



OFFERING MEMORANDUM | 7 ACRES ZONED COMMERCIAL INTENSIVE

13620 US-301
Starke, FL 32091



COLDWELL BANKER
SMITH & SMITH
REALTY

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COLDWELL BANKER

**SMITH & SMITH
REALTY**

Brokerage License No.: CQ1053359

www.smithandsmithrealty.com

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

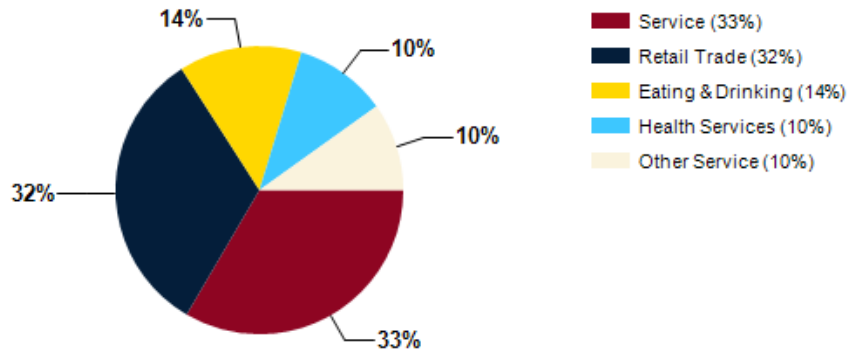
ADDRESS	13620 US-301 Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
PRICE	\$750,000
PRICE PSF	\$2.40
LAND SF	312,647 SF
LAND ACRES	7
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CI
# OF PARCELS	1
APN	04733-0-00000

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2026 Population	5,028	12,533	26,224
2026 Median HH Income	\$58,989	\$60,149	\$62,578
2026 Average HH Income	\$66,447	\$70,460	\$79,856

