

OFFERING MEMORANDUM

3473 SE 144th St
Starke, FL 32091



COLDWELL BANKER
SMITH & SMITH
REALTY



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COLDWELL BANKER
SMITH & SMITH
REALTY

Brokerage License No.: CQ1053359

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY	
ADDRESS	3473 SE 144th St Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
PRICE	\$400,000
PRICE PSF	\$3.51
LAND SF	113,986 SF
LAND ACRES	2.52
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CI
# OF PARCELS	2
APN	04452000000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,546	8,876	12,270
2026 Median HH Income	\$56,232	\$58,599	\$59,461
2026 Average HH Income	\$66,411	\$68,506	\$69,192

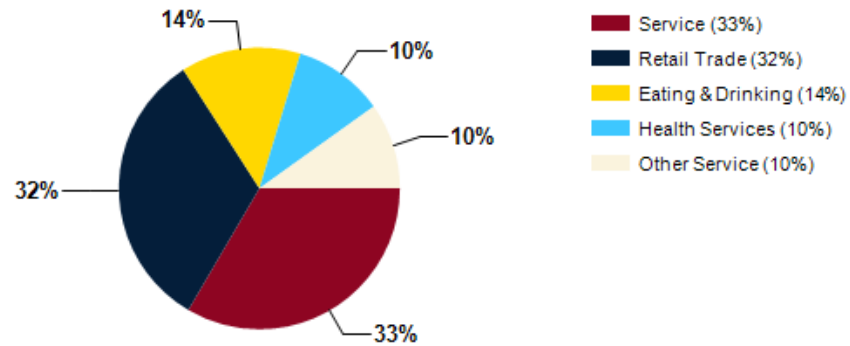


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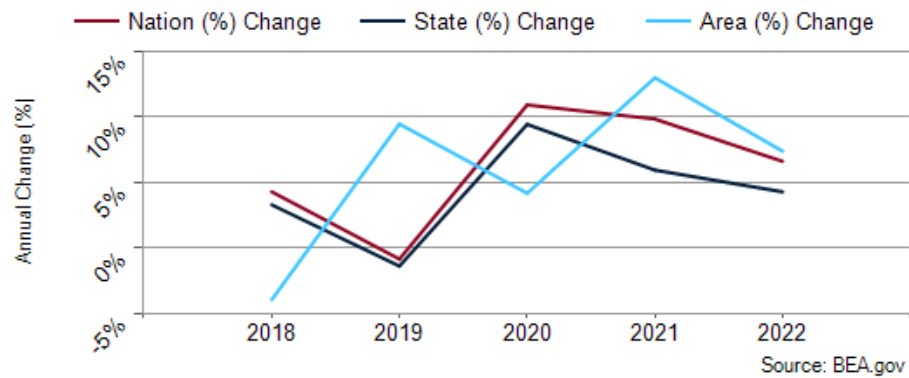
Location

