

# 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:

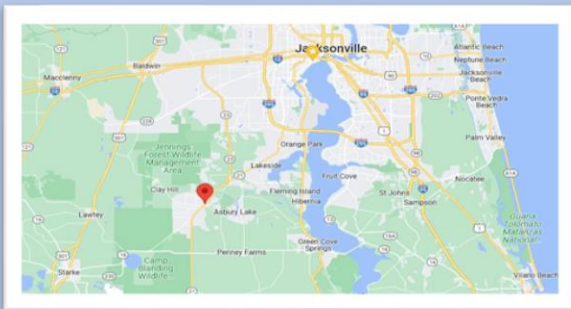
Existing Well & Septic

City Water-Sewer along Pine Tree Lane

### Proximity:

Directly behind Publix anchored Center and  
across CR 218 from Winn Dixie anchored center

### Price: \$2,495,000



**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





# AERIAL OVERVIEW





# 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

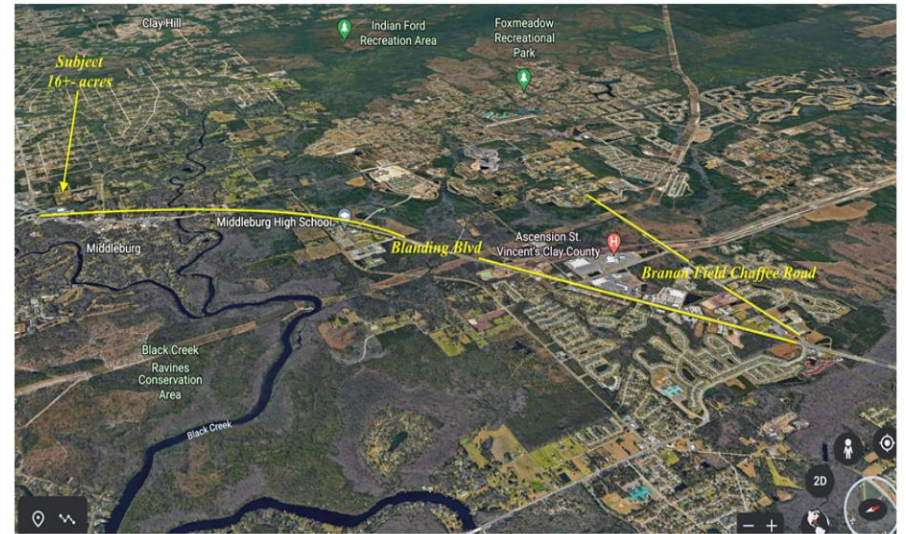
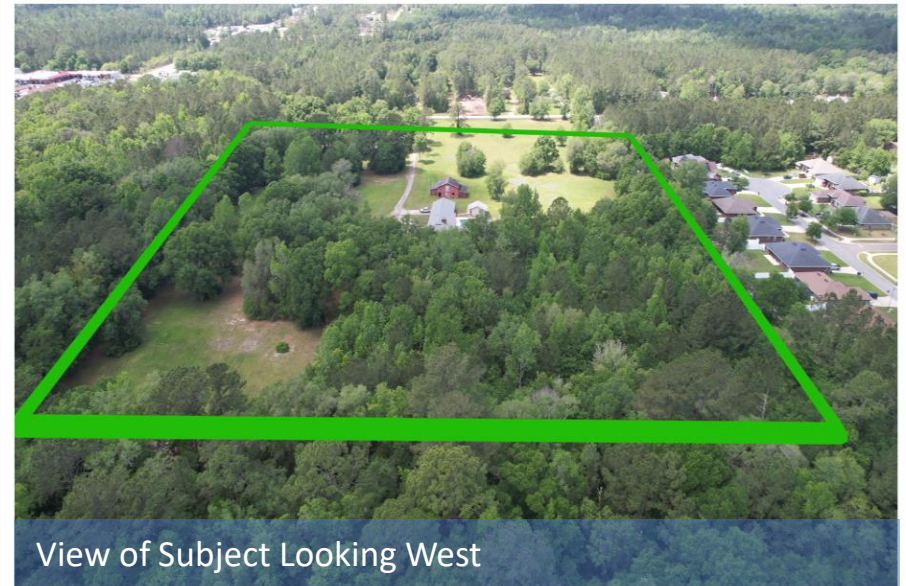
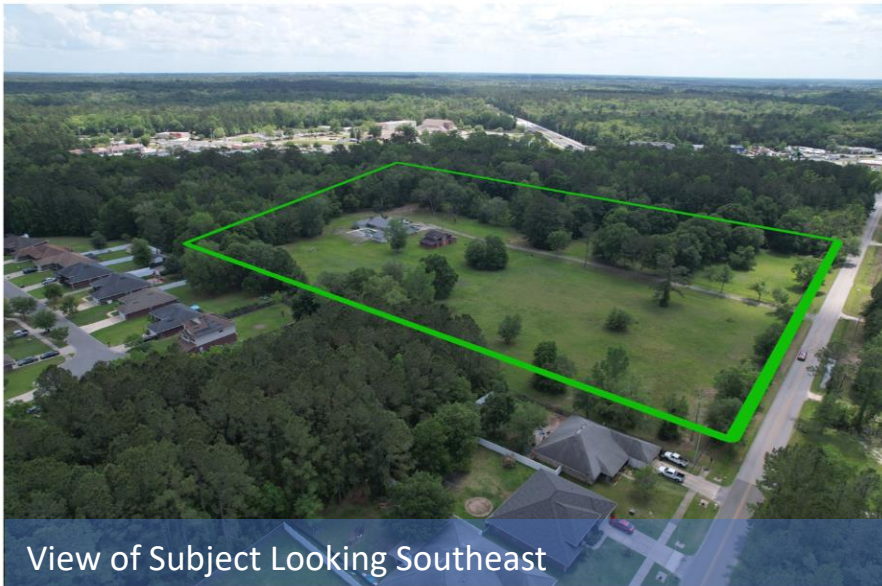


