

FOR SALE: 4.6 +- Acre Middleburg Development Site

2334-2348 Blanding Blvd., Middleburg, FL 32068



Cord Butler
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Atlantic Beach, Florida 32233
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Visit Our Website For Complete Listings

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PROPERTY DETAILS



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➔ **Estimated Land Size:** 4.60+- acres
(Per Eiland Surveyors)

➔ **Zoning:** BF Community Center – PUD
(Within Branan Field Master Plan)

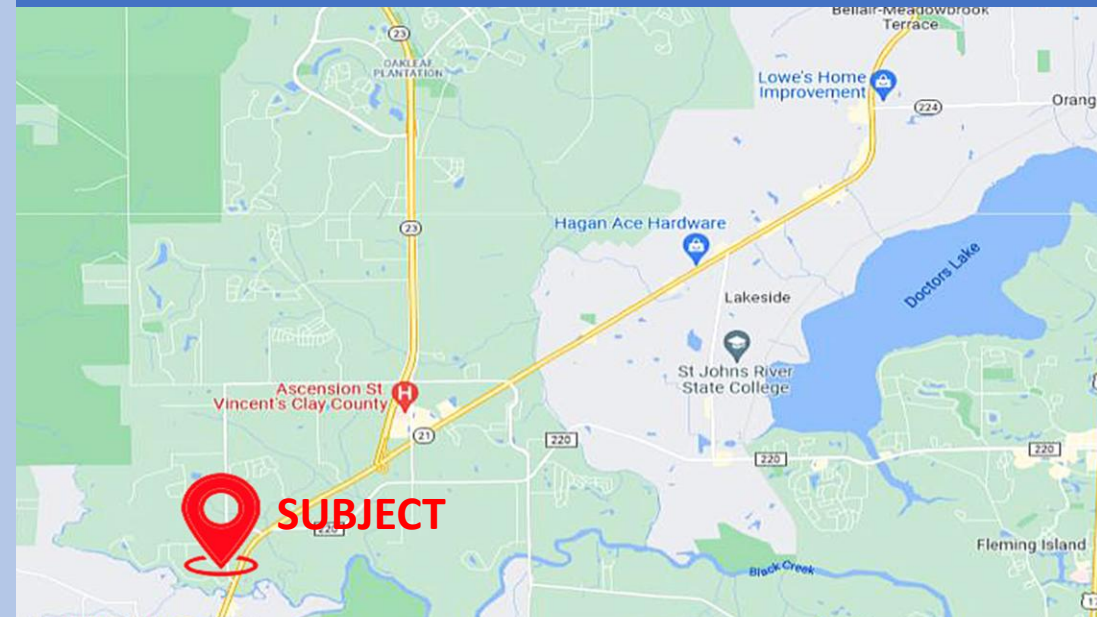
➔ **Frontage / Access / Exposure:**
Blanding Blvd: 539'+-

➔ **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.

