

BB LAND FOR DEVELOPMENT FOR SALE

WELLS RD BB LAND FOR DEVELOPMENT

Wells Road, Orange Park, FL 32073



PROPERTY DESCRIPTION

1.72 Acre Parcel with BB Zoning, great location for small strip Center, restaurant or office development. Located on Wells Rd just east of Debarry Ave on the south side of roadway. Utilities to the site. Approved for 5000 SF building. Off site retention. Wetlands already mitigated including a 0.51 conservation easement, leaving 1.21 acres buildable.

PROPERTY HIGHLIGHTS

- 1.72 Acre Parcel
- Conservation Easement 0.51 acres
- Buildable 1.21 acres
- Zoned BB
- Cleared and approved for 5000 SF building
- Existing utility stubouts
- Off site retention and wetlands mitigated with SJRWMD permit

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.72 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,206	4,693	8,374
Total Population	2,742	10,615	19,790
Average HH Income	\$54,053	\$52,902	\$53,052

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

BB LAND FOR DEVELOPMENT FOR SALE

WELLS RD BB LAND FOR DEVELOPMENT

Wells Road, Orange Park, FL 32073



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SANDRA KAHLE, CCIM
 Managing Director
 O: 904.541.0700
 C: 904.838.6446
 skahle@kahlecg.com

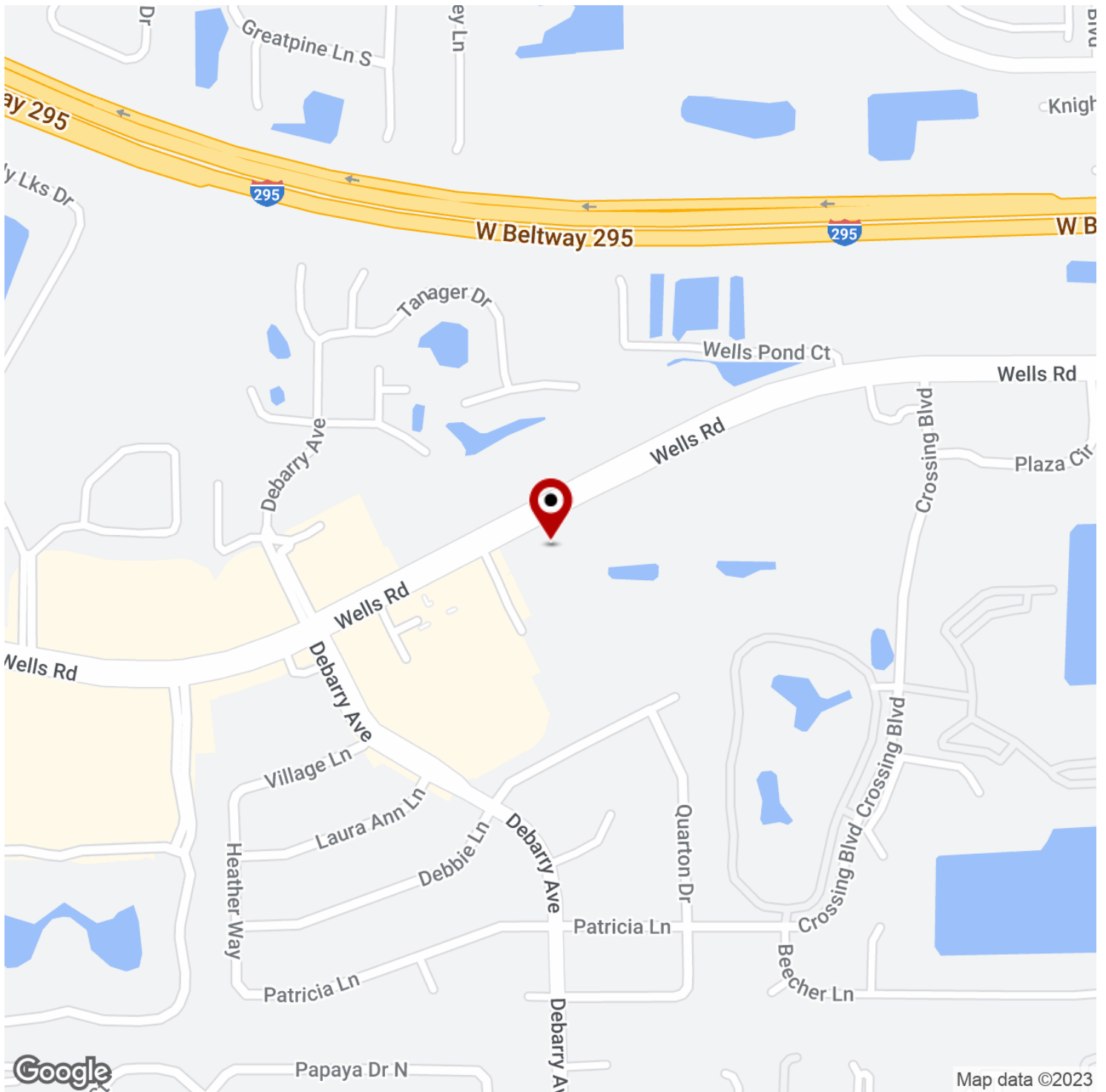
CYNTHIA MCLAIN, CCIM
 Broker Associate
 O: 904.541.0700
 C: 904.545.4195
 cmclain@kahlecg.com

