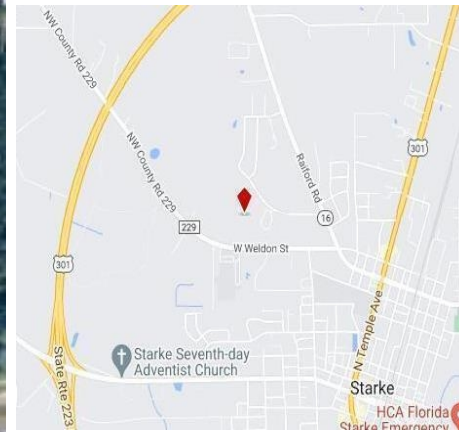


# Oakridge Forrest 2



© 2025 COLDWELL BANKER

West Weldon Street  
Starke, FL 32091



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY

# Oakridge Forrest 2

## CONTENTS

- 01 Executive Summary**
  - Investment Summary
  
- 02 Location**
  - Location Summary
  - Local Business Map
  - Major Employers Map
  - Traffic Counts
  - Drive Times
  
- 03 Property Description**
  - Property Features
  - Property Images
  
- 04 Financial Analysis**
  - Multi-Year Cash Flow Assumptions
  
- 05 Demographics**
  - General Demographics
  - Race Demographics

*Exclusively Marketed by:*

**Lisa Shaw**

Coldwell Banker Smith and  
Smith Realty  
Broker Owner  
(904) 759-2216  
lisa@smithandsmithrealty.com  
BK627802



**COLDWELL BANKER**  
**SMITH & SMITH**  
**REALTY**

Brokerage License No.: CQ1053359  
www.smithandsmithrealty.com

# OAKRIDGE FORREST 2

01 **Executive Summary**

Investment Summary

---

## OFFERING SUMMARY

---

ADDRESS	West Weldon Street Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
LAND SF	1,089,000 SF
LAND ACRES	25
APN	02345000400

---

## FINANCIAL SUMMARY

---

PRICE	\$500,000
-------	-----------

---

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2026 Population	3,764	13,269	26,723
2026 Median HH Income	\$51,052	\$60,547	\$63,081
2026 Average HH Income	\$61,004	\$71,669	\$79,065

---

## Prime Development Opportunity – City of Starke

- Positioned inside the Starke city limits, this exceptional parcel offers strong upside for builders and investors alike. Ideally located directly across from a local elementary school and just minutes from shopping, dining, and everyday conveniences, the site benefits from both visibility and accessibility.

Infrastructure is already in place with water service and a lift station on site, reducing upfront development costs and timelines.

The property offers the potential to be rezoned for multi-family use with an allowable density of 8–20 units per acre, creating a compelling opportunity for townhomes, apartments, or workforce housing in a growing market.

A strategic location, existing utilities, and flexible density make this a standout opportunity for your next residential development project.

