



OFFERING MEMORANDUM

224-226 S Thompson  
Starke, FL 32091



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY

# CONTENTS

## 01 Executive Summary

Investment Summary

## 02 Location

Location Summary

Local Business Map

Major Employers Map

Traffic Counts

## 03 Property Description

Property Features

Property Images

## 04 Financial Analysis

Multi-Year Cash Flow Assumptions

## 05 Demographics

General Demographics

Race Demographics

*Exclusively Marketed by:*

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BK627802



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

Brokerage License No.: CQ1053359  
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01	<b>Executive Summary</b>
	Investment Summary

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## OFFERING SUMMARY

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ADDRESS	224-226 S Thompson Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
LAND ACRES	.25
LAND SF	10,760 SF
YEAR BUILT	1903
YEAR RENOVATED	2023
APN	03130-0-00000, 03130-0-00100
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$250,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,336	9,545	12,656
2026 Median HH Income	\$53,479	\$58,535	\$60,091
2026 Average HH Income	\$62,873	\$67,335	\$70,942

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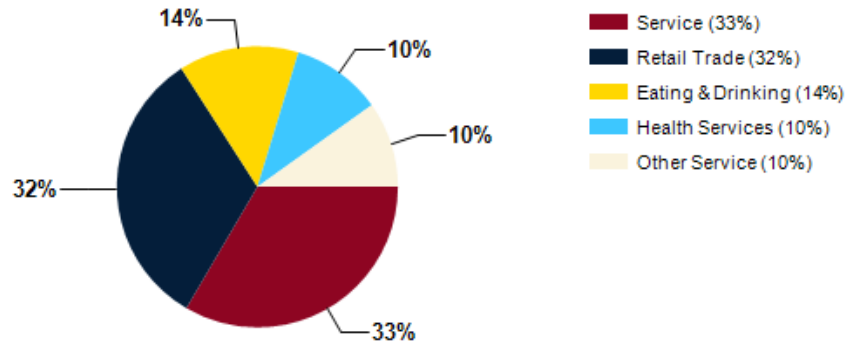
**02 Location**

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts

## City Parking Lot

- Ideally positioned just one block south of downtown Starke and Historic Call Street, the location provides excellent accessibility and visibility. City parking lot across the street

