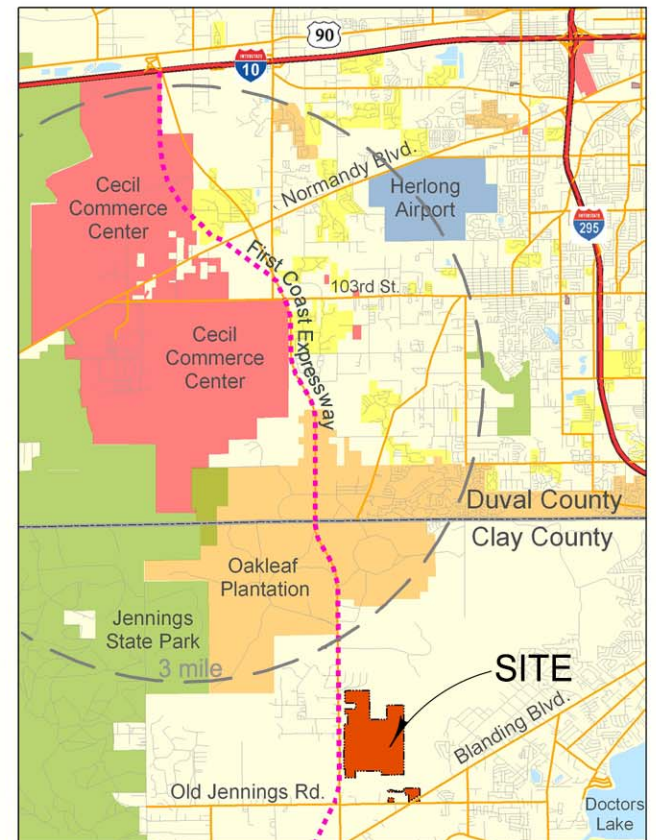
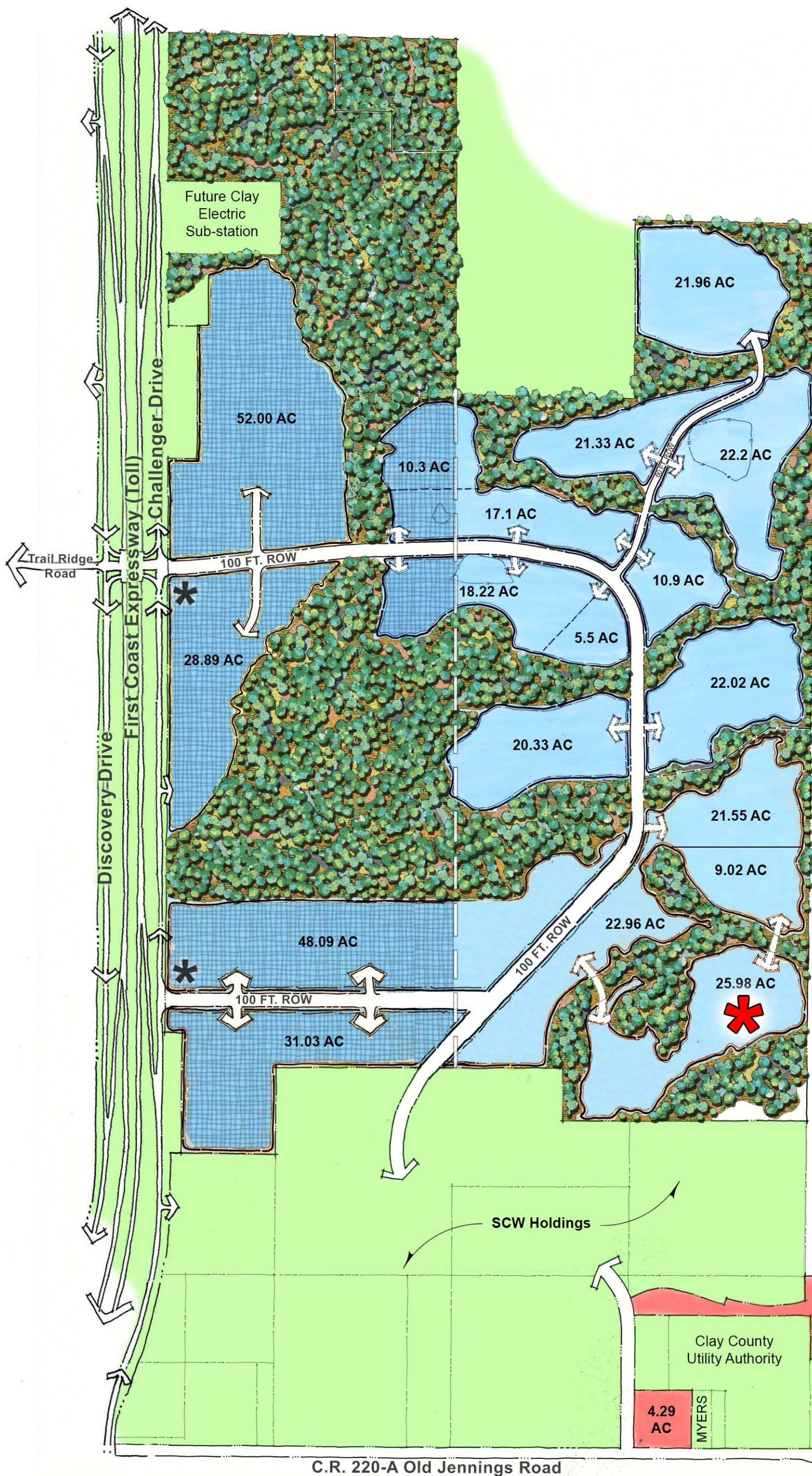


