

# LAND FOR SALE

## 871 BLANDING BLVD

871 Blanding Blvd, Orange Park, FL 32065



<b>SALE PRICE:</b>	\$1,250,000
<b>GROUND LEASE:</b>	\$120,000/year
<b>LOT SIZE:</b>	1.58 Acres
<b>ZONING:</b>	BA
<b>PRICE / SF:</b>	\$18.16

From I-295 Orange Park - South on Blanding Blvd just past the Intersection of Londonberry & Blanding. The Vacant Lot is located between Clay Primary Care and Car Wash

### PROPERTY HIGHLIGHTS

- Great Location in Orange Park
- Vacant Lot just North of a Super Wal-Mart Location
- 244 FT of Frontage on Blanding Blvd
- Approx. 300 FT Deep
- Includes 3 parcels : 020403-0110-05, 011-00, and 000-00
- Sale Price: \$1,250,000
- Ground Lease for \$120,000 per year

**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14

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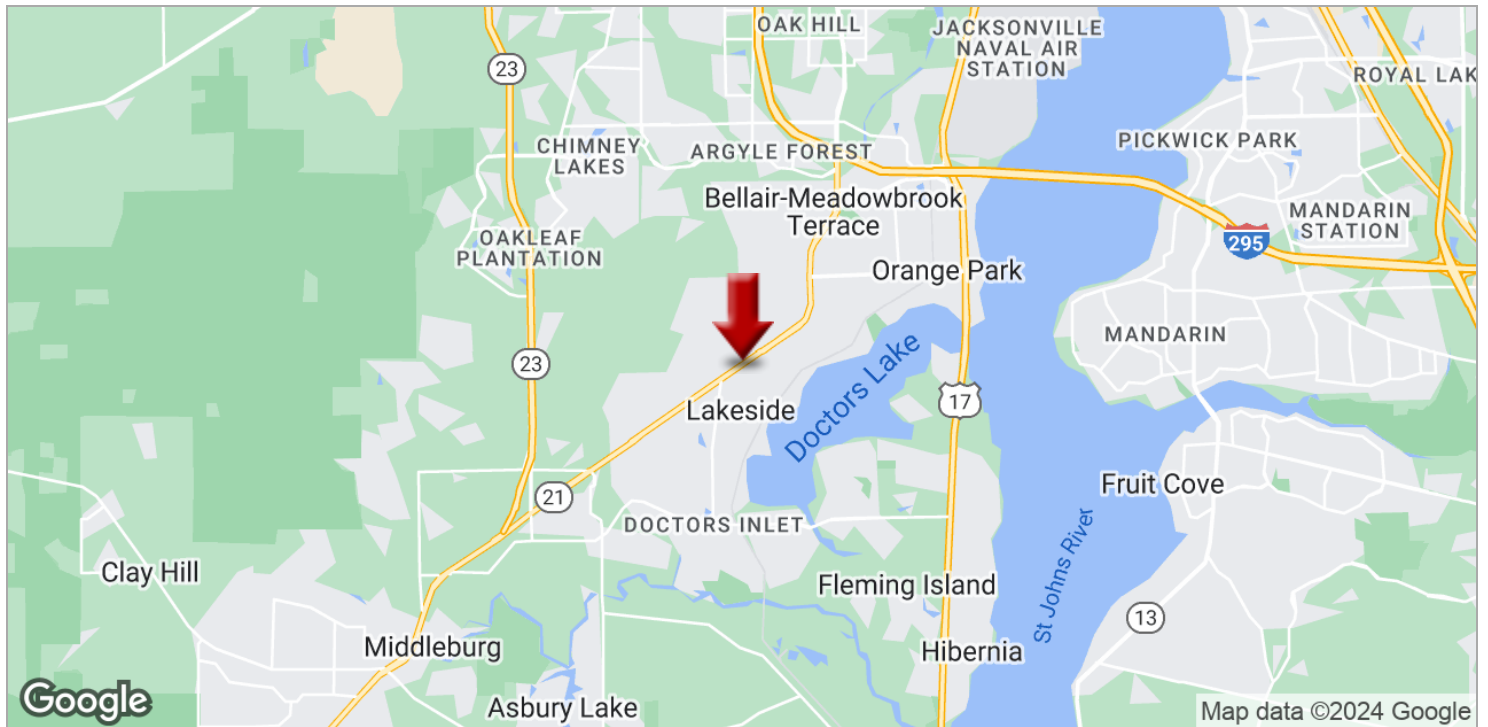
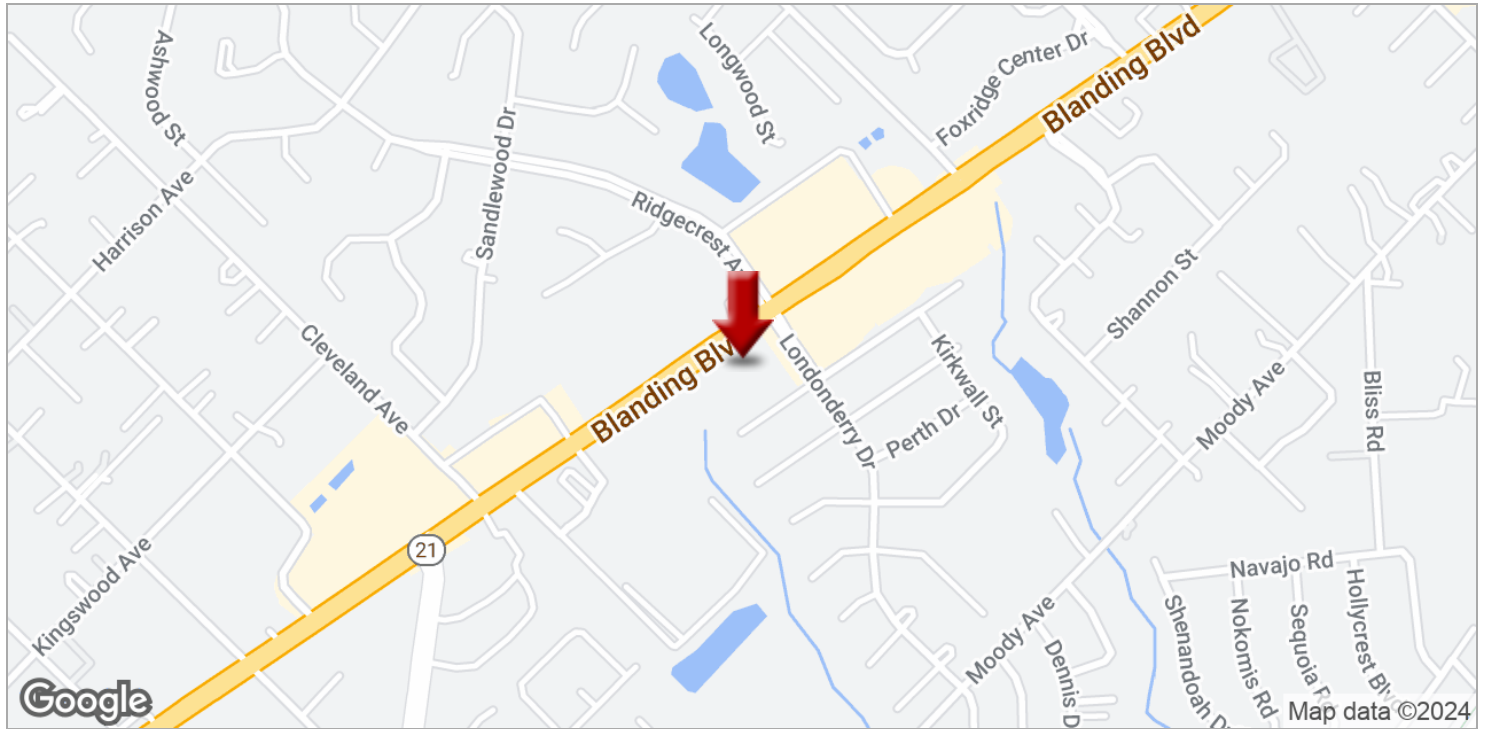
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# Executive Summary

871 Blanding Blvd, Orange Park, Florida, 32065  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.14096  
Longitude: -81.76873