# OAKRIDGE FORREST 2

## 02 Location

Location Summary

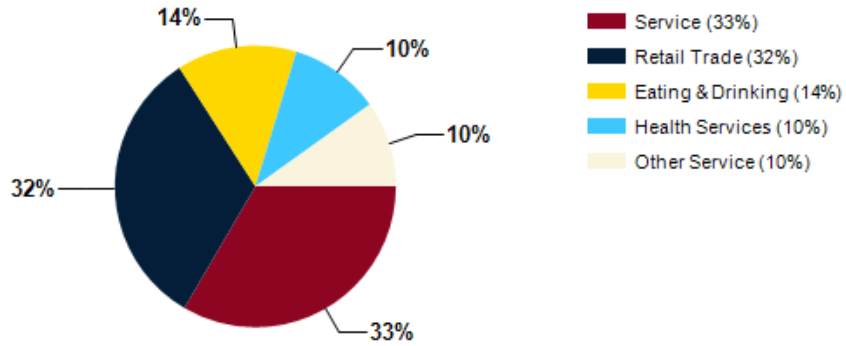
Local Business Map

Major Employers Map

Traffic Counts

Drive Times

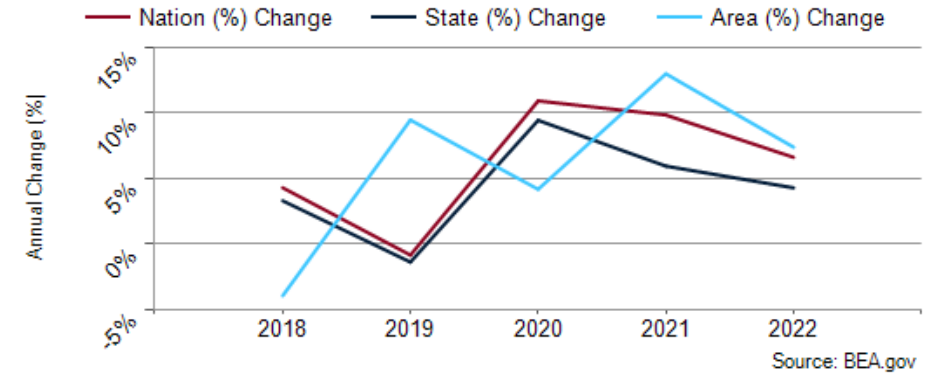
## Major Industries by Employee Count



## Largest Employers

Walgreens	8,000
Walmart	8,000
North Florida Regional Chamber of Commerce	8,000
North Florida Technical College	8,000
Santa Fe College's Andrews Center	8,000
City of Starke	8,000
Bradford County School Board	8,000
Community State Bank	8,000