02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

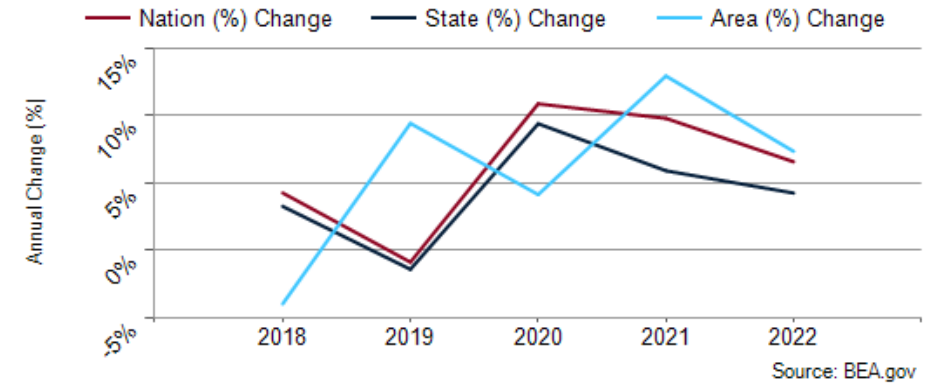
Major Industries by Employee Count

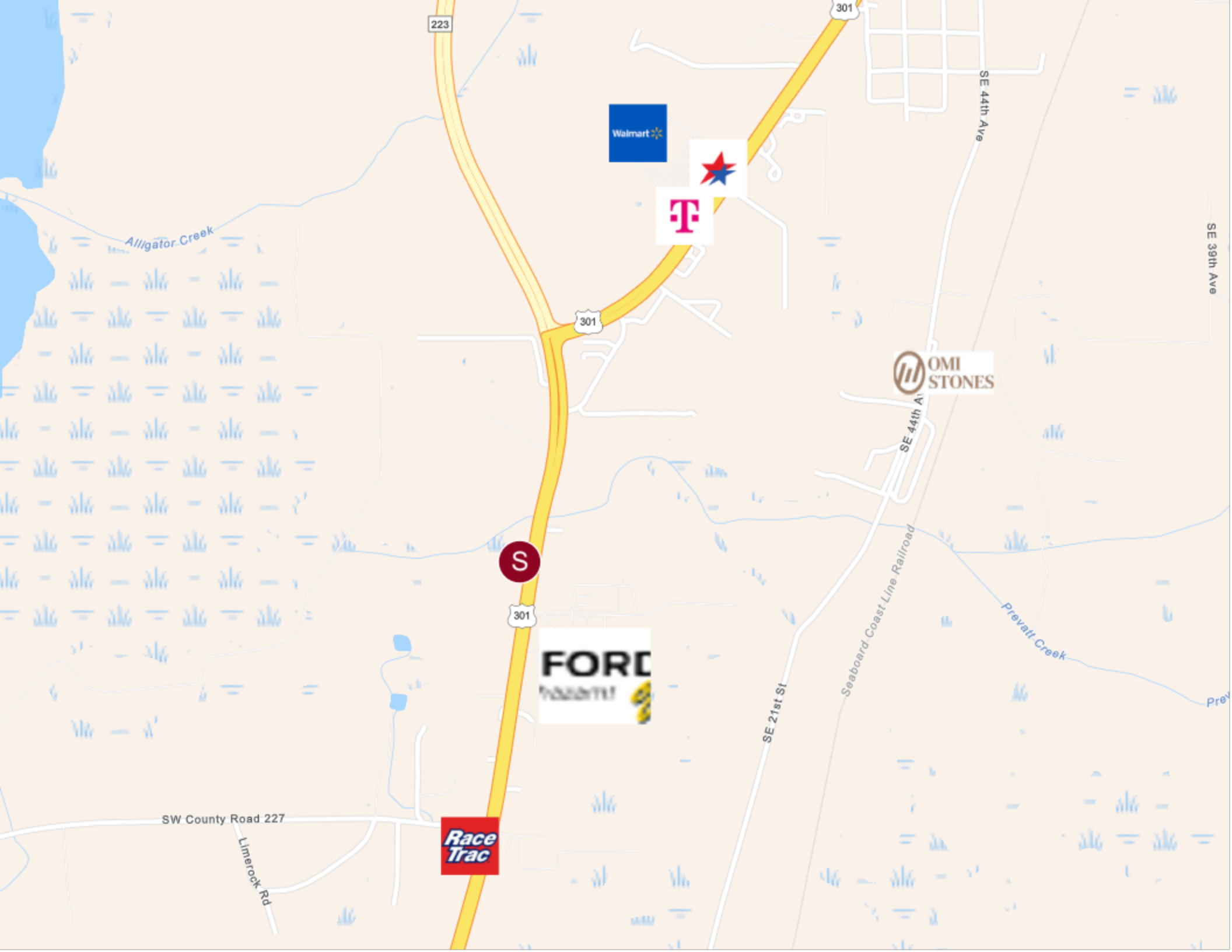


Largest Employers

Dicks Wings of Starke Inc	24
Ekdant1101 LLC	13
Mosley Tire Company of Starke Inc	7
Starke Shell, LLC	6
The Office Shop of Starke Inc	4
Krouse Aeronautical Service LLC	3
301 Quick Stop	2
Circle K	1

