



PROPERTY FOR SALE

NORTHEAST 110TH STREET IN LEVY COUNTY

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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Eric Ammon, CCIM
Associate Broker
EAmmon@SRDcommercial.com
863.272.7135



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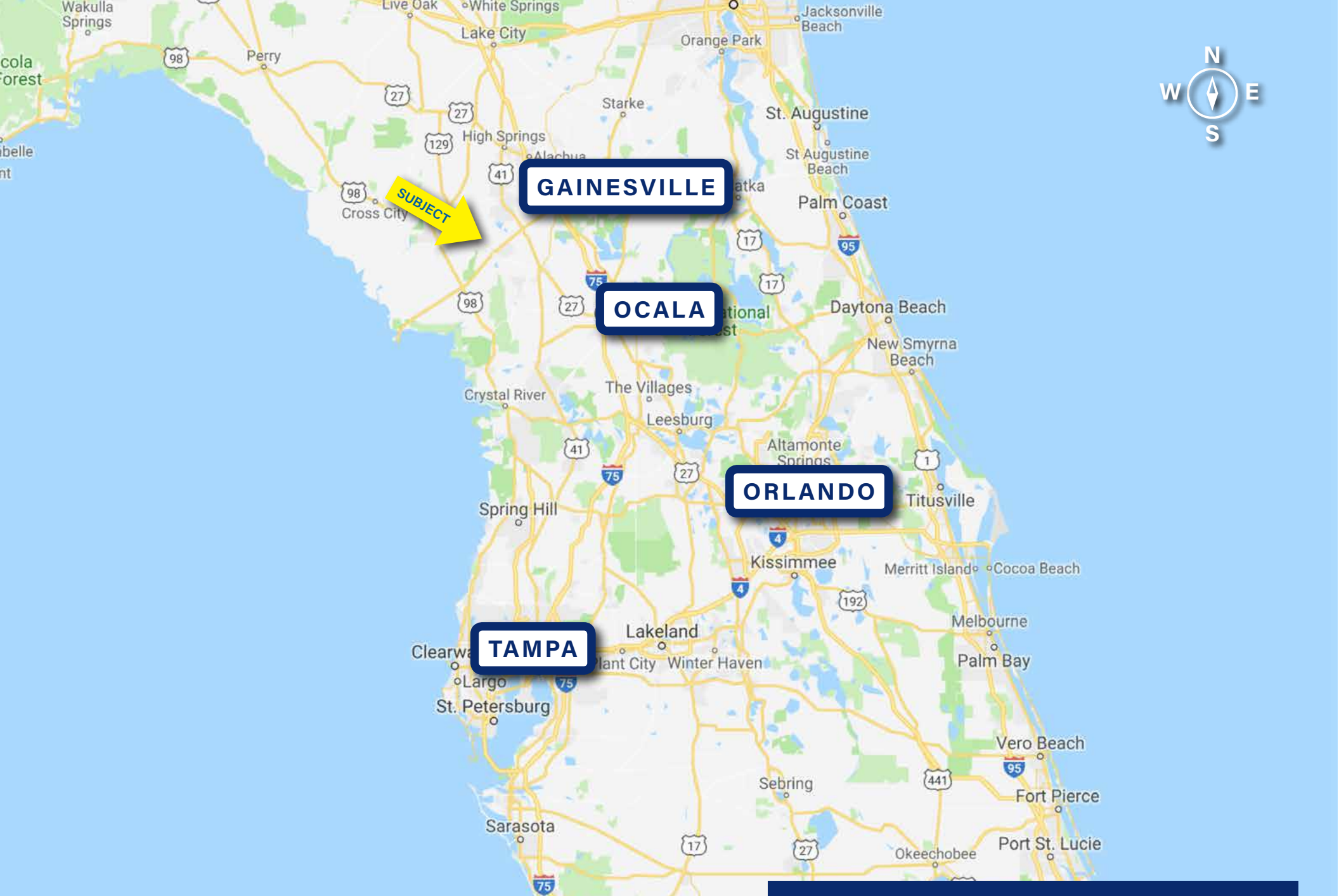


EXECUTIVE SUMMARY

CR 337 BRONSON, FL

This vacant land property is located in rural Bronson, FL, in Levy County. It can be utilized for agricultural or residential uses. The property is just west of Gainesville, FL on CR 337.

