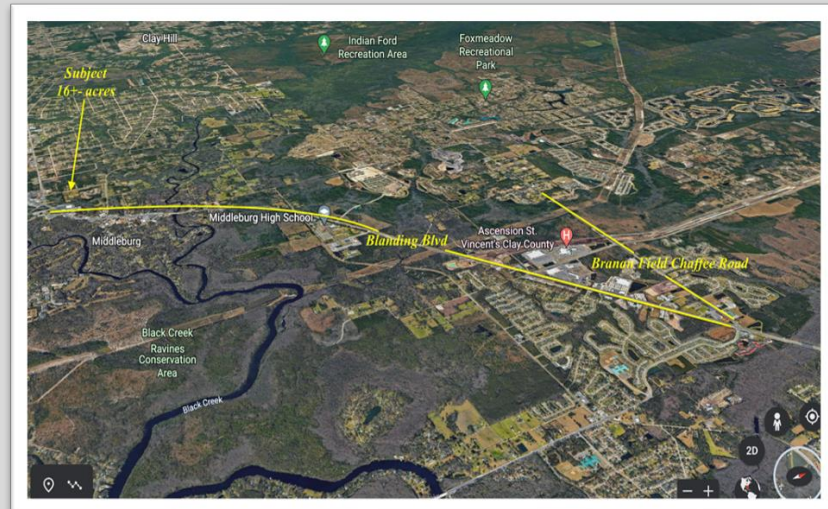
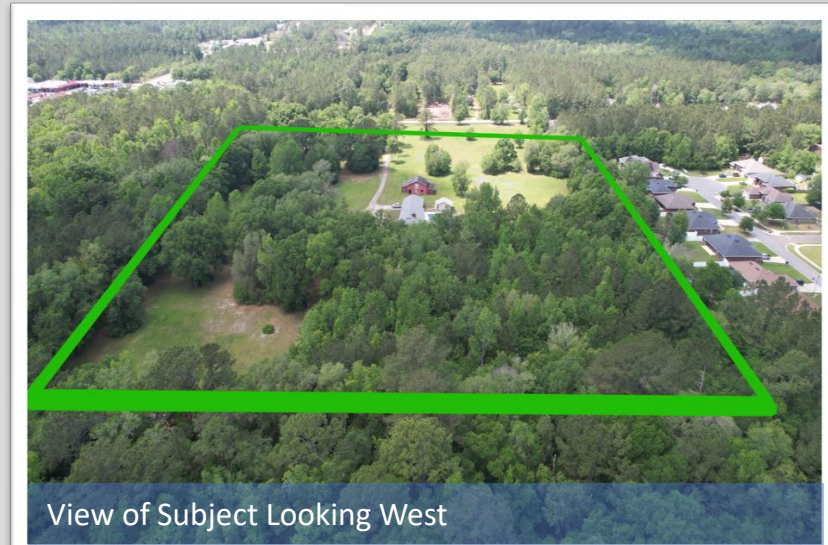
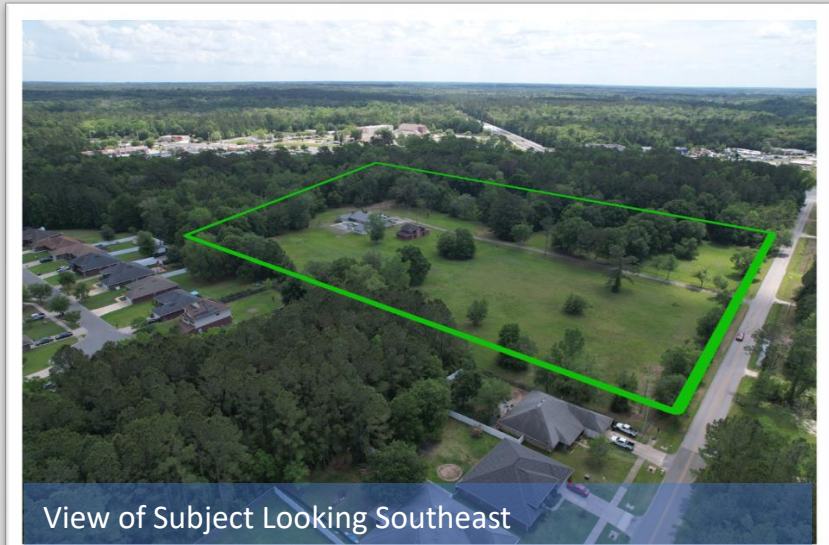
Interior View Looking Southwest