Bradford County GDP Trend





223

301

SE 44th Ave

SE 39th Ave

Alligator Creek



301



SE 44th Ave



301



SE 21st St

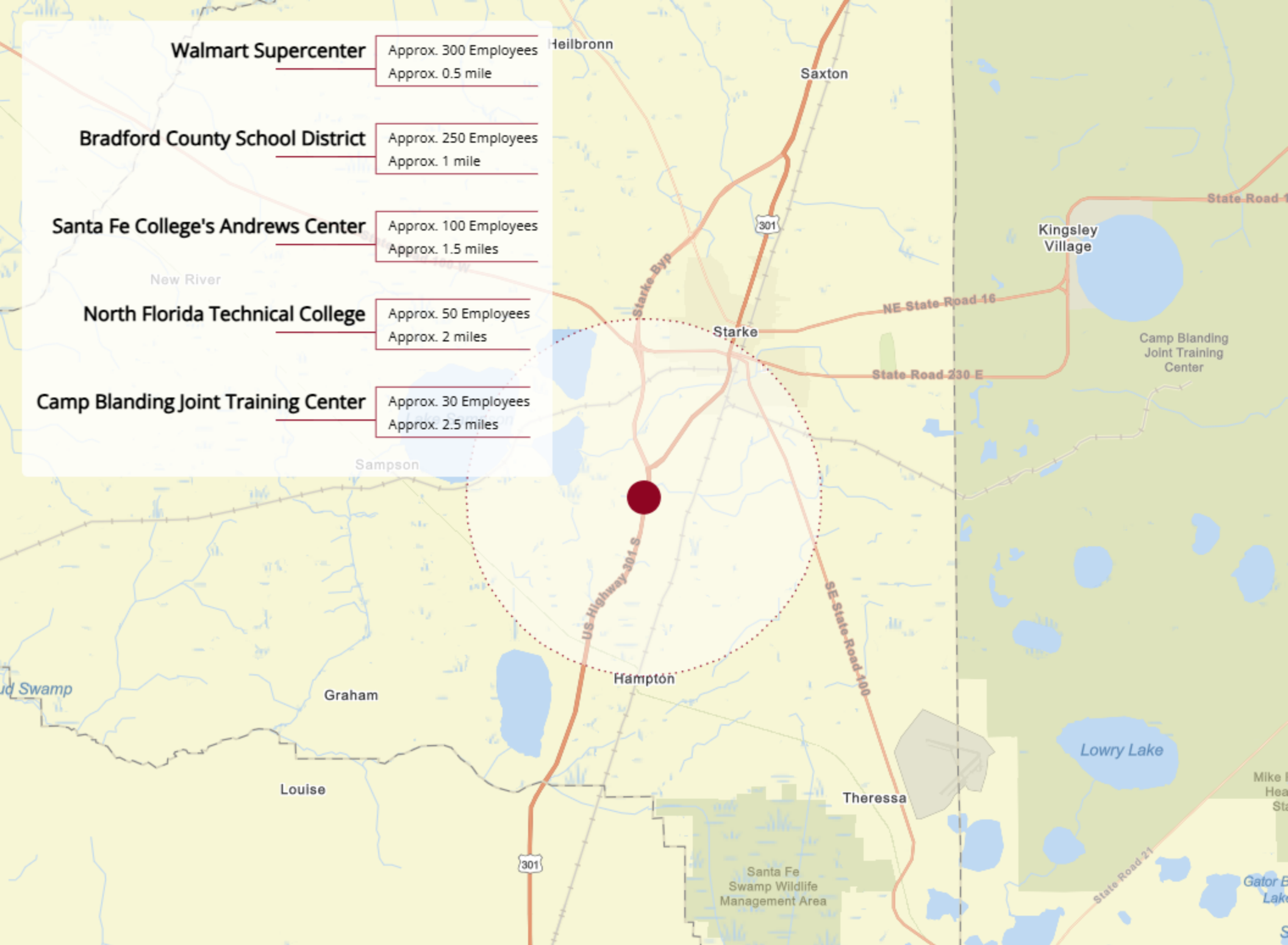
Seaboard Coast Line Railroad

Prevatt Creek

SW County Road 227

Limerock Rd







S

1

US Highway 301 S & I-10 E
37.78 miles | 38.3 minutes

2

I-75 N