Interior View Looking South





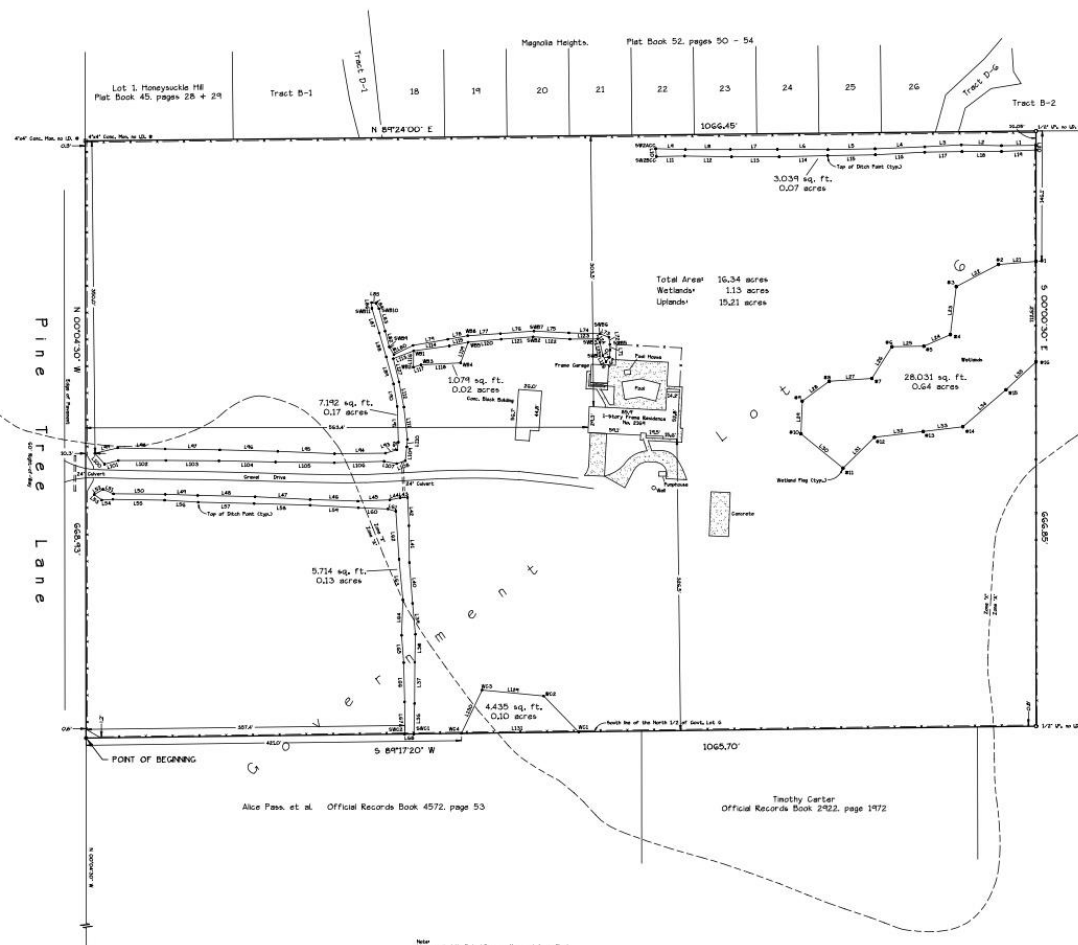
# AERIAL PHOTOS





1. Bearings shown hereon are based on the record bearing of N 00°04'30" W for the east line of Pine Tree Lane.
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 on land underlain by the title to be improved. Located

Job No. 43510-B



**NAP SHOWING BOUNDARY SURVEY**

A parcel of land situated in the North 1/2 Government Lot G, Section 14, Township 5S, Range 24 East, City of Grand Rapids, Michigan, is shown as follows:

