

# 1 ACRE LAND ON BLANDLING BLVD

0 BLANDLING BLVD  
MIDDLEBURG, FL 32068

Blair "Red" Greenlaw  
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**SITE**

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.094 Acres
Zoning:	AR-2 (Rural Estates)
Market:	Middleburg
Price / SF:	\$10.49

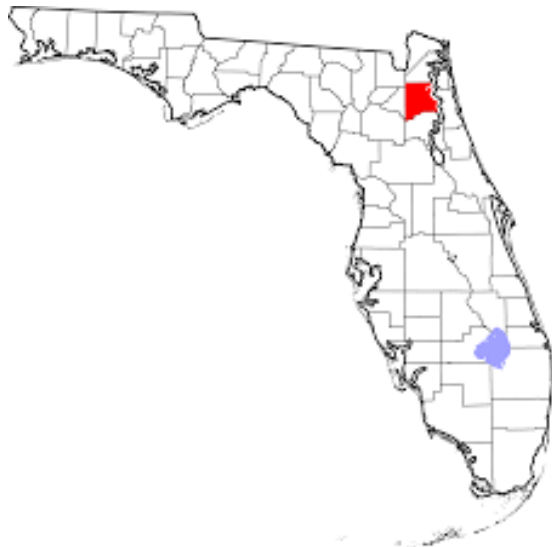
## PROPERTY OVERVIEW

SVN Alliance is pleased to present 1 acre of development land, with 222 feet of Blanding Blvd frontage, currently zoned AR-2 (Rural Estates). City officials are keen on development and should be very receptive to zoning and use change requests, if required. Depending on development goals there are 5 adjacent parcels currently available for assemblage. Collectively, this could equate to 33+/- gross acres available for development with approximately 700 ft of Blanding Blvd frontage.

## PROPERTY HIGHLIGHTS

- 1+/- acres of prime real estate on SR 21 (Blanding Blvd)
- 222ft of Blanding Blvd Frontage
- 0.2 Miles NE of Publix Supermarkets Entrance
- Additional 32+/- acres are available for assemblage (33 acres total)

# Market Highlights - Clay County



## KEY STATS

- Population of 208,311 [2016]
- Median Household Income of \$56,315 [2016]
- 77,490 Housing Units [2016]
- 49,987 jobs [2016]
- An unemployment rate of 4.9% [2016]
- Population projection for 2020 is 224,587 | 12.4%
- Population projection for 2025 is 246,980 | 23.6%
- Population projection for 2030 is 268,409 | 34.3%