Site Address:	CR 337, Bronson, FL
County:	Levy
PIN (Property Identification Number):	032390030A, 032390030B
Land Size:	12.95 +/- Acres
Property Use:	Vacant Residential
Utilities:	None
Future Land Use:	Agricultural/Rural Residential (Levy County)
Taxes:	\$821.12 (2018 combined)
Traffic Count:	500 cars/day on CR 337
Price:	\$65,000

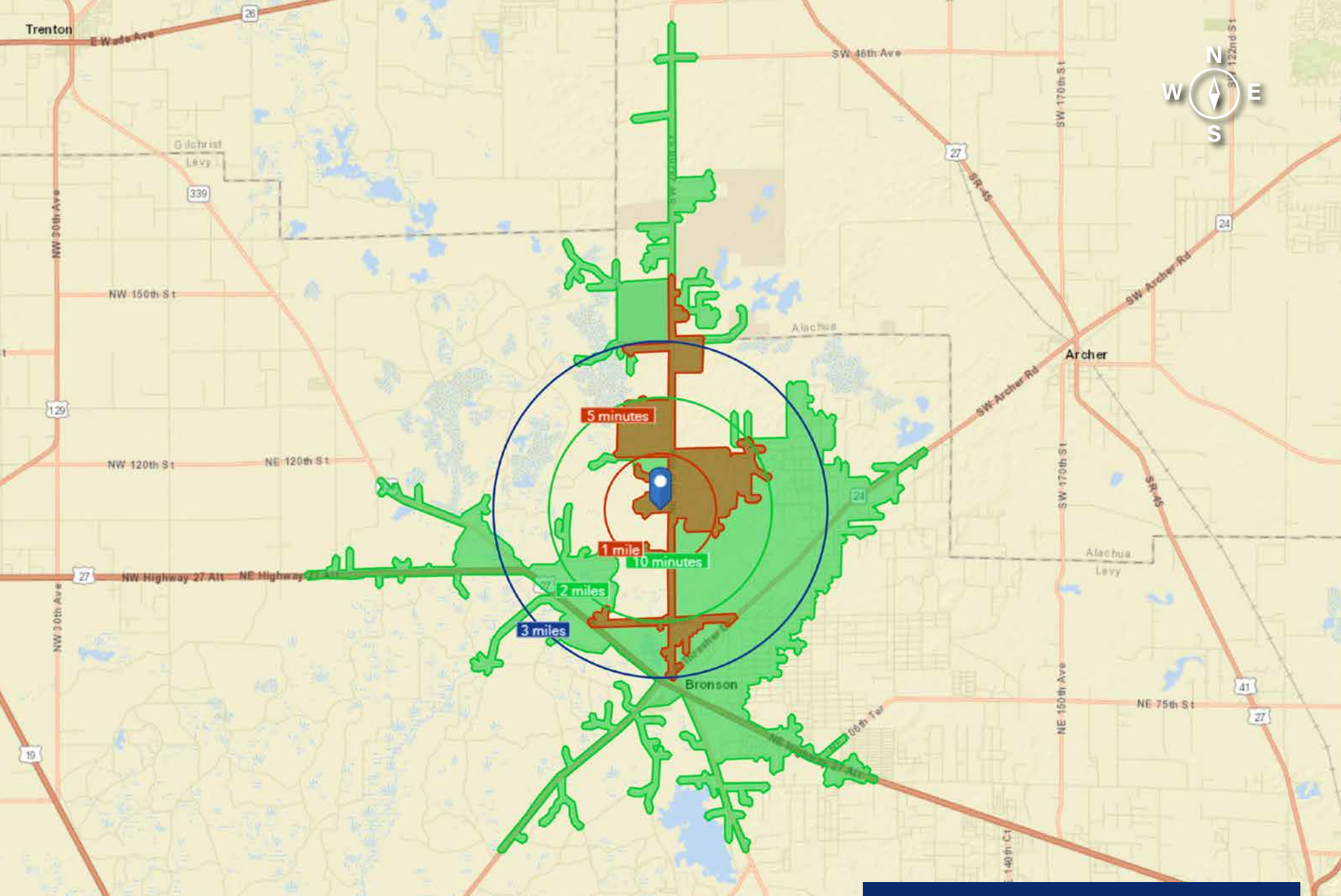


Located in Levy County, FL.

