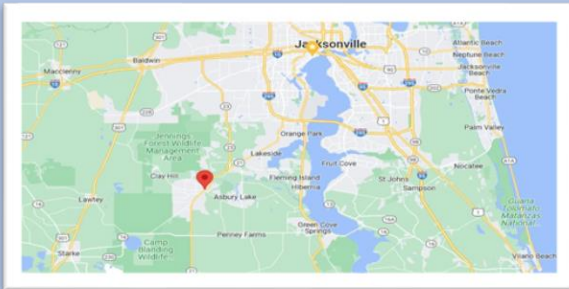


FOR SALE

PRIME MIDDLEBURG DEVELOPMENT SITE

2169 Pine Tree Lane
Middleburg, FL 32068

- ➔ **Estimated Land Size:**
16.34 +- Gross Ac. / 15.21 Net Usable*
* Per FWD permit issued by SJRWMD
- ➔ **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



BLANDING BLVD.

666.85'

1,066.45'

1,065.70'

668.93'

PINE TREE LANE



AERIAL OVERVIEW


FIRST COAST EXPRESSWAY

AREA BUSINESS



Azalea Ridge
130 Single Family Homes

BLANDING BLVD




Middleburg High School
1750+ Students

SUBJECT
16.34 +- Gross Ac.
15.21 Net Usable

AREA BUSINESS



AREA BUSINESS



Middleburg Elementary
500+ Students

CR 218

BLANDING BLVD

AREA BUSINESS



CR 218



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



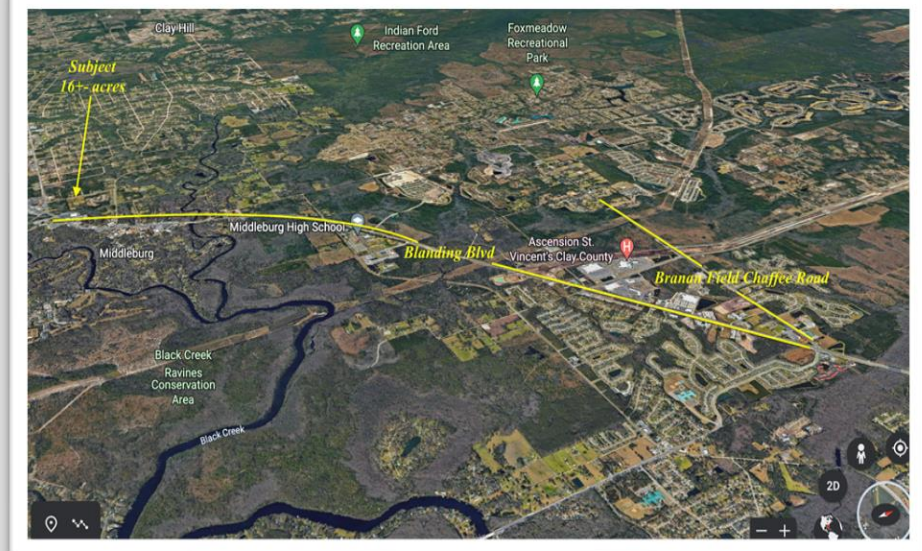
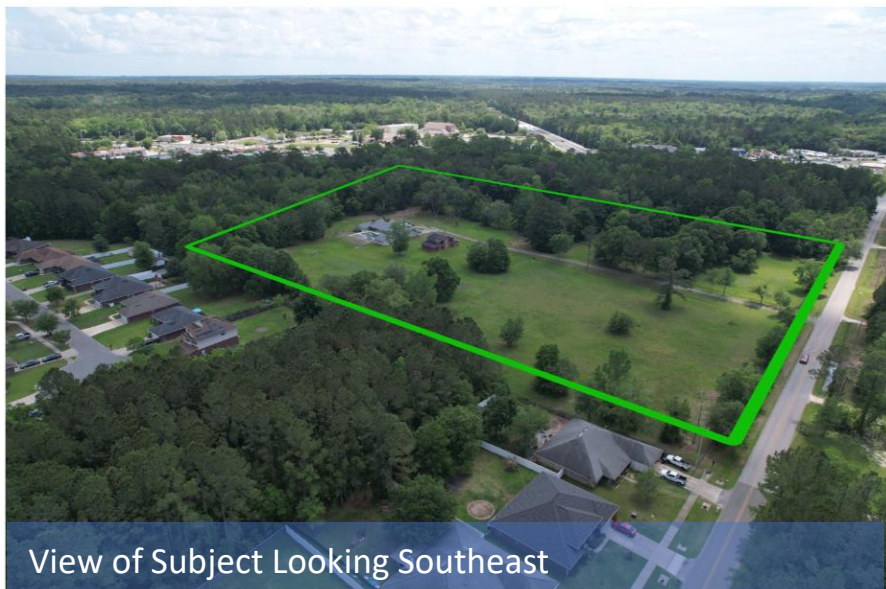
Interior View Looking Southwest



