

Everett Ave

Main St

# SELF STORAGE DEVELOPMENT OPPORTUNITY

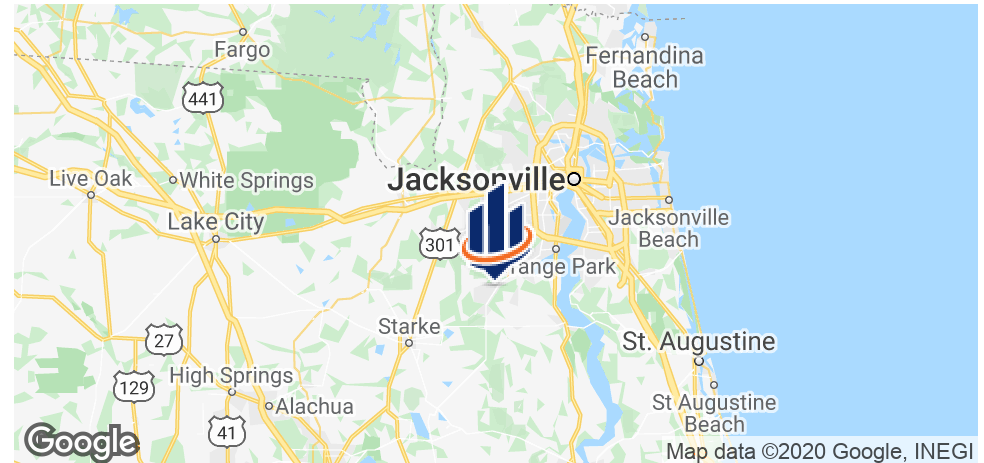
BLANDING BLVD  
MIDDLEBURG, FL 32068

Parcels Available  
for Assemblage

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Regional Director | Senior Advisor  
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SITE

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	17.78 Acres
Zoning:	BB / AR-2
Market:	Middleburg
Traffic Count:	39,000
Price / SF:	\$1.94