REGIONAL LOCATION MAP



LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Levy	FL	US
Population	173	839	2,579	943	4,511	41,777	20,875,686	330,088,686
Households	65	268	941	300	1,646	16,785	8,152,541	124,110,001
Families	43	180	646	204	1,135	11,232	5,273,287	81,631,156
Average Household Size	2.60	3.05	2.71	3.08	2.70	2.47	2.51	2.59
Owner Occupied Housing Units	52	215	754	240	1,319	13,133	5,193,134	78,262,285
Renter Occupied Housing Units	13	54	187	60	327	3,652	2,959,407	45,847,716
Median Age	42.0	41.8	42.2	42.1	42.4	47.0	42.3	38.3
<i>Income</i>								
Median Household Income	\$37,860	\$37,486	\$35,542	\$36,323	\$35,922	\$35,178	\$52,098	\$58,100
Average Household Income	\$49,628	\$49,917	\$44,771	\$46,649	\$45,400	\$48,770	\$75,281	\$83,694
Per Capita Income	\$18,669	\$18,699	\$16,884	\$17,615	\$17,069	\$19,638	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.68%	0.75%	0.93%	0.92%	1.01%	0.59%	1.41%	0.83%
Households	0.61%	0.66%	0.86%	0.85%	0.95%	0.53%	1.36%	0.79%
Families	0.91%	0.55%	0.79%	0.77%	0.88%	0.47%	1.30%	0.71%