Interior View Looking South



AERIAL PHOTOS



SURVEY

MAP SHOWING BOUNDARY SURVEY OF

A parcel of land situated in the North 1/2 Government Lot G, Section 14, Township 9 South Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:
Commence at the southeast corner of said Government Lot G; thence on the west line thereof North 00 degrees 04 minutes 30 seconds West, 606.83 feet to the south line of the North 1/2 of said Government Lot G and the point of beginning; thence continue North 00 degrees 04 minutes 30 seconds West, 606.93 feet to the south line of Honeyuckle Hill according to plat thereof recorded in Plat Book 45, pages 28 and 29 and 24 of the public records of said county; thence on said south line, and on the south line of Magnolia Heights according to plat thereof recorded in Plat Book 52, pages 50 through 54 of said public records; North 89 degrees 24 minutes 00 seconds East, 1066.45 feet to the west line of these lands described in Official Records Book 3004, page 1982 of said public records; thence on said west line, South 00 degrees 00 minutes 30 seconds East, 666.85 feet to said south line of the North 1/2 of Government Lot G; thence on said south line, South 89 degrees 17 minutes 20 seconds West, 1065.70 feet to the point of beginning; being 16.34 acres, more or less, in area.

Being the same lands described in Official Records Book 205, page 505 of said public records.
Certified for: Todd A. Townsend
Date of survey: June 23, 2022
Amended February 8, 2023

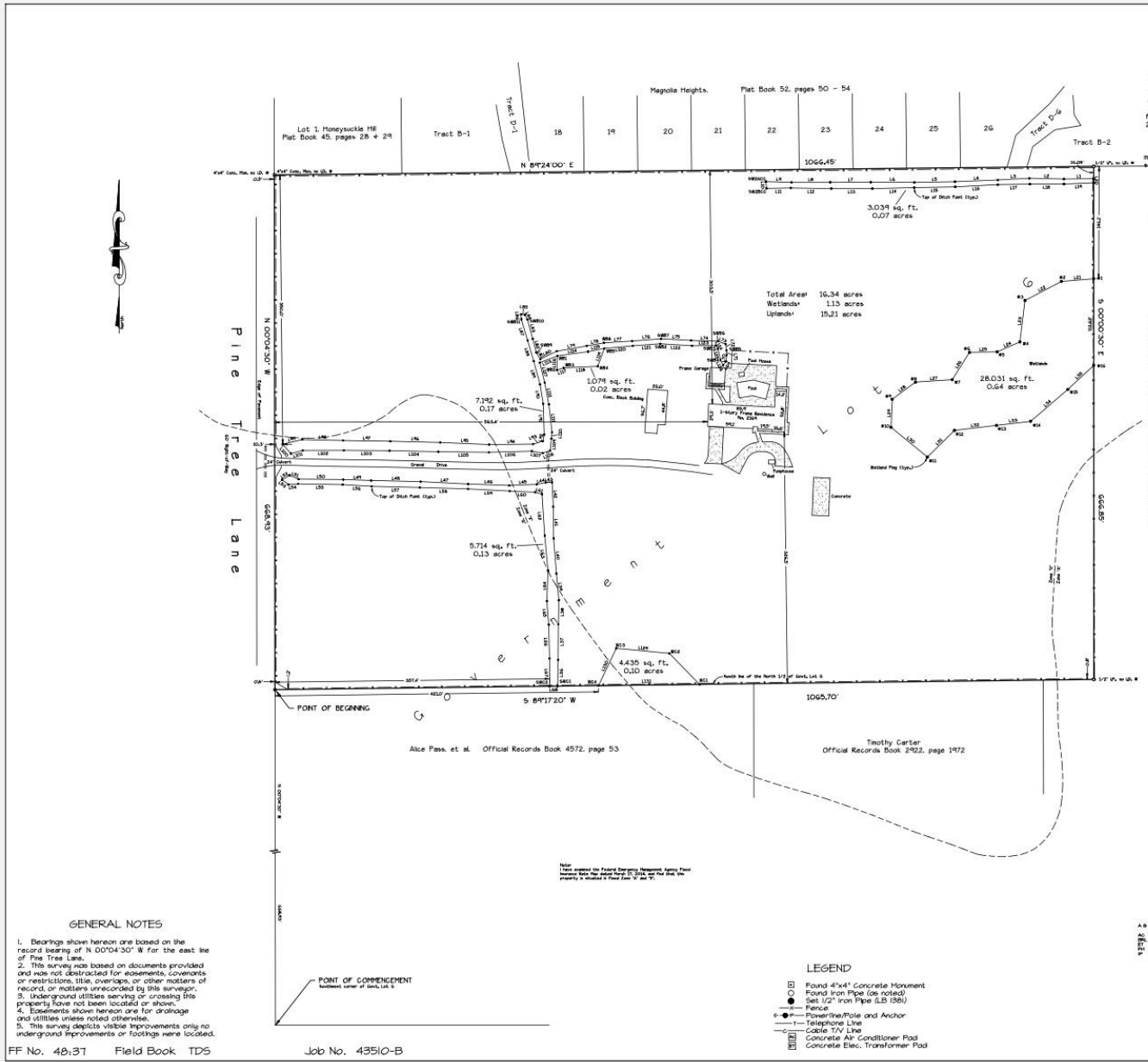
Scale 1" = 60'