## ECONOMIC HIGHLIGHTS

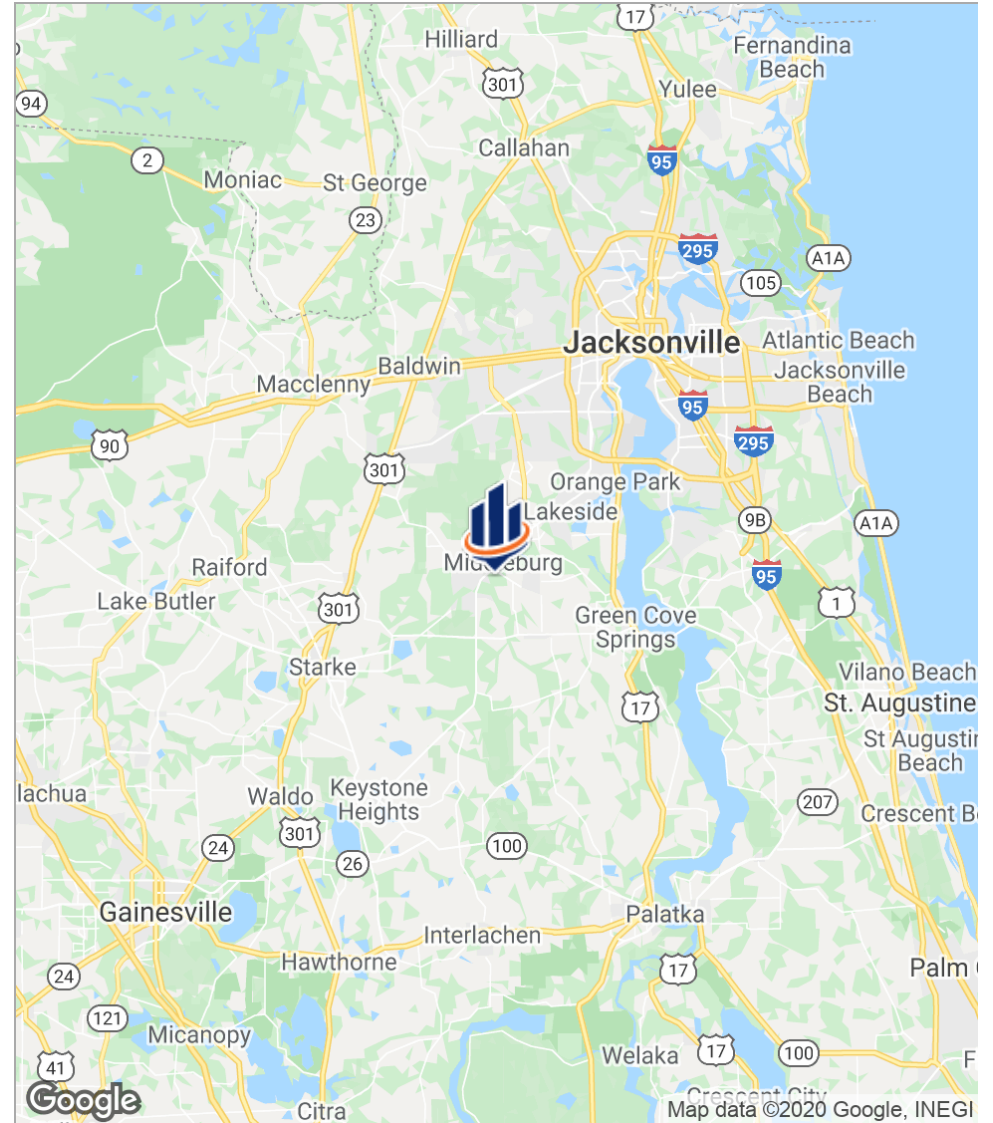
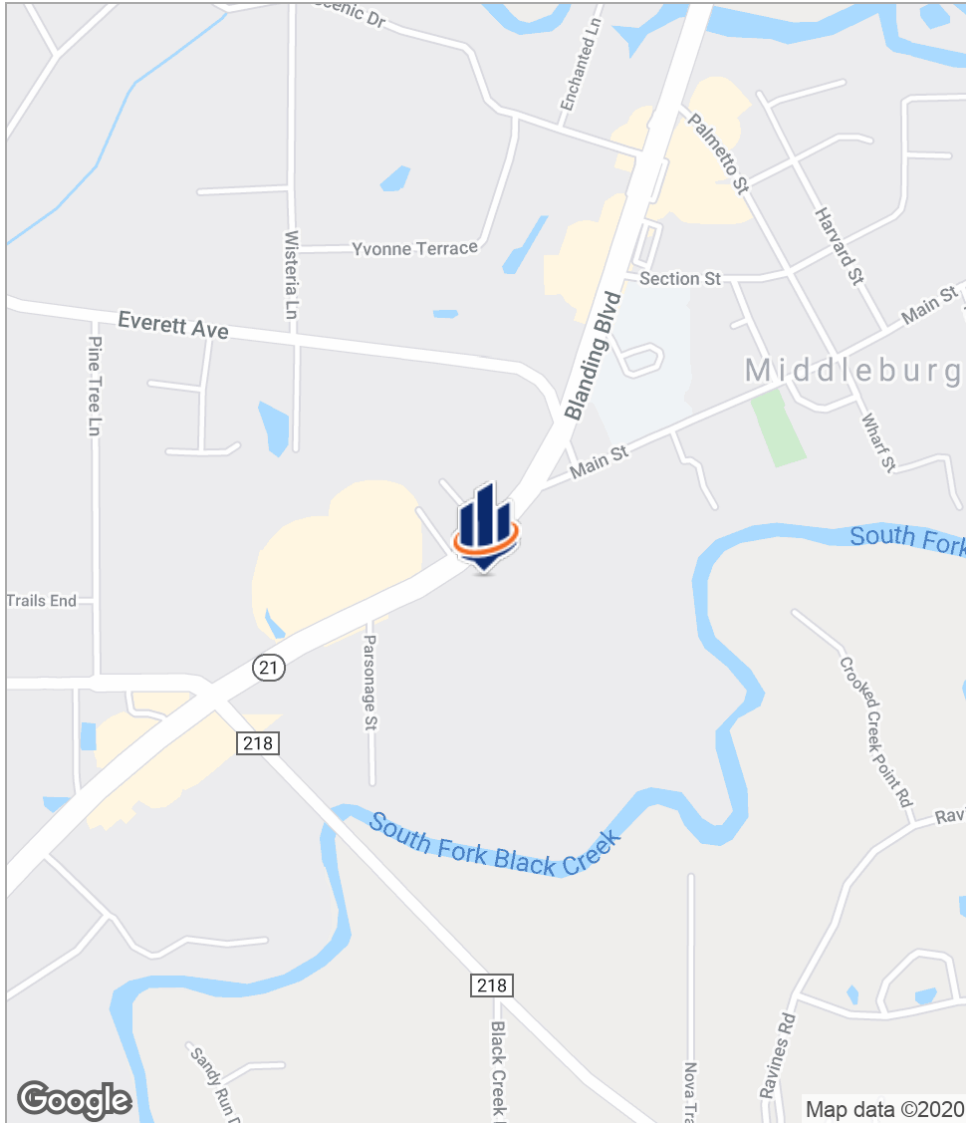
- 2nd Highest Median Household Income in Region
- The total Index Crime Rate per 100,000 decreased by 2.8% from 2015 to 2016 and was 36% lower than Florida's overall rate.
- Active Economic Development Department eager to facilitate commercial and residential development in the area.
- The First Coast Expressway is a new multi-lane limited access tollway that will connect Interstate 95 [I-95] in northern St. Johns County to Interstate 10 [I-10] in western Duval County. The northern section from SR 21 [Blanding Blvd] in Clay County to I-10 in Duval County is complete. Phase 3 of the project includes a new four-lane bridge over the St. Johns River.

