

# Oakridge Forrest



OFFERING MEMORANDUM

TBD Debra Street  
Starke, FL 32091



**COLDWELL BANKER**  
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# Oakridge Forrest

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Brokerage License No.: CQ1053359  
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# OAKRIDGE FORREST

01 **Executive Summary**

Investment Summary

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## OFFERING SUMMARY

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|                |                                     |
|----------------|-------------------------------------|
| ADDRESS        | TBD Debra Street<br>Starke FL 32091 |
| COUNTY         | Bradford                            |
| MARKET         | NE Florida                          |
| SUBMARKET      | Starke                              |
| PRICE          | \$580,000                           |
| OWNERSHIP TYPE | Other                               |
| APN            | 02345000400                         |

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| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2025 Population        | 1,861    | 9,249    | 13,699   |
| 2025 Median HH Income  | \$48,836 | \$55,889 | \$60,678 |
| 2025 Average HH Income | \$64,934 | \$64,951 | \$72,433 |

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# OAKRIDGE FORREST

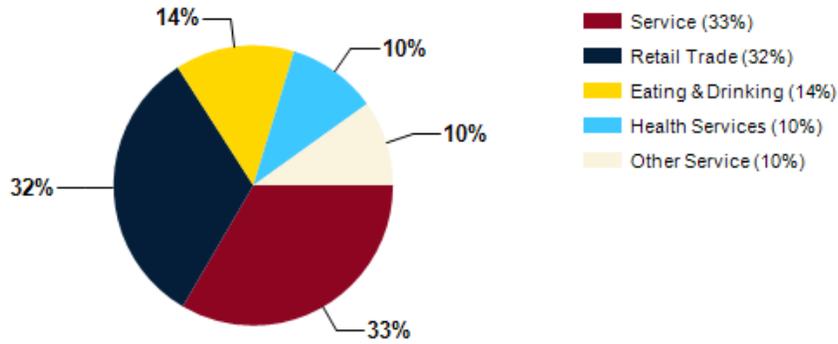
02

## Location

Location Summary

Local Business Map

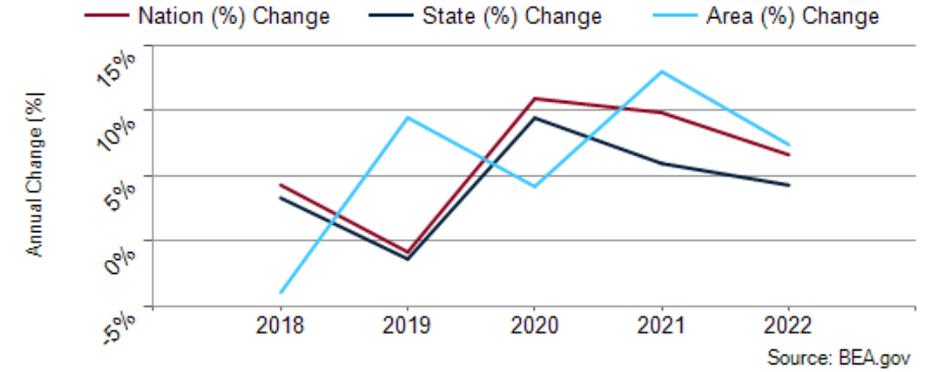
## Major Industries by Employee Count

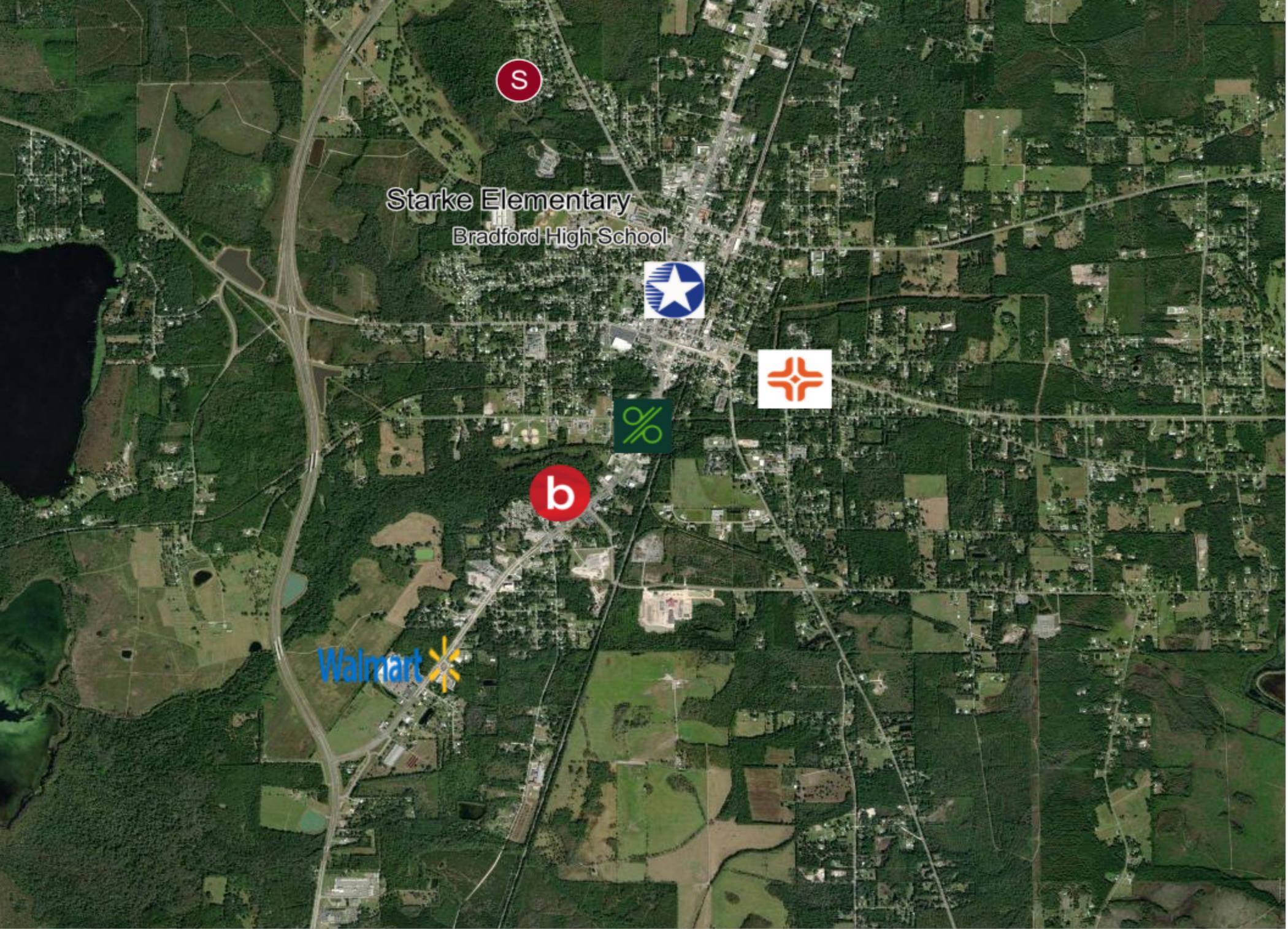


## Largest Employers

|   |     |
|---|-----|
| Starke HMA LLC                          | 340 |
| Shands Teaching Hospital & Clinics Inc. | 260 |
| Florida Department of Corrections       | 250 |
| E.I. DuPont De Nemours & Co.            | 200 |
| Juvenile Justice Florida Department     | 191 |
| CareMeridian LLC                        | 154 |
| Wal-Mart Stores Inc.                    | 150 |
| Winn-Dixie Stores Inc.                  | 150 |