Kralik, LLC Official Records Book 3004, page 1982

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
13	45.71	S89°12'40"W	151	10.29	S07°21'47"W
14	45.71	S89°12'40"W	152	10.29	S07°21'47"W
15	45.71	S89°12'40"W	153	10.29	S07°21'47"W
16	45.71	S89°12'40"W	154	10.29	S07°21'47"W
17	45.71	S89°12'40"W	155	10.29	S07°21'47"W
18	45.71	S89°12'40"W	156	10.29	S07°21'47"W
19	45.71	S89°12'40"W	157	10.29	S07°21'47"W
20	45.71	S89°12'40"W	158	10.29	S07°21'47"W
21	45.71	S89°12'40"W	159	10.29	S07°21'47"W
22	45.71	S89°12'40"W	160	10.29	S07°21'47"W
23	45.71	S89°12'40"W	161	10.29	S07°21'47"W
24	45.71	S89°12'40"W	162	10.29	S07°21'47"W
25	45.71	S89°12'40"W	163	10.29	S07°21'47"W
26	45.71	S89°12'40"W	164	10.29	S07°21'47"W
27	45.71	S89°12'40"W	165	10.29	S07°21'47"W
28	45.71	S89°12'40"W	166	10.29	S07°21'47"W
29	45.71	S89°12'40"W	167	10.29	S07°21'47"W
30	45.71	S89°12'40"W	168	10.29	S07°21'47"W
31	45.71	S89°12'40"W	169	10.29	S07°21'47"W
32	45.71	S89°12'40"W	170	10.29	S07°21'47"W
33	45.71	S89°12'40"W	171	10.29	S07°21'47"W
34	45.71	S89°12'40"W	172	10.29	S07°21'47"W
35	45.71	S89°12'40"W	173	10.29	S07°21'47"W
36	45.71	S89°12'40"W	174	10.29	S07°21'47"W
37	45.71	S89°12'40"W	175	10.29	S07°21'47"W
38	45.71	S89°12'40"W	176	10.29	S07°21'47"W
39	45.71	S89°12'40"W	177	10.29	S07°21'47"W
40	45.71	S89°12'40"W	178	10.29	S07°21'47"W
41	45.71	S89°12'40"W	179	10.29	S07°21'47"W
42	45.71	S89°12'40"W	180	10.29	S07°21'47"W
43	45.71	S89°12'40"W	181	10.29	S07°21'47"W
44	45.71	S89°12'40"W	182	10.29	S07°21'47"W
45	45.71	S89°12'40"W	183	10.29	S07°21'47"W
46	45.71	S89°12'40"W	184	10.29	S07°21'47"W
47	45.71	S89°12'40"W	185	10.29	S07°21'47"W
48	45.71	S89°12'40"W	186	10.29	S07°21'47"W
49	45.71	S89°12'40"W	187	10.29	S07°21'47"W
50	45.71	S89°12'40"W	188	10.29	S07°21'47"W
51	45.71	S89°12'40"W	189	10.29	S07°21'47"W
52	45.71	S89°12'40"W	190	10.29	S07°21'47"W
53	45.71	S89°12'40"W	191	10.29	S07°21'47"W
54	45.71	S89°12'40"W	192	10.29	S07°21'47"W
55	45.71	S89°12'40"W	193	10.29	S07°21'47"W
56	45.71	S89°12'40"W	194	10.29	S07°21'47"W
57	45.71	S89°12'40"W	195	10.29	S07°21'47"W
58	45.71	S89°12'40"W	196	10.29	S07°21'47"W
59	45.71	S89°12'40"W	197	10.29	S07°21'47"W
60	45.71	S89°12'40"W	198	10.29	S07°21'47"W