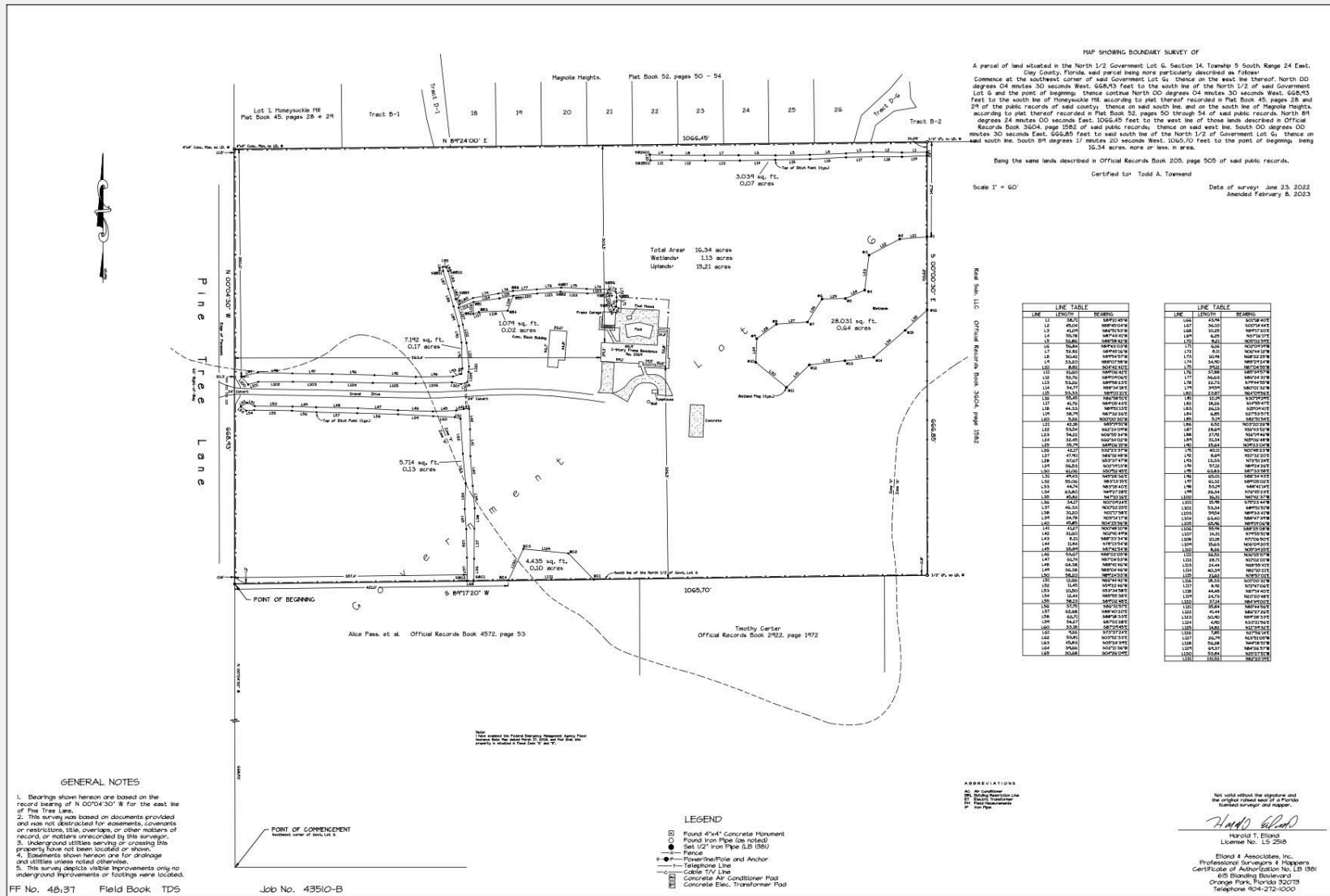
Interior View Looking South



AERIAL PHOTOS



SURVEY

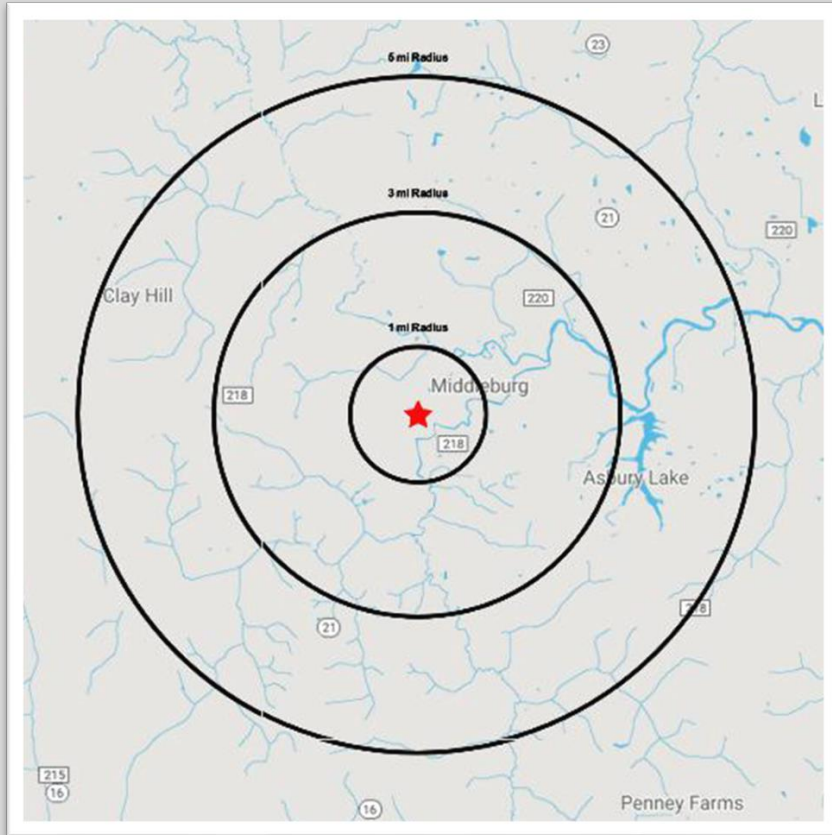


THE CORDELL GROUP
 COMMERCIAL REAL ESTATE SERVICES

AREA DEMOGRAPHICS



2169 Pine Tree Lane, Middleburg, FL 32068



	1 MILE	3 MILES	5 MILES
2022 Population	1,424	16,002	44,299
2027 Projected Population	1,567	17,324	47,518
2022 Total Households	547	5,904	15,803
2027 Projected Households	629	6,678	17,700
Average Household Income	\$67,750	\$67,296	\$78,891
2022 Median Age	43.0	41.8	40.1
2022 Total Housing Units	602	6,541	17,185
2022 Total Businesses	210	594	1,319