KAHLE COMMERCIAL GROUP
 151 College Dr
 #14
 Orange Park, FL 32065

BB LAND FOR DEVELOPMENT FOR SALE

WELLS RD BB LAND FOR DEVELOPMENT

Wells Road, Orange Park, FL 32073



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

MAP SHOWING DESCRIPTION SKETCH OF

PARCEL "B"

A portion of Lot 5, Section 5, Township 4 South, Range 26 East, as shown on the plat of Orange Park as recorded in Plat Book 1, page 23 of the public records of Clay County, Florida, said portion being more particularly described as follows:
Commence at the most southeasterly corner of Lot 4, Block 8, Grove Park Village as recorded in Plat Book 14, pages 10, 11, 12 and 13 of said public records; thence North 01 degrees 23 minutes 40 seconds West, along the easterly boundary of said Grove Park Village and along the easterly line of said Lot 5 as shown on the plat of Orange Park, a distance of 1954.63 feet; thence North 82 degrees 54 minutes 31 seconds West, 177.62 feet to the Point of Beginning; thence continue North 82 degrees 54 minutes 31 seconds West, 382.54 feet to the northeasterly line of a 50 foot right-of-way for drainage and utilities as shown on said plat of Grove Park Village; thence North 21 degrees 20 minutes 56 seconds West, along last said line, 44.83 feet to the southeasterly line of Wells Road, a 100 foot right-of-way; thence North 62 degrees 38 minutes 54 seconds East, along last said line, 331.66 feet; thence South 28 degrees 24 minutes 20 seconds East, 35.01 feet; thence South 62 degrees 38 minutes 54 seconds West, 35.55 feet; thence South 53 degrees 17 minutes 45 seconds East, 136.14 feet; thence on the arc of a curve concave northeasterly and having a radius of 73.00 feet, an arc length of 13.86 feet, said arc being subtended by a chord bearing and distance of South 58 degrees 44 minutes 06 seconds East, 13.84 feet; thence South 00 degrees 14 minutes 42 seconds West, 103.14 feet to the Point of Beginning. Containing 1.21 acres, more or less, in area.

PARCEL "C"

A portion of Lot 5, Section 5, Township 4 South, Range 26 East, as shown on the plat of Orange Park, as recorded in Plat Book 1, page 23 of the public records of Clay County, Florida, said portion being more particularly described as follows:
Commence at the most southeasterly corner of Lot 4, Block 8, Grove Park Village, as recorded in Plat Book 14, pages 10, 11, 12 and 13 of said public records; thence North 01 degrees 23 minutes 40 seconds West, along the easterly boundary of said Grove Park Village and along the easterly line of said Lot 5, as shown on the plat of Orange Park, a distance of 1954.63 feet to the Point of Beginning; thence North 82 degrees 54 minutes 31 seconds West, 177.62 feet; thence North 00 degrees 14 minutes 42 seconds East, 103.14 feet; thence on the arc of a curve concave northerly and having a radius of 73.00 feet, an arc length of 67.81 feet, said arc being subtended by a chord bearing and distance of North 89 degrees 12 minutes 51 seconds East, 65.40 feet; thence North 62 degrees 37 minutes 32 seconds East, 89.06 feet; thence South 87 degrees 57 minutes 26 seconds East, 27.36 feet to aforesaid easterly line of Lot 5; thence South 01 degrees 23 minutes 40 seconds East, on last said line, a distance of 165.78 feet to the Point of Beginning. Containing 0.51 acres, more or less, in area.

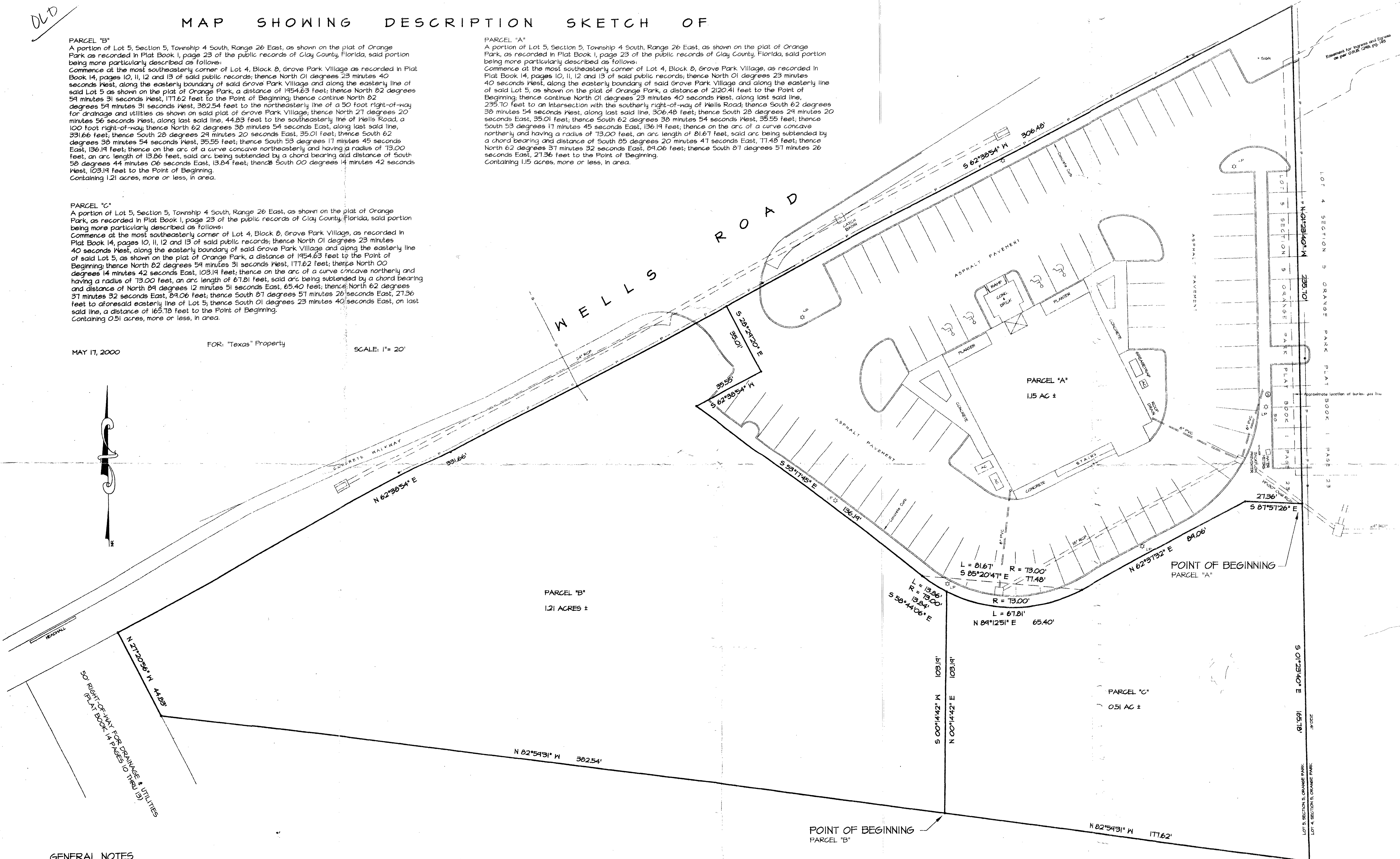
PARCEL "A"