61	45.71	S89°12'40"W	199	10.29	S07°21'47"W
62	45.71	S89°12'40"W	200	10.29	S07°21'47"W
63	45.71	S89°12'40"W	201	10.29	S07°21'47"W
64	45.71	S89°12'40"W	202	10.29	S07°21'47"W
65	45.71	S89°12'40"W	203	10.29	S07°21'47"W
66	45.71	S89°12'40"W	204	10.29	S07°21'47"W
67	45.71	S89°12'40"W	205	10.29	S07°21'47"W
68	45.71	S89°12'40"W	206	10.29	S07°21'47"W
69	45.71	S89°12'40"W	207	10.29	S07°21'47"W
70	45.71	S89°12'40"W	208	10.29	S07°21'47"W
71	45.71	S89°12'40"W	209	10.29	S07°21'47"W
72	45.71	S89°12'40"W	210	10.29	S07°21'47"W
73	45.71	S89°12'40"W	211	10.29	S07°21'47"W
74	45.71	S89°12'40"W	212	10.29	S07°21'47"W
75	45.71	S89°12'40"W	213	10.29	S07°21'47"W
76	45.71	S89°12'40"W	214	10.29	S07°21'47"W
77	45.71	S89°12'40"W	215	10.29	S07°21'47"W
78	45.71	S89°12'40"W	216	10.29	S07°21'47"W
79	45.71	S89°12'40"W	217	10.29	S07°21'47"W
80	45.71	S89°12'40"W	218	10.29	S07°21'47"W
81	45.71	S89°12'40"W	219	10.29	S07°21'47"W
82	45.71	S89°12'40"W	220	10.29	S07°21'47"W
83	45.71	S89°12'40"W	221	10.29	S07°21'47"W
84	45.71	S89°12'40"W	222	10.29	S07°21'47"W
85	45.71	S89°12'40"W	223	10.29	S07°21'47"W
86	45.71	S89°12'40"W	224	10.29	S07°21'47"W
87	45.71	S89°12'40"W	225	10.29	S07°21'47"W
88	45.71	S89°12'40"W	226	10.29	S07°21'47"W
89	45.71	S89°12'40"W	227	10.29	S07°21'47"W
90	45.71	S89°12'40"W	228	10.29	S07°21'47"W
91	45.71	S89°12'40"W	229	10.29	S07°21'47"W
92	45.71	S89°12'40"W	230	10.29	S07°21'47"W
93	45.71	S89°12'40"W	231	10.29	S07°21'47"W
94	45.71	S89°12'40"W	232	10.29	S07°21'47"W
95	45.71	S89°12'40"W	233	10.29	S07°21'47"W
96	45.71	S89°12'40"W	234	10.29	S07°21'47"W
97	45.71	S89°12'40"W	235	10.29	S07°21'47"W
98	45.71	S89°12'40"W	236	10.29	S07°21'47"W
99	45.71	S89°12'40"W	237	10.29	S07°21'47"W
100	45.71	S89°12'40"W	238	10.29	S07°21'47"W
101	45.71	S89°12'40"W	239	10.29	S07°21'47"W
102	45.71	S89°12'40"W	240	10.29	S07°21'47"W
103	45.71	S89°12'40"W	241	10.29	S07°21'47"W
104	45.71	S89°12'40"W	242	10.29	S07°21'47"W
105	45.71	S89°12'40"W	243	10.29	S07°21'47"W
106	45.71	S89°12'40"W	244	10.29	S07°21'47"W
107	45.71	S89°12'40"W	245	10.29	S07°21'47"W
108	45.71	S89°12'40"W	246	10.29	S07°21'47"W
109	45.71	S89°12'40"W	247	10.29	S07°21'47"W
110	45.71	S89°12'40"W	248	10.29	S07°21'47"W
111	45.71	S89°12'40"W	249	10.29	S07°21'47"W
