



OFFERING MEMORANDUM

9627 US HIGHWAY 301
Hampton, FL 32044



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 | 9627 US HIGHWAY 301 Hampton FL 32044 |
| COUNTY | Bradford |
| MARKET | NE Florida |
| SUBMARKET | Starke |
| PRICE | \$499,000 |
| PRICE PSF | \$3.33 |
| LAND SF | 149,667 SF |
| LAND ACRES | 5 |
| OWNERSHIP TYPE | Other |
| ZONING TYPE | CI |
| # OF PARCELS | 2 |
| APN | 00984000000 |

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|------------------------|----------|----------|----------|
| 2026 Population | 1,909 | 4,945 | 28,100 |
| 2026 Median HH Income | \$60,122 | \$55,928 | \$61,687 |
| 2026 Average HH Income | \$79,850 | \$74,626 | \$78,922 |

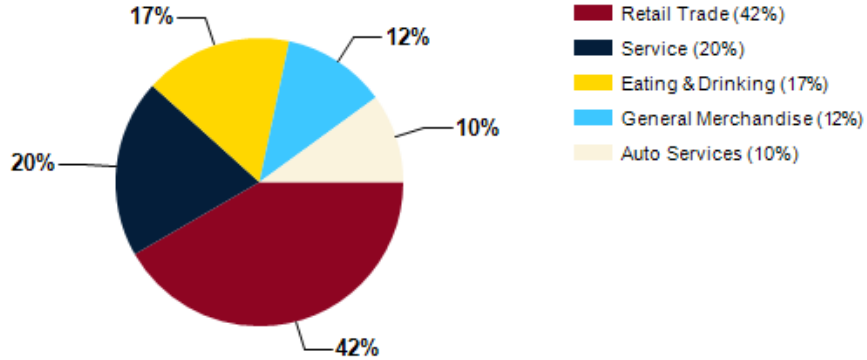
02 **Location**

Location Summary

Traffic Counts

Drive Times

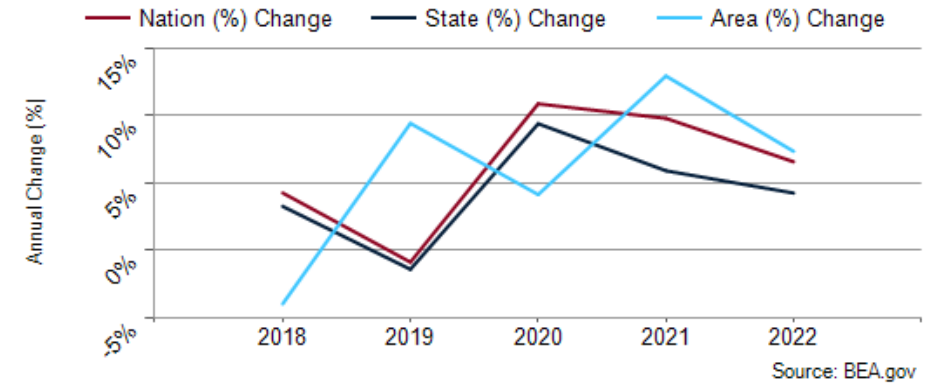
Major Industries by Employee Count

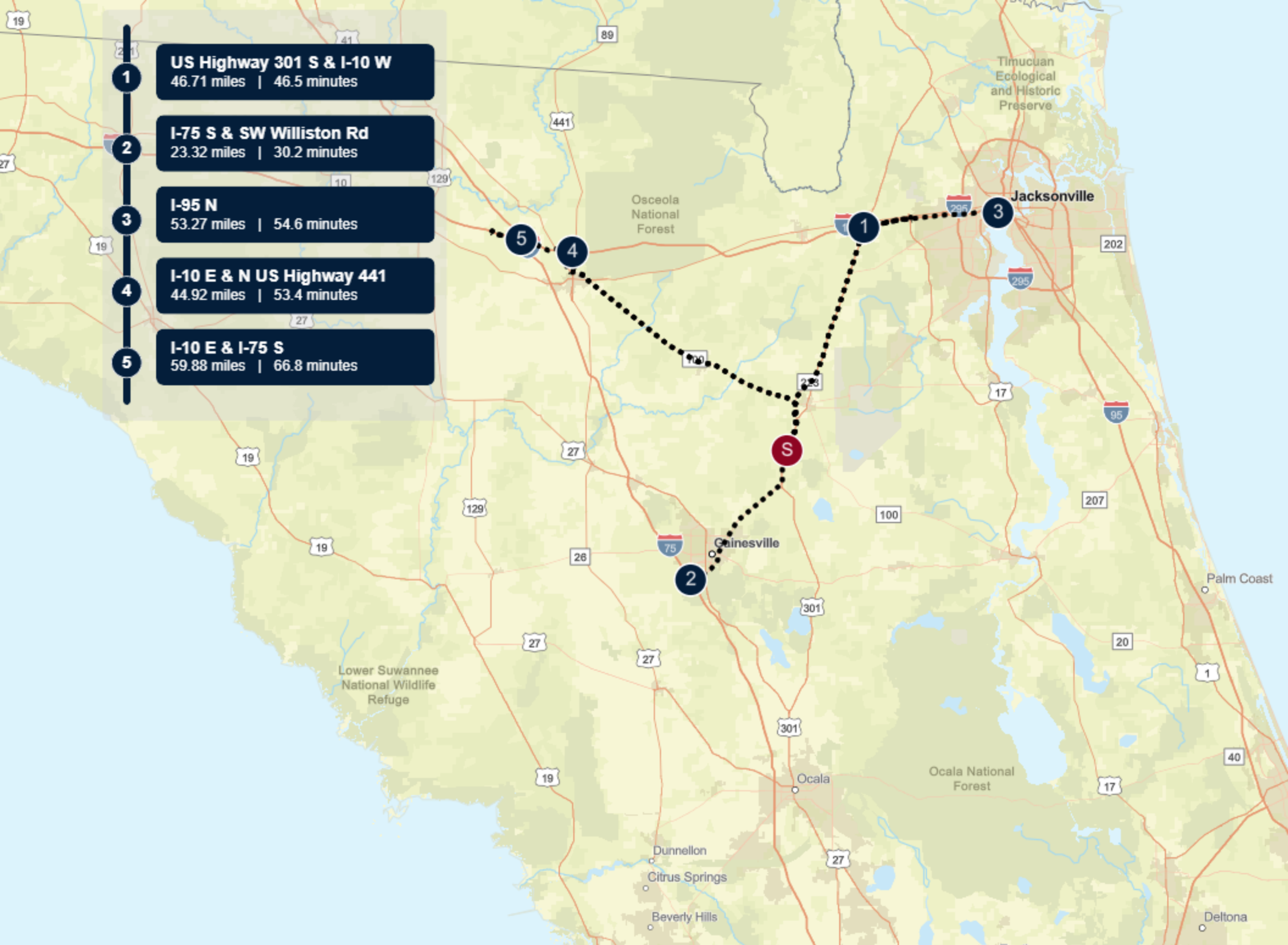


Largest Employers

| | |
|---------------------------------------|--------|
| University of Florida | 50,000 |
| Shands Hospital | 30,000 |
| Santa Fe College | 2,500 |
| City of Gainesville | 2,000 |
| Alachua County Public Schools | 1,500 |
| North Florida Regional Medical Center | 1,200 |
| Gainesville Regional Utilities | 1,000 |
| Walmart Distribution Center | 800 |