A portion of Lot 5, Section 5, Township 4 South, Range 26 East, as shown on the plat of Orange Park, as recorded in Plat Book 1, page 23 of the public records of Clay County, Florida, said portion being more particularly described as follows:
Commence at the most southeasterly corner of Lot 4, Block 8, Grove Park Village, as recorded in Plat Book 14, pages 10, 11, 12 and 13 of said public records; thence North 01 degrees 23 minutes 40 seconds West, along the easterly boundary of said Grove Park Village and along the easterly line of said Lot 5, as shown on the plat of Orange Park, a distance of 2120.41 feet to the Point of Beginning; thence continue North 01 degrees 23 minutes 40 seconds West, along last said line, 235.10 feet to an intersection with the southerly right-of-way of Wells Road; thence South 62 degrees 38 minutes 54 seconds West, along last said line, 306.48 feet; thence South 28 degrees 24 minutes 20 seconds East, 35.01 feet; thence South 62 degrees 38 minutes 54 seconds West, 35.55 feet; thence South 53 degrees 17 minutes 45 seconds East, 136.14 feet; thence on the arc of a curve concave northerly and having a radius of 73.00 feet, an arc length of 81.67 feet, said arc being subtended by a chord bearing and distance of South 85 degrees 20 minutes 47 seconds East, 77.48 feet; thence North 62 degrees 37 minutes 32 seconds East, 89.06 feet; thence South 87 degrees 57 minutes 26 seconds East, 27.36 feet to the Point of Beginning. Containing 1.15 acres, more or less, in area.

FOR: "Texas" Property

SCALE: 1" = 20'

MAY 17, 2000



GENERAL NOTES
1. Bearings shown hereon are based on the record bearing of S 62°38'54" W for the southeasterly right-of-way line of Wells road.
2. This sketch was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. This map does not represent an actual survey and was prepared for description purposes.

LEGEND
 □ Found 4"x4" Concrete Monument
 ○ Found Iron Pipe
 ● Set 1/2" Iron Pipe (LB 1381)
 -x- Fence
 ●-p- Powerline/Pole and Anchor
 -T- Telephone Line
 -C- Cable T/V Line
 □ Concrete Air Conditioner Pad
 □ Concrete Elec. Transformer Pad

Handwritten Signature
 Field T. Eiland
 Registered Land Surveyor
 Florida Certificate No. 2518
 Eiland & Associates, Inc., LB 1381
 Land Surveyors and Mappers
 615 Blanding Boulevard, Orange Park, Fl.
 Telephone 904-272-1000

Not valid without the signature and the original noted seal of a Florida licensed surveyor and mapper.



Demographic and Income Comparison Profile

1626-1634 Wells Rd, Orange Park, Florida, 32073
Rings: 1, 1.5, 2 mile radii

Prepared by Esri
Latitude: 30.18828
Longitude: -81.72117

	1 mile	1.5 miles	2 miles
Census 2010 Summary			
Population	9,648	18,242	31,113
Households	4,032	7,500	12,715
Families	2,438	4,733	7,988
Average Household Size	2.36	2.35	2.39
Owner Occupied Housing Units	2,022	3,940	6,421
Renter Occupied Housing Units	2,012	3,564	6,307
Median Age	32.8	34.9	33.9
Census 2020 Summary			
Population	11,182	20,336	34,013
Households	4,744	8,275	13,650
Average Household Size	2.33	2.36	2.40
2022 Summary			
Population	11,053	20,127	33,677
Households	4,740	8,269	13,662
Families	2,822	5,104	8,395
Average Household Size	2.31	2.34	2.37
Owner Occupied Housing Units	2,449	4,370	6,857
Renter Occupied Housing Units	2,291	3,899	6,805
Median Age	34.5	36.8	36.4
Median Household Income	\$60,940	\$61,211	\$58,812
Average Household Income	\$74,921	\$76,781	\$74,662
2027 Summary			
Population	11,531	20,677	34,283
Households	4,963	8,522	13,944
Families	2,945	5,239	8,533
Average Household Size	2.30	2.33	2.37
Owner Occupied Housing Units	2,516	4,487	7,048
Renter Occupied Housing Units	2,447	4,035	6,896
Median Age	35.2	37.5	37.1
Median Household Income	\$69,788	\$69,160	\$65,515
Average Household Income	\$86,026	\$87,608	\$85,449
Trends: 2022-2027 Annual Rate			
Population	0.85%	0.54%	0.36%
Households	0.92%	0.60%	0.41%
Families	0.86%	0.52%	0.33%
Owner Households	0.54%	0.53%	0.55%
Median Household Income	2.75%	2.47%	2.18%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