31.8 miles | 39.5 minutes

3

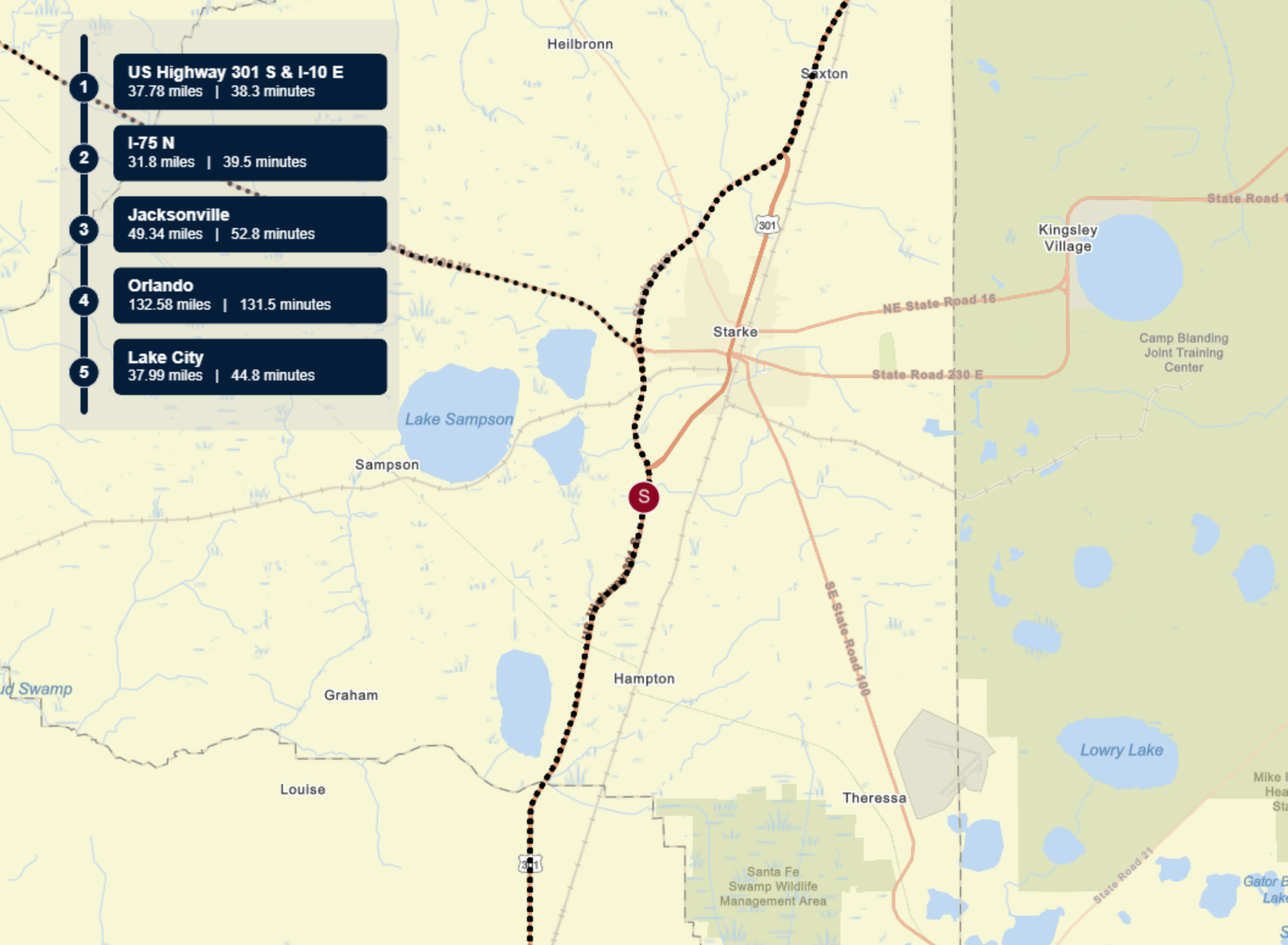
Jacksonville
49.34 miles | 52.8 minutes

4

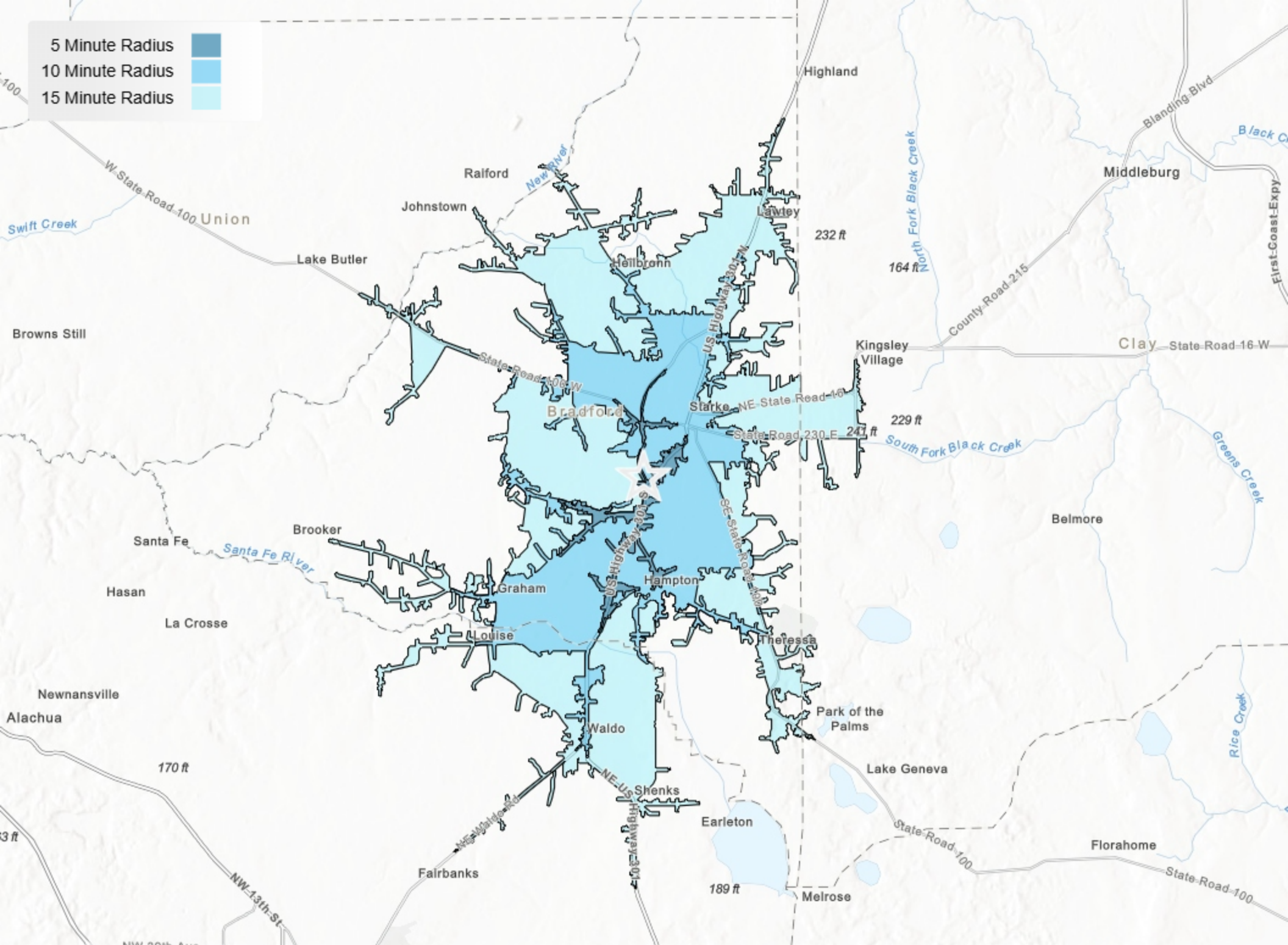
Orlando
132.58 miles | 131.5 minutes

5

Lake City
37.99 miles | 44.8 minutes



- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius



03 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