## Bradford County GDP Trend







301

State Rte 229 S

NW County Rd 229

229

Relford Rd

16

301

W Weldon St

N Temple Ave

E Brownle



Starke Seventh-day Adventist Church

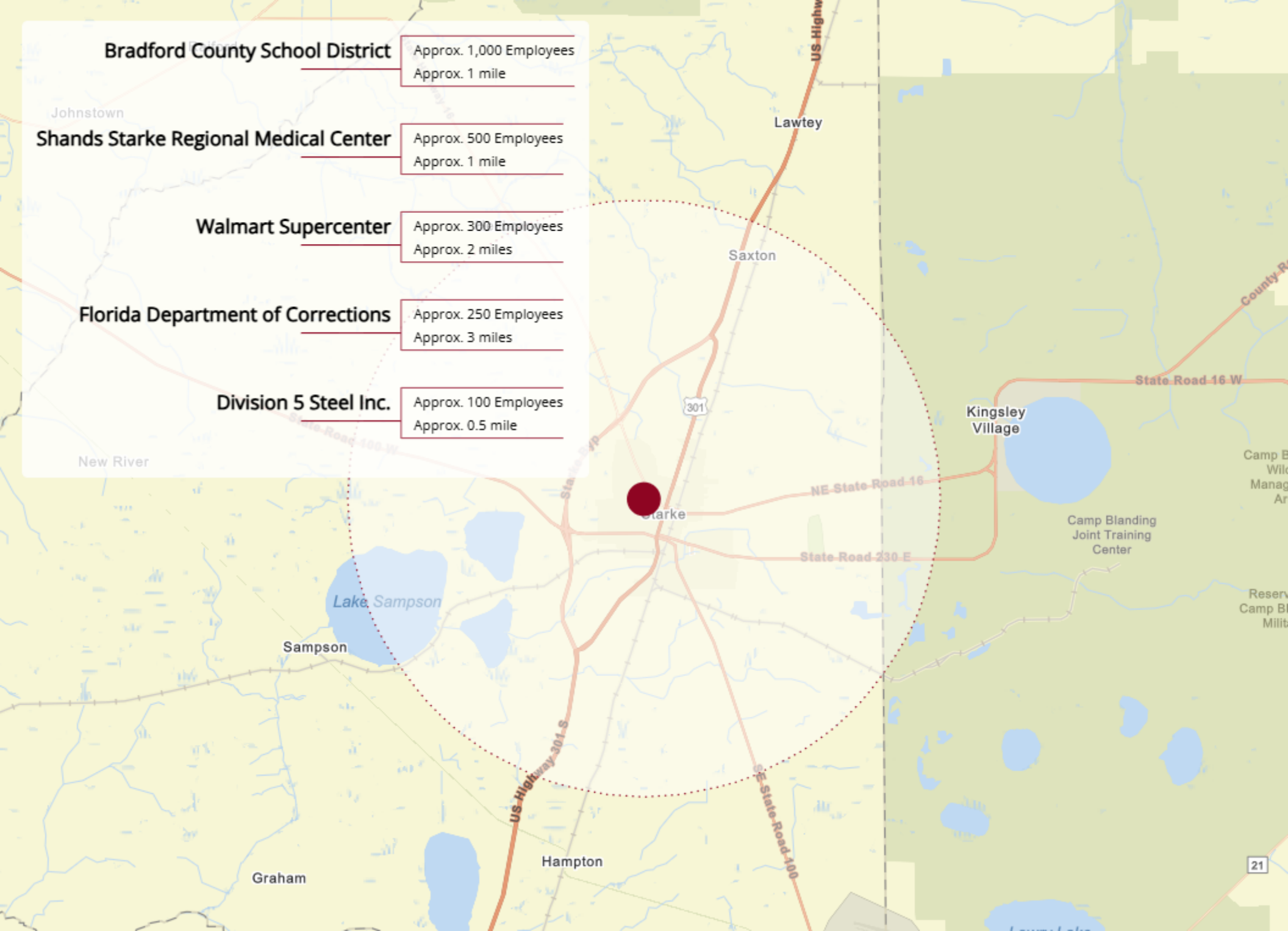
Starke