1626-1634 Wells Rd, Orange Park, Florida, 32073
Rings: 1, 1.5, 2 mile radii

Prepared by Esri
Latitude: 30.18828
Longitude: -81.72117

2022 Households by Income	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	237	5.0%	453	5.5%	957	7.0%
\$15,000 - \$24,999	325	6.9%	604	7.3%	998	7.3%
\$25,000 - \$34,999	492	10.4%	782	9.5%	1,230	9.0%
\$35,000 - \$49,999	688	14.5%	1,288	15.6%	2,318	17.0%
\$50,000 - \$74,999	1,146	24.2%	1,819	22.0%	2,925	21.4%
\$75,000 - \$99,999	860	18.1%	1,510	18.3%	2,352	17.2%
\$100,000 - \$149,999	667	14.1%	1,202	14.5%	1,960	14.3%
\$150,000 - \$199,999	276	5.8%	466	5.6%	692	5.1%
\$200,000+	49	1.0%	143	1.7%	231	1.7%
Median Household Income	\$60,940		\$61,211		\$58,812	
Average Household Income	\$74,921		\$76,781		\$74,662	
Per Capita Income	\$32,133		\$31,043		\$30,102	

2027 Households by Income	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	176	3.5%	326	3.8%	672	4.8%
\$15,000 - \$24,999	238	4.8%	422	5.0%	665	4.8%
\$25,000 - \$34,999	456	9.2%	746	8.8%	1,222	8.8%
\$35,000 - \$49,999	714	14.4%	1,398	16.4%	2,584	18.5%
\$50,000 - \$74,999	1,057	21.3%	1,655	19.4%	2,596	18.6%
\$75,000 - \$99,999	930	18.7%	1,516	17.8%	2,267	16.3%
\$100,000 - \$149,999	915	18.4%	1,604	18.8%	2,655	19.0%
\$150,000 - \$199,999	419	8.4%	686	8.0%	1,008	7.2%
\$200,000+	57	1.1%	168	2.0%	275	2.0%
Median Household Income	\$69,788		\$69,160		\$65,515	
Average Household Income	\$86,026		\$87,608		\$85,449	
Per Capita Income	\$37,029		\$35,507		\$34,492	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

1626-1634 Wells Rd, Orange Park, Florida, 32073
 Rings: 1, 1.5, 2 mile radii

Prepared by Esri
 Latitude: 30.18828
 Longitude: -81.72117

2010 Population by Age	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	772	8.0%	1,345	7.4%	2,356	7.6%
Age 5 - 9	662	6.9%	1,175	6.4%	2,016	6.5%
Age 10 - 14	588	6.1%	1,073	5.9%	1,869	6.0%
Age 15 - 19	617	6.4%	1,224	6.7%	2,111	6.8%
Age 20 - 24	852	8.8%	1,566	8.6%	2,788	9.0%
Age 25 - 34	1,636	17.0%	2,767	15.2%	4,887	15.7%
Age 35 - 44	1,159	12.0%	2,248	12.3%	3,814	12.3%
Age 45 - 54	1,174	12.2%	2,381	13.1%	4,019	12.9%
Age 55 - 64	1,077	11.2%	2,029	11.1%	3,290	10.6%
Age 65 - 74	675	7.0%	1,342	7.4%	2,177	7.0%
Age 75 - 84	294	3.0%	739	4.1%	1,231	4.0%
Age 85+	141	1.5%	353	1.9%	556	1.8%

2022 Population by Age	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	778	7.0%	1,284	6.4%	2,193	6.5%
Age 5 - 9	725	6.6%	1,208	6.0%	2,077	6.2%
Age 10 - 14	685	6.2%	1,142	5.7%	1,955	5.8%
Age 15 - 19	647	5.9%	1,151	5.7%	1,906	5.7%
Age 20 - 24	852	7.7%	1,489	7.4%	2,425	7.2%
Age 25 - 34	1,928	17.4%	3,292	16.4%	5,622	16.7%
Age 35 - 44	1,434	13.0%	2,479	12.3%	4,209	12.5%
Age 45 - 54	1,098	9.9%	2,162	10.7%	3,609	10.7%
Age 55 - 64	1,142	10.3%	2,305	11.5%	3,793	11.3%
Age 65 - 74	1,027	9.3%	1,928	9.6%	3,079	9.1%
Age 75 - 84	558	5.0%	1,178	5.9%	1,930	5.7%
Age 85+	178	1.6%	509	2.5%	877	2.6%