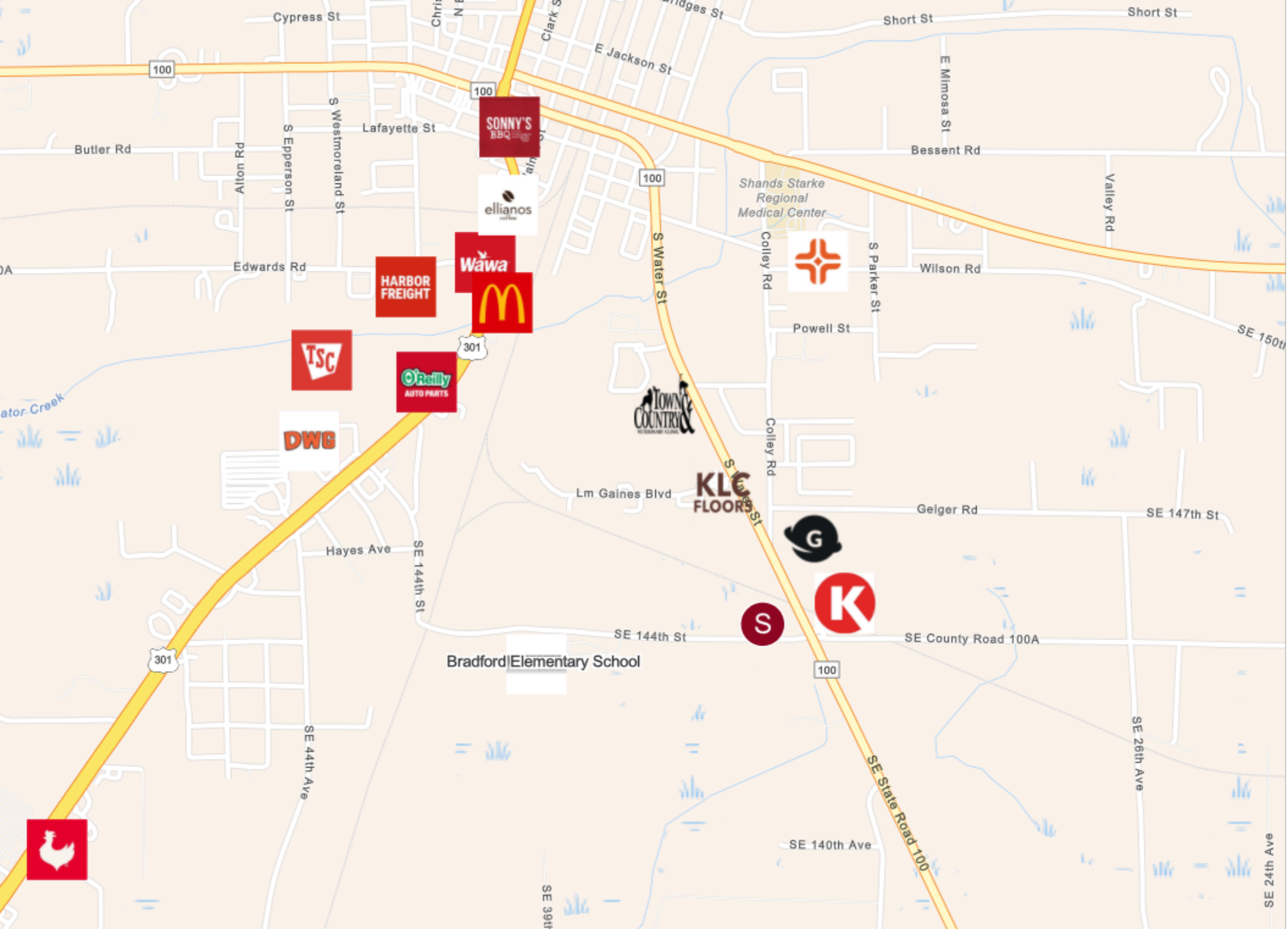
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