Owner HHs	1.13%	1.09%	1.32%	1.30%	1.40%	1.00%	1.91%	1.16%
Median Household Income	-0.74%	-0.18%	-0.13%	-0.22%	0.00%	0.06%	2.52%	2.50%

The Median Household Income within a 2 mile radius of \$37,486, better than Levy County at \$35,992.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Levy FL US

Households by Income

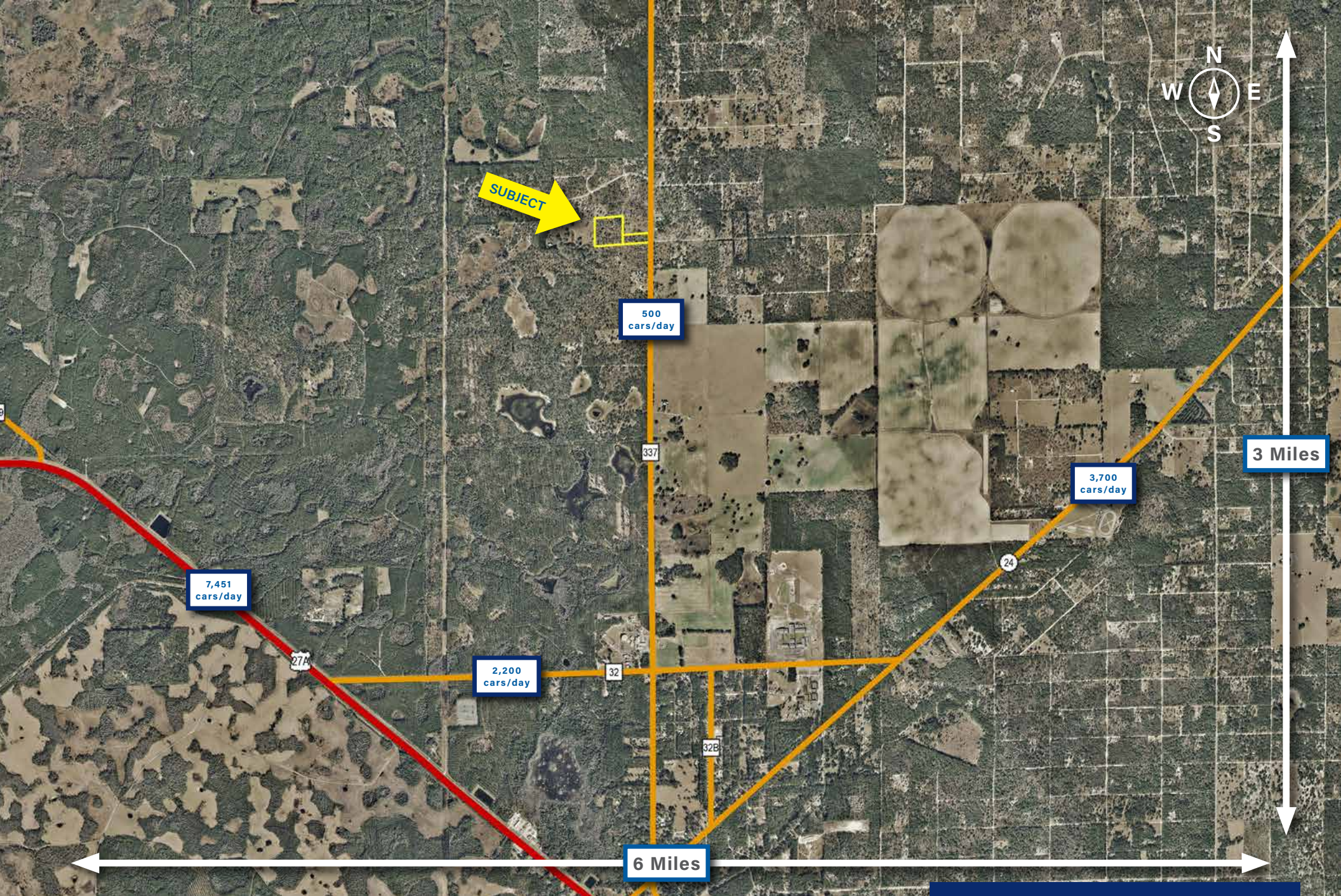
<\$15,000	10.80%	11.20%	18.80%	16.00%	18.50%	21.70%	11.70%	11.20%
\$15,000 - \$24,999	15.40%	14.90%	14.70%	14.70%	14.60%	15.00%	10.60%	9.40%
\$25,000 - \$34,999	20.00%	20.50%	15.60%	17.30%	15.50%	13.10%	10.70%	9.30%
\$35,000 - \$49,999	15.40%	15.30%	16.50%	16.30%	16.80%	16.20%	14.70%	12.80%
\$50,000 - \$74,999	23.10%	22.80%	22.50%	22.30%	21.80%	17.00%	18.70%	17.60%
\$75,000 - \$99,999	7.70%	8.20%	6.60%	7.30%	7.20%	9.10%	11.90%	12.50%
\$100,000 - \$149,999	4.60%	4.50%	3.70%	4.00%	4.10%	4.90%	12.10%	14.40%
\$150,000 - \$199,999	1.50%	1.90%	1.10%	1.30%	1.00%	1.60%	4.50%	6.00%
\$200,000+	1.50%	0.70%	0.40%	0.70%	0.50%	1.50%	5.10%	6.70%