2027 Population by Age	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	823	7.1%	1,344	6.5%	2,271	6.6%
Age 5 - 9	740	6.4%	1,215	5.9%	2,082	6.1%
Age 10 - 14	697	6.0%	1,166	5.6%	1,997	5.8%
Age 15 - 19	656	5.7%	1,147	5.5%	1,926	5.6%
Age 20 - 24	916	7.9%	1,544	7.5%	2,490	7.3%
Age 25 - 34	1,892	16.4%	3,189	15.4%	5,320	15.5%
Age 35 - 44	1,595	13.8%	2,756	13.3%	4,679	13.6%
Age 45 - 54	1,172	10.2%	2,178	10.5%	3,606	10.5%
Age 55 - 64	1,114	9.7%	2,190	10.6%	3,565	10.4%
Age 65 - 74	1,032	8.9%	2,026	9.8%	3,218	9.4%
Age 75 - 84	670	5.8%	1,345	6.5%	2,159	6.3%
Age 85+	224	1.9%	577	2.8%	970	2.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

1626-1634 Wells Rd, Orange Park, Florida, 32073
Rings: 1, 1.5, 2 mile radii

Prepared by Esri
Latitude: 30.18828
Longitude: -81.72117

2010 Race and Ethnicity	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,913	61.3%	11,685	64.1%	19,823	63.7%
Black Alone	2,674	27.7%	4,421	24.2%	7,738	24.9%
American Indian Alone	53	0.5%	98	0.5%	149	0.5%
Asian Alone	315	3.3%	695	3.8%	1,083	3.5%
Pacific Islander Alone	23	0.2%	35	0.2%	63	0.2%
Some Other Race Alone	346	3.6%	628	3.4%	1,095	3.5%
Two or More Races	325	3.4%	680	3.7%	1,162	3.7%
Hispanic Origin (Any Race)	1,057	11.0%	1,991	10.9%	3,454	11.1%

2020 Race and Ethnicity	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,261	47.0%	10,511	51.7%	17,440	51.3%
Black Alone	3,471	31.0%	5,500	27.0%	9,234	27.1%
American Indian Alone	41	0.4%	77	0.4%	133	0.4%
Asian Alone	380	3.4%	810	4.0%	1,249	3.7%
Pacific Islander Alone	28	0.3%	51	0.3%	75	0.2%
Some Other Race Alone	925	8.3%	1,396	6.9%	2,335	6.9%
Two or More Races	1,077	9.6%	1,990	9.8%	3,548	10.4%
Hispanic Origin (Any Race)	1,872	16.7%	3,125	15.4%	5,325	15.7%

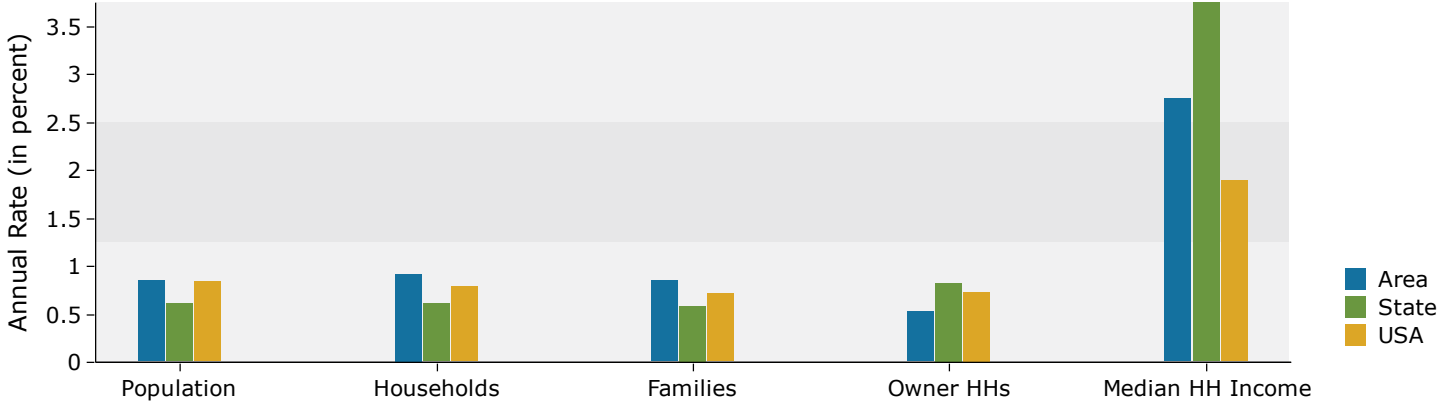
2022 Race and Ethnicity	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,089	46.0%	10,210	50.7%	16,967	50.4%
Black Alone	3,463	31.3%	5,495	27.3%	9,205	27.3%
American Indian Alone	41	0.4%	77	0.4%	132	0.4%
Asian Alone	379	3.4%	809	4.0%	1,242	3.7%
Pacific Islander Alone	28	0.3%	53	0.3%	77	0.2%
Some Other Race Alone	951	8.6%	1,436	7.1%	2,398	7.1%
Two or More Races	1,103	10.0%	2,047	10.2%	3,655	10.9%
Hispanic Origin (Any Race)	1,895	17.1%	3,170	15.7%	5,408	16.1%

2027 Race and Ethnicity	1 mile		1.5 miles		2 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,081	44.1%	10,049	48.6%	16,552	48.3%
Black Alone	3,604	31.3%	5,708	27.6%	9,491	27.7%
American Indian Alone	43	0.4%	78	0.4%	134	0.4%
Asian Alone	406	3.5%	854	4.1%	1,303	3.8%
Pacific Islander Alone	30	0.3%	56	0.3%	80	0.2%
Some Other Race Alone	1,113	9.7%	1,638	7.9%	2,674	7.8%
Two or More Races	1,253	10.9%	2,294	11.1%	4,049	11.8%
Hispanic Origin (Any Race)	2,121	18.4%	3,463	16.7%	5,818	17.0%