## Bradford County GDP Trend





Starke Elementary  
Bradford High School

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# OAKRIDGE FORREST

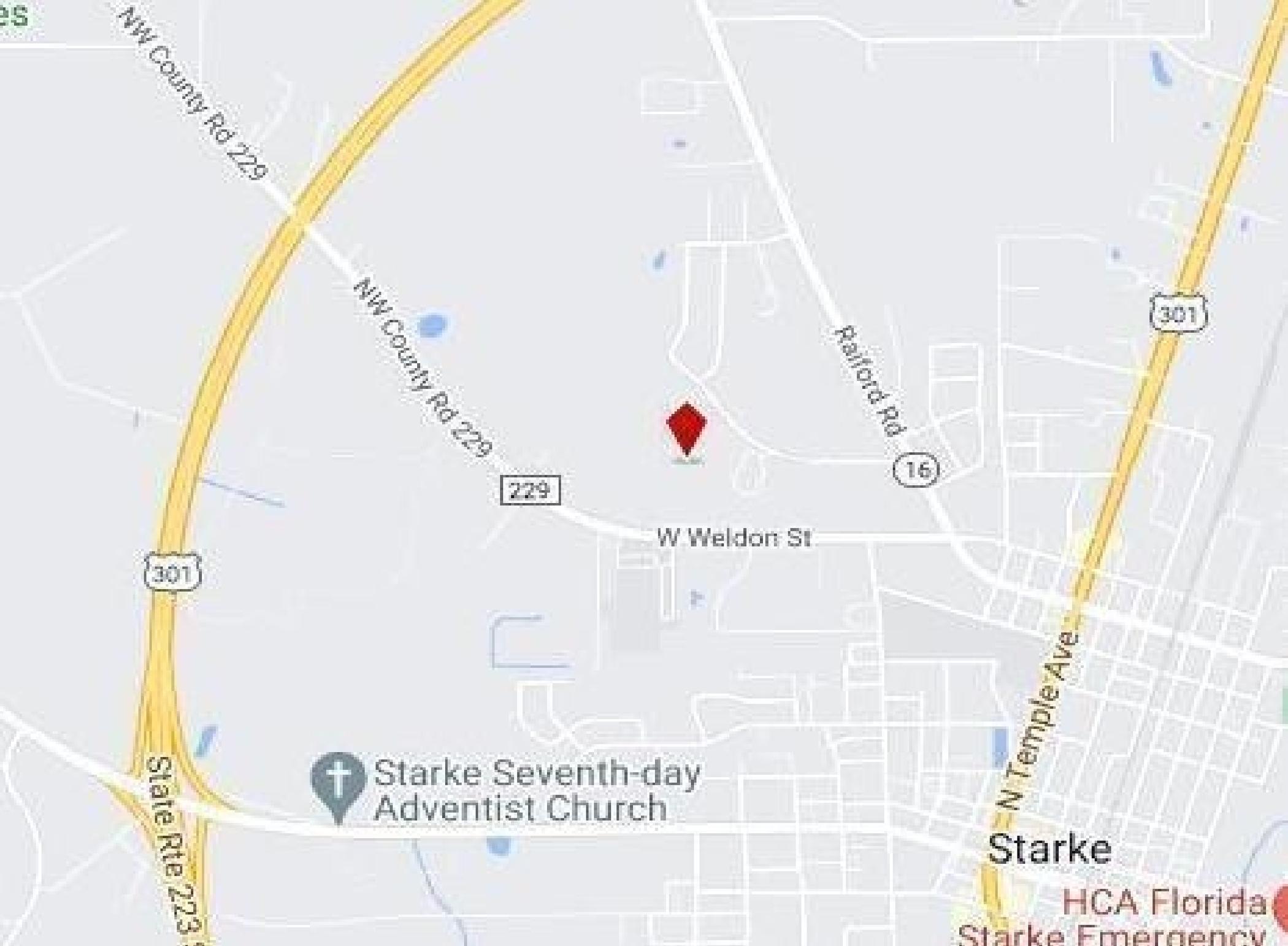
03 Property Description

Property Images

# Green Acres Phase 2

RIEEL ST

pt



HCA Florida  
Starke Emergency

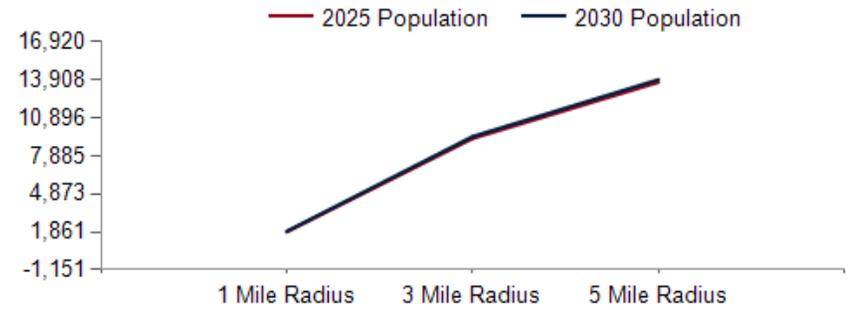
# OAKRIDGE FORREST

## 04 Demographics

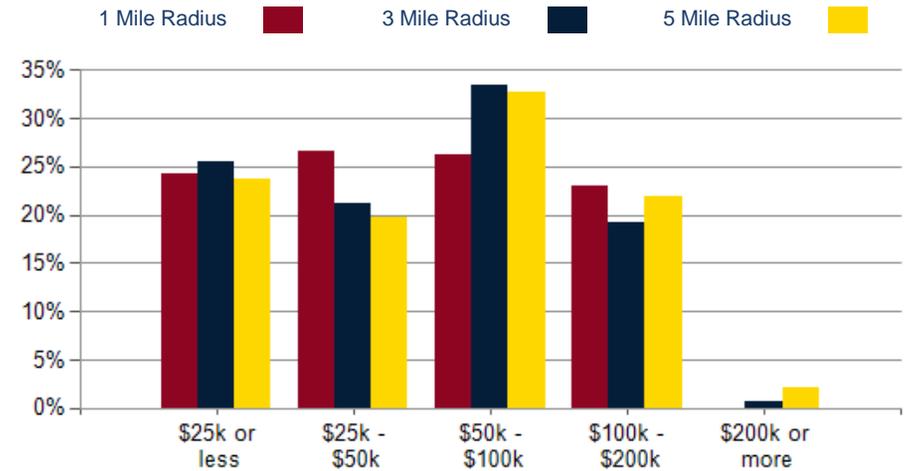
General Demographics

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 1,807  | 8,488  | 12,563 |
| 2010 Population                    | 1,819  | 8,953  | 13,364 |
| 2025 Population                    | 1,861  | 9,249  | 13,699 |
| 2030 Population                    | 1,912  | 9,407  | 13,908 |
| 2025 African American              | 348    | 2,083  | 2,725  |
| 2025 American Indian               | 6      | 42     | 59     |
| 2025 Asian                         | 16     | 64     | 87     |
| 2025 Hispanic                      | 110    | 436    | 633    |