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,008	41,530	99,108
2010 Population	8,754	44,708	128,301
2019 Population	9,459	47,881	140,520
2024 Population	9,943	50,251	149,026
2000-2010 Annual Rate	-0.29%	0.74%	2.62%
2010-2019 Annual Rate	0.84%	0.74%	0.99%
2019-2024 Annual Rate	1.00%	0.97%	1.18%
2019 Male Population	48.2%	48.6%	48.2%
2019 Female Population	51.8%	51.4%	51.8%
2019 Median Age	44.1	40.7	37.6

In the identified area, the current year population is 140,520. In 2010, the Census count in the area was 128,301. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 149,026 representing a change of 1.18% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 44.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	78.9%	76.3%	68.9%
2019 Black Alone	10.8%	12.4%	18.1%
2019 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2019 Asian Alone	3.2%	3.3%	4.5%
2019 Pacific Islander Alone	0.1%	0.2%	0.2%
2019 Other Race	2.1%	2.7%	3.3%
2019 Two or More Races	4.6%	4.6%	4.7%
2019 Hispanic Origin (Any Race)	10.5%	11.8%	13.0%

Persons of Hispanic origin represent 13.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	78	98	87
2000 Households	3,121	14,423	35,436
2010 Households	3,278	16,161	46,593
2019 Total Households	3,505	17,125	50,438
2024 Total Households	3,679	17,945	53,333
2000-2010 Annual Rate	0.49%	1.14%	2.78%
2010-2019 Annual Rate	0.73%	0.63%	0.86%
2019-2024 Annual Rate	0.97%	0.94%	1.12%
2019 Average Household Size	2.70	2.79	2.78

The household count in this area has changed from 46,593 in 2010 to 50,438 in the current year, a change of 0.86% annually. The five-year projection of households is 53,333, a change of 1.12% annually from the current year total. Average household size is currently 2.78, compared to 2.74 in the year 2010. The number of families in the current year is 37,902 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.2%	14.0%	13.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$61,066	\$64,228	\$66,484
2024 Median Household Income	\$65,812	\$69,979	\$74,058
2019-2024 Annual Rate	1.51%	1.73%	2.18%
<b>Average Household Income</b>			
2019 Average Household Income	\$75,352	\$83,717	\$82,274
2024 Average Household Income	\$83,349	\$92,661	\$91,739
2019-2024 Annual Rate	2.04%	2.05%	2.20%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$28,052	\$30,065	\$29,459
2024 Per Capita Income	\$30,985	\$33,221	\$32,753
2019-2024 Annual Rate	2.01%	2.02%	2.14%

### Households by Income

Current median household income is \$66,484 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$74,058 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$82,274 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$91,739 in five years, compared to \$99,638 for all U.S. households