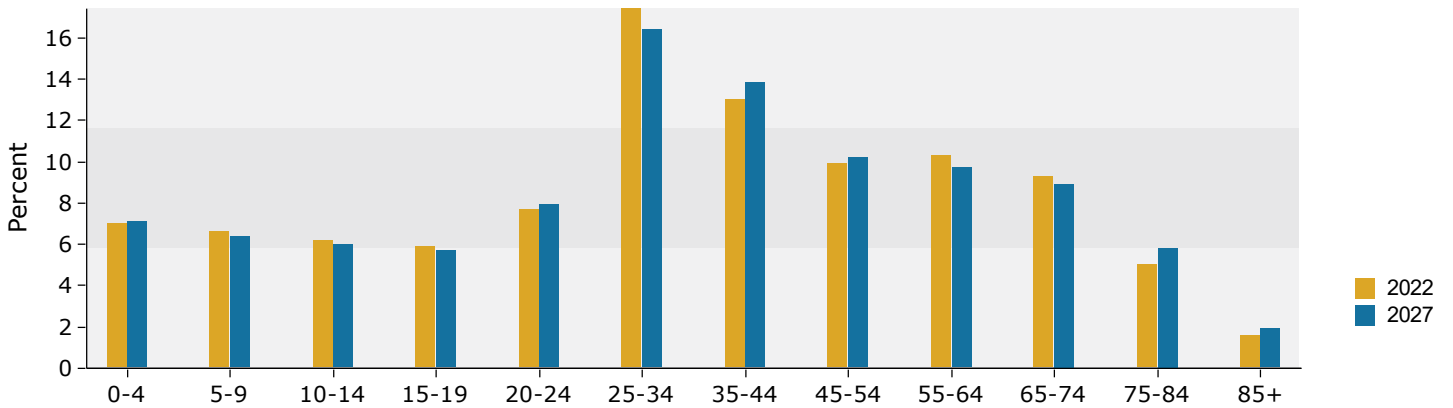
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1 mile