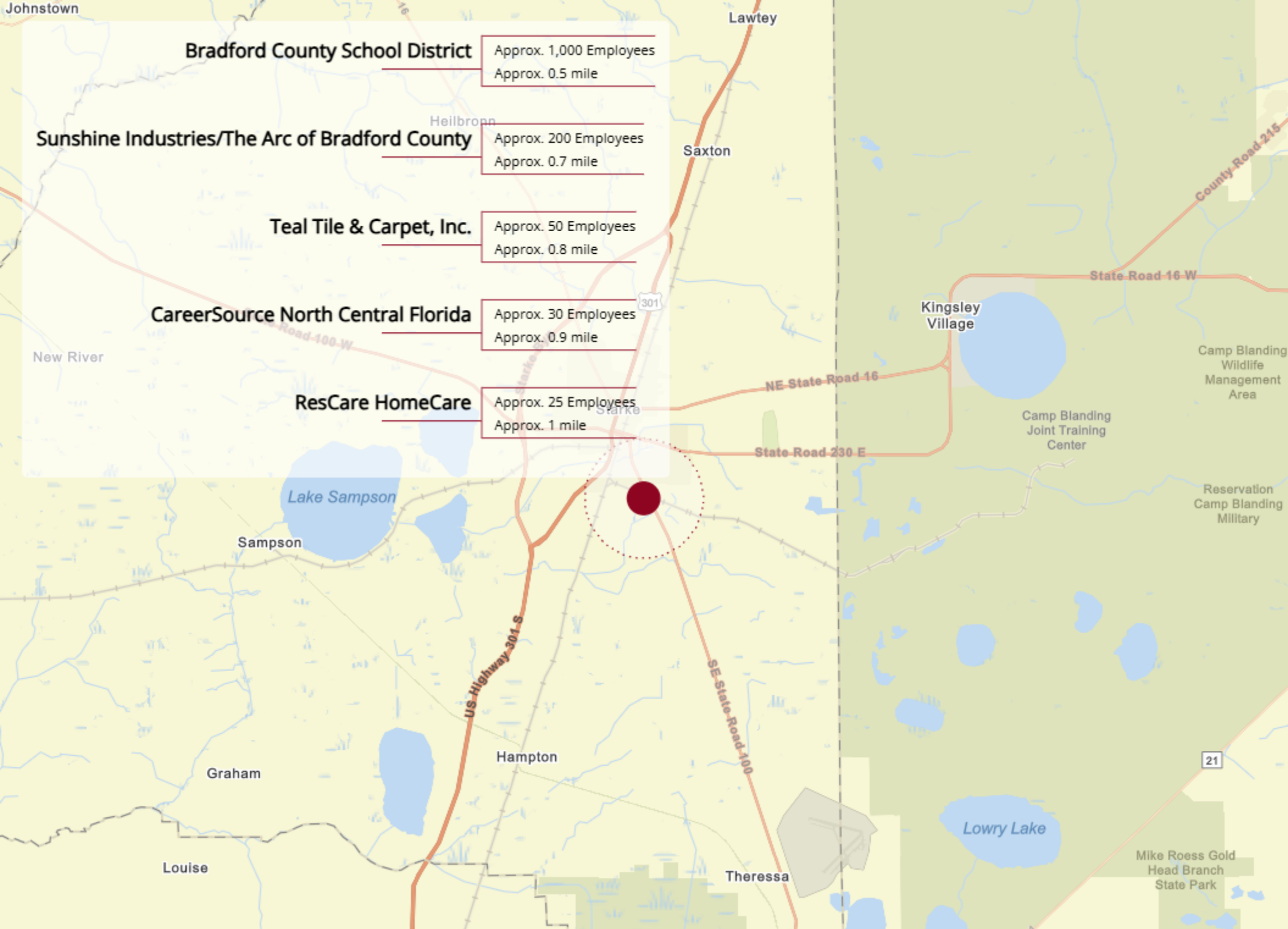
Major Industries by Employee Count

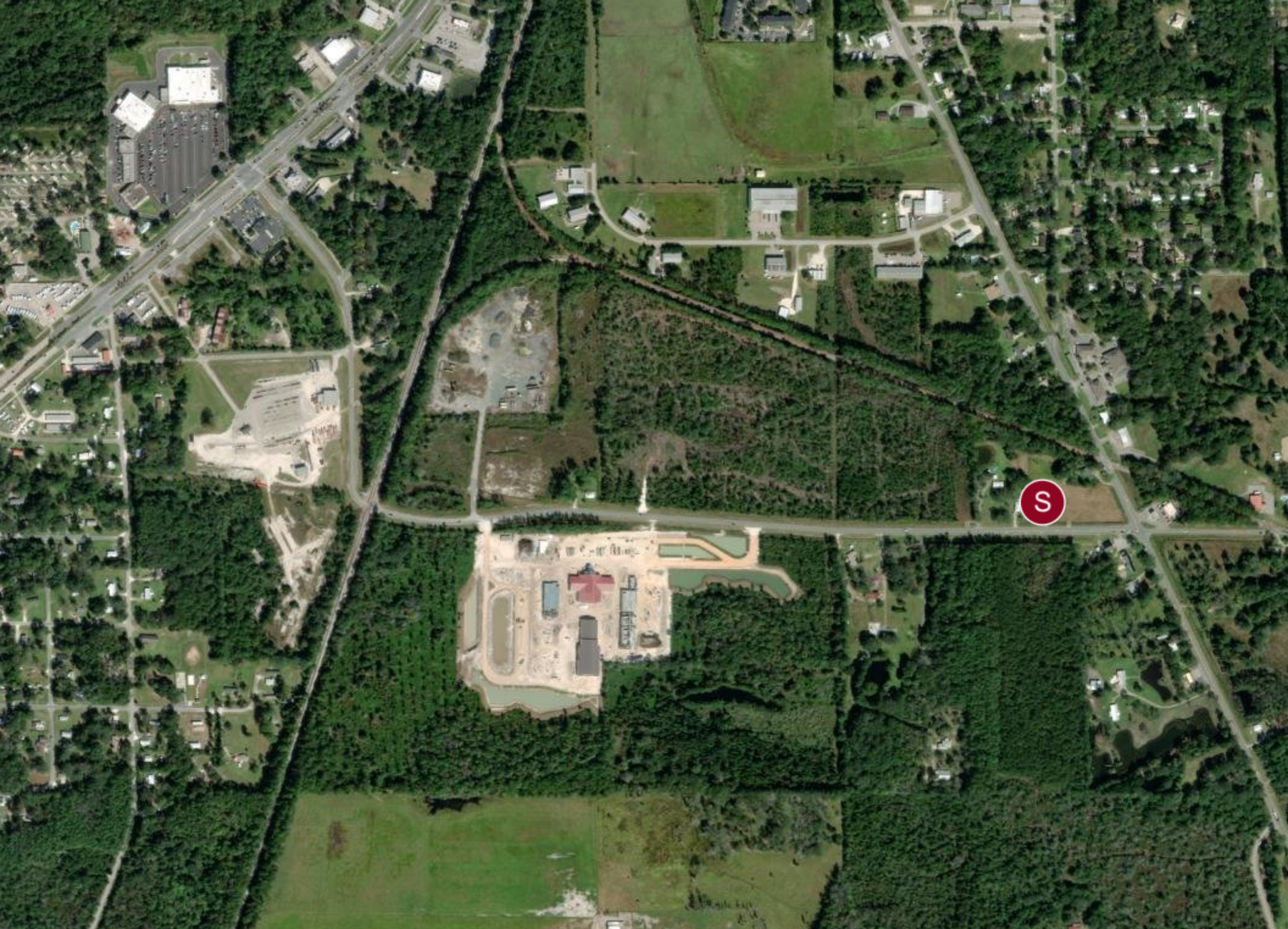


Bradford County GDP Trend











03 Property Description

Property Features

Property Images

PROPERTY FEATURES	
LAND SF	113,986
LAND ACRES	2.52
# OF PARCELS	2
ZONING TYPE	CI
TOPOGRAPHY	Cleared
LOT DIMENSION	226 x 530