# CHALLENGER CENTER

## Conceptual Land Use Plan



Location Map

### Land Use Legend

#### BFMU GATEWAY

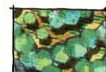
Land Use	50% FAR
Commercial/Retail	50% FAR
Office	50% FAR
Residential	12-16 Units/Acre
Recreation/Parks	No Maximum

#### BFMU

Land Use	50% FAR
Office/Light Industrial	50% FAR
Commercial	50% FAR
Residential	12-16 Units/Acre
Parks	No Maximum

#### BFAC

Land Use	Maximum
Office/Light Industrial	80%
Commercial/Retail	65%
Residential	15%
Public and Civic	20%
Public Parks and Open Space	10%



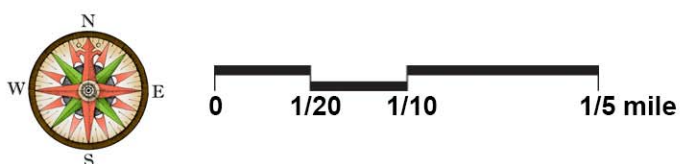
#### Jurisdictional Wetlands

#### Notes:

- 1.) Conceptual Master Plan only. Property divisible in any manner.
- 2.) Wetland impacts not accounted for.
- 3.) Stormwater management facilities not accounted for.
- 4.) Land uses shown are based on the 2025 Clay County Future Land Use Map. (See page 11)
- 5.) Property Wetland Delineation Permits include: SJRWMD - 16-019-109615-1, Clay County USACOE - SAJ-2007-6401 (JD-JJS)
- 6.) Sidewalks & multi-purpose trails throughout development, bike lanes on main roads.
- 7.) Clay County Adequate Public Facilities fees are satisfied.

\* Access Point - 10" Force Main & 16" Reclaimed Main & a 12" Water Main.

\* Multi-Field Recreation Complex





## EXECUTIVE SUMMARY

### Clay County:

Situated in Northeast Florida, Clay County lies southwest of the city of Jacksonville and west of historic St. Augustine. Clay County's entire eastern border is located along the St. Johns River, and miles of undeveloped woodlands make up most of its interior. Clay County offers a diverse mixture of suburban and rural areas and is a vivid panorama of productive, modern living; superior schools; a well-trained, skilled workforce; bustling retail centers and economic vitality.

Once a part of Duval County (Jacksonville), Clay County was carved out in December 1858. The county consists of four incorporated municipalities: Orange Park, Green Cove Springs, Penny Farms, and Keystone Heights, as well as one unincorporated municipality, Middleburg.

The military has also played an important role in Clay County history. In 1939, Camp Blanding opened on Kingsley Lake in central Clay County. The Florida National Guard developed this 28,000 acre complex. During World War II, it trained over 90,000 troops and became the fourth largest 'city' in the state. In Green Cove Springs, Lee Field was a flight training center. After World War II, Lee Field became a base for the mothball fleet. Although Lee Field closed in the early 1960's, Camp Blanding continues to operate today. Clay County is also a popular choice of residence for military personnel who are stationed on bases in nearby Duval County (NAS Jacksonville, NS Mayport).

Clay County is a haven for those who love nature and the outdoors and is the home of some of the region's best golf courses, public parks and walking & bicycling trails. Additionally, Clay County offers boating, fishing, canoeing and kayaking on forty-six square miles of lakes and rivers.

### Property Location:

The Challenger Center is located in Clay County FL along Challenger Drive, north of Blanding Boulevard. Within 5 miles of the Cecil Commerce Center, the development is in a prime location to provide ancillary services to the burgeoning Aerospace, Aviation and Technology industries proposed for the Cecil Commerce Center and the Cecil Space Port. It is also located near the St. Vincents Hospital and many residential developments among them, Clay County's premier Oakleaf Plantation.

### Road Construction Timeline:

The First Coast Expressway is a three phase FDOT construction project of a four-lane limited access toll facility, also known as SR #23. Phase One is currently under construction beginning at I-10 in Duval County running south into Clay County and terminating at Blanding Boulevard (SR #21). Phase Two and Three will continue the toll facility through Clay County, crossing the St. Johns River into St. Johns County and terminating at I-95. The First Coast Expressway improvements consist of the recently completed northbound Challenger Drive and southbound Discovery Drive frontage roads. Both frontage roads begin at Old Jennings Road with a crossover at Trail Ridge Road and end north of Oakleaf Plantation Parkway. For more information visit: [www.firstcoastexpressway.com](http://www.firstcoastexpressway.com).