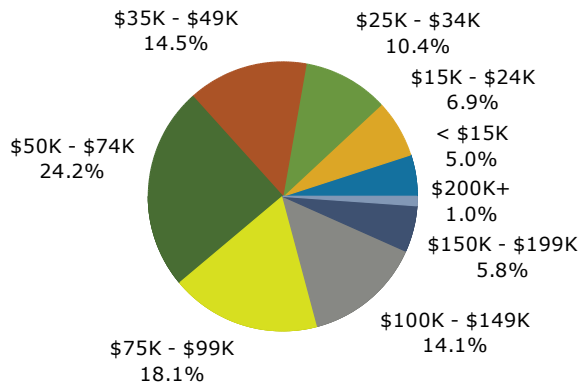
Trends 2022-2027



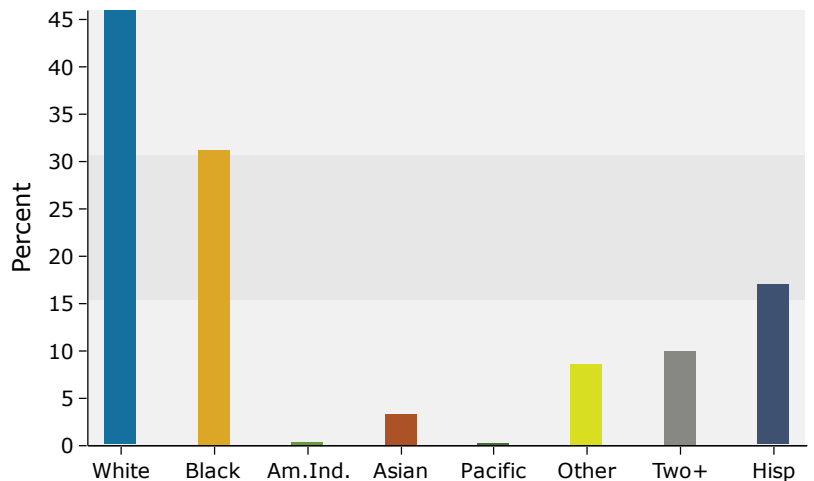
Population by Age



2022 Household Income



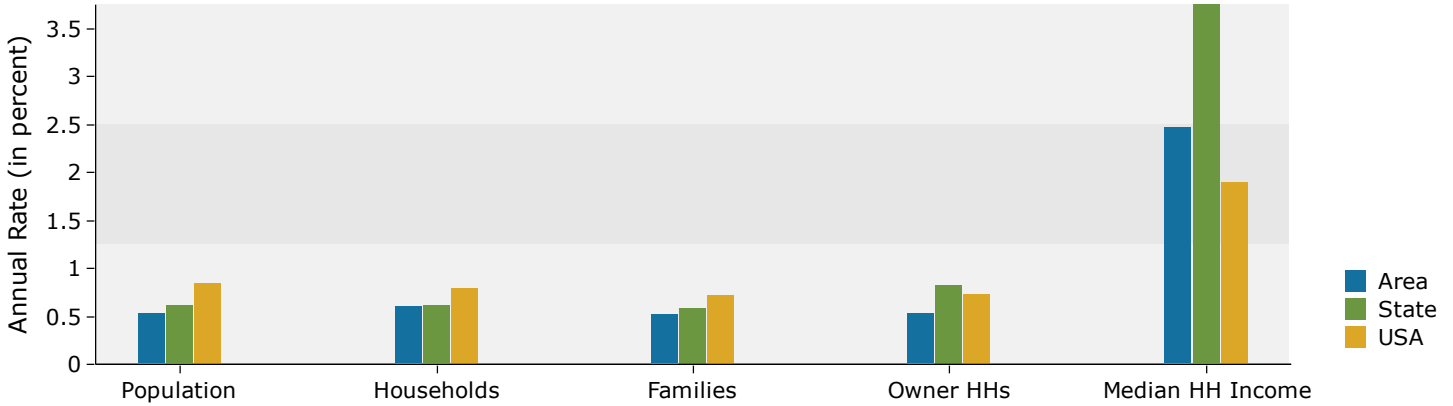
2022 Population by Race



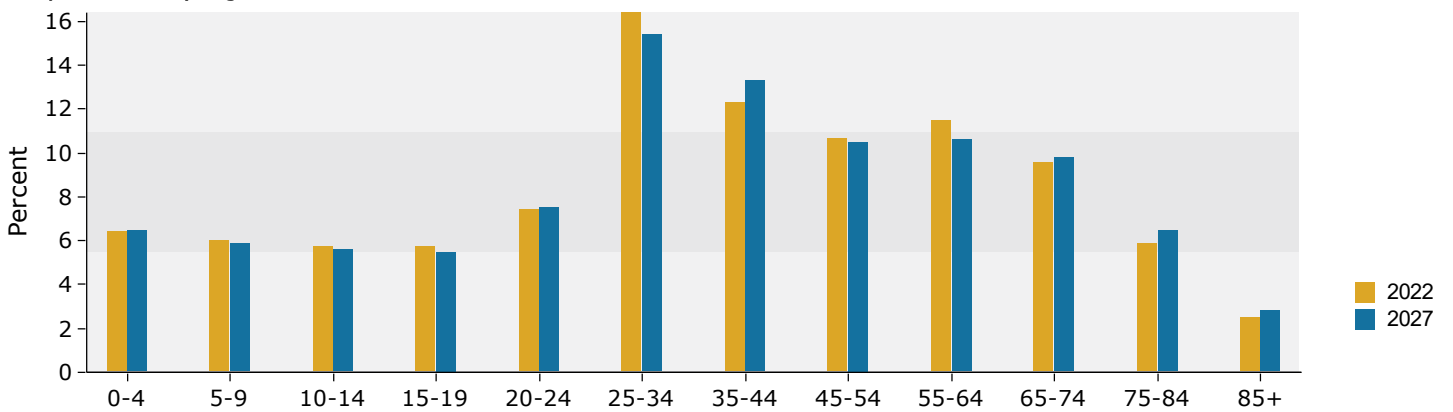
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1.5 miles

