



## FOR SALE > LAND

### Outparcels Available Middleburg, FL 32068

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## S.E. Intersection of Old Jennings Rd. & Branan Field Rd.

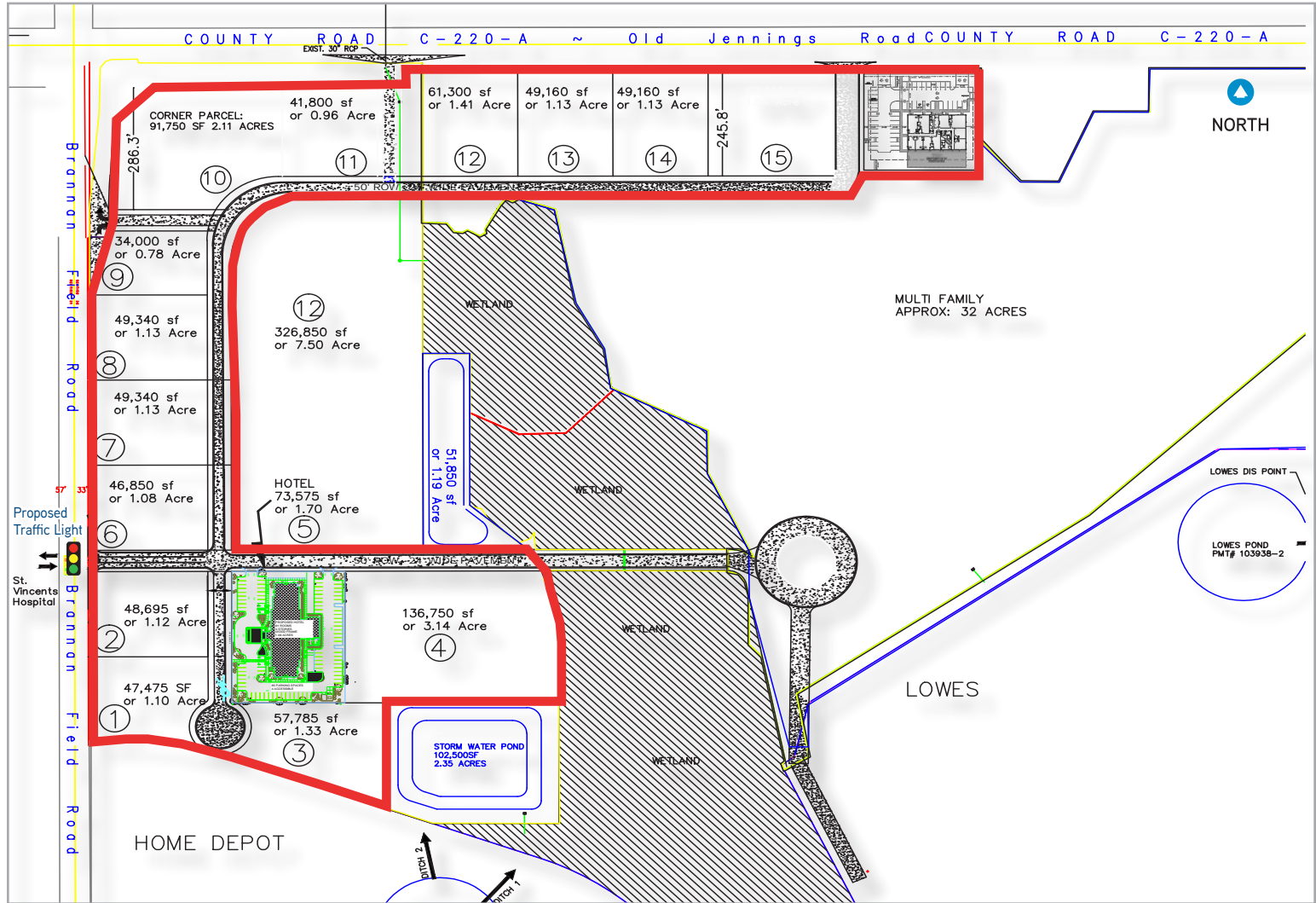
### Property Features

- > Multiple Pad Ready sites available at the intersection of Branan Field and Old Jennings Rd
- > Sites will be delivered pad ready with retention in place and utilities to the property line
- > Proposed traffic light on Branan Field Rd across from new St. Vincents Hospital
- > Retailers in the area include Lowe's, The Home Depot, and Walmart Supercenter
- > Outparcels range in size from 1 acre up to 2.11 acres
- > See Pg. 2 Site Plan for pricing details



# Site Plan Overview

S.E. INTERSECTION OF OLD JENNINGS RD. & BRANAN FIELD RD., MIDDLEBURG, FL 32068



## Pricing

Parcel	Size (AC)	Price (\$)	Parcel	Size (AC)	Price
1	1.10	\$850K	9	0.78	\$850K
2	1.12	\$1M	10	2.11	\$1.75M
3	1.33	\$600K	11	0.96	\$750K
4	3.14	\$15K/Door	12	1.41	\$750K
6	1.08	\$1M	13	1.13	\$750K
7	1.13	\$850k	14	1.13	\$750K
8	1.13	\$850K	15	1.25	\$750K

\* Lot lines are movable to accommodate buyers needs

## Demographics

Demographics	1 Mile	3 Mile	5 Mile
Population Est. 2016	5,315	25,073	75,038
Population Proj. 2021	5,426	30,416	89,417
Households	1,791	9,918	28,184
Median Age	31.3	34.3	36.0
Avg. Household Income	\$59,338	\$68,165	\$76,843

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