LAND SF	312,647
LAND ACRES	7
# OF PARCELS	1
ZONING TYPE	CI
TOPOGRAPHY	partially cleared
LOT DIMENSION	660 x 550

NEIGHBORING PROPERTIES

NORTH	Walmart Super Center
SOUTH	Murry Ford
EAST	Davis Trucking

UTILITIES

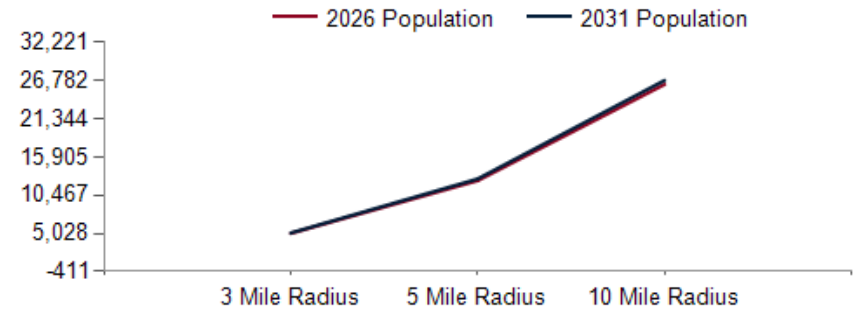
WATER	Well
ELECTRICITY / POWER	Available