Bradford County GDP Trend





- 1
- 2
- 3
- 4
- 5

US Highway 301 S & I-10 W
46.71 miles | 46.5 minutes

I-75 S & SW Williston Rd
23.32 miles | 30.2 minutes

I-95 N
53.27 miles | 54.6 minutes

I-10 E & N US Highway 441
44.92 miles | 53.4 minutes

I-10 E & I-75 S
59.88 miles | 66.8 minutes

03 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

| | |
|-----------------|-----------|
| LAND SF | 149,667 |
| LAND ACRES | 5 |
| # OF PARCELS | 2 |
| ZONING TYPE | CI |
| TOPOGRAPHY | Cleared |
| LOT DIMENSION | 768 x 218 |
| CORNER LOCATION | no |

NEIGHBORING PROPERTIES

| | |
|-------|-------------|
| SOUTH | Griffis Gas |
|-------|-------------|

UTILITIES

| | |
|---------------------|-----------|
| WATER | Well |
| IRRIGATION | none |
| ELECTRICITY / POWER | Available |



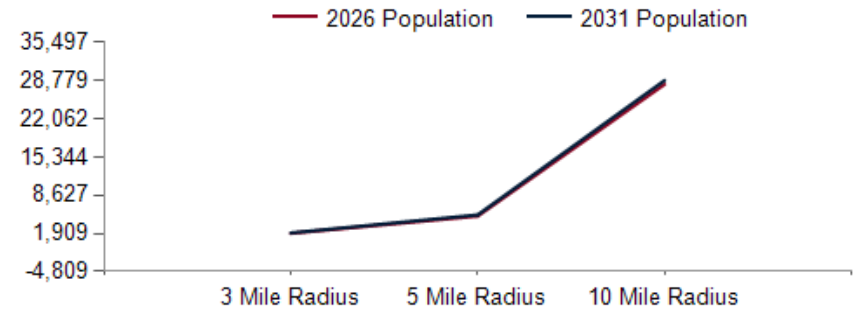
04 Demographics

General Demographics

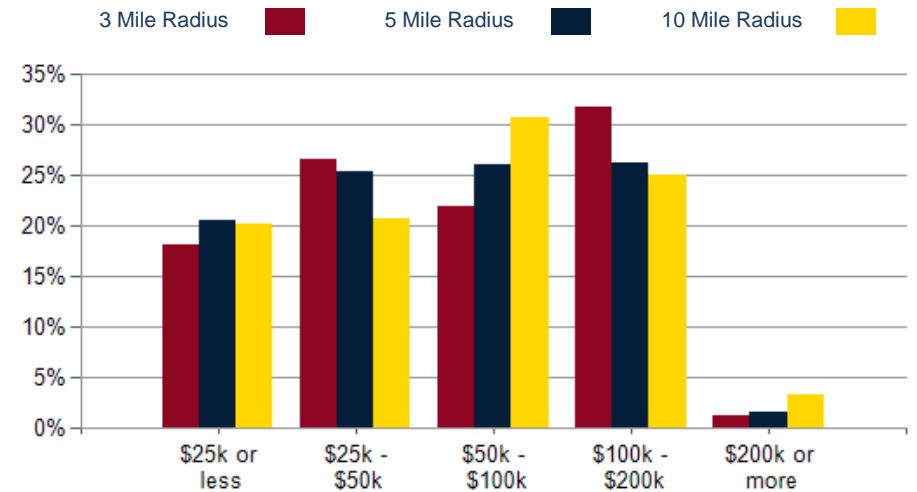
Race Demographics

| POPULATION | 3 MILE | 5 MILE | 10 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 1,646 | 4,339 | 24,925 |
| 2010 Population | 1,836 | 4,849 | 26,900 |
| 2026 Population | 1,909 | 4,945 | 28,100 |
| 2031 Population | 1,997 | 5,163 | 28,779 |
| 2026 African American | 76 | 448 | 3,558 |
| 2026 American Indian | 2 | 17 | 119 |
| 2026 Asian | 14 | 43 | 207 |
| 2026 Hispanic | 80 | 242 | 1,434 |
| 2026 Other Race | 36 | 96 | 481 |
| 2026 White | 1,690 | 4,040 | 21,955 |
| 2026 Multiracial | 89 | 298 | 1,759 |
| 2026-2031: Population: Growth Rate | 4.55% | 4.35% | 2.40% |

