

FOR SALE



Asking Price

- \$74,900

Zoning

- HCD

Acreage

- .482

Property Description

- .482 acres at the corner of North 30th Avenue and San Blas Street.
- Zoned Highway Commercial Development, which provides for a variety of commercial, retail and office uses.



For more information:
Troy Stepherson, or
Fred Gunther, CCIM
850.433.0666

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 393 | 3,719 | 14,640 |
| 2010 Population | 607 | 4,969 | 18,572 |
| 2017 Population | 647 | 5,353 | 20,229 |
| 2022 Population | 684 | 5,699 | 21,690 |
| 2000-2010 Annual Rate | 4.44% | 2.94% | 2.41% |
| 2010-2017 Annual Rate | 0.88% | 1.03% | 1.19% |
| 2017-2022 Annual Rate | 1.12% | 1.26% | 1.40% |
| 2017 Male Population | 50.5% | 49.9% | 49.2% |
| 2017 Female Population | 49.6% | 50.1% | 50.8% |
| 2017 Median Age | 44.5 | 41.7 | 39.8 |

In the identified area, the current year population is 20,229. In 2010, the Census count in the area was 18,572. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 21,690 representing a change of 1.40% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|------------------------------------------|-------|-------|-------|
| 2017 White Alone | 86.6% | 86.1% | 86.8% |
| 2017 Black Alone | 5.7% | 5.9% | 5.2% |
| 2017 American Indian/Alaska Native Alone | 1.1% | 1.0% | 0.9% |
| 2017 Asian Alone | 2.2% | 2.1% | 2.1% |
| 2017 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2017 Other Race | 1.2% | 1.1% | 1.2% |
| 2017 Two or More Races | 3.2% | 3.7% | 3.6% |
| 2017 Hispanic Origin (Any Race) | 4.3% | 4.7% | 5.2% |

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.1% 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 31.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|-------|
| 2000 Households | 159 | 1,449 | 5,550 |
| 2010 Households | 243 | 1,957 | 7,165 |
| 2017 Total Households | 258 | 2,098 | 7,764 |
| 2022 Total Households | 272 | 2,230 | 8,306 |
| 2000-2010 Annual Rate | 4.33% | 3.05% | 2.59% |
| 2010-2017 Annual Rate | 0.83% | 0.96% | 1.11% |
| 2017-2022 Annual Rate | 1.06% | 1.23% | 1.36% |
| 2017 Average Household Size | 2.51 | 2.55 | 2.60 |

The household count in this area has changed from 7,165 in 2010 to 7,764 in the current year, a change of 1.11% annually. The five-year projection of households is 8,306, a change of 1.36% annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2010. The number of families in the current year is 5,599 in the specified area.



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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2016 Median Household Income | \$41,995 | \$36,904 | \$35,953 |
| 2021 Median Household Income | \$47,961 | \$39,085 | \$37,840 |
| 2016-2021 Annual Rate | 2.69% | 1.15% | 1.03% |
| Average Household Income | | | |
| 2016 Average Household Income | \$62,127 | \$58,443 | \$54,798 |
| 2021 Average Household Income | \$68,610 | \$63,655 | \$59,514 |
| 2016-2021 Annual Rate | 2.00% | 1.72% | 1.66% |
| Per Capita Income | | | |
| 2016 Per Capita Income | \$29,660 | \$25,958 | \$23,981 |
| 2021 Per Capita Income | \$32,460 | \$28,029 | \$25,699 |
| 2016-2021 Annual Rate | 1.82% | 1.55% | 1.39% |

Households by Income

Current median household income is \$35,953 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$37,840 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$54,798 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$59,514 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,981 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,699 in five years, compared to \$32,025 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 4,474 | 21,212 | 47,911 |
| 2000 Owner Occupied Housing Units | 2,595 | 11,826 | 26,768 |
| 2000 Renter Occupied Housing Units | 1,378 | 7,120 | 16,384 |
| 2000 Vacant Housing Units | 501 | 2,266 | 4,759 |
| 2010 Total Housing Units | 4,426 | 21,003 | 47,779 |
| 2010 Owner Occupied Housing Units | 2,418 | 10,815 | 24,573 |
| 2010 Renter Occupied Housing Units | 1,403 | 7,407 | 17,016 |
| 2010 Vacant Housing Units | 605 | 2,781 | 6,190 |
| 2016 Total Housing Units | 4,548 | 21,741 | 49,410 |
| 2016 Owner Occupied Housing Units | 2,258 | 10,162 | 22,985 |
| 2016 Renter Occupied Housing Units | 1,646 | 8,594 | 19,722 |
| 2016 Vacant Housing Units | 644 | 2,985 | 6,702 |
| 2021 Total Housing Units | 4,707 | 22,609 | 51,329 |
| 2021 Owner Occupied Housing Units | 2,311 | 10,453 | 23,615 |
| 2021 Renter Occupied Housing Units | 1,729 | 9,040 | 20,717 |
| 2021 Vacant Housing Units | 667 | 3,116 | 6,997 |

Currently, 46.5% of the 49,410 housing units in the area are owner occupied; 39.9%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 47,779 housing units in the area - 51.4% owner occupied, 35.6% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$129,290, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.65% annually to \$162,296.



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