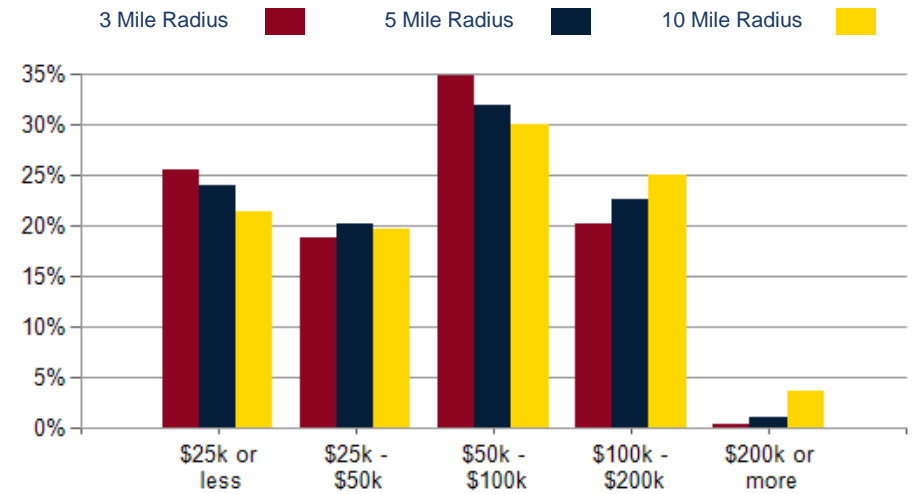
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POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	4,374	11,307	24,091
2010 Population	4,923	12,165	26,459
2026 Population	5,028	12,533	26,224
2031 Population	5,084	12,787	26,782
2026 African American	807	2,020	4,351
2026 American Indian	26	53	108
2026 Asian	30	83	165
2026 Hispanic	230	572	1,388
2026 Other Race	87	220	485
2026 White	3,799	9,489	19,736
2026 Multiracial	272	655	1,359
2026-2031: Population: Growth Rate	1.10%	2.00%	2.10%

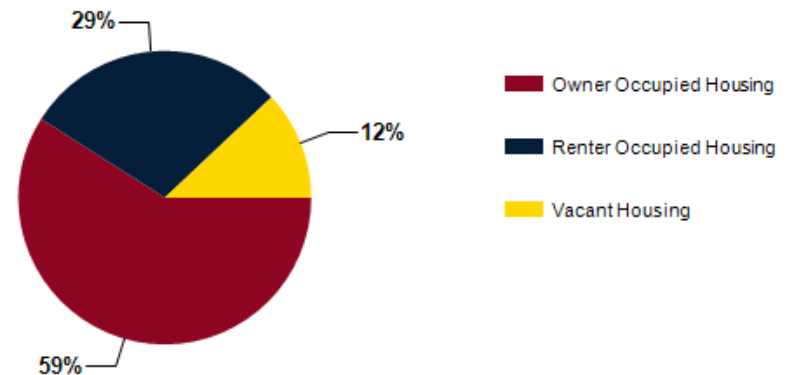
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	405	849	1,389
\$15,000-\$24,999	81	298	659
\$25,000-\$34,999	61	284	713
\$35,000-\$49,999	297	678	1,162
\$50,000-\$74,999	384	855	1,623
\$75,000-\$99,999	277	669	1,240
\$100,000-\$149,999	235	670	1,500
\$150,000-\$199,999	147	410	886
\$200,000 or greater	7	50	350
Median HH Income	\$58,989	\$60,149	\$62,578
Average HH Income	\$66,447	\$70,460	\$79,856