AERIAL LOCATION MAP





# DEMOGRAPHICS

2012 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$208,675</b>	<b>\$732,216</b>	<b>\$2,803,147</b>
<b>Total Apparel</b>	<b>\$7,611</b>	<b>\$26,620</b>	<b>\$102,945</b>
Women's Apparel	2,559	9,033	34,810
Men's Apparel	1,522	5,342	20,552
Girl's Apparel	618	2,130	8,073
Boy's Apparel	513	1,760	6,696
Infant Apparel	475	1,622	6,405
Footwear (excl. Infants)	1,161	4,072	15,730
Other Apparel Prod/Services	761	2,661	10,679
<b>Total Entertainment</b>	<b>\$19,930</b>	<b>\$70,011</b>	<b>\$266,257</b>
Sports and Recreation	930	3,208	12,096
TV, Radio and Sound Equipment	7,214	25,483	98,523
Reading Materials	837	2,999	11,481
Travel	10,741	37,607	141,447
Photographic Equipment	208	714	2,710
<b>Total Food At Home</b>	<b>\$18,919</b>	<b>\$66,846</b>	<b>\$258,410</b>
Cereal Products	1,256	4,425	17,011
Bread & Bakery Products	2,561	9,114	35,049
Seafood	907	3,177	12,301
Meat/Poultry/Fish/Eggs	6,052	21,374	82,949
Dairy Products	2,926	10,356	39,987
Fruits and Vegetables	5,216	18,399	71,113
<b>Total Food Away From Home</b>	<b>\$17,283</b>	<b>\$60,119</b>	<b>\$231,414</b>
Breakfast and Brunch	1,635	5,742	22,297
Dinner	8,023	27,965	107,486
Lunch	5,927	20,516	78,980
Snacks and Non Alcoholic Bev	1,228	4,238	16,423
Catered Affairs	471	1,658	6,228
<b>Total Alcoholic Beverages</b>	<b>\$2,985</b>	<b>\$10,382</b>	<b>\$40,213</b>
Alcoholic Bev. at Home	1,842	6,415	24,574
Alcoholic Bev. away from Home	1,143	3,967	15,639
<b>Total Furniture/Appliances</b>	<b>\$18,223</b>	<b>\$63,543</b>	<b>\$241,422</b>
Bedroom Furniture	1,014	3,464	13,111
Living Room Furniture	1,362	4,767	18,152
Other Living & Family Room Furniture	277	988	3,746
Other Furniture	491	1,729	6,546
Major Appliances	1,657	5,797	21,708
Small Appliances & Housewares	4,092	14,245	54,394
Misc Household Equipment	9,329	32,553	123,764
<b>Total Transportation/Maint.</b>	<b>\$45,969</b>	<b>\$161,028</b>	<b>\$614,978</b>
New Autos/Trucks/Vans	10,283	36,056	135,534
Used Vehicles	10,710	37,177	142,987
Purchase of RVs or Boats	931	3,317	12,217
Gasoline	17,400	61,166	235,217
Diesel Fuel	366	1,251	4,622
Automotive Maintenance/Repair	6,280	22,061	84,400
<b>Total Health Care</b>	<b>\$9,474</b>	<b>\$33,976</b>	<b>\$129,218</b>
Medical Services	5,986	21,228	80,246
Prescription Drugs	2,544	9,346	36,004
Medical Supplies	945	3,403	12,968
<b>Total Education/Day Care</b>	<b>\$17,235</b>	<b>\$60,959</b>	<b>\$236,422</b>
Education	7,498	26,659	104,194
Room and Board	859	3,055	11,487
Tuition/School Supplies	6,598	23,703	92,984
Day Care, Nursery & Preschool	2,280	7,542	27,757