Population by Age

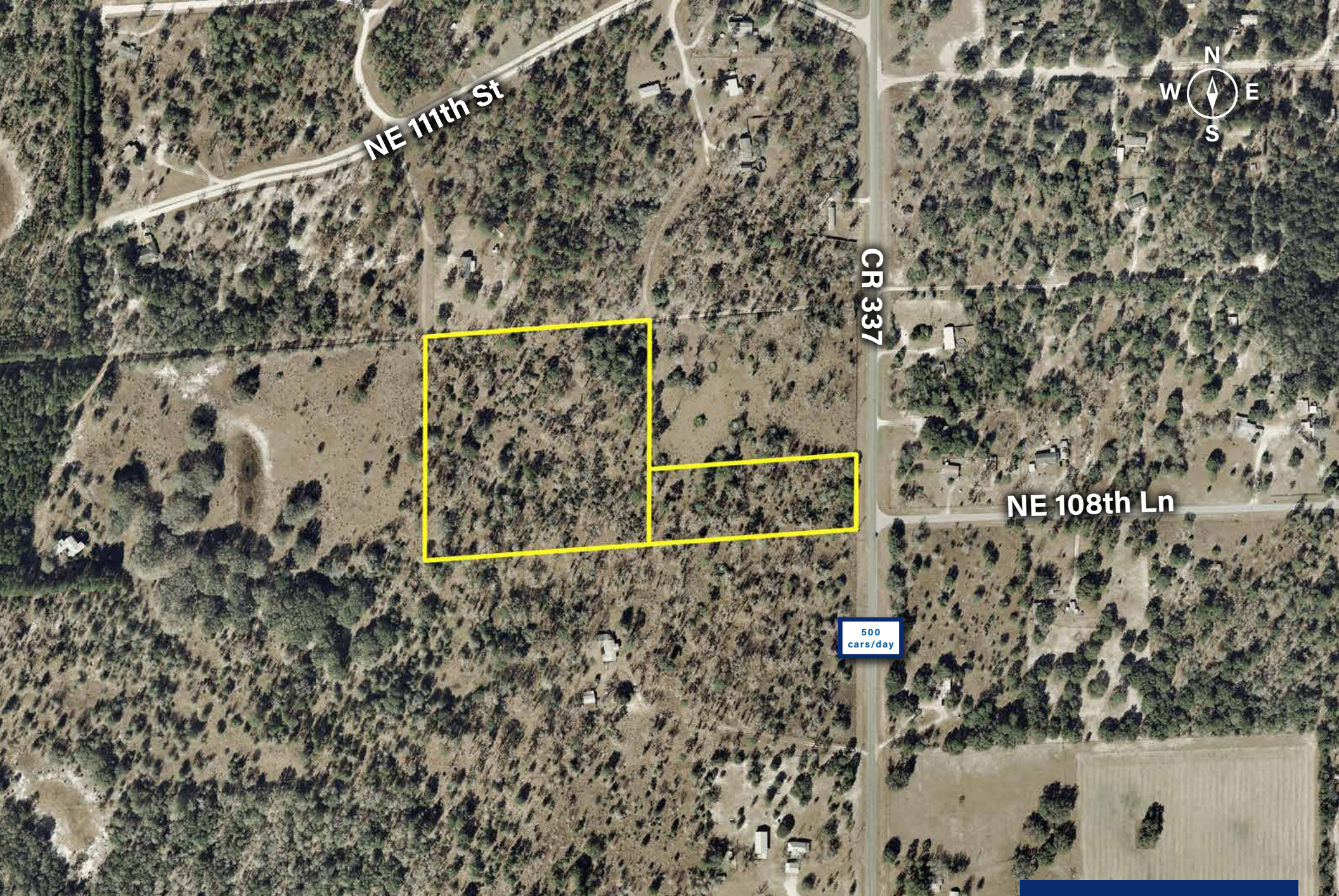
0 - 4	5.80%	5.50%	5.70%	5.60%	5.70%	5.10%	5.30%	6.00%
5 - 9	5.80%	6.10%	6.00%	6.00%	5.90%	5.40%	5.40%	6.20%
10 - 14	6.40%	6.50%	6.10%	6.10%	6.00%	5.60%	5.60%	6.30%
15 - 19	6.40%	6.20%	6.40%	6.20%	6.20%	5.30%	5.70%	6.40%
20 - 24	5.80%	5.70%	5.70%	5.70%	5.70%	4.90%	6.30%	6.90%
25 - 34	11.60%	11.70%	11.80%	11.90%	11.90%	10.70%	13.20%	13.90%
35 - 44	12.10%	12.20%	11.80%	12.00%	11.70%	10.60%	11.70%	12.50%
45 - 54	12.70%	12.60%	12.60%	12.60%	12.70%	12.80%	12.70%	12.80%
55 - 64	15.00%	15.10%	15.70%	15.40%	15.60%	16.20%	13.60%	13.00%
65 - 74	13.30%	12.80%	12.40%	12.50%	12.50%	15.00%	11.50%	9.40%
75 - 84	4.00%	4.30%	4.60%	4.60%	4.70%	6.50%	6.30%	4.60%
85+	1.20%	1.30%	1.30%	1.40%	1.40%	1.90%	2.70%	2.00%

Race and Ethnicity

White Alone	86.60%	86.30%	84.50%	85.00%	84.00%	84.80%	73.00%	69.90%
Black Alone	8.10%	8.30%	9.20%	8.90%	9.40%	9.20%	16.40%	12.90%
American Indian Alone	0.60%	0.60%	0.60%	0.60%	0.60%	0.70%	0.40%	1.00%
Asian Alone	0.60%	0.40%	0.30%	0.30%	0.30%	0.60%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.20%	0.10%	0.20%	0.10%	0.10%	0.20%
Some Other Race Alone	1.70%	1.90%	2.60%	2.40%	2.90%	2.50%	4.30%	6.90%
Two or More Races	2.30%	2.50%	2.60%	2.50%	2.60%	2.20%	3.00%	3.40%
Hispanic Origin (Any Race)	8.70%	8.80%	10.40%	9.90%	10.60%	8.70%	25.90%	18.30%



The trade area around the subject property is rural and agricultural in nature.



Access via CR 337 with 220 +/- FT of frontage
on CR 337.