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

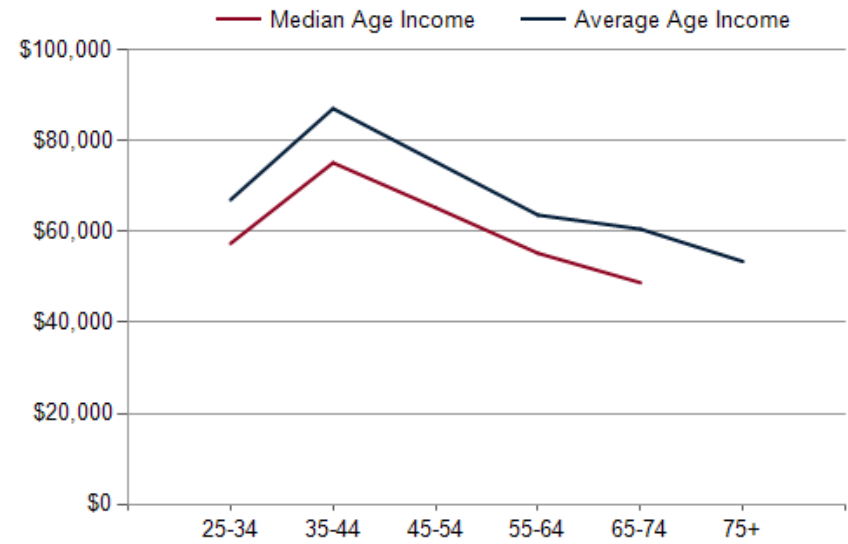
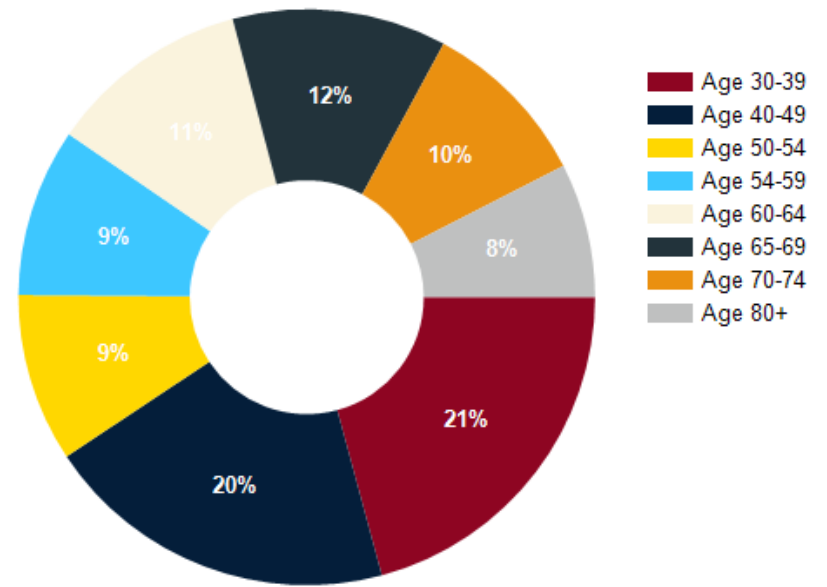


Source: esri

2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	322	795	1,813
2026 Population Age 35-39	277	732	1,658
2026 Population Age 40-44	288	755	1,674
2026 Population Age 45-49	284	757	1,606
2026 Population Age 50-54	272	718	1,575
2026 Population Age 55-59	272	689	1,559
2026 Population Age 60-64	325	818	1,754
2026 Population Age 65-69	346	868	1,802
2026 Population Age 70-74	276	680	1,437
2026 Population Age 75-79	217	544	1,147
2026 Population Age 80-84	153	348	735
2026 Population Age 85+	183	353	685
2026 Population Age 18+	3,879	9,792	21,120
2026 Median Age	42	42	43
2031 Median Age	42	43	43

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$57,412	\$61,038	\$66,767
Average Household Income 25-34	\$67,034	\$72,623	\$81,428
Median Household Income 35-44	\$75,192	\$76,547	\$83,551
Average Household Income 35-44	\$87,124	\$88,939	\$98,783
Median Household Income 45-54	\$65,318	\$68,593	\$77,353
Average Household Income 45-54	\$75,388	\$80,108	\$91,545
Median Household Income 55-64	\$55,264	\$57,941	\$66,156
Average Household Income 55-64	\$63,670	\$70,030	\$83,484
Median Household Income 65-74	\$48,761	\$46,859	\$51,681
Average Household Income 65-74	\$60,587	\$64,263	\$73,949
Average Household Income 75+	\$53,434	\$55,755	\$60,398

Population By Age



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