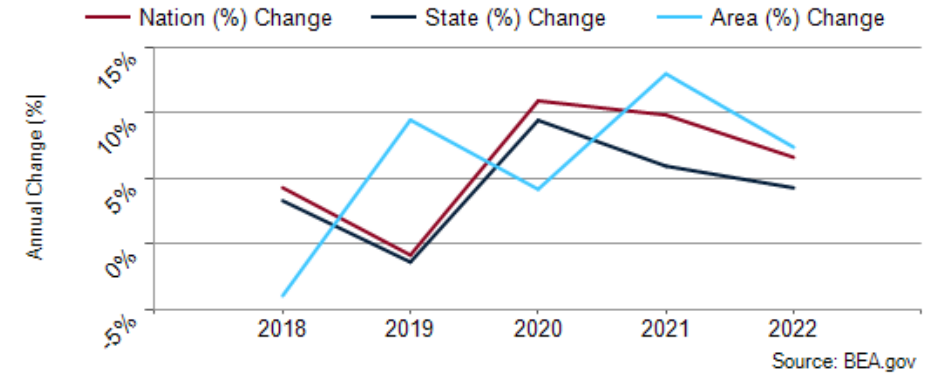
## Major Industries by Employee Count

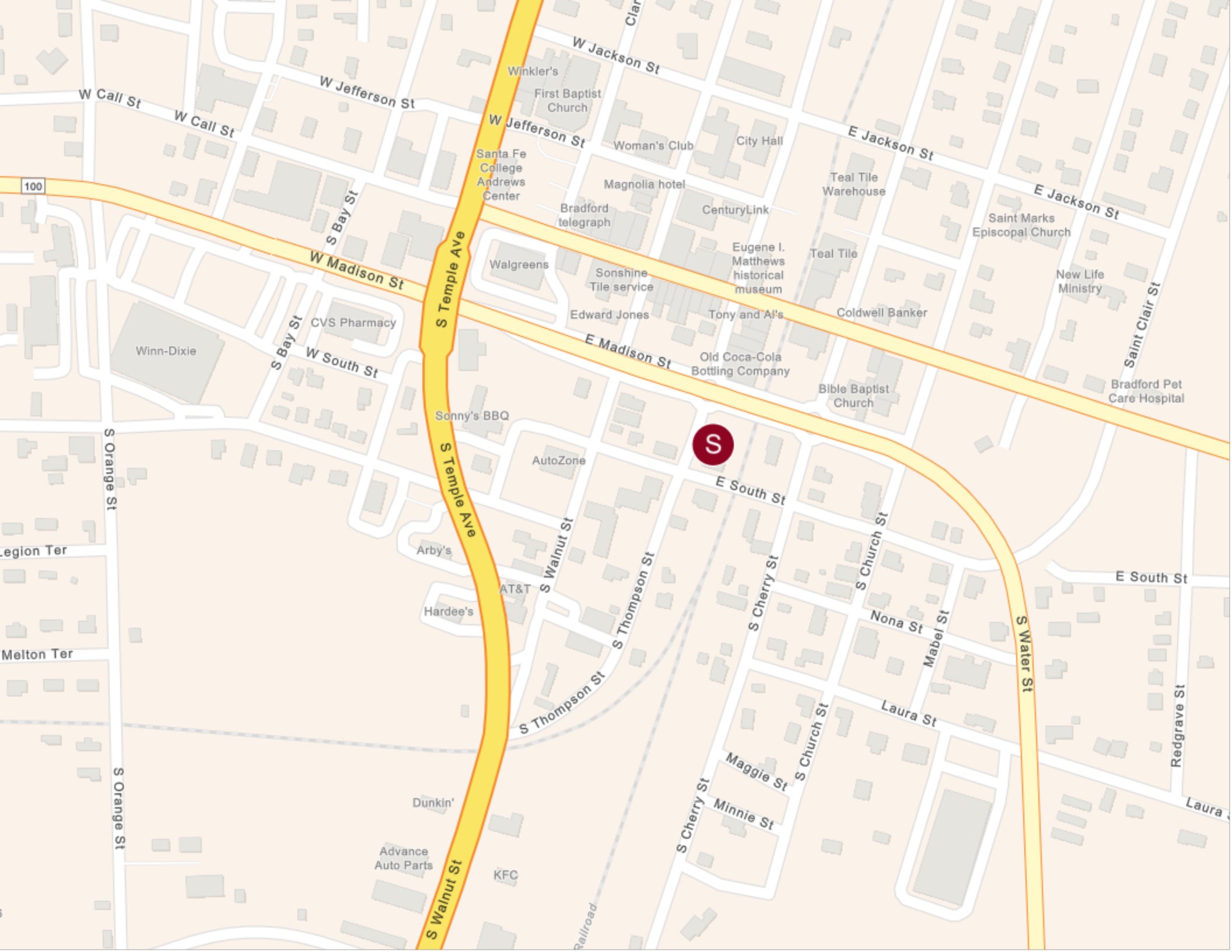


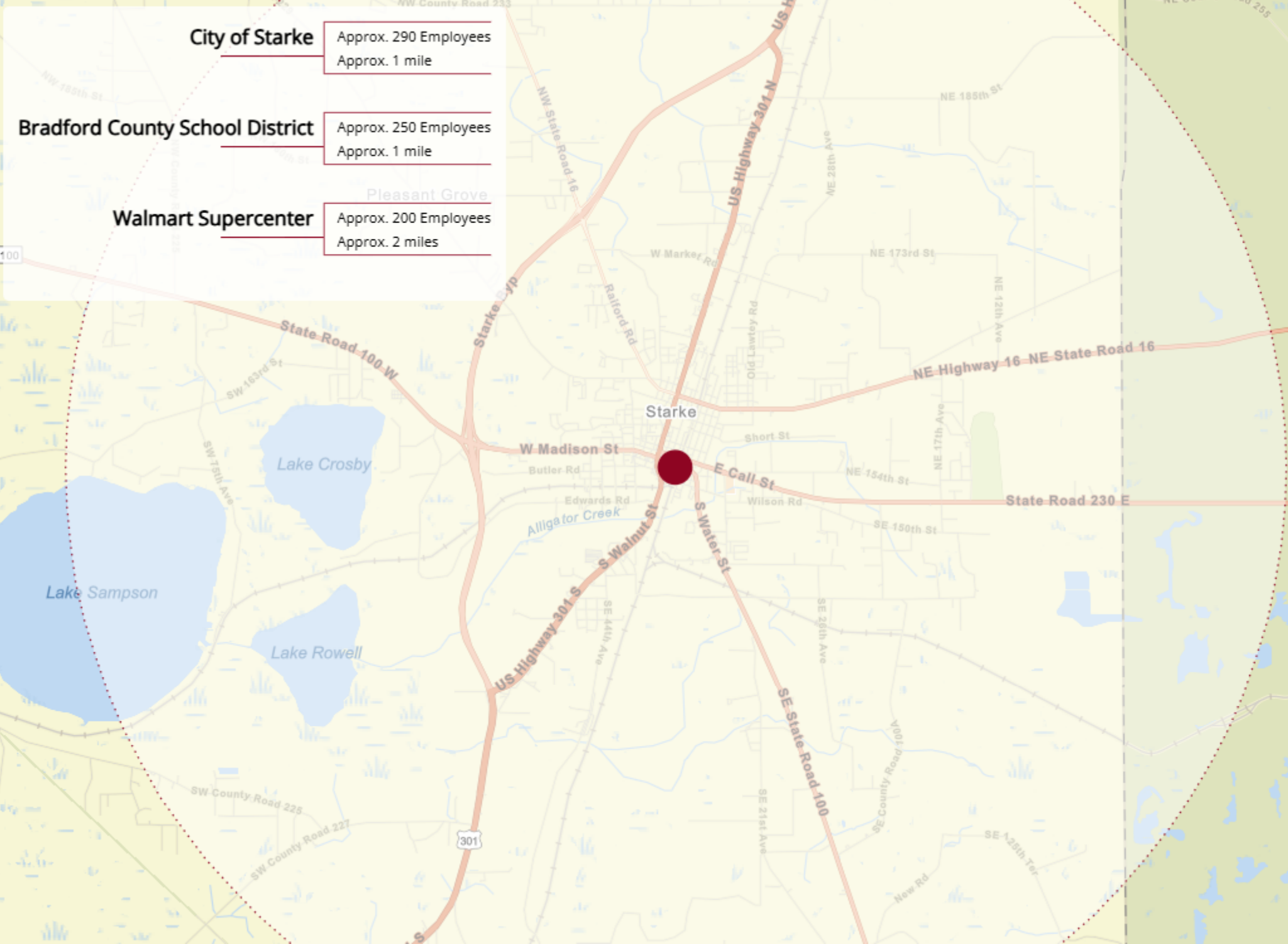
## Largest Employers

Ring Power Corporation	548
Shutts & Bowen LLP	545
GrayRobinson	544
Ditech Financial	540
Ponte Vedra Inn & Club	530
U.S. Bank Home	530
Vallencourt Construction	520
City of Starke	100

## Bradford County GDP Trend









**03** **Property Description**

Property Features

Property Images

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## PROPERTY FEATURES

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LAND SF	10,760
LAND ACRES	.25
YEAR BUILT	1903
YEAR RENOVATED	2023
# OF PARCELS	2
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	105 x 105
STREET FRONTAGE	105
CORNER LOCATION	yes

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## NEIGHBORING PROPERTIES

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NORTH	Custom Cabinet Shop
EAST	Train Depot
WEST	A/C company

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## MECHANICAL

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HVAC	Entire Building
FIRE SPRINKLERS	none

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## CONSTRUCTION

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FOUNDATION	Crawl Space
FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	Ashpalt
ROOF	metal
LANDSCAPING	grass, shrubs

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**04**   **Financial Analysis**

Multi-Year Cash Flow Assumptions

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# GLOBAL

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Price	<b>\$250,000</b>
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Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

