FOR SALE: 4.6 +- Acre Middleburg Development Site

2334-2348 Blanding Blvd., Middleburg, FL 32068





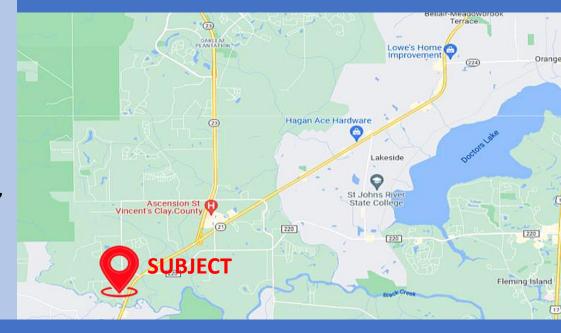
Cord Butler
Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465-1000
Email: cord@thecordellgroup.com



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.

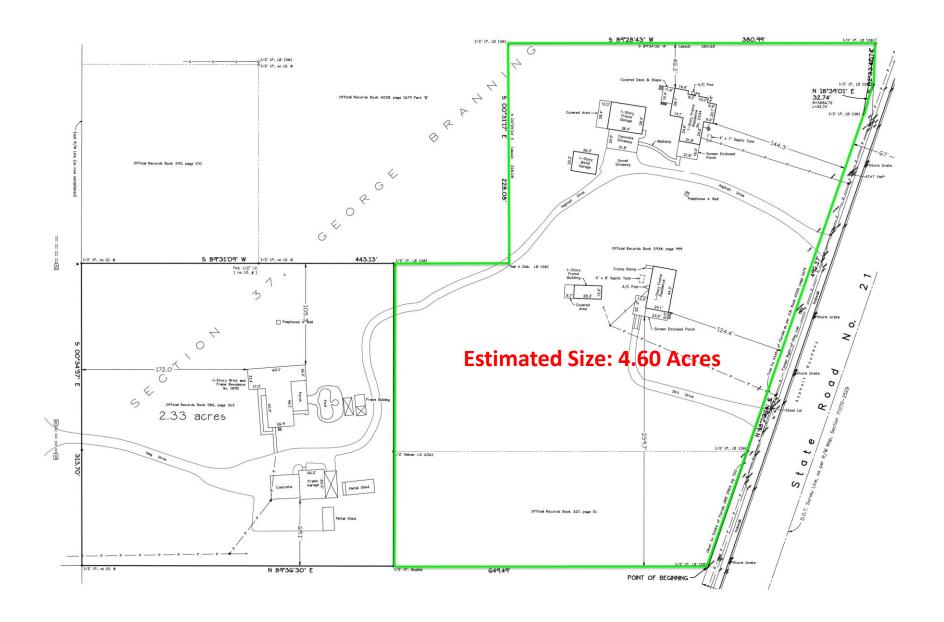
- Estimated Land Size: 4.60+- acres (Per Eiland Surveyors)
- Zoning: BF Community Center PUD (Within Branan Field Master Plan)
- Frontage / Access / Exposure:
 Blanding Blvd: 539'+-
- → AADT: 43,500 +- Cars Per Day (Blanding Blvd.)
- Water/Sewer: Existing Well / Septic. Sewer being extended from the West along Long Bay & reportedly from North down Blanding.
- Proximity: Ascension St. Vincents Hospital, HCA Medical Center, and many big box stores, national retailers, and restaurants.
- **Sales Price:** \$1,195,000.00







SURVEY



AERIAL





2334-2348 Blanding Blvd

Northwest View



2334-2348 Blanding Blvd

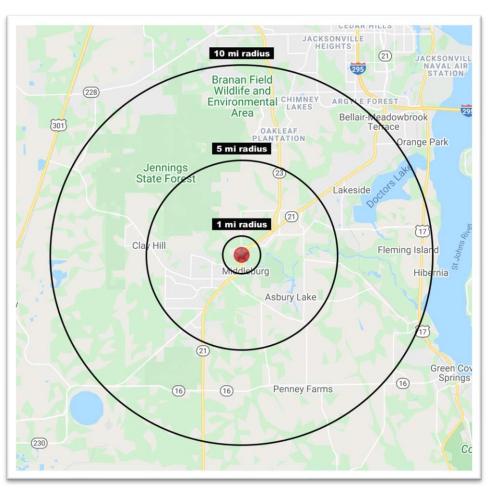
West View



AREA DEMOGRAPHICS



2334-2348 Blanding Blvd., Middleburg, FL 32068



	1 MILE	3 MILES	5 MILES
2024 Population	1,119	55,852	193,350
2026 Projected Population	1,266	62,029	210,362
2024 Total Households	399	19,036	67,457
2024 Projected Households	446	21,019	72,981
Average Household Income	74,239	86,324	94,621
2024 Median Age	40.6	37.4	38.6
2024 Total Housing Units	429	20,289	71,616
2024 Total Businesses	95	1,352	5,682