# DEMOGRAPHICS

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>58</b>	<b>601</b>	<b>10</b>
<b>Total Retail</b>	<b>12</b>	<b>239</b>	<b>20</b>
Home Improvement Stores	2	97	49
General Merchandise Stores	1	89	89
Food Stores	1	10	10
Auto Dealers & Gas Stations	1	7	7
Apparel & Accessory Stores	0	0	0
Furniture & Home Furnishings	1	3	3
Eating & Drinking Places	2	15	8
Miscellaneous Retail Stores	4	18	5
<b>Finance-Insurance-Real Estate</b>	<b>4</b>	<b>22</b>	<b>6</b>
Banks, Saving & Lending Inst.	2	9	5
Security Brokers & Investments	0	0	0
Insurance Carriers & Agencies	0	3	0
Real Estate-Trust-Holding Co.	2	10	5
<b>Services</b>	<b>23</b>	<b>186</b>	<b>8</b>
Hotels & Lodging	0	1	0
Motion Picture & Amusement	1	3	3
Health Services	2	18	9
Legal Services	1	3	3
Educational Services	2	92	46
Auto Services	2	4	2
Other Services	15	65	4
<b>Agriculture/Mining</b>	<b>3</b>	<b>8</b>	<b>3</b>
<b>Construction</b>	<b>11</b>	<b>51</b>	<b>5</b>
<b>Manufacturing</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>Transportation/Comm/Publ Util</b>	<b>2</b>	<b>79</b>	<b>40</b>
<b>Wholesale Trade</b>	<b>2</b>	<b>9</b>	<b>5</b>
<b>Government</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Daytime Population</b>	<b>601</b>		
<b>Daytime Population/Business</b>	<b>11</b>		
<b>Radius</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
<b>Population</b>			
2017 Projection	18,811	63,680	228,422
2012 Estimate	18,128	60,227	219,230
2010 Census	17,291	58,732	215,092
Growth 2012 - 2017	3.80%	5.70%	4.20%
Growth 2010 - 2012	4.80%	2.50%	1.90%
<b>2012 Population by Age</b>	<b>18,128</b>	<b>60,227</b>	<b>219,230</b>
Age 0 - 4	1,360 7.50%	4,246 7.05%	14,938 6.81%
Age 5 - 9	1,501 8.28%	4,773 7.93%	16,195 7.39%
Age 10 - 14	1,567 8.64%	4,896 8.13%	16,885 7.70%
Age 15 - 19	1,380 7.61%	4,515 7.50%	16,166 7.37%
Age 20 - 24	1,047 5.78%	3,381 5.61%	13,484 6.15%
Age 25 - 34	2,553 14.08%	8,011 13.30%	28,263 12.89%
Age 35 - 44	2,858 15.77%	9,055 15.03%	31,239 14.25%
Age 45 - 49	1,307 7.21%	4,595 7.63%	16,828 7.68%
Age 50 - 54	1,173 6.47%	4,092 6.79%	15,816 7.21%
Age 55 - 59	1,030 5.68%	3,707 6.16%	13,866 6.32%
Age 60 - 64	885 4.88%	3,268 5.43%	12,310 5.62%
Age 65 - 74	1,009 5.57%	3,874 6.43%	14,806 6.75%
Age 75 - 84	337 1.86%	1,372 2.28%	6,235 2.84%
Age 85 and over	121 0.67%	442 0.73%	2,199 1.00%
Age 65 and over	1,467 8.09%	5,688 9.44%	23,240 10.60%
<b>Median Age</b>	<b>33.70</b>	<b>35.30</b>	<b>36.20</b>
<b>Average Age</b>	<b>34.10</b>	<b>35.40</b>	<b>36.30</b>



# DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
<b>2012 Population By Race</b>	<b>18,128</b>		<b>60,227</b>		<b>219,230</b>	
White	14,000	77.23%	47,064	78.14%	160,428	73.18%
Black or African American	2,269	12.52%	7,251	12.04%	36,199	16.51%
American Indian and Alaska Native	93	0.51%	306	0.51%	955	0.44%
Asian	597	3.29%	2,066	3.43%	8,535	3.89%
Native Hawaiian and Pacific Islander	28	0.15%	81	0.13%	262	0.12%
Other Race	473	2.61%	1,347	2.24%	5,369	2.45%
Two or More Races	668	3.68%	2,112	3.51%	7,483	3.41%
<b>2012 Population by Hispanic Origin</b>	<b>18,128</b>		<b>60,227</b>		<b>219,231</b>	
Not Hispanic or Latino	16,156	89.12%	54,533	90.55%	198,720	90.64%
Hispanic or Latino	1,972	10.88%	5,694	9.45%	20,511	9.36%
<b>2012 Age 5+ Language at Home</b>	<b>15,185</b>		<b>51,753</b>		<b>193,912</b>	
Speak Only English	13,838	91.13%	47,022	90.86%	172,611	89.02%
Speak Asian or Pacific Island	432	2.84%	1,066	2.06%	4,410	2.27%
Speak IndoEuropean	182	1.20%	943	1.82%	4,470	2.31%
Speak Spanish	643	4.23%	2,467	4.77%	11,786	6.08%
Speak Other Language	90	0.59%	255	0.49%	635	0.33%
<b>2012 Median Age, Male</b>	<b>32.90</b>		<b>34.50</b>		<b>35.30</b>	
<b>2012 Average Age, Male</b>	<b>33.40</b>		<b>34.70</b>		<b>35.50</b>	
<b>2012 Median Age, Female</b>	<b>34.40</b>		<b>36.00</b>		<b>37.10</b>	
<b>2012 Average Age, Female</b>	<b>34.80</b>		<b>36.10</b>		<b>37.10</b>	
<b>2012 Population by Occupation Classification (Age 16+)</b>	<b>7,807</b>		<b>26,320</b>		<b>98,705</b>	
Blue Collar	1,629	20.87%	5,399	20.51%	20,087	20.35%
White Collar	5,066	64.89%	17,207	65.38%	63,518	64.35%
Service	1,112	14.24%	3,714	14.11%	15,100	15.30%
<b>2012 Population by Marital Status (Age 15+)</b>	<b>12,478</b>		<b>42,684</b>		<b>161,920</b>	
Total, Never Married	2,879	23.07%	10,373	24.30%	40,370	24.93%
Married	7,767	62.25%	26,073	61.08%	95,963	59.27%
Widowed	438	3.51%	1,686	3.95%	7,234	4.47%
Divorced	1,394	11.17%	4,552	10.66%	18,353	11.33%
<b>2012 Population by Education</b>	<b>10,014</b>		<b>34,924</b>		<b>132,248</b>	
Less Than 9th Grade	114	1.14%	487	1.39%	2,455	1.86%
Some High School, No Diploma	553	5.52%	2,634	7.54%	9,035	6.83%
High School Grad (Incl Equivalency)	3,521	35.16%	11,540	33.04%	39,599	29.94%
Some College, No Degree	2,818	28.14%	9,499	27.20%	36,552	27.64%
Associate Degree	1,196	11.94%	3,911	11.20%	14,253	10.78%
Bachelor Degree	1,430	14.28%	4,786	13.70%	20,908	15.81%
Advanced Degrees	382	3.81%	2,067	5.92%	9,446	7.14%
<b>2012 Population by Occupation (Age 16+)</b>	<b>8,920</b>		<b>30,032</b>		<b>113,805</b>	
Management, Business, & Financial	2,616	29.33%	9,338	31.09%	35,472	31.17%
Professional & Related Occupations	265	2.97%	869	2.89%	3,109	2.73%
Services	3,834	42.98%	12,638	42.08%	48,320	42.46%
Sales & Office	1,078	12.09%	3,392	11.29%	12,083	10.62%
Farming, Fishing, & Forestry	0	0.00%	7	0.02%	125	0.11%
Construction, Extraction & Maint	320	3.59%	1,418	4.72%	5,314	4.67%
Production & Transportation	807	9.05%	2,370	7.89%	9,382	8.24%

# DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
<b>Households</b>			
2017 Projection	6,631	22,218	82,477
2012 Estimate	6,370	20,990	78,853
2010 Census	6,097	20,506	77,503
Growth 2012 - 2017	4.10%	5.90%	4.60%
Growth 2010 - 2012	4.50%	2.40%	1.70%
<b>2012 Households by HH Income</b>	<b>6,371</b>	<b>20,989</b>	<b>78,855</b>
Income: Less than \$15,000	450 7.06%	1,481 7.06%	5,943 7.54%
Income: \$15,000 - \$24,999	344 5.40%	1,212 5.77%	5,691 7.22%
Income: \$25,000 - \$34,999	639 10.03%	2,159 10.29%	8,559 10.85%
Income: \$35,000 - \$49,999	1,204 18.90%	3,711 17.68%	13,237 16.79%
Income: \$50,000 - \$74,999	1,980 31.08%	5,721 27.26%	19,330 24.51%
Income: \$75,000 - \$99,999	870 13.66%	3,005 14.32%	11,110 14.09%
Income: \$100,000 - \$149,999	736 11.55%	2,845 13.55%	10,910 13.84%
Income: \$150,000 - \$199,999	89 1.40%	550 2.62%	2,551 3.24%
Income: \$200,000+	59 0.93%	305 1.45%	1,524 1.93%
<b>2012 Avg Household Income</b>	<b>\$63,708</b>	<b>\$67,811</b>	<b>\$68,897</b>
<b>2012 Med Household Income</b>	<b>\$54,450</b>	<b>\$55,871</b>	<b>\$55,456</b>
<b>2012 Per Capita Income</b>	<b>\$21,967</b>	<b>\$23,531</b>	<b>\$24,873</b>
<b>2012 Occupied Housing</b>	<b>6,370</b>	<b>20,990</b>	<b>78,853</b>
Owner Occupied	4,890 76.77%	16,326 77.78%	57,178 72.51%
Renter Occupied	1,480 23.23%	4,664 22.22%	21,675 27.49%
<b>2010 Housing Units</b>	<b>6,199</b>	<b>21,144</b>	<b>81,719</b>
1 Unit Attached	182 2.94%	792 3.75%	3,866 4.73%
1 Unit Detached	5,157 83.19%	16,676 78.87%	58,422 71.49%
2 Units	18 0.29%	57 0.27%	295 0.36%
3 - 19 Units	101 1.63%	856 4.05%	7,094 8.68%
20 - 49 Units	152 2.45%	198 0.94%	2,278 2.79%
50 or more Units	53 0.85%	112 0.53%	1,272 1.56%
Mobile Home or Trailer	536 8.65%	2,453 11.60%	8,475 10.37%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	17 0.02%
<b>2012 Workers by Travel Time to Work (Age 16+)</b>	<b>8,951</b>	<b>29,713</b>	<b>110,162</b>
Less Than 15 Minutes	1,290 14.41%	3,829 12.89%	15,322 13.91%
15 to 29 Minutes	1,880 21.00%	6,875 23.14%	29,463 26.75%
30 to 44 Minutes	2,024 22.61%	6,418 21.60%	26,188 23.77%
45 to 59 Minutes	1,458 16.29%	4,437 14.93%	14,681 13.33%
60+ Minutes	2,299 25.68%	8,154 27.44%	24,508 22.25%
<b>2010 Households by HH Size</b>	<b>6,097</b>	<b>20,507</b>	<b>77,502</b>
1-Person Households	986 16.17%	3,305 16.12%	14,760 19.04%
2-Person Households	1,889 30.98%	6,600 32.18%	25,421 32.80%
3-Person Households	1,276 20.93%	4,189 20.43%	15,170 19.57%
4-Person Households	1,127 18.48%	3,666 17.88%	12,805 16.52%
5-Person Households	530 8.69%	1,748 8.52%	5,929 7.65%
6-Person Households	194 3.18%	658 3.21%	2,241 2.89%
7 or more Person Households	95 1.56%	341 1.66%	1,176 1.52%
<b>2012 Average Household Size</b>	<b>2.85</b>	<b>2.87</b>	<b>2.77</b>



# DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
Population						
2017 Projection	18,811		63,680		228,422	
2012 Estimate	18,128		60,227		219,230	
2010 Census	17,291		58,732		215,092	
Growth 2012 - 2017	3.80%		5.70%		4.20%	
Growth 2010 - 2012	4.80%		2.50%		1.90%	
2012 Population by Hispanic Origin	1,972		5,694		20,511	
2012 Population By Race	18,128		60,227		219,230	
White	14,000	77.23%	47,064	78.14%	160,428	73.18%
Black or African American	2,269	12.52%	7,251	12.04%	36,199	16.51%
American Indian and Alaska Native	93	0.51%	306	0.51%	955	0.44%
Asian	597	3.29%	2,066	3.43%	8,535	3.89%
Native Hawaiian and Pacific Islander	28	0.15%	81	0.13%	262	0.12%
Other Race	473	2.61%	1,347	2.24%	5,369	2.45%
Two or More Races	668	3.68%	2,112	3.51%	7,483	3.41%
Households						
2017 Projection	6,631		22,218		82,477	
2012 Estimate	6,370		20,990		78,853	
2010 Census	6,097		20,506		77,503	
Growth 2012 - 2017	4.10%		5.90%		4.60%	
Growth 2010 - 2012	4.50%		2.40%		1.70%	
Owner Occupied	4,890	76.77%	16,326	77.78%	57,178	72.51%
Renter Occupied	1,480	23.23%	4,664	22.22%	21,675	27.49%
2012 Households by HH Income	6,371		20,989		78,855	
Income Less Than \$15,000	450	7.06%	1,481	7.06%	5,943	7.54%
Income: \$15,000 - \$24,999	344	5.40%	1,212	5.77%	5,691	7.22%
Income: \$25,000 - \$34,999	639	10.03%	2,159	10.29%	8,559	10.85%
Income: \$35,000 - \$49,999	1,204	18.90%	3,711	17.68%	13,237	16.79%
Income: \$50,000 - \$74,999	1,980	31.08%	5,721	27.26%	19,330	24.51%
Income: \$75,000 - \$99,999	870	13.66%	3,005	14.32%	11,110	14.09%
Income: \$100,000 - \$149,999	736	11.55%	2,845	13.55%	10,910	13.84%
Income: \$150,000 - \$199,999	89	1.40%	550	2.62%	2,551	3.24%
Income: \$200,000+	59	0.93%	305	1.45%	1,524	1.93%
2012 Avg Household Income	\$63,708		\$67,811		\$68,897	
2012 Med Household Income	\$54,450		\$55,871		\$55,456	
2012 Per Capita Income	\$21,967		\$23,531		\$24,873	
Radius	3 Mile		5 Mile		10 Mile	
2012 Housing Value - Owner Occupied	4,889		16,327		57,180	
Value < \$50,000	168	3.44%	684	4.19%	2,225	3.89%
Value \$50,000-\$99,999	853	17.45%	2,745	16.81%	10,016	17.52%
Value \$100,000-\$149,999	2,079	42.52%	5,733	35.11%	20,389	35.66%
Value \$150,000-\$199,999	1,040	21.27%	3,928	24.06%	13,118	22.94%
Value \$200,000-\$249,999	429	8.77%	1,655	10.14%	5,374	9.40%
Value \$250,000-\$299,999	145	2.97%	720	4.41%	2,587	4.52%
Value \$300,000-\$399,999	108	2.21%	561	3.44%	2,199	3.85%
Value \$400,000-\$499,999	42	0.86%	181	1.11%	665	1.16%
Value \$500,000-\$749,999	21	0.43%	99	0.61%	455	0.80%
Value \$750,000-\$999,999	3	0.06%	18	0.11%	135	0.24%
Value \$1,000,000+	1	0.02%	3	0.02%	17	0.03%
2012 Median Home Value	\$134,237		\$141,293		\$140,091	
2012 Housing Units by Yr Built	6,198		21,143		81,719	
Built 2005 to Present	834	13.46%	3,354	15.86%	8,977	10.99%
Built 2000 to 2004	1,684	27.17%	4,472	21.15%	16,567	20.27%
Built 1990 to 1999	1,338	21.59%	4,239	20.05%	18,696	22.88%
Built 1980 to 1989	1,450	23.39%	4,987	23.59%	19,155	23.44%
Built 1970 to 1979	556	8.97%	3,018	14.27%	11,066	13.54%
Built 1960 to 1969	139	2.24%	595	2.81%	4,654	5.70%
Built 1950 to 1959	119	1.92%	268	1.27%	1,518	1.86%
Built 1940 to 1949	32	0.52%	97	0.46%	622	0.76%
Built 1939 or Earlier	46	0.74%	113	0.53%	464	0.57%