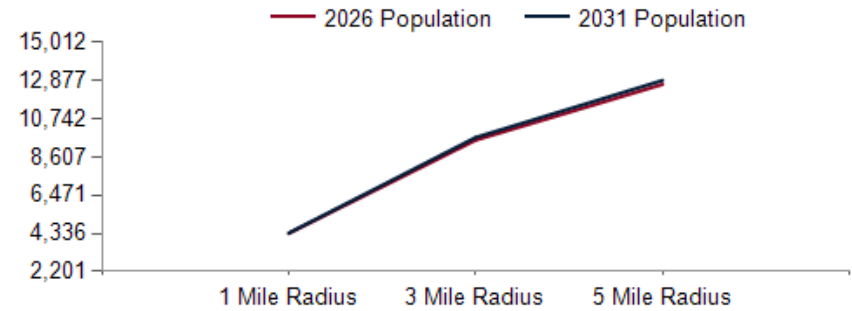
**05 Demographics**

General Demographics

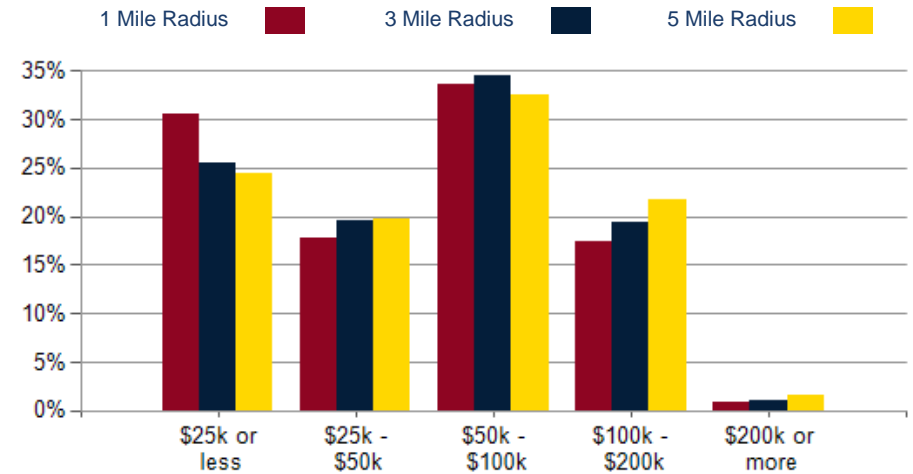
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,029	8,805	11,576
2010 Population	4,281	9,287	12,281
2026 Population	4,336	9,545	12,656
2031 Population	4,359	9,694	12,877
2026 African American	896	2,047	2,467
2026 American Indian	26	47	55
2026 Asian	26	64	83
2026 Hispanic	219	447	584
2026 Other Race	82	166	216
2026 White	3,052	6,698	9,160
2026 Multiracial	249	513	662
2026-2031: Population: Growth Rate	0.55%	1.55%	1.75%

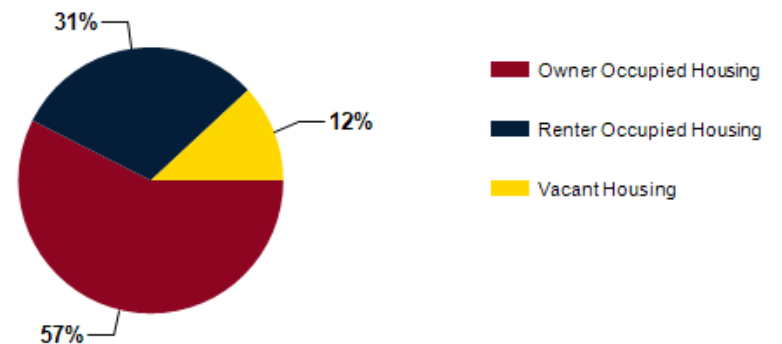
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	364	671	871
\$15,000-\$24,999	124	252	306
\$25,000-\$34,999	88	268	350
\$35,000-\$49,999	196	440	603
\$50,000-\$74,999	303	672	858
\$75,000-\$99,999	234	572	713
\$100,000-\$149,999	157	425	681
\$150,000-\$199,999	121	275	365
\$200,000 or greater	15	36	78
Median HH Income	\$53,479	\$58,535	\$60,091
Average HH Income	\$62,873	\$67,335	\$70,942