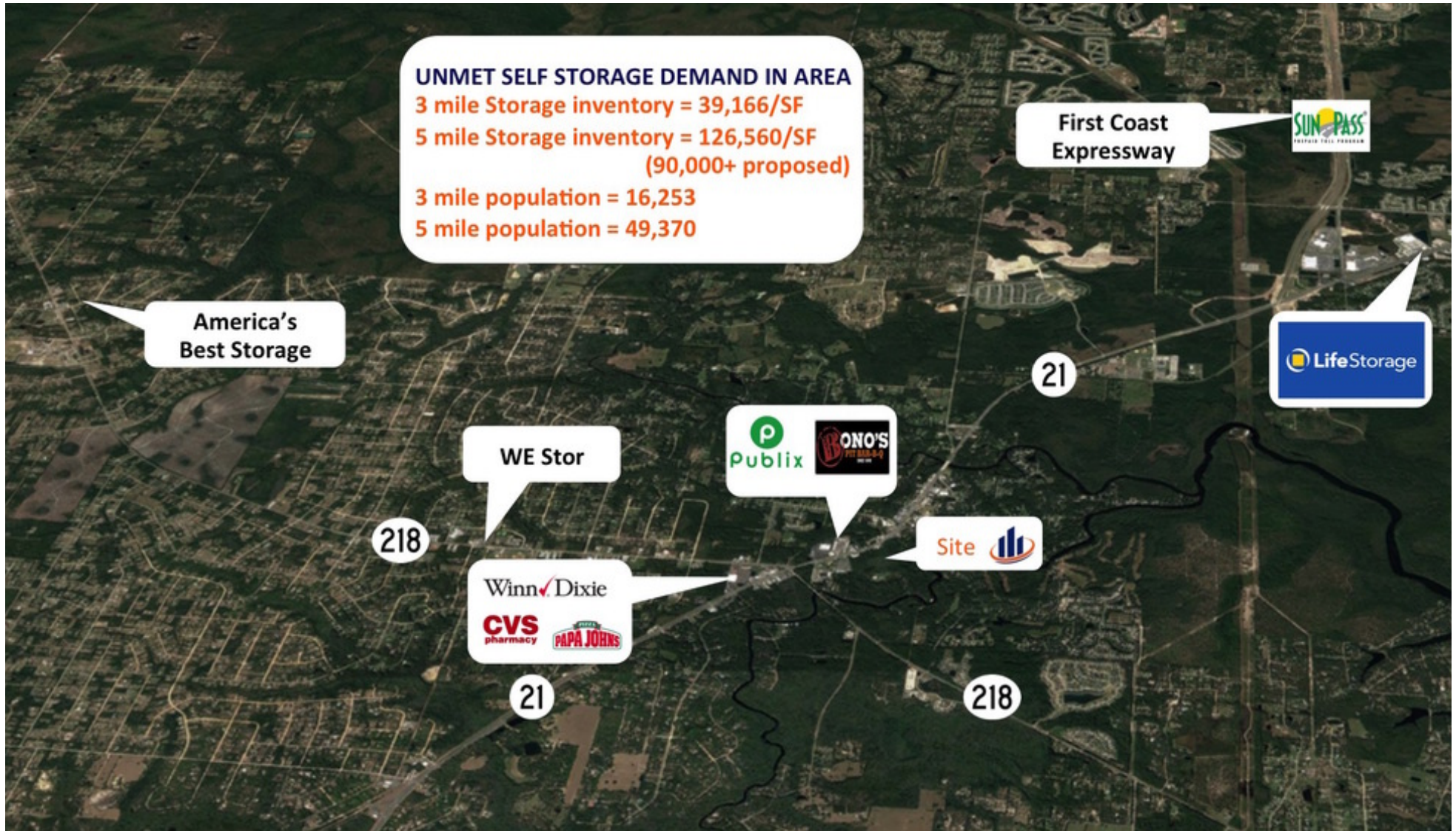
## PROPERTY OVERVIEW

SVN Alliance is pleased to present 17.78 acres of development land, with 290 feet of Blanding Blvd frontage, currently zoned both BB (Intermediate Business) and 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 4 adjacent parcels [outlined in blue on aerial photos] currently available for assemblage. Collectively, this could equate to 33+/- gross acres available for development with approximately 700 ft of Blanding Blvd frontage. This ideal location is just a few seconds from Publix Super Market at Middleburg Crossings and in an area projected to experience tremendous growth over the next few years.

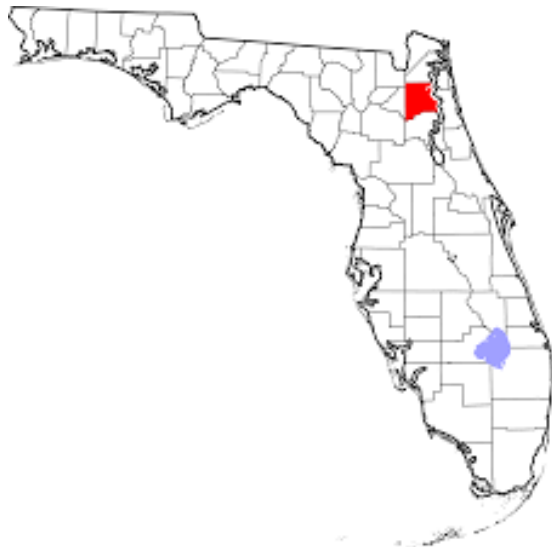
## PROPERTY HIGHLIGHTS

- 16+/- acres of prime real estate on SR 21 (Blanding Blvd)
- 60ft of Blanding Blvd Frontage
- 0.2 Miles NE of Publix Supermarkets Entrance
- Area under developed for Self Storage
- Additional 17+/- acres are available for assemblage [33 acres total]