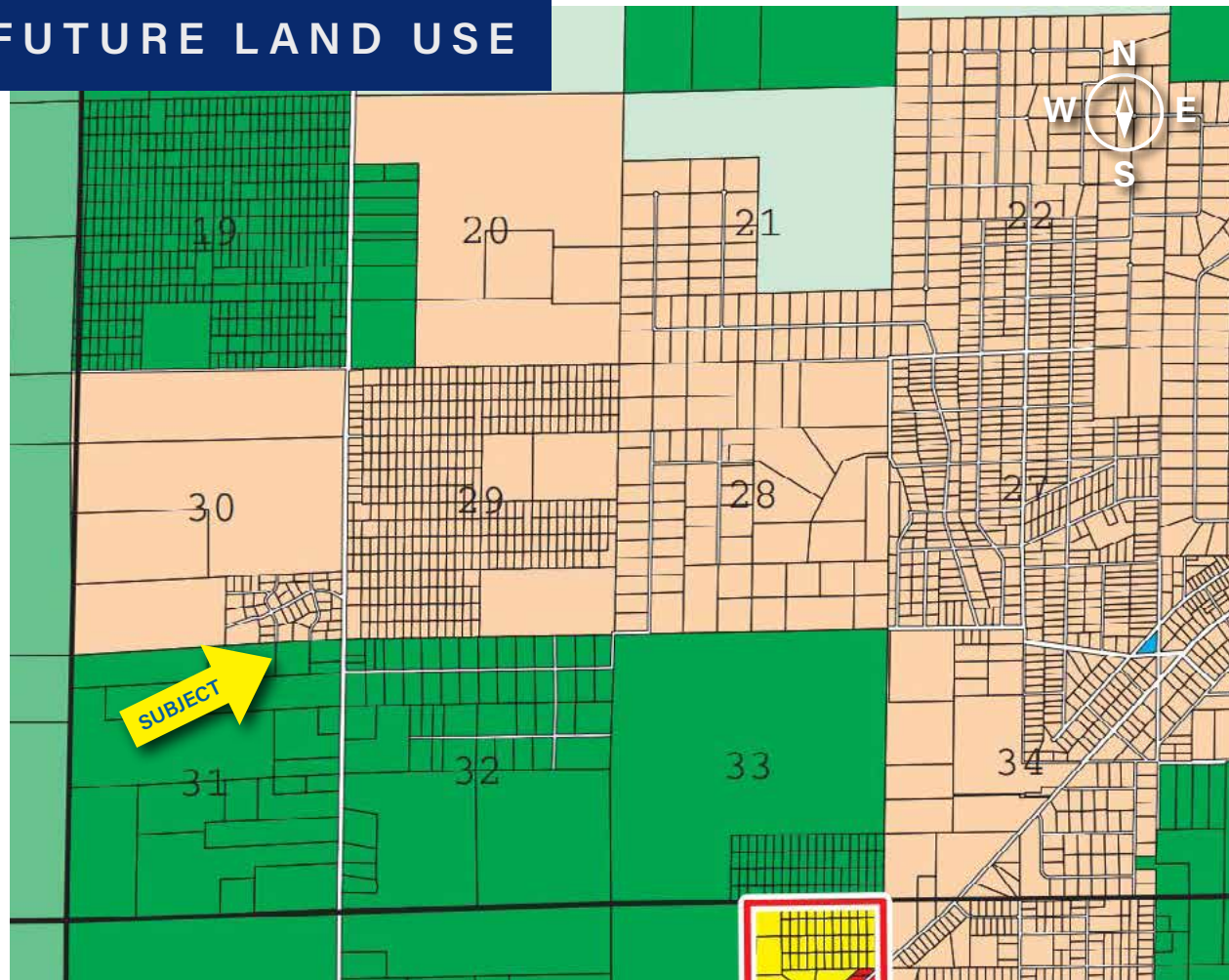
SITE AERIAL

Aerial view looking northeast





FUTURE LAND USE



-  A/RR
-  RR
-  NR
-  ULDR

Agricultural/Rural Residential (A/RR)

The conservation element of the county comprehensive plan, and the land use element of the same document, have established objectives and policies to protect agriculturally productive lands. As with forestry lands, farming operations use chemicals for a wide variety of essential purposes. In addition, these activities generate noise, dust and waste products which, along with chemical emissions, are generally incompatible with residential development. Conversely, domestic pets such as dogs and cats are generally incompatible with adjoining livestock operations. The A/RR district is intended to provide for the continued viability of agribusiness in the county while permitting low-density residential land uses that are compatible with the predominant land use in the district, commercial farming.



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