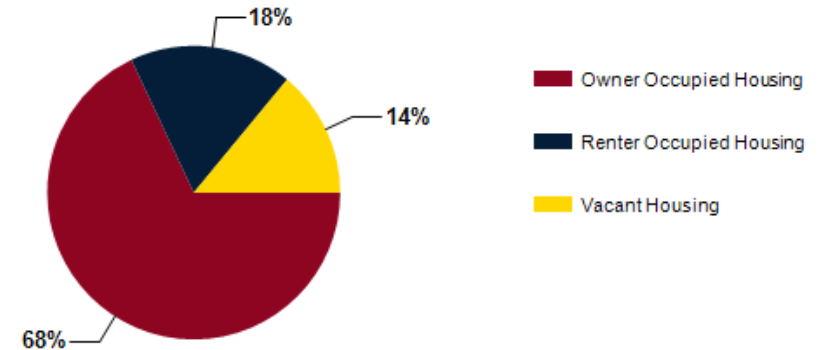
| 2026 HOUSEHOLD INCOME | 3 MILE | 5 MILE | 10 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 95 | 292 | 1,447 |
| \$15,000-\$24,999 | 41 | 116 | 792 |
| \$25,000-\$34,999 | 46 | 186 | 840 |
| \$35,000-\$49,999 | 153 | 317 | 1,459 |
| \$50,000-\$74,999 | 90 | 283 | 1,987 |
| \$75,000-\$99,999 | 74 | 234 | 1,407 |
| \$100,000-\$149,999 | 152 | 315 | 1,688 |
| \$150,000-\$199,999 | 86 | 204 | 1,074 |
| \$200,000 or greater | 10 | 33 | 362 |
| Median HH Income | \$60,122 | \$55,928 | \$61,687 |
| Average HH Income | \$79,850 | \$74,626 | \$78,922 |



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

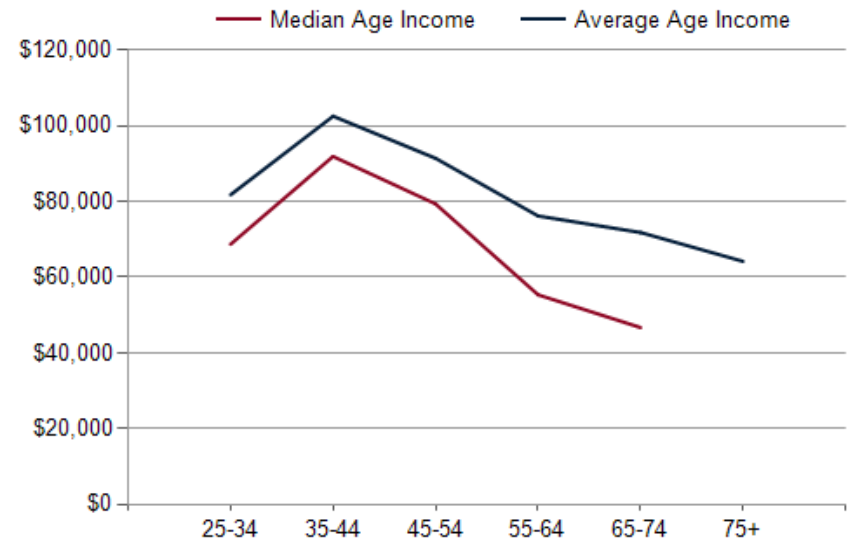
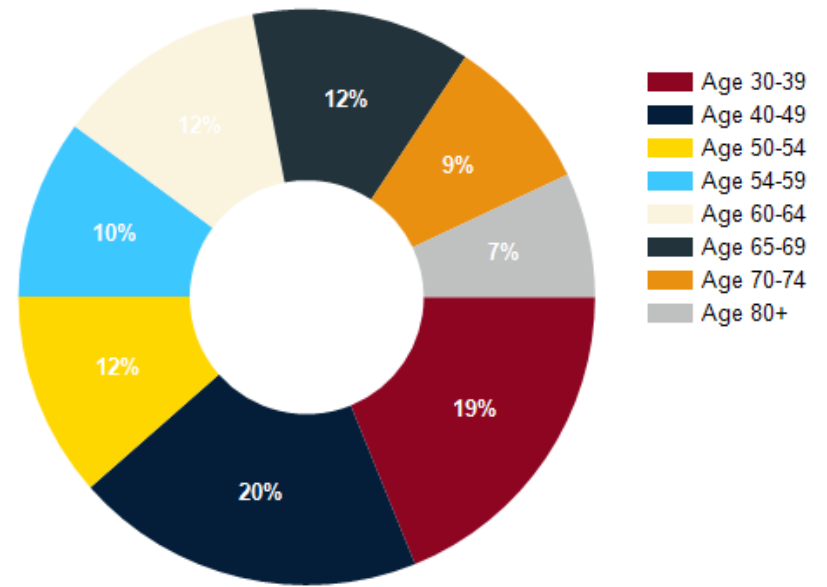