112	45.71	S89°12'40"W	250	10.29	S07°21'47"W
113	45.71	S89°12'40"W	251	10.29	S07°21'47"W
114	45.71	S89°12'40"W	252	10.29	S07°21'47"W
115	45.71	S89°12'40"W	253	10.29	S07°21'47"W
116	45.71	S89°12'40"W	254	10.29	S07°21'47"W
117	45.71	S89°12'40"W	255	10.29	S07°21'47"W
118	45.71	S89°12'40"W	256	10.29	S07°21'47"W
119	45.71	S89°12'40"W	257	10.29	S07°21'47"W
120	45.71	S89°12'40"W	258	10.29	S07°21'47"W
121	45.71	S89°12'40"W	259	10.29	S07°21'47"W
122	45.71	S89°12'40"W	260	10.29	S07°21'47"W
123	45.71	S89°12'40"W	261	10.29	S07°21'47"W
124	45.71	S89°12'40"W	262	10.29	S07°21'47"W
125	45.71	S89°12'40"W	263	10.29	S07°21'47"W
126	45.71	S89°12'40"W	264	10.29	S07°21'47"W
127	45.71	S89°12'40"W	265	10.29	S07°21'47"W
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130	45.71	S89°12'40"W	268	10.29	S07°21'47"W
131	45.71	S89°12'40"W	269	10.29	S07°21'47"W
132	45.71	S89°12'40"W	270	10.29	S07°21'47"W
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135	45.71	S89°12'40"W	273	10.29	S07°21'47"W
136	45.71	S89°12'40"W	274	10.29	S07°21'47"W
137	45.71	S89°12'40"W	275	10.29	S07°21'47"W
138	45.71	S89°12'40"W	276	10.29	S07°21'47"W
139	45.71	S89°12'40"W	277	10.29	S07°21'47"W
140	45.71	S89°12'40"W	278	10.29	S07°21'47"W
141	45.71	S89°12'40"W	279	10.29	S07°21'47"W
142	45.71	S89°12'40"W	280	10.29	S07°21'47"W
143	45.71	S89°12'40"W	281	10.29	S07°21'47"W
144	45.71	S89°12'40"W	282	10.29	S07°21'47"W
145	45.71	S89°12'40"W	283	10.29	S07°21'47"W
146	45.71	S89°12'40"W	284	10.29	S07°21'47"W
147	45.71	S89°12'40"W	285	10.29	S07°21'47"W
148	45.71	S89°12'40"W	286	10.29	S07°21'47"W
149	45.71	S89°12'40"W	287	10.29	S07°21'47"W
150	45.71	S89°12'40"W	288	10.29	S07°21'47"W
151	45.71	S89°12'40"W	289	10.29	S07°21'47"W
152	45.71	S89°12'40"W	290	10.29	S07°21'47"W
153	45.71	S89°12'40"W	291	10.29	S07°21'47"W
154	45.71	S89°12'40"W	292	10.29	S07°21'47"W
155	45.71	S89°12'40"W	293	10.29	S07°21'47"W
156	45.71	S89°12'40"W	294	10.29	S07°21'47"W
157	45.71	S89°12'40"W	295	10.29	S07°21'47"W
158	45.71	S89°12'40"W	296	10.29	S07°21'47"W
159	45.71	S89°12'40"W	297	10.29	S07°21'47"W
160	45.71	S89°12'40"W	298	10.29	S07°21'47"W
161	45.71	S89°12'40"W	299	10.29	S07°21'47"W
162	45.71	S89°12'40"W	300	10.29	S07°21'47"W