| 2025 Other Race                    | 37     | 163    | 236    |
| 2025 White                         | 1,342  | 6,381  | 9,877  |
| 2025 Multiracial                   | 110    | 505    | 701    |
| 2025-2030: Population: Growth Rate | 2.70%  | 1.70%  | 1.50%  |

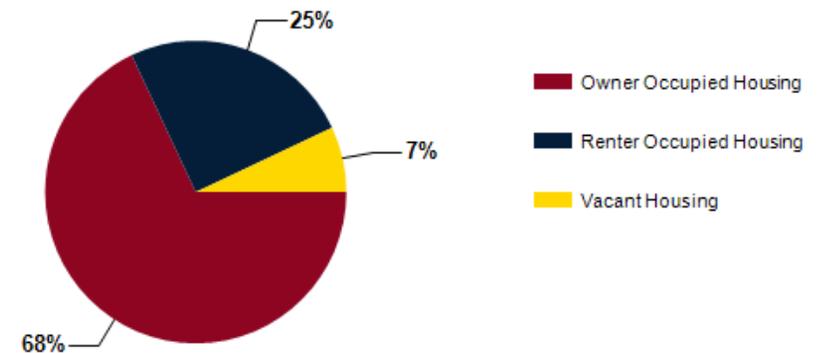
| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 136      | 671      | 900      |
| \$15,000-\$24,999     | 40       | 224      | 325      |
| \$25,000-\$34,999     | 59       | 278      | 382      |
| \$35,000-\$49,999     | 134      | 463      | 638      |
| \$50,000-\$74,999     | 73       | 618      | 940      |
| \$75,000-\$99,999     | 117      | 553      | 756      |
| \$100,000-\$149,999   | 123      | 457      | 760      |
| \$150,000-\$199,999   | 43       | 215      | 376      |
| \$200,000 or greater  | 0        | 21       | 107      |
| Median HH Income      | \$48,836 | \$55,889 | \$60,678 |
| Average HH Income     | \$64,934 | \$64,951 | \$72,433 |