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES	
SOUTH	Starke Vet Clinic
EAST	Kangaroo Gas Station

UTILITIES	
IRRIGATION	None
ELECTRICITY / POWER	Available

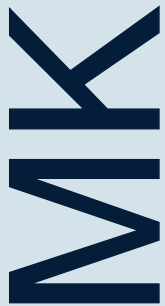












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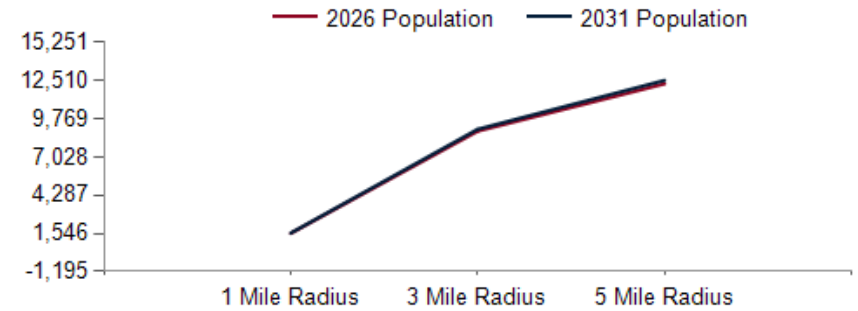
Demographics