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

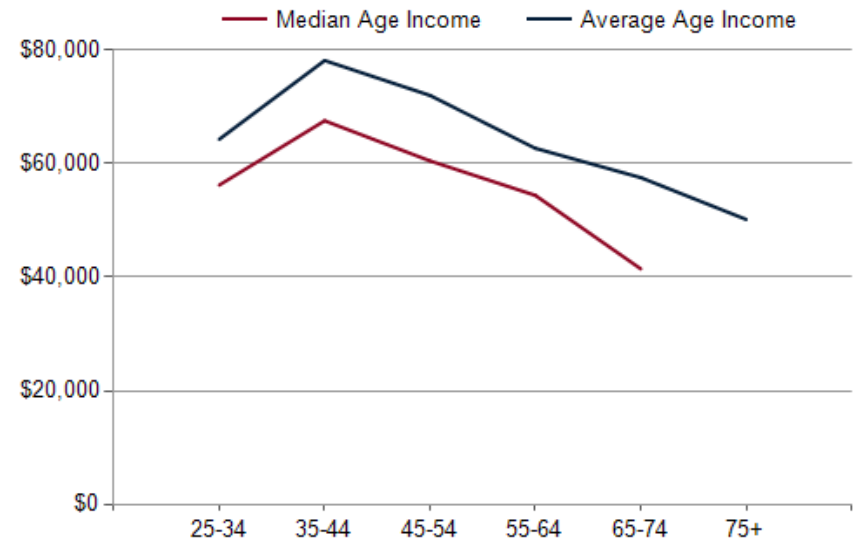
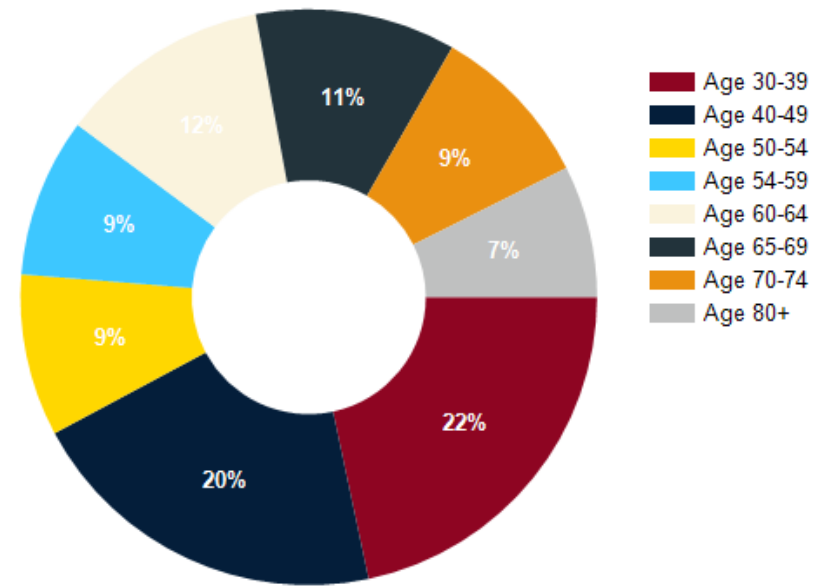


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	283	609	822
2026 Population Age 35-39	255	561	751
2026 Population Age 40-44	254	570	765
2026 Population Age 45-49	255	597	789
2026 Population Age 50-54	226	514	709
2026 Population Age 55-59	222	499	686
2026 Population Age 60-64	294	599	803
2026 Population Age 65-69	279	635	863
2026 Population Age 70-74	231	512	683
2026 Population Age 75-79	184	410	537
2026 Population Age 80-84	118	250	334
2026 Population Age 85+	154	301	355
2026 Population Age 18+	3,356	7,432	9,905
2026 Median Age	41	41	41
2031 Median Age	42	42	42