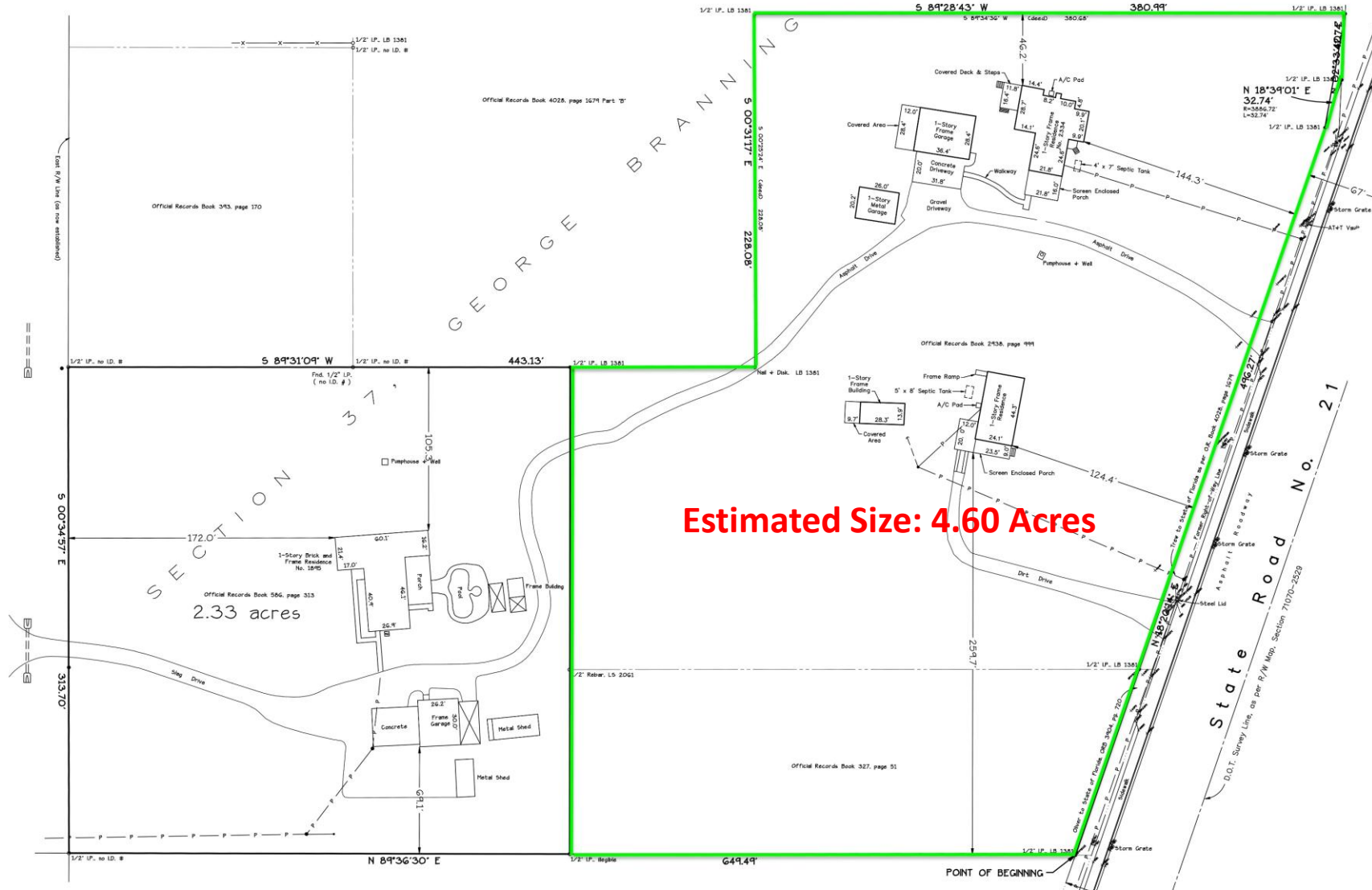
➔ **Proximity:** Ascension St. Vincents Hospital, HCA Medical Center, and many big box stores, national retailers, and restaurants.