# Area Self Storage Snapshot



# Market Highlights - Clay County



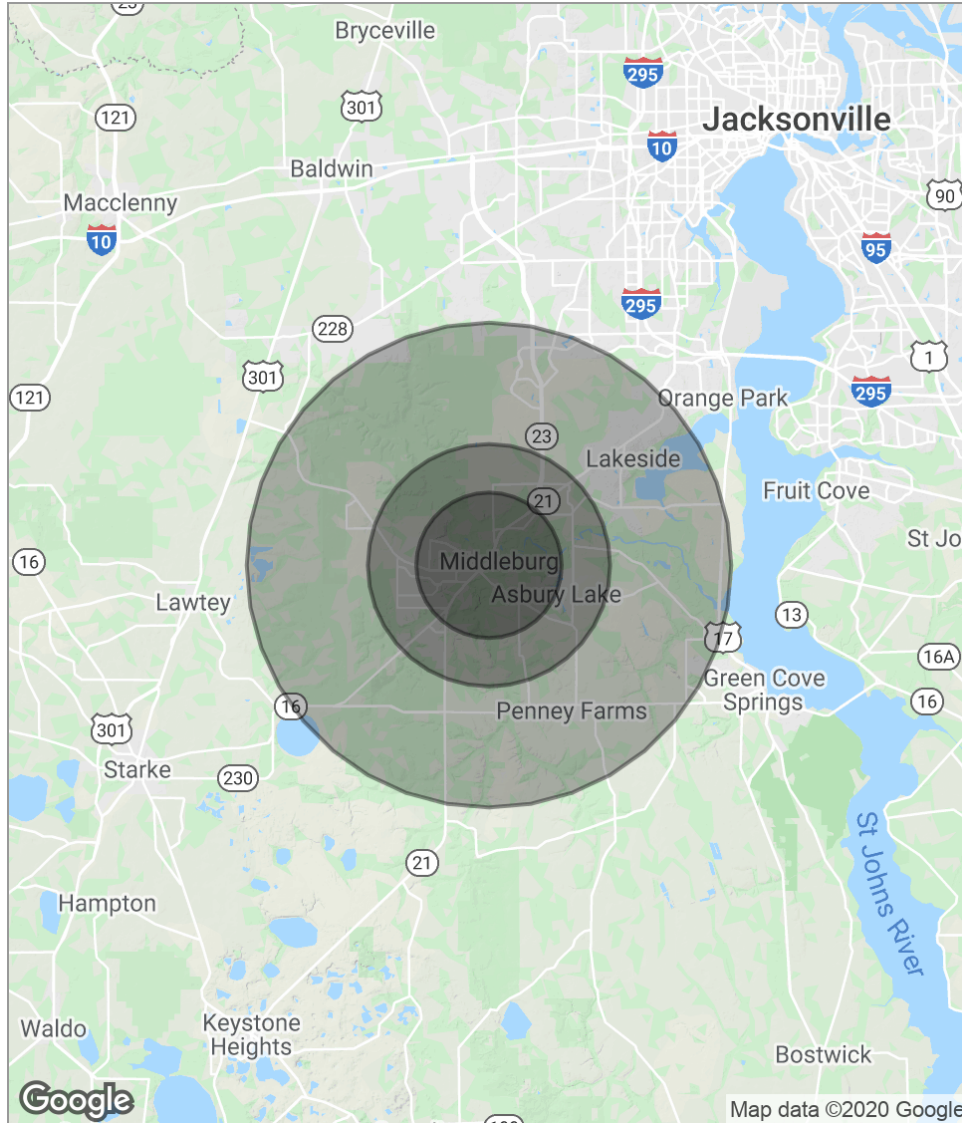
## KEY STATS

- 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.

# Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	10,636	29,030	127,093
Median age	36.3	35.7	35.3
Median age [Male]	36.6	35.8	34.7
Median age [Female]	36.2	35.7	36.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	3,672	9,974	44,252
# of persons per HH	2.9	2.9	2.9
Average HH income	\$66,056	\$66,785	\$72,325
Average house value	\$199,938	\$205,690	\$226,475

\* Demographic data derived from 2010 US Census

# Red's 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

# Jake's Bio

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