ABBREVIATIONS
 AC - Acre
 B - Boundary
 C - Center
 D - Ditch
 E - Easement
 F - Fence
 G - Generator
 H - Highway
 I - Iron Pipe
 L - Line
 M - Monument
 N - Note
 P - Pole
 R - Right of Way
 S - Survey
 T - Telephone
 U - Utility
 V - Valve
 W - Well
 X - X-Mark
 Y - Yard
 Z - Zone

Harold T. Ellard
 Harold T. Ellard
 License No. LS 2516
 Ellard & Associates, Inc.
 Professional Surveyors & Planners
 Certificate of Authorization No. LB 1881
 600 Shalimar Boulevard
 Orange Park, Florida 32073
 Telephone 904-272-1000



GENERAL NOTES

- Bearings shown hereon are based on the record bearing of N 00°04'30" W for the east line of Pine Tree Lane.
- This survey was based on documents provided and was not obstructed for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
- Underground utilities serving or crossing this property have not been located or shown.
- Easements shown hereon are for drainage and utilities unless noted otherwise.
- This survey depicts visible improvements only no underground improvements or footings were located.

POINT OF COMMENCEMENT
 Southeast Corner of Sect. 14, S.

- ### LEGEND
- Found 4"x4" Concrete Monument
 - Found Iron Pipe (as noted)
 - Salt 1/2" Iron Pipe (LB 1881)
 - Fence
 - Powertline/Pole and Anchor
 - Telephone Line
 - Cable TV Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad

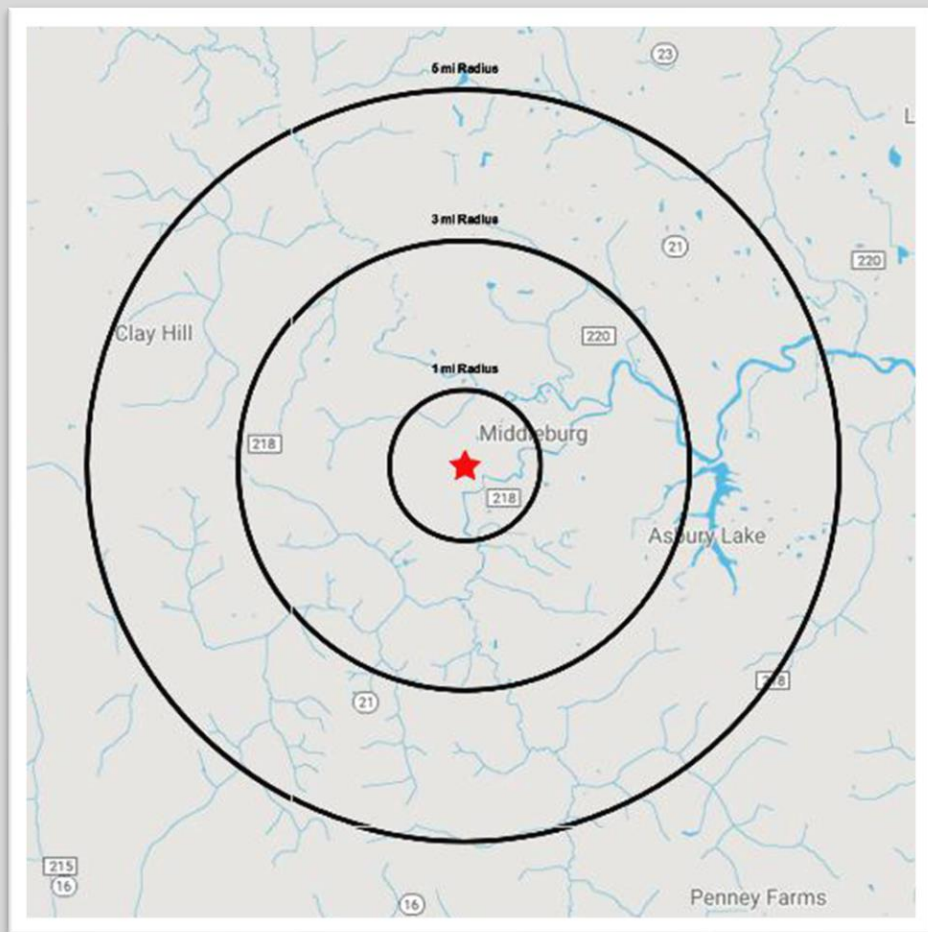
FF No. 48;31 Field Book TDS

Job No. 43510-B

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