HCA Florida Starke Emergency

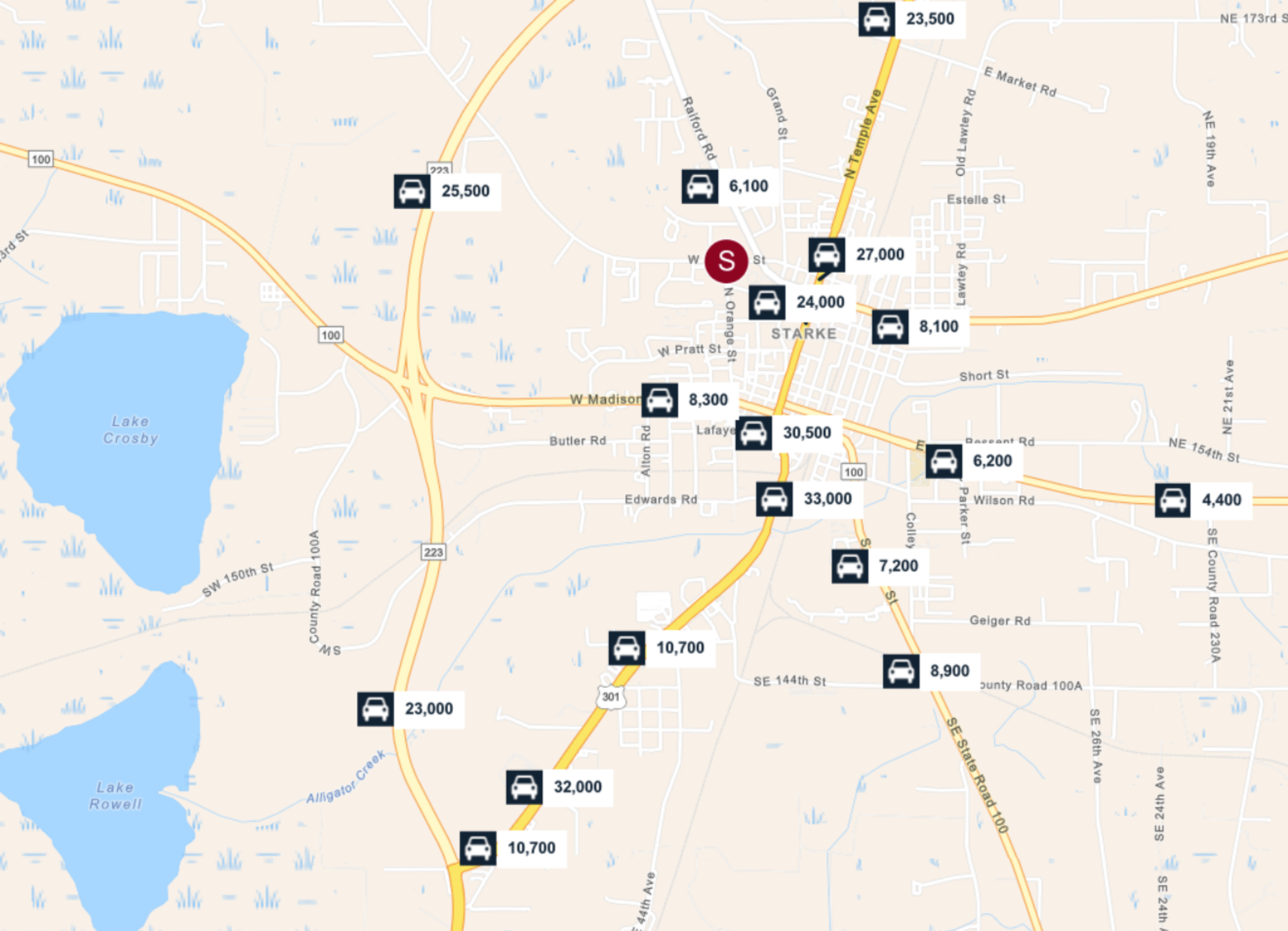


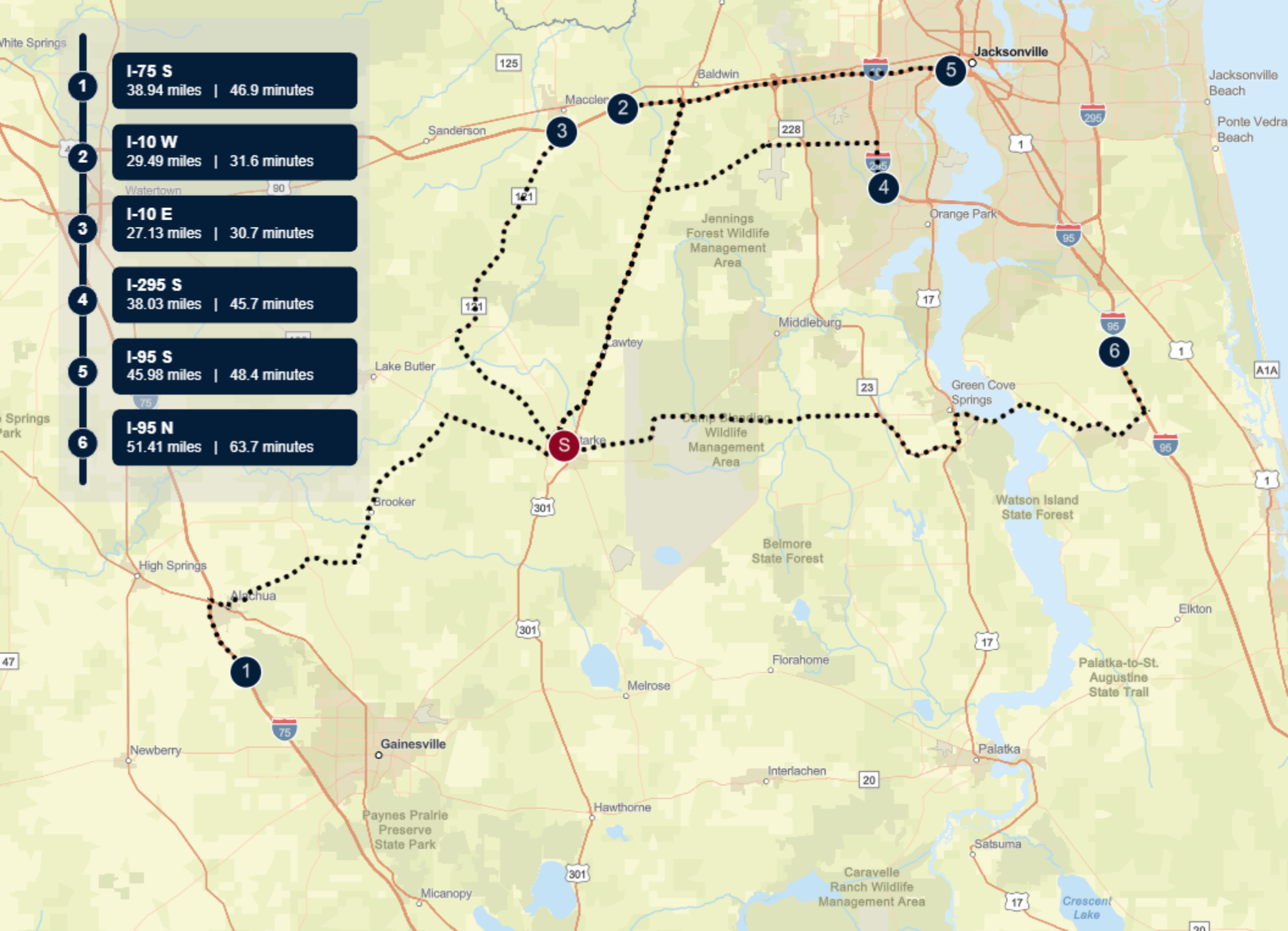
230

<b>Bradford County School District</b>	Approx. 1,000 Employees Approx. 1 mile
<b>Shands Starke Regional Medical Center</b>	Approx. 500 Employees Approx. 1 mile
<b>Walmart Supercenter</b>	Approx. 300 Employees Approx. 2 miles
<b>Florida Department of Corrections</b>	Approx. 250 Employees Approx. 3 miles
<b>Division 5 Steel Inc.</b>	Approx. 100 Employees Approx. 0.5 mile









