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# 17+ - Acres of Development Land

BLANDING BLVD, MIDDLEBURG, FLORIDA 32068



COMMERCIAL • LAND • FOR SALE



**SALE PRICE \$1,500,000**  
**SALE TYPE DEVELOPMENT**

**ZONING BB / AR-2**  
**LAND AREA 17.78 ACRES**  
**MARKET MIDDLEBURG**

- 17+/- acres of prime real estate on SR 21 (Blanding Blvd) • 290ft of Blanding Blvd Frontage
- 0.2 Miles NE of Publix Supermarkets Entrance • Owner financing available
- Additional 17+/- acres are available for assemblage (33 acres total)

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.

From Orange Park, head South on Blanding Blvd to Middleburg. Property is near Main St and Blanding.