General Demographics

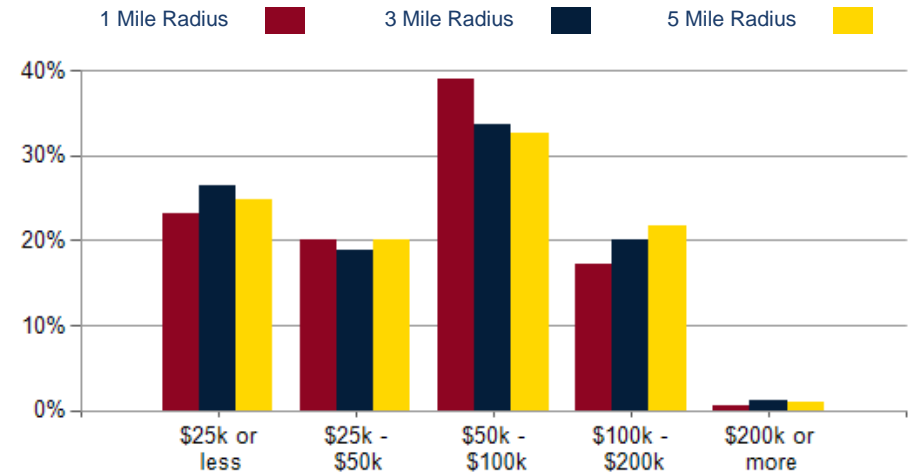
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,286	8,193	11,182
2010 Population	1,535	8,642	11,853
2026 Population	1,546	8,876	12,270
2031 Population	1,571	9,012	12,510
2026 African American	368	1,800	2,353
2026 American Indian	9	44	54
2026 Asian	9	58	83
2026 Hispanic	67	421	568
2026 Other Race	29	155	212
2026 White	1,062	6,331	8,904
2026 Multiracial	67	477	651
2026-2031: Population: Growth Rate	1.60%	1.50%	1.95%

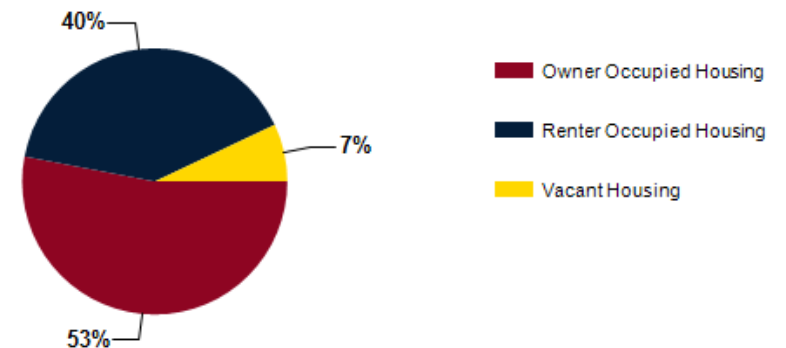
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	103	643	845
\$15,000-\$24,999	13	236	295
\$25,000-\$34,999	10	228	324
\$35,000-\$49,999	91	398	597
\$50,000-\$74,999	130	609	815
\$75,000-\$99,999	66	514	688
\$100,000-\$149,999	31	385	641
\$150,000-\$199,999	55	284	360
\$200,000 or greater	3	38	43
Median HH Income	\$56,232	\$58,599	\$59,461
Average HH Income	\$66,411	\$68,506	\$69,192