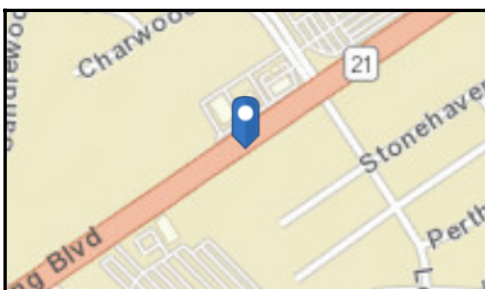
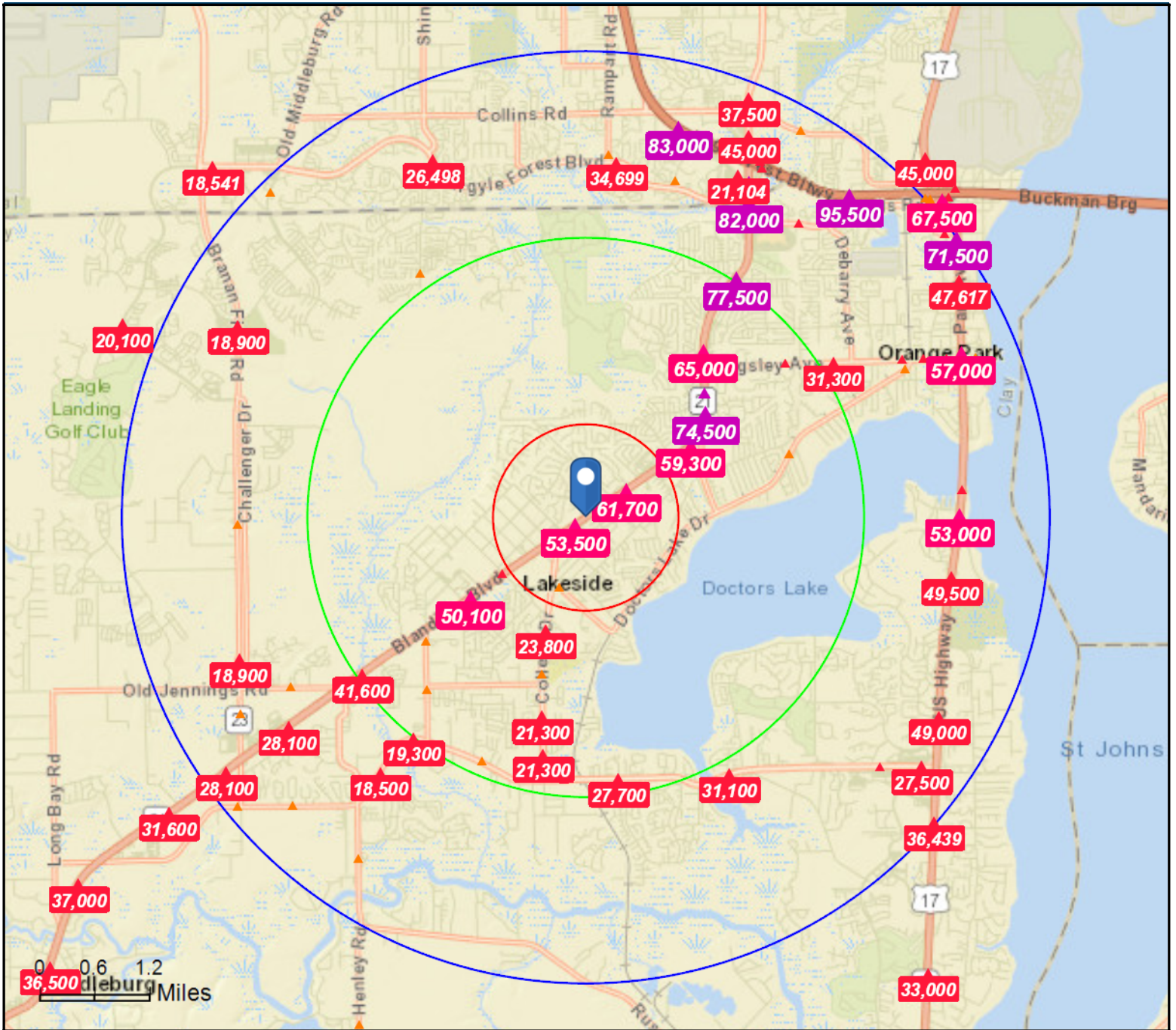
Current per capita income is \$29,459 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,753 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	168	170	169
2000 Total Housing Units	3,234	14,943	37,168
2000 Owner Occupied Housing Units	2,400	11,019	26,286
2000 Renter Occupied Housing Units	720	3,405	9,150
2000 Vacant Housing Units	114	519	1,732
2010 Total Housing Units	3,576	17,437	50,554
2010 Owner Occupied Housing Units	2,497	12,298	33,979
2010 Renter Occupied Housing Units	781	3,863	12,614
2010 Vacant Housing Units	298	1,276	3,961
2019 Total Housing Units	3,777	18,208	53,787
2019 Owner Occupied Housing Units	2,705	13,292	37,234
2019 Renter Occupied Housing Units	800	3,833	13,203
2019 Vacant Housing Units	272	1,083	3,349
2024 Total Housing Units	3,960	19,053	56,764
2024 Owner Occupied Housing Units	2,898	14,114	39,952
2024 Renter Occupied Housing Units	782	3,831	13,381
2024 Vacant Housing Units	281	1,108	3,431

Currently, 69.2% of the 53,787 housing units in the area are owner occupied; 24.5%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 50,554 housing units in the area - 67.2% owner occupied, 25.0% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 2.79%. Median home value in the area is \$188,847, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.61% annually to \$214,854.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).