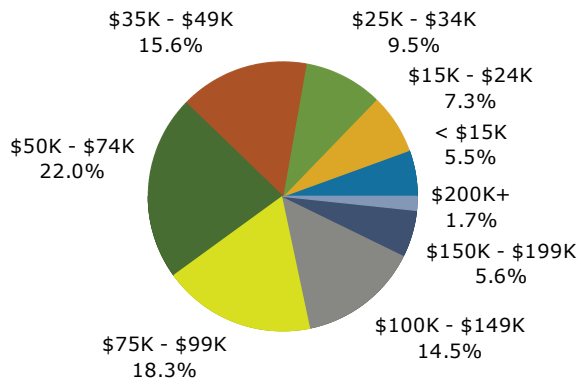
Trends 2022-2027



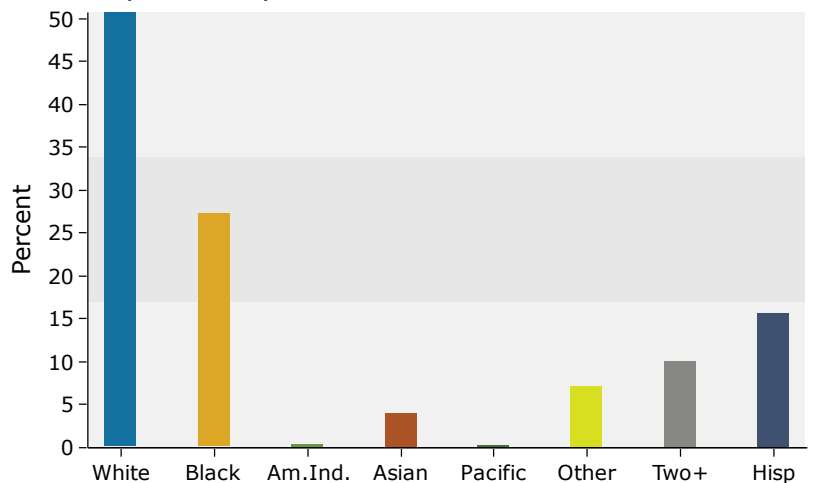
Population by Age



2022 Household Income



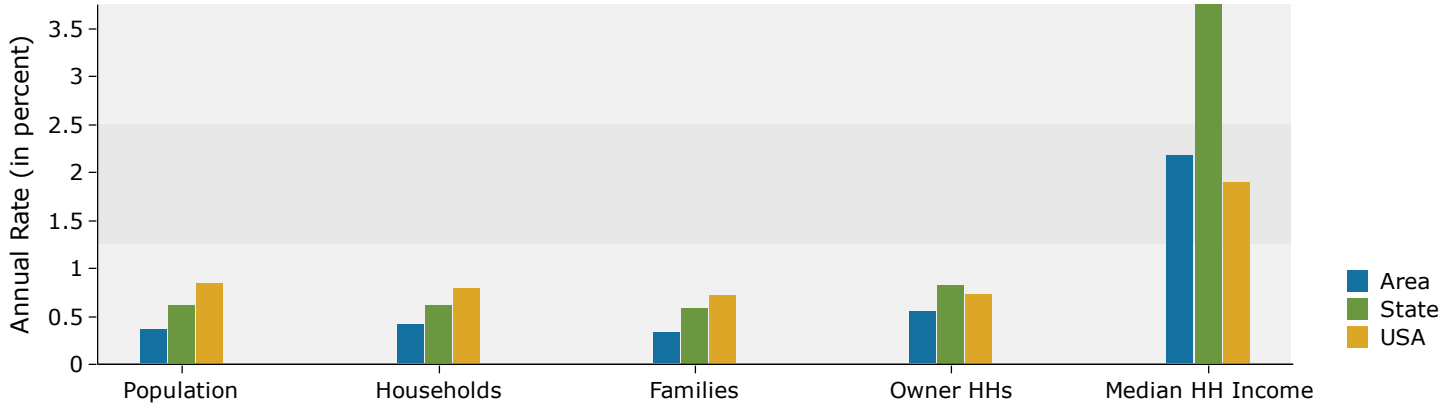
2022 Population by Race



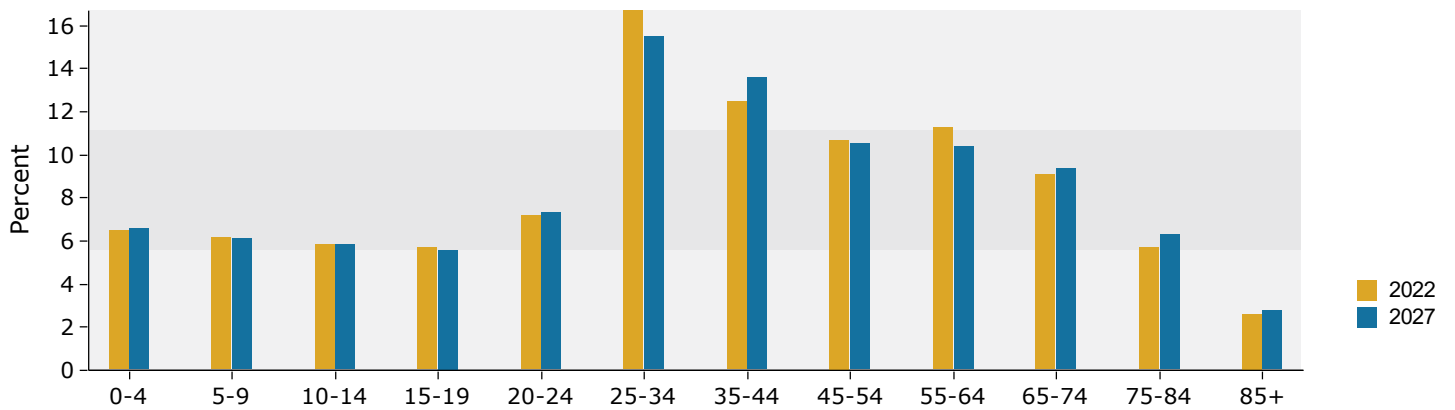
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

2 miles

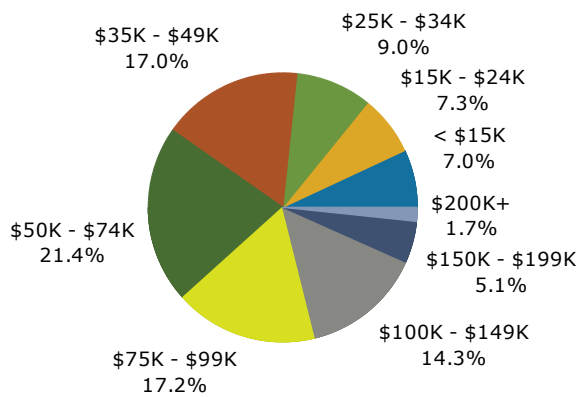
Trends 2022-2027



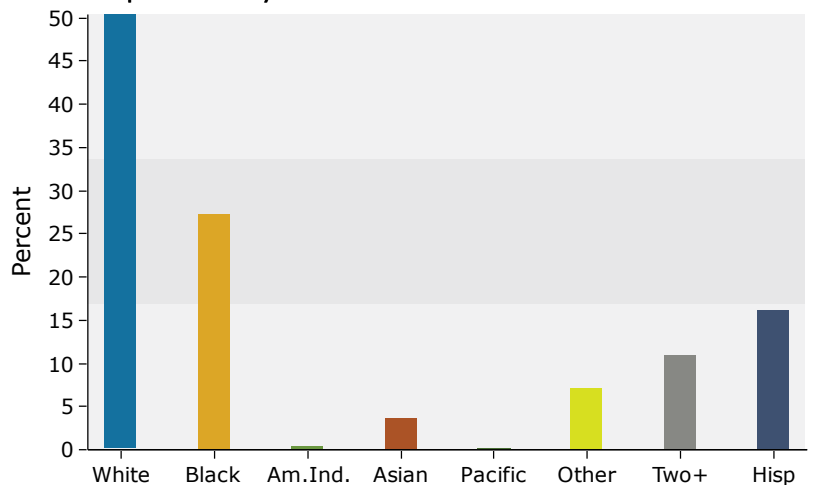
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.