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

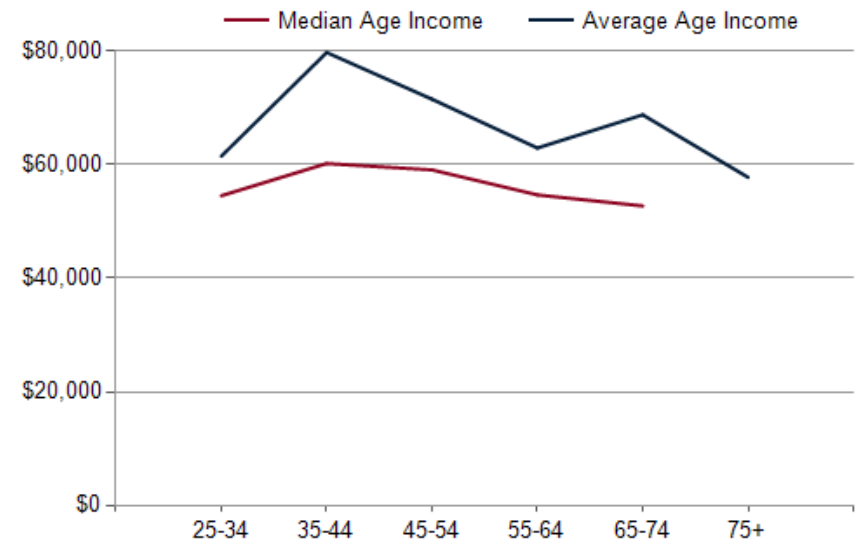
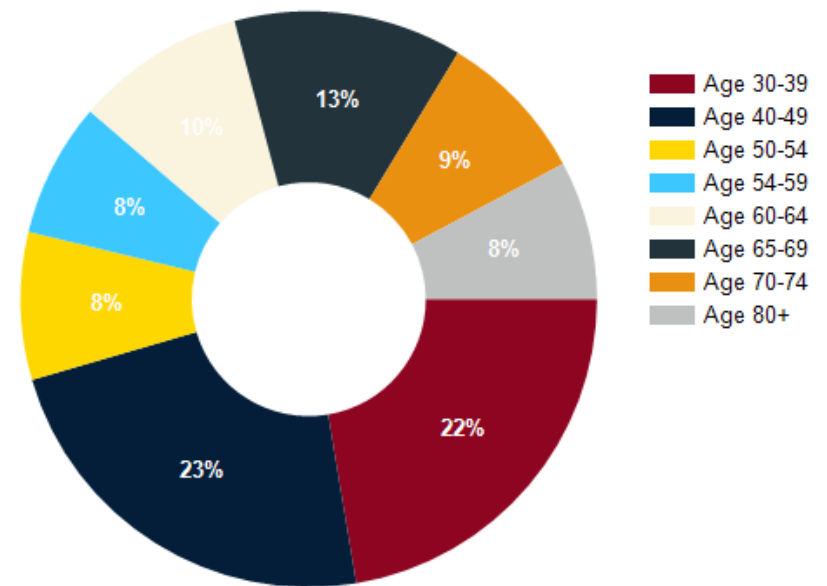


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	97	563	783
2026 Population Age 35-39	81	525	723
2026 Population Age 40-44	94	533	733
2026 Population Age 45-49	90	548	760
2026 Population Age 50-54	66	474	689
2026 Population Age 55-59	60	466	668
2026 Population Age 60-64	76	562	781
2026 Population Age 65-69	102	588	833
2026 Population Age 70-74	68	471	667
2026 Population Age 75-79	62	388	527
2026 Population Age 80-84	55	234	327
2026 Population Age 85+	89	286	350
2026 Population Age 18+	1,153	6,902	9,586
2026 Median Age	39	41	41
2031 Median Age	39	42	42