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

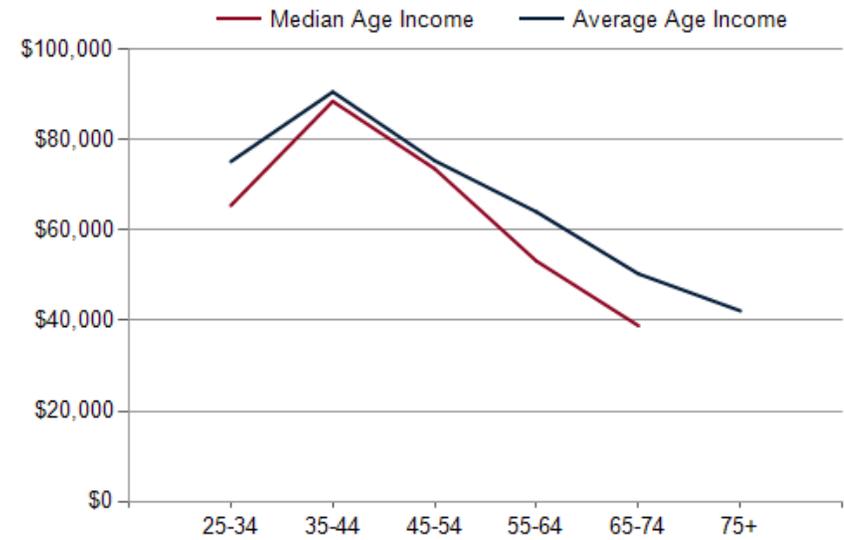
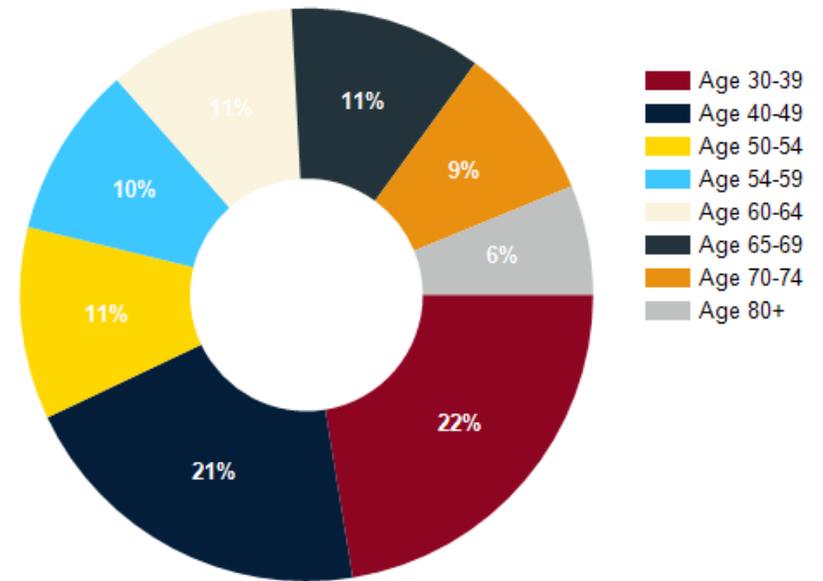


Source: esri

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 126    | 595    | 913    |
| 2025 Population Age 35-39 | 124    | 540    | 826    |
| 2025 Population Age 40-44 | 110    | 545    | 839    |
| 2025 Population Age 45-49 | 119    | 578    | 860    |
| 2025 Population Age 50-54 | 121    | 516    | 771    |
| 2025 Population Age 55-59 | 108    | 489    | 750    |
| 2025 Population Age 60-64 | 119    | 580    | 870    |
| 2025 Population Age 65-69 | 121    | 615    | 936    |
| 2025 Population Age 70-74 | 98     | 503    | 731    |
| 2025 Population Age 75-79 | 69     | 380    | 574    |
| 2025 Population Age 80-84 | 46     | 242    | 358    |
| 2025 Population Age 85+   | 39     | 280    | 371    |
| 2025 Population Age 18+   | 1,471  | 7,203  | 10,766 |
| 2025 Median Age           | 41     | 41     | 41     |
| 2030 Median Age           | 42     | 42     | 42     |

| 2025 INCOME BY AGE             | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34  | \$65,474 | \$60,135 | \$62,514 |
| Average Household Income 25-34 | \$75,207 | \$69,035 | \$73,186 |
| Median Household Income 35-44  | \$88,540 | \$73,964 | \$78,282 |
| Average Household Income 35-44 | \$90,627 | \$80,540 | \$89,998 |
| Median Household Income 45-54  | \$73,627 | \$64,786 | \$70,975 |
| Average Household Income 45-54 | \$75,417 | \$73,671 | \$82,376 |
| Median Household Income 55-64  | \$53,163 | \$57,600 | \$61,267 |
| Average Household Income 55-64 | \$64,056 | \$66,461 | \$73,838 |
| Median Household Income 65-74  | \$38,852 | \$42,272 | \$46,655 |
| Average Household Income 65-74 | \$50,347 | \$57,703 | \$66,670 |
| Average Household Income 75+   | \$42,152 | \$50,461 | \$57,748 |

Population By Age



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