➔ **Sales Price:** \$995,000.00

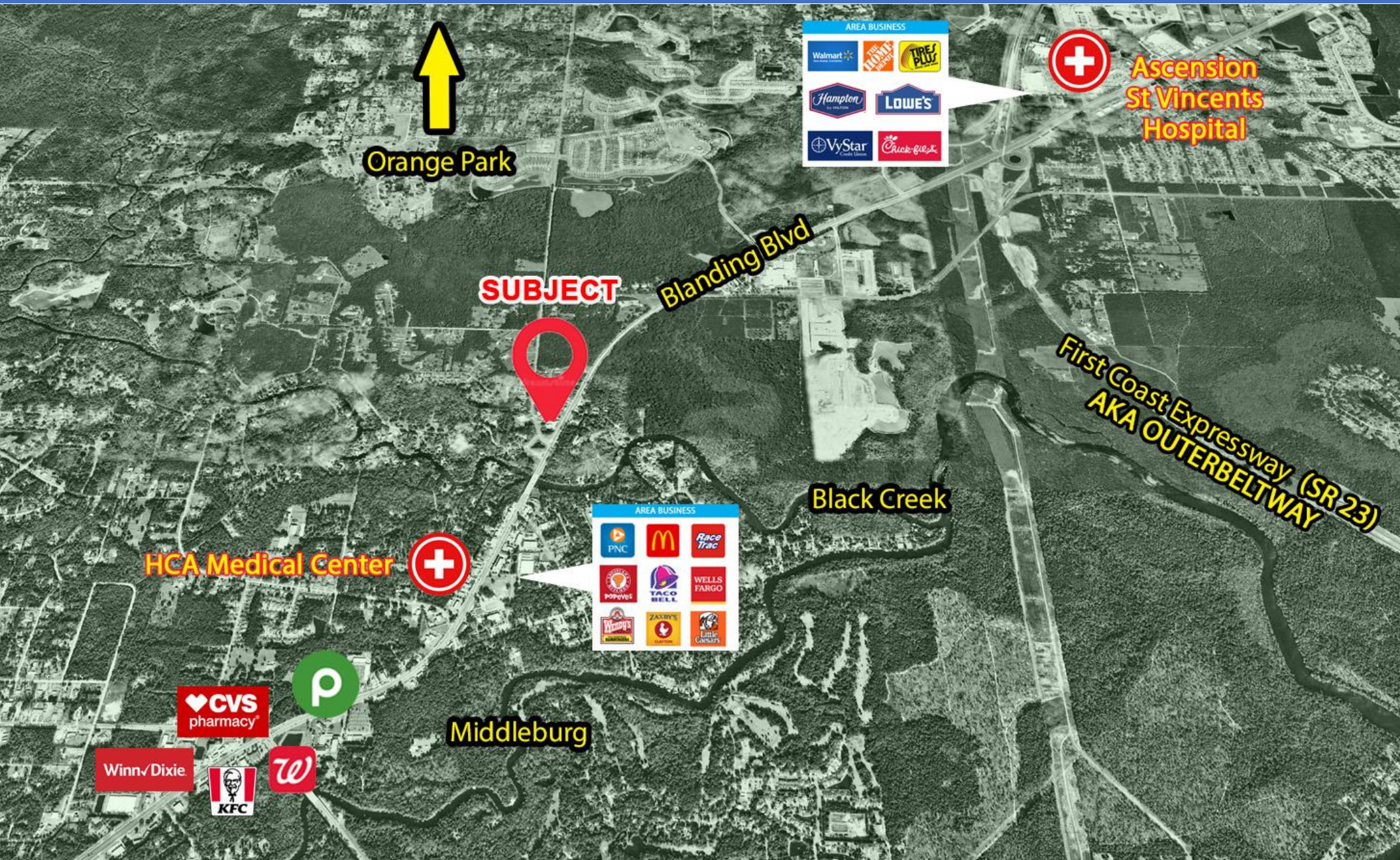


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SURVEY



AERIAL



2334-2348 Blanding Blvd

Northwest View



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2334-2348 Blanding Blvd

West View

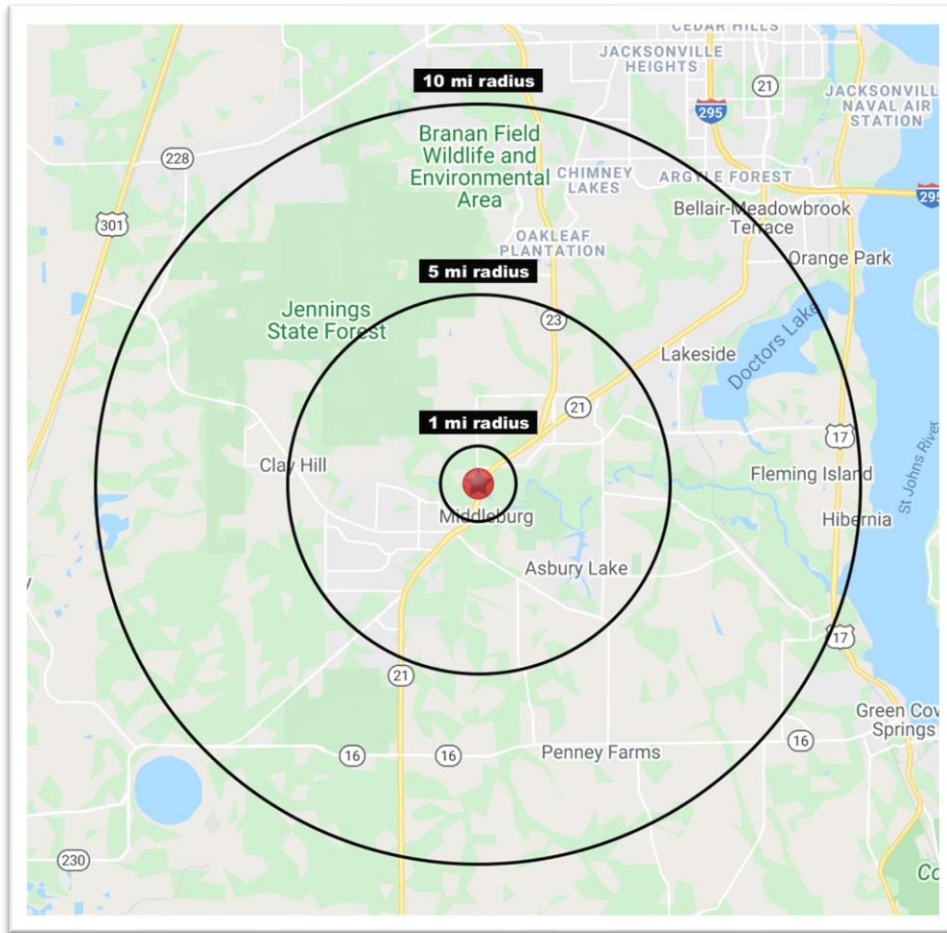


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AREA DEMOGRAPHICS



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	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