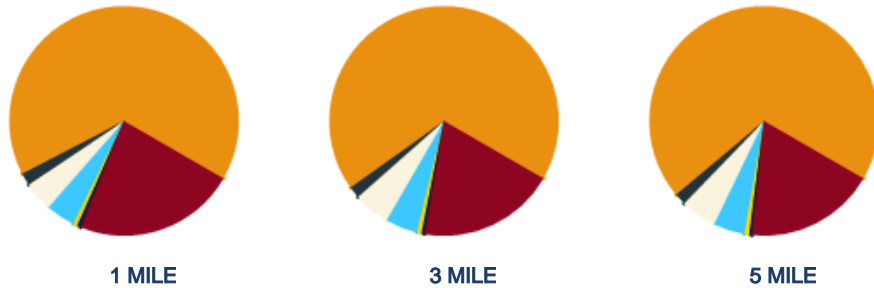
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,524	\$60,412	\$61,675
Average Household Income 25-34	\$61,497	\$70,637	\$72,428
Median Household Income 35-44	\$60,203	\$73,755	\$76,836
Average Household Income 35-44	\$79,767	\$85,452	\$87,460
Median Household Income 45-54	\$59,074	\$65,955	\$68,314
Average Household Income 45-54	\$71,532	\$77,314	\$78,408
Median Household Income 55-64	\$54,672	\$58,421	\$59,099
Average Household Income 55-64	\$62,939	\$69,381	\$69,965
Median Household Income 65-74	\$52,721	\$45,223	\$45,389
Average Household Income 65-74	\$68,787	\$63,161	\$62,418
Average Household Income 75+	\$57,760	\$53,701	\$53,719

Population By Age



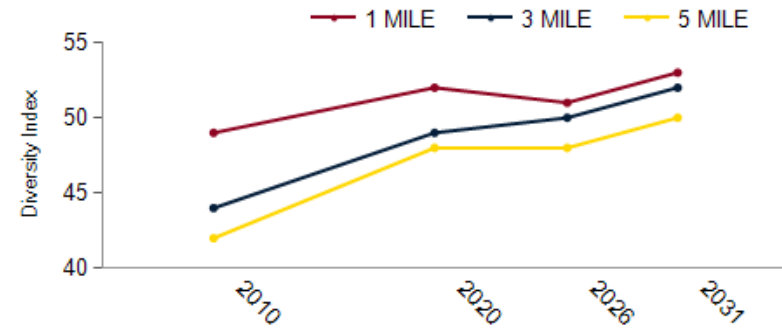
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	52	50
Diversity Index (current year)	51	50	48
Diversity Index (2020)	52	49	48
Diversity Index (2010)	49	44	42

POPULATION BY RACE



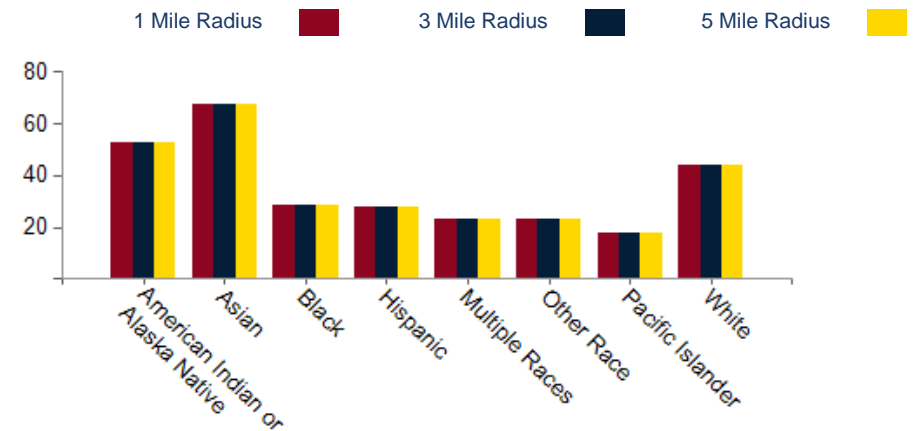
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	23%	19%	18%
American Indian	1%	0%	0%
Asian	1%	1%	1%
Hispanic	4%	5%	4%
Multiracial	4%	5%	5%
Other Race	2%	2%	2%
White	66%	68%	69%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	53	50	49
Median Asian Age	68	41	42
Median Black Age	28	35	35
Median Hispanic Age	28	31	31
Median Multiple Races Age	23	26	27
Median Other Race Age	23	28	29
Median Pacific Islander Age	18	33	33
Median White Age	44	44	44

2026 MEDIAN AGE BY RACE



MK

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