# DEMOGRAPHICS

	1 Mile		County	
Population Growth				
Growth 2010 - 2012	0.60%		1.30%	
Growth 2012 - 2017	4.70%		4.00%	
2012 Blue Collar	84	27.27%	17,654	24.20%
2012 White Collar	224	72.73%	55,288	75.80%
2012 Population by Race	814		193,438	
White	663	81.45%	156,046	80.67%
Black Afr Am	76	9.34%	20,515	10.61%
Am Indian Alaskan	5	0.61%	928	0.48%
Asian	21	2.58%	5,900	3.05%
Hawaiian Pacif Islr	1	0.12%	228	0.12%
Other Race	21	2.58%	3,933	2.03%
Two or More	27	3.32%	5,888	3.04%
Household Growth				
Growth 2010 - 2012	0.60%		1.20%	
Growth 2012 - 2017	5.30%		4.30%	
Renter Occupied	73	25.80%	17,325	24.89%
Owner Occupied	210	74.20%	52,293	75.11%
2012 Households by Household Income	282		69,618	
Income < \$35,000	71	25.18%	17,272	24.81%
Income \$35,000 - \$74,999	151	53.55%	28,063	40.31%
Income \$75,000 - \$149,999	58	20.57%	20,061	28.82%
Income \$150,000 - \$199,999	1	0.35%	2,542	3.65%
Income \$200,000+	1	0.35%	1,680	2.41%
2012 Med Household Inc	\$50,952		\$56,898	
2012 Median Age	34.00		38.10	



# DEMOGRAPHICS

Description	2010	2012	2017
<b>Population</b>	<b>809</b>	<b>814</b>	<b>852</b>
Age 0 - 4	62 7.66%	62 7.62%	65 7.63%
Age 5 - 9	66 8.16%	66 8.11%	68 7.98%
Age 10 - 14	71 8.78%	70 8.60%	74 8.69%
Age 15 - 19	63 7.79%	61 7.49%	60 7.04%
Age 20 - 24	45 5.56%	46 5.65%	45 5.28%
Age 25 - 34	111 13.72%	113 13.88%	119 13.97%
Age 35 - 44	129 15.95%	126 15.48%	130 15.26%
Age 45 - 49	57 7.05%	54 6.63%	53 6.22%
Age 50 - 54	52 6.43%	53 6.51%	51 5.99%
Age 55 - 59	44 5.44%	46 5.65%	50 5.87%
Age 60 - 64	41 5.07%	43 5.28%	49 5.75%
Age 65 - 74	46 5.69%	49 6.02%	62 7.28%
Age 75 - 84	18 2.22%	18 2.21%	20 2.35%
Age 85+	5 0.62%	6 0.74%	7 0.82%
Age 15+	597 73.79%	615 75.55%	646 75.82%
Age 20+	539 66.63%	554 68.06%	586 68.78%
Age 65+	69 8.53%	73 8.97%	89 10.45%
<b>Median Age</b>	<b>34</b>	<b>34</b>	<b>35</b>
<b>Average Age</b>	<b>34</b>	<b>35</b>	<b>35</b>

<b>Population By Race</b>	<b>809</b>	<b>814</b>	<b>852</b>
White	667 82.45%	663 81.45%	670 78.64%
Black or African American	71 8.78%	76 9.34%	95 11.15%
American Indian and Alaska Native	4 0.49%	5 0.61%	5 0.59%
Asian	20 2.47%	21 2.58%	24 2.82%
Native Hawaiian and Pacific Islander	0 0.00%	1 0.12%	1 0.12%
Other Race	20 2.47%	21 2.58%	25 2.93%
Two or More Races	27 3.34%	27 3.32%	31 3.64%