Commence at the southeast corner of said Government Lot G; thence on the west line thereof, North 09 degrees 04 minutes 30 seconds West, 688.75 feet to the south line of the North 1/2 of said Government Lot G; thence on the south line thereof, South 89 degrees 55 minutes 30 seconds East, 1045.70 feet to the south line of Honeyuckle Mill Road, according to plat thereof recorded in Plat Book No. 32, plate 50 through 54 of said public records, North 01 degree 00 minutes 00 seconds East, 1045.70 feet to the east line of said Honeyuckle Mill Road, according to plat thereof recorded in Plat Book No. 36-04, page 1582 of said public records; thence on said east line, South 08 degrees 00 minutes 00 seconds East, 1045.70 feet to the northeast corner of said Honeyuckle Mill Road, according to plat thereof recorded in Plat Book No. 36-04, page 1582 of said public records; thence on the north line thereof, North 01 degree 00 minutes 00 seconds East, 1045.70 feet to the point of beginning.

The same lands listed in Official Records Book 205, page 505 or said public records, being the same lands described in Official Records Book 205, page 505 or said public records, are hereby confirmed.

Certified To: Todd A. Townsend

Scale = 1" = 60'

Date of survey: June 23, 2022  
Amended February 8, 2023

LINE TABLE		
LINE	WAVELENGTH	FEATURE
1	4076.4	Fe I 4076
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LINE TABLE		
LINE	ENGLISH	SPANISH
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1562	26.50	500746 FIVE

**ABBREVIATIONS**

AC Air-Conditioner  
[BL] Building Restriction Line  
ET Electric Transformer  
FH Field Measurements  
FT Iron Pipe

Not valid without the signature and  
the original raised seal of a Florida  
Licensed Surveyor and Mapper.



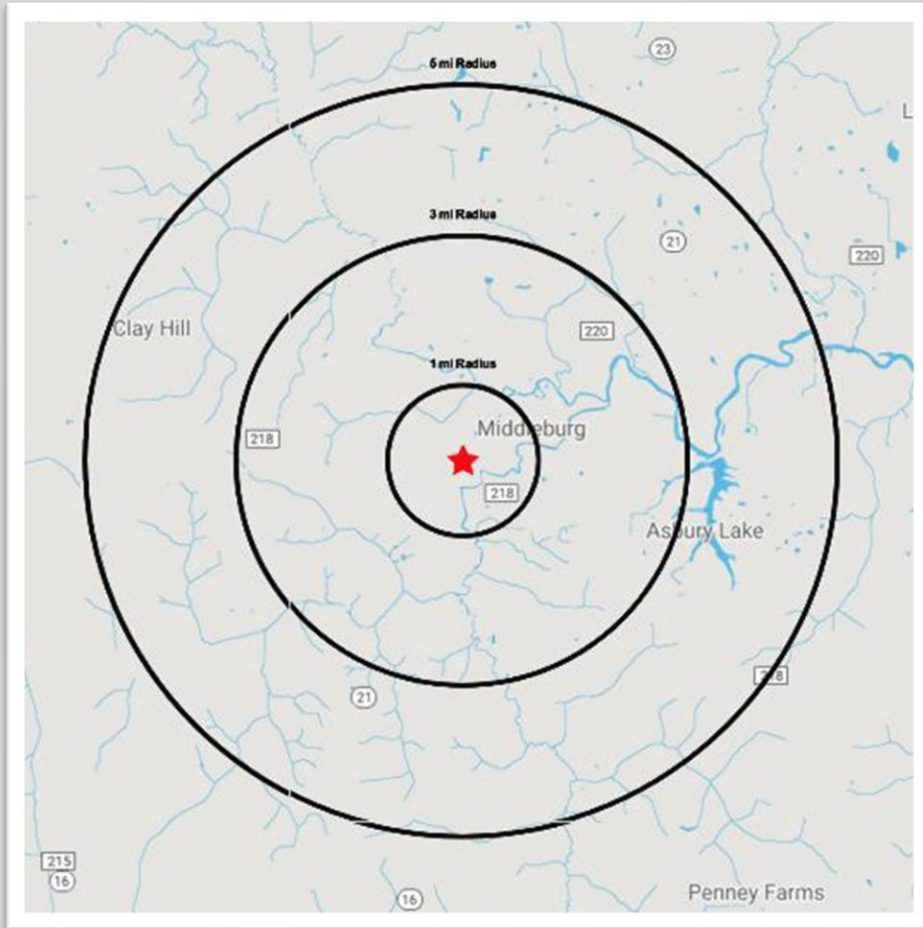
Harold T. Eiland  
License No. LS 2518

Eiland & Associates, Inc.  
Professional Surveyors & Mappers  
Certificate of Authorization No. LB 1981  
615 Blanding Boulevard  
Orlando Park, Florida 32073  
Telephone 404-272-1000

# AREA DEMOGRAPHICS



## 2169 Pine Tree Lane, Middleburg, FL 32068



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