# Additional Photos

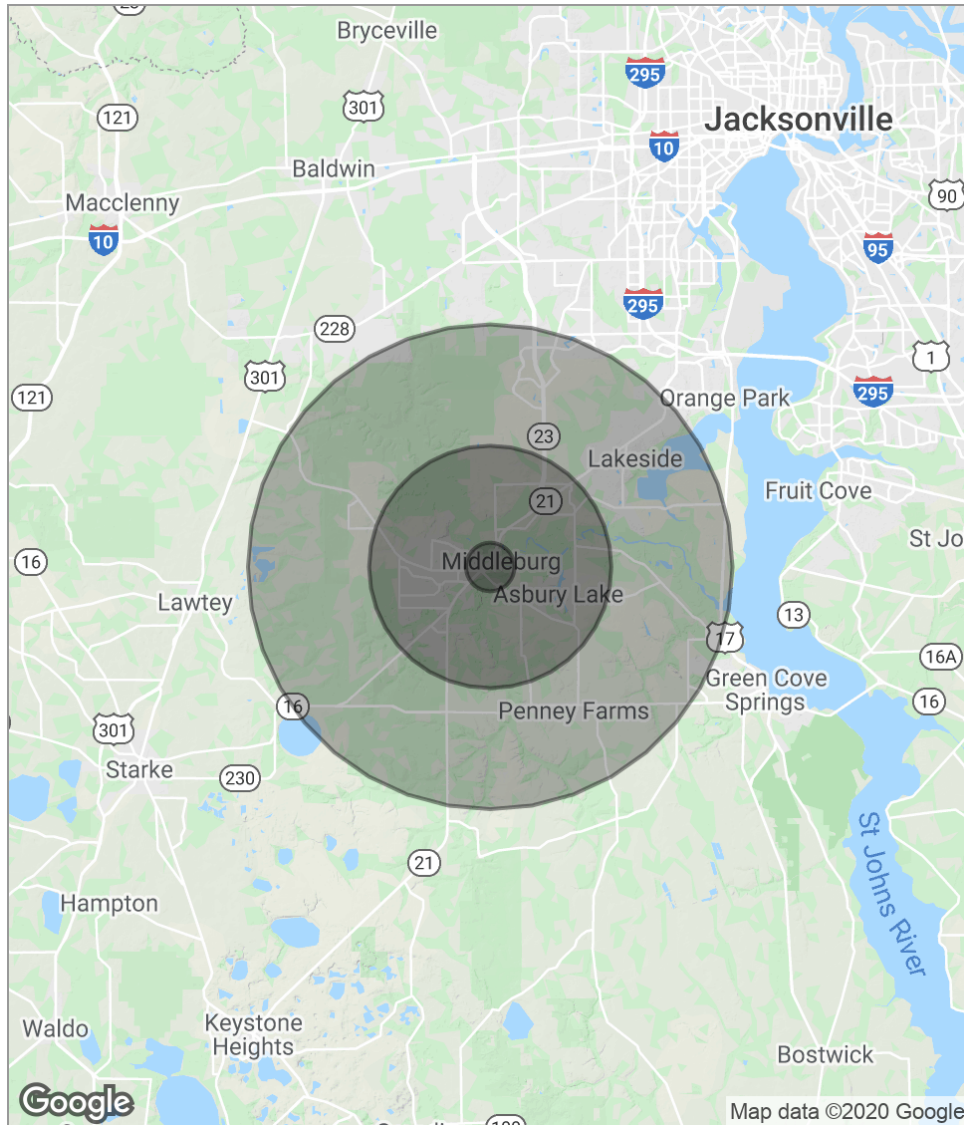


# Retail Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,272	28,617	125,282
Median age	38.8	35.7	35.3
Median age [Male]	40.8	35.9	34.6
Median age [Female]	37.9	35.8	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	436	9,845	43,597
# of persons per HH	2.9	2.9	2.9
Average HH income	\$65,842	\$66,691	\$71,994
Average house value	\$178,041	\$205,009	\$225,419

\* Demographic data derived from 2010 US Census

# Advisor Bio

## **BLAIR "RED" GREENLAW**

Regional Director | Senior Advisor



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## **PROFESSIONAL BACKGROUND**

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## **EDUCATION**

BA - The University of Maryland at College Park  
MA - United States Naval War College

## **MEMBERSHIPS & AFFILIATIONS**

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP

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