# OAKRIDGE FORREST 2

## 03 Property Description

Property Features

Property Images

---

## PROPERTY FEATURES

---

LAND SF	1,089,000
LAND ACRES	25
TOPOGRAPHY	Wooded

---

## UTILITIES

---

WATER	available
ELECTRIC	available

---



**25 Acres ready for development**

WINDY LN

WINDY LN

NW COUNTY ROAD 229

TODD RD

W WELDON ST

# OAKRIDGE FORREST 2

## 04 Financial Analysis

Multi-Year Cash Flow Assumptions



---

# GLOBAL

---

Price	<b>\$500,000</b>
-------	------------------

---

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

# OAKRIDGE FORREST 2

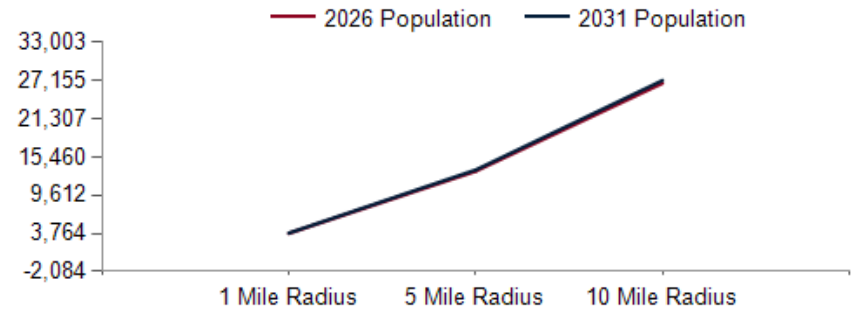
## 05 Demographics

General Demographics

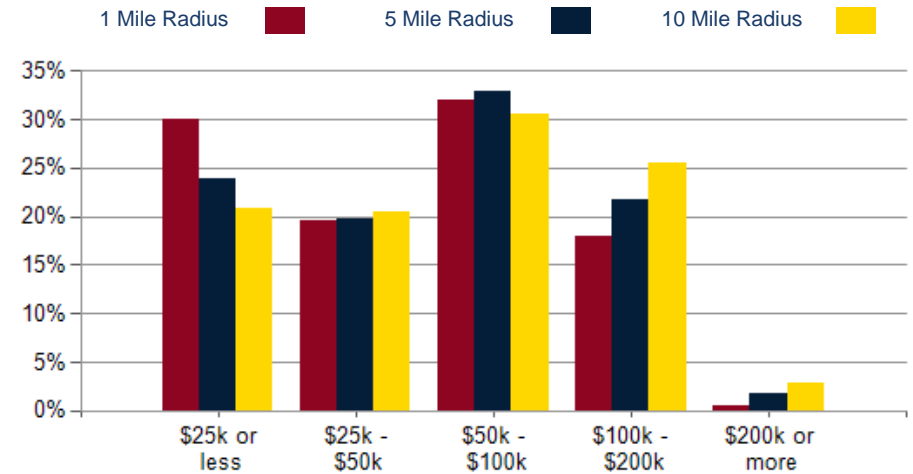
Race Demographics

POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	3,598	12,170	26,027
2010 Population	3,661	12,935	28,255
2026 Population	3,764	13,269	26,723
2031 Population	3,813	13,476	27,155
2026 African American	809	2,656	5,308
2026 American Indian	20	58	88
2026 Asian	27	85	132
2026 Hispanic	207	616	1,485
2026 Other Race	75	231	563
2026 White	2,600	9,541	19,461
2026 Multiracial	229	685	1,152
2026-2031: Population: Growth Rate	1.30%	1.55%	1.60%

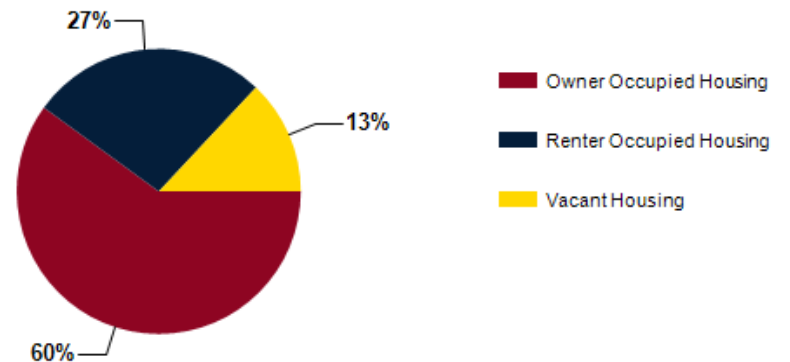
2026 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	343	880	1,276
\$15,000-\$24,999	99	320	528
\$25,000-\$34,999	94	368	638
\$35,000-\$49,999	193	625	1,131
\$50,000-\$74,999	259	913	1,489
\$75,000-\$99,999	210	741	1,159
\$100,000-\$149,999	186	730	1,439
\$150,000-\$199,999	79	367	767
\$200,000 or greater	8	92	250
Median HH Income	\$51,052	\$60,547	\$63,081
Average HH Income	\$61,004	\$71,669	\$79,065



