

# RESIDENTIAL DEVELOPMENT FOR SALE

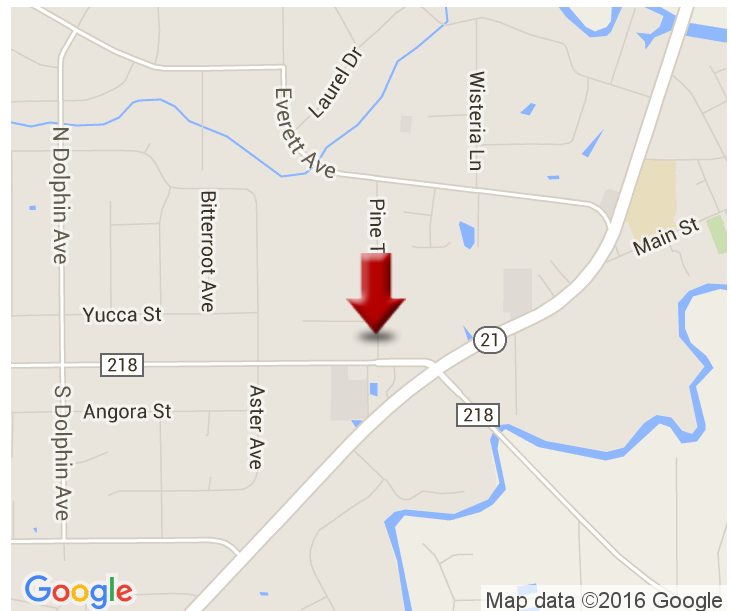


4408 Pine Tree Lane, Middleburg, FL 32068



## PROPERTY FEATURES

- 14.1 Acres
- Zoned RR
- Across from Winn-Dixie, Publix, CVS & Walgreen's
- Within 5 miles of new SR 23 interchange
- \$211,500



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Orange Park, FL 32003

**SANDRA KAHLE**  
Managing Director  
904.838.6446  
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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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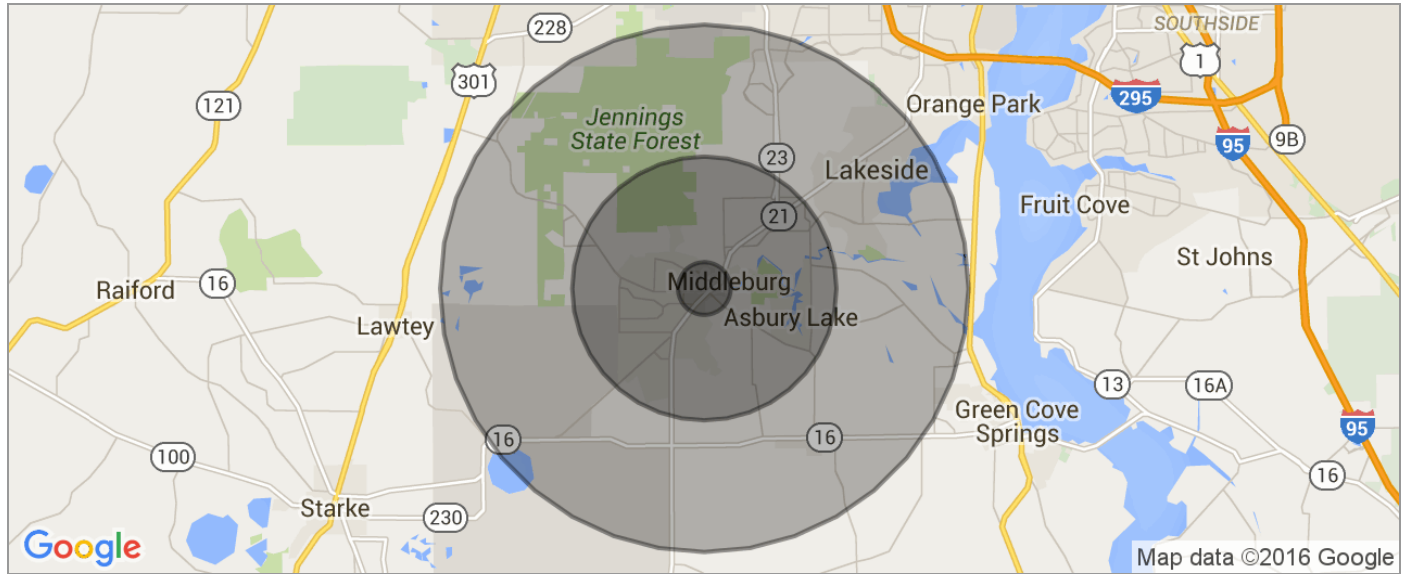
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 1,316     | 26,112    | 114,644   |
| MEDIAN AGE          | 39.3      | 36.1      | 35.1      |
| MEDIAN AGE (MALE)   | 41.1      | 36.2      | 34.5      |
| MEDIAN AGE (FEMALE) | 38.5      | 36.2      | 35.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 450       | 9,007     | 39,693    |
| # OF PERSONS PER HH | 2.9       | 2.9       | 2.9       |
| AVERAGE HH INCOME   | \$64,002  | \$66,341  | \$70,700  |
| AVERAGE HOUSE VALUE | \$169,580 | \$202,787 | \$220,975 |
| RACE                | 1 MILE    | 5 MILES   | 10 MILES  |
| % WHITE             | 94.1%     | 87.2%     | 81.0%     |
| % BLACK             | 1.5%      | 6.9%      | 11.0%     |
| % ASIAN             | 0.9%      | 2.2%      | 3.1%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.7%      | 0.6%      | 0.4%      |
| % OTHER             | 0.6%      | 0.8%      | 1.5%      |
| ETHNICITY           | 1 MILE    | 5 MILES   | 10 MILES  |
| % HISPANIC          | 5.6%      | 5.7%      | 7.4%      |

\* Demographic data derived from 2010 US Census

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