Source: esri

| 2026 POPULATION BY AGE | 3 MILE | 5 MILE | 10 MILE |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 113 | 281 | 1,706 |
| 2026 Population Age 35-39 | 108 | 280 | 1,646 |
| 2026 Population Age 40-44 | 123 | 300 | 1,655 |
| 2026 Population Age 45-49 | 107 | 272 | 1,606 |
| 2026 Population Age 50-54 | 135 | 339 | 1,669 |
| 2026 Population Age 55-59 | 118 | 303 | 1,665 |
| 2026 Population Age 60-64 | 139 | 380 | 1,968 |
| 2026 Population Age 65-69 | 144 | 360 | 2,013 |
| 2026 Population Age 70-74 | 102 | 291 | 1,677 |
| 2026 Population Age 75-79 | 82 | 226 | 1,346 |
| 2026 Population Age 80-84 | 59 | 144 | 852 |
| 2026 Population Age 85+ | 34 | 103 | 812 |
| 2026 Population Age 18+ | 1,507 | 3,910 | 22,383 |
| 2026 Median Age | 44 | 44 | 44 |
| 2031 Median Age | 45 | 45 | 44 |

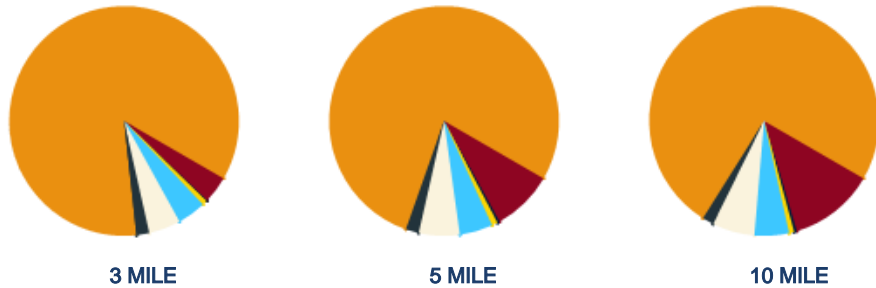
| 2026 INCOME BY AGE | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------|-----------|----------|----------|
| Median Household Income 25-34 | \$68,696 | \$62,974 | \$67,931 |
| Average Household Income 25-34 | \$81,773 | \$77,564 | \$83,156 |
| Median Household Income 35-44 | \$91,908 | \$79,905 | \$81,327 |
| Average Household Income 35-44 | \$102,537 | \$96,435 | \$97,228 |
| Median Household Income 45-54 | \$79,356 | \$72,876 | \$76,944 |
| Average Household Income 45-54 | \$91,427 | \$85,812 | \$90,573 |
| Median Household Income 55-64 | \$55,348 | \$56,124 | \$66,186 |
| Average Household Income 55-64 | \$76,170 | \$74,726 | \$83,286 |
| Median Household Income 65-74 | \$46,694 | \$46,571 | \$51,782 |
| Average Household Income 65-74 | \$71,807 | \$67,104 | \$72,348 |
| Average Household Income 75+ | \$64,166 | \$56,506 | \$58,762 |