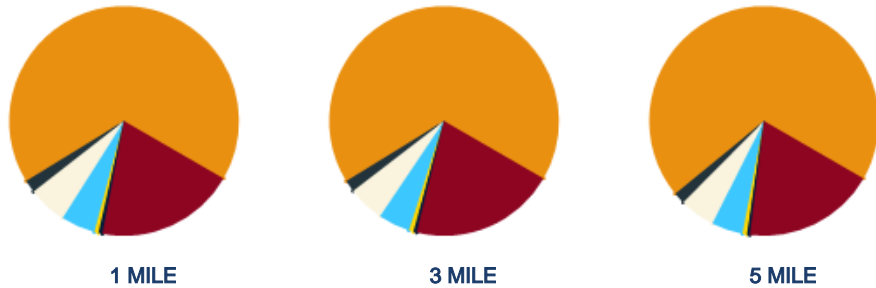
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,233	\$60,671	\$62,276
Average Household Income 25-34	\$64,305	\$70,266	\$72,811
Median Household Income 35-44	\$67,559	\$72,375	\$77,769
Average Household Income 35-44	\$78,182	\$82,587	\$88,964
Median Household Income 45-54	\$60,485	\$65,322	\$69,504
Average Household Income 45-54	\$72,021	\$76,011	\$80,513
Median Household Income 55-64	\$54,409	\$58,637	\$60,106
Average Household Income 55-64	\$62,699	\$68,697	\$71,954
Median Household Income 65-74	\$41,472	\$44,642	\$45,789
Average Household Income 65-74	\$57,541	\$61,811	\$64,731
Average Household Income 75+	\$50,165	\$53,033	\$55,839

Population By Age



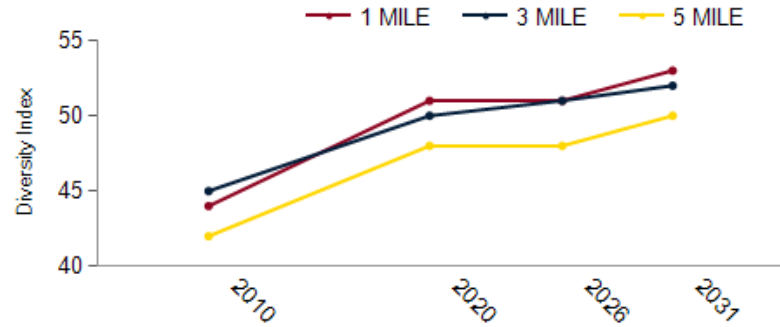
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	53	50
Diversity Index (current year)	51	51	49
Diversity Index (2020)	51	50	48
Diversity Index (2010)	44	45	42

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	21%	19%
American Indian	1%	0%	0%
Asian	1%	1%	1%
Hispanic	5%	4%	4%
Multiracial	5%	5%	5%
Other Race	2%	2%	2%
White	67%	67%	69%

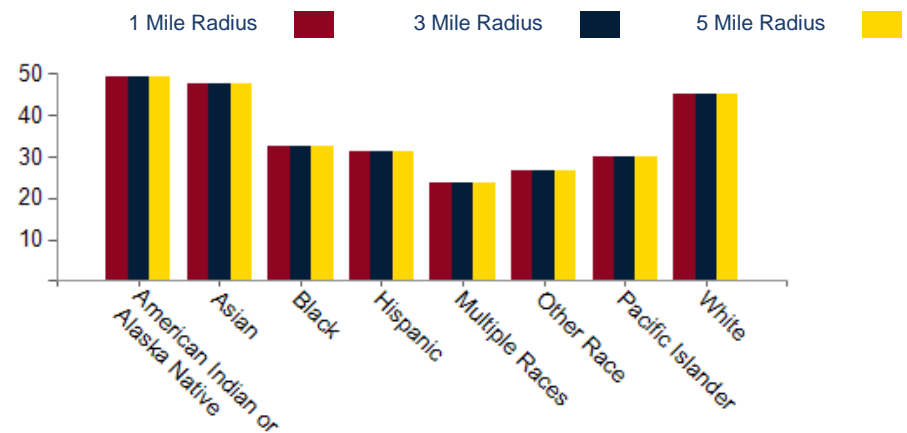
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	49	50	48
Median Asian Age	48	43	42
Median Black Age	33	35	35
Median Hispanic Age	31	31	31
Median Multiple Races Age	24	26	27
Median Other Race Age	26	29	29
Median Pacific Islander Age	30	33	35
Median White Age	45	44	44

2026 MEDIAN AGE BY RACE



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