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

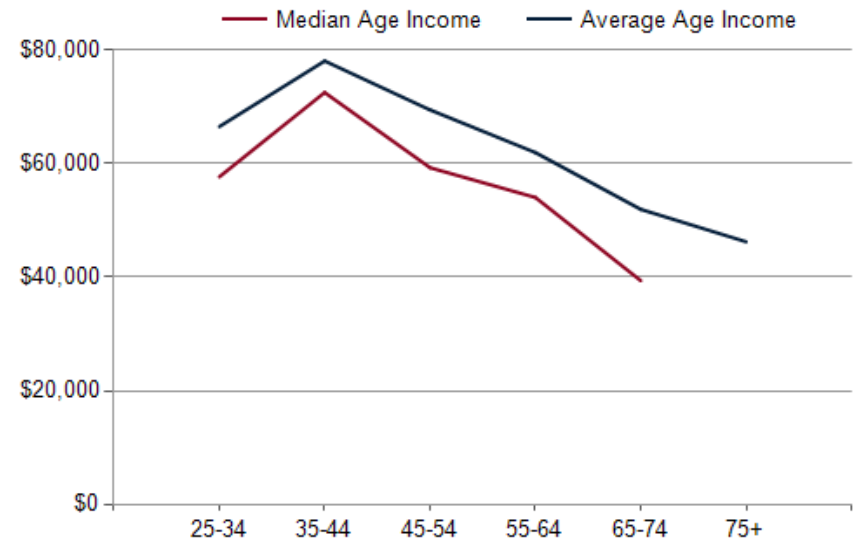
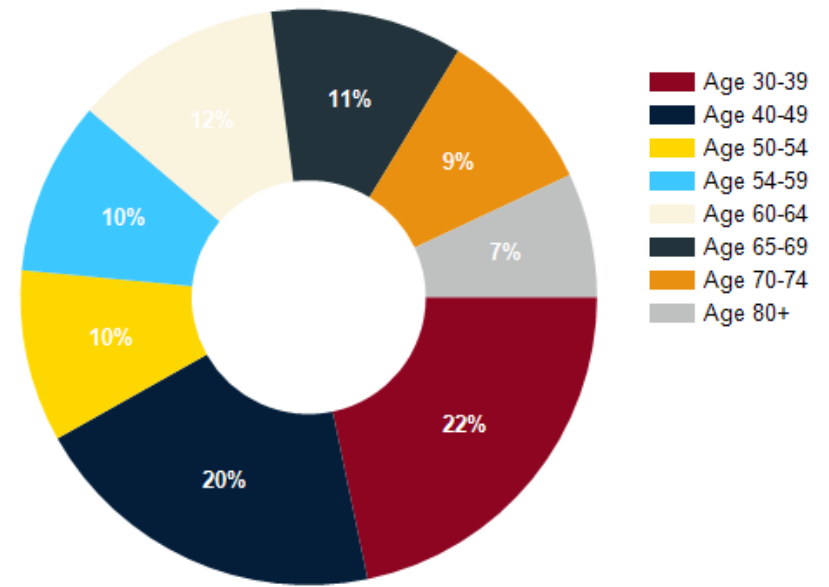


Source: esri

2026 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2026 Population Age 30-34	248	880	1,904
2026 Population Age 35-39	238	799	1,783
2026 Population Age 40-44	218	809	1,765
2026 Population Age 45-49	232	832	1,682
2026 Population Age 50-54	216	745	1,701
2026 Population Age 55-59	218	726	1,798
2026 Population Age 60-64	261	842	1,890
2026 Population Age 65-69	241	904	1,910
2026 Population Age 70-74	209	710	1,408
2026 Population Age 75-79	156	559	1,036
2026 Population Age 80-84	91	347	634
2026 Population Age 85+	92	365	551
2026 Population Age 18+	2,961	10,420	21,821
2026 Median Age	41	41	43
2031 Median Age	42	42	44

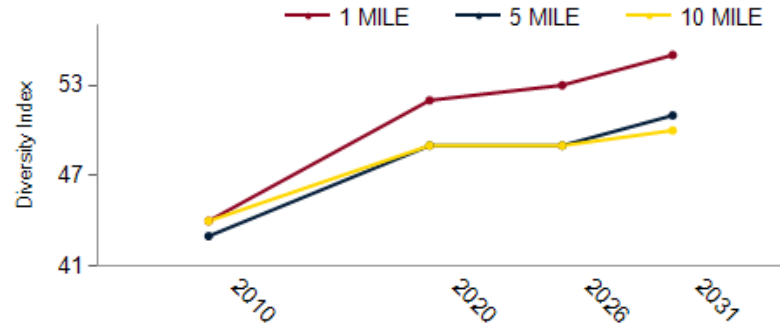
2026 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$57,669	\$62,350	\$66,270
Average Household Income 25-34	\$66,531	\$72,930	\$79,937
Median Household Income 35-44	\$72,533	\$77,861	\$83,271
Average Household Income 35-44	\$78,086	\$89,054	\$97,905
Median Household Income 45-54	\$59,291	\$70,402	\$77,204
Average Household Income 45-54	\$69,474	\$81,465	\$90,153
Median Household Income 55-64	\$54,049	\$61,021	\$64,831
Average Household Income 55-64	\$61,955	\$73,068	\$80,856
Median Household Income 65-74	\$39,379	\$46,455	\$49,569
Average Household Income 65-74	\$51,947	\$65,674	\$72,856
Average Household Income 75+	\$46,233	\$56,853	\$62,201