Population By Age



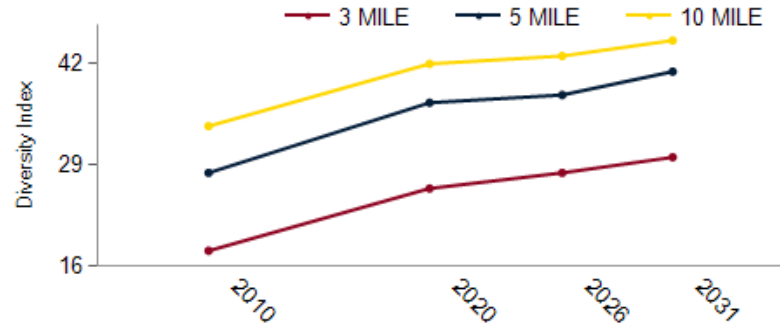
| DIVERSITY INDEX | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------|--------|--------|---------|
| Diversity Index (+5 years) | 30 | 41 | 45 |
| Diversity Index (current year) | 28 | 38 | 43 |
| Diversity Index (2020) | 26 | 37 | 42 |
| Diversity Index (2010) | 19 | 28 | 34 |

POPULATION BY RACE



| 2026 POPULATION BY RACE | 3 MILE | 5 MILE | 10 MILE |
|-------------------------|--------|--------|---------|
| African American | 4% | 9% | 12% |
| American Indian | 0% | 0% | 0% |
| Asian | 1% | 1% | 1% |
| Hispanic | 4% | 5% | 5% |
| Multiracial | 4% | 6% | 6% |
| Other Race | 2% | 2% | 2% |
| White | 85% | 78% | 74% |

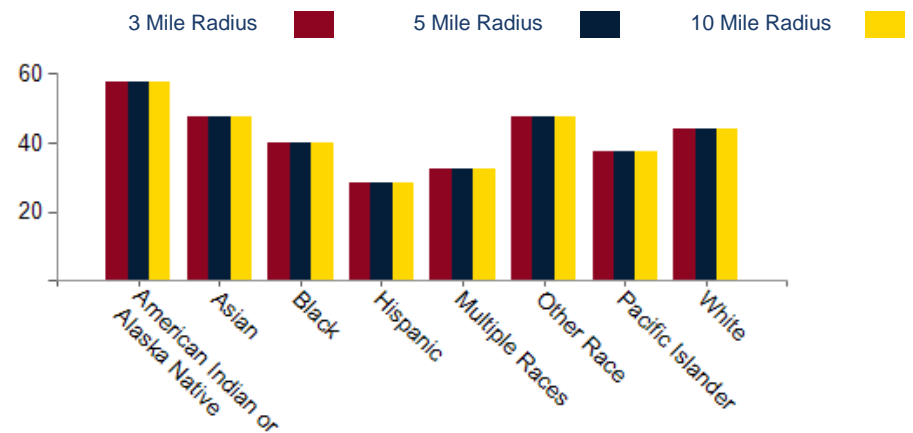
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

| | 3 MILE | 5 MILE | 10 MILE |
|--|--------|--------|---------|
| Median American Indian/Alaska Native Age | 58 | 56 | 48 |
| Median Asian Age | 48 | 49 | 45 |
| Median Black Age | 40 | 35 | 37 |
| Median Hispanic Age | 29 | 29 | 31 |
| Median Multiple Races Age | 33 | 32 | 29 |
| Median Other Race Age | 48 | 37 | 30 |
| Median Pacific Islander Age | 38 | 33 | 35 |
| Median White Age | 44 | 46 | 46 |

2026 MEDIAN AGE BY RACE



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