Population By Age

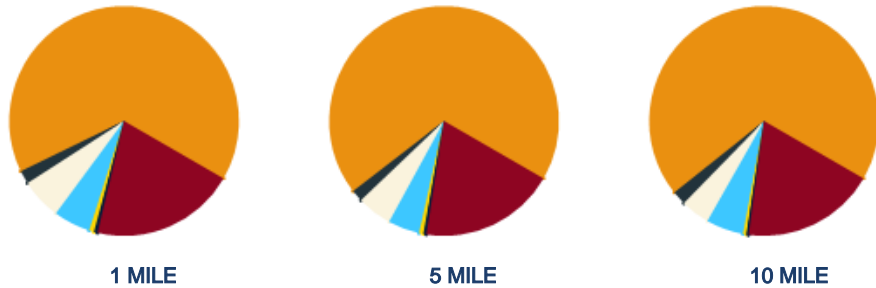


DIVERSITY INDEX	1 MILE	5 MILE	10 MILE
Diversity Index (+5 years)	55	51	51
Diversity Index (current year)	53	49	49
Diversity Index (2020)	52	49	49
Diversity Index (2010)	44	43	44

POPULATION DIVERSITY



POPULATION BY RACE

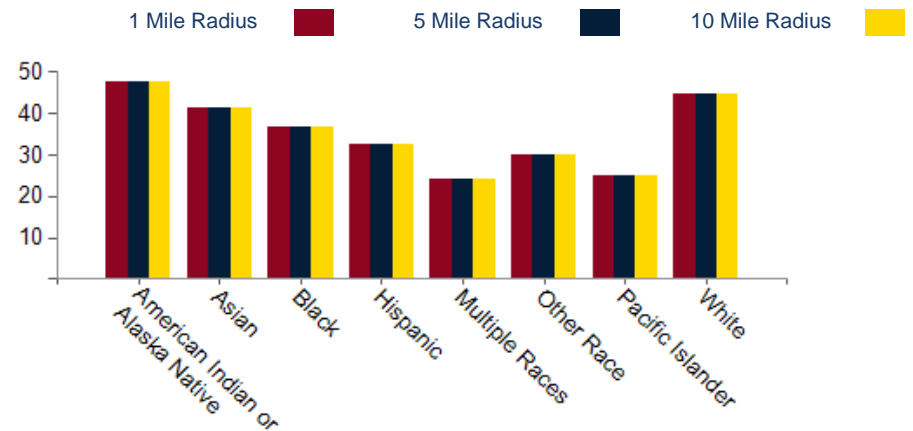


2026 MEDIAN AGE BY RACE

	1 MILE	5 MILE	10 MILE
Median American Indian/Alaska Native Age	48	49	50
Median Asian Age	41	43	45
Median Black Age	37	36	39
Median Hispanic Age	32	32	36
Median Multiple Races Age	24	27	30
Median Other Race Age	30	29	36
Median Pacific Islander Age	25	36	35
Median White Age	45	44	45

2026 POPULATION BY RACE	1 MILE	5 MILE	10 MILE
African American	20%	19%	19%
American Indian	1%	0%	0%
Asian	1%	1%	0%
Hispanic	5%	4%	5%
Multiracial	6%	5%	4%
Other Race	2%	2%	2%
White	66%	69%	69%

2026 MEDIAN AGE BY RACE



# Oakridge Forrest 2

*Exclusively Marketed by:*

**Lisa Shaw**

Coldwell Banker Smith and Smith Realty

Broker Owner

(904) 759-2216

[lisa@smithandsmithrealty.com](mailto:lisa@smithandsmithrealty.com)

BK627802



**COLDWELL BANKER**

**SMITH & SMITH  
REALTY**

Brokerage License No.: CQ1053359  
[www.smithandsmithrealty.com](http://www.smithandsmithrealty.com)

powered by CREOP