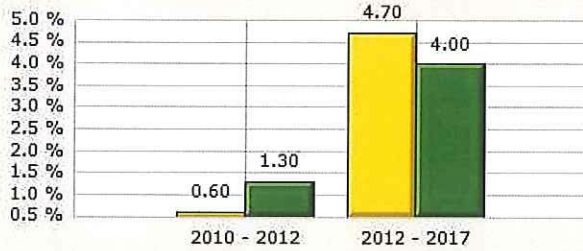
Description	2010	2012	2017
<b>Population by Race (Hispanic or Latino)</b>	<b>81</b>	<b>88</b>	<b>110</b>
White	49 60.49%	54 61.36%	69 62.73%
Black or African American	3 3.70%	3 3.41%	4 3.64%
American Indian & Alaska Native	0 0.00%	1 1.14%	1 0.91%
Asian	1 1.23%	1 1.14%	1 0.91%
Native Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other Race	19 23.46%	20 22.73%	24 21.82%
Two or More Races	9 11.11%	9 10.23%	11 10.00%

<b>Household by Household Income</b>	<b>267</b>	<b>282</b>	<b>297</b>
Income Less than \$15,000	24 8.99%	23 8.16%	19 6.40%
Income \$15,000 - \$24,999	19 7.12%	18 6.38%	12 4.04%
Income \$25,000 - \$34,999	16 5.99%	30 10.64%	20 6.73%
Income \$35,000 - \$49,999	51 19.10%	64 22.70%	60 20.20%
Income \$50,000 - \$74,999	72 26.97%	87 30.85%	110 37.04%
Income \$75,000 - \$99,999	38 14.23%	30 10.64%	40 13.47%
Income \$100,000 - \$149,999	39 14.61%	28 9.93%	33 11.11%
Income \$150,000 - \$199,999	5 1.87%	1 0.35%	2 0.67%
Income \$200,000+	3 1.12%	1 0.35%	1 0.34%
<b>Average Household Income</b>	<b>\$0</b>	<b>\$57,742</b>	<b>\$63,242</b>
<b>Median Household Income</b>	<b>\$0</b>	<b>\$50,952</b>	<b>\$55,369</b>
<b>Per Capita Income</b>	<b>\$0</b>	<b>\$20,354</b>	<b>\$22,328</b>

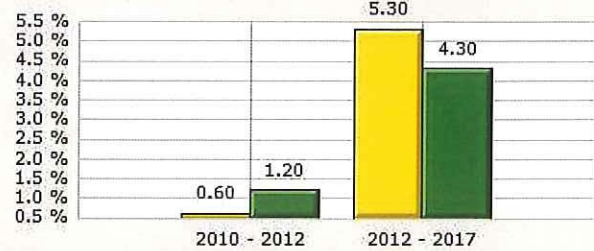


# DEMOGRAPHICS

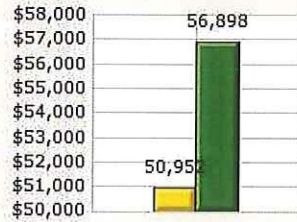
Population Growth



Household Growth



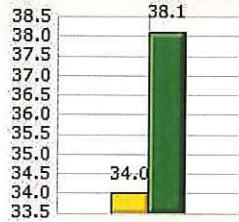
2012 Med Household Inc



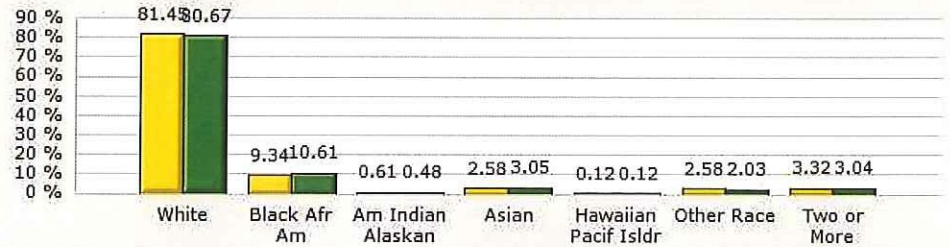
2012 Households by Household Income



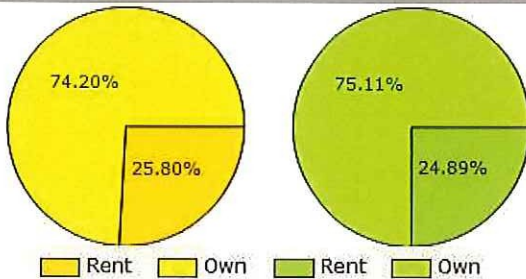
2012 Median Age



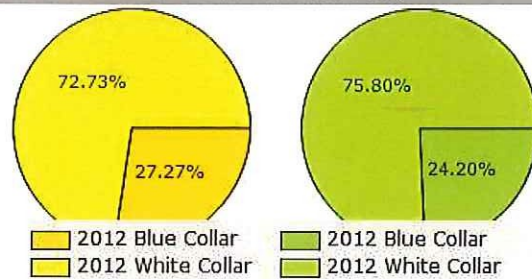
2012 Population by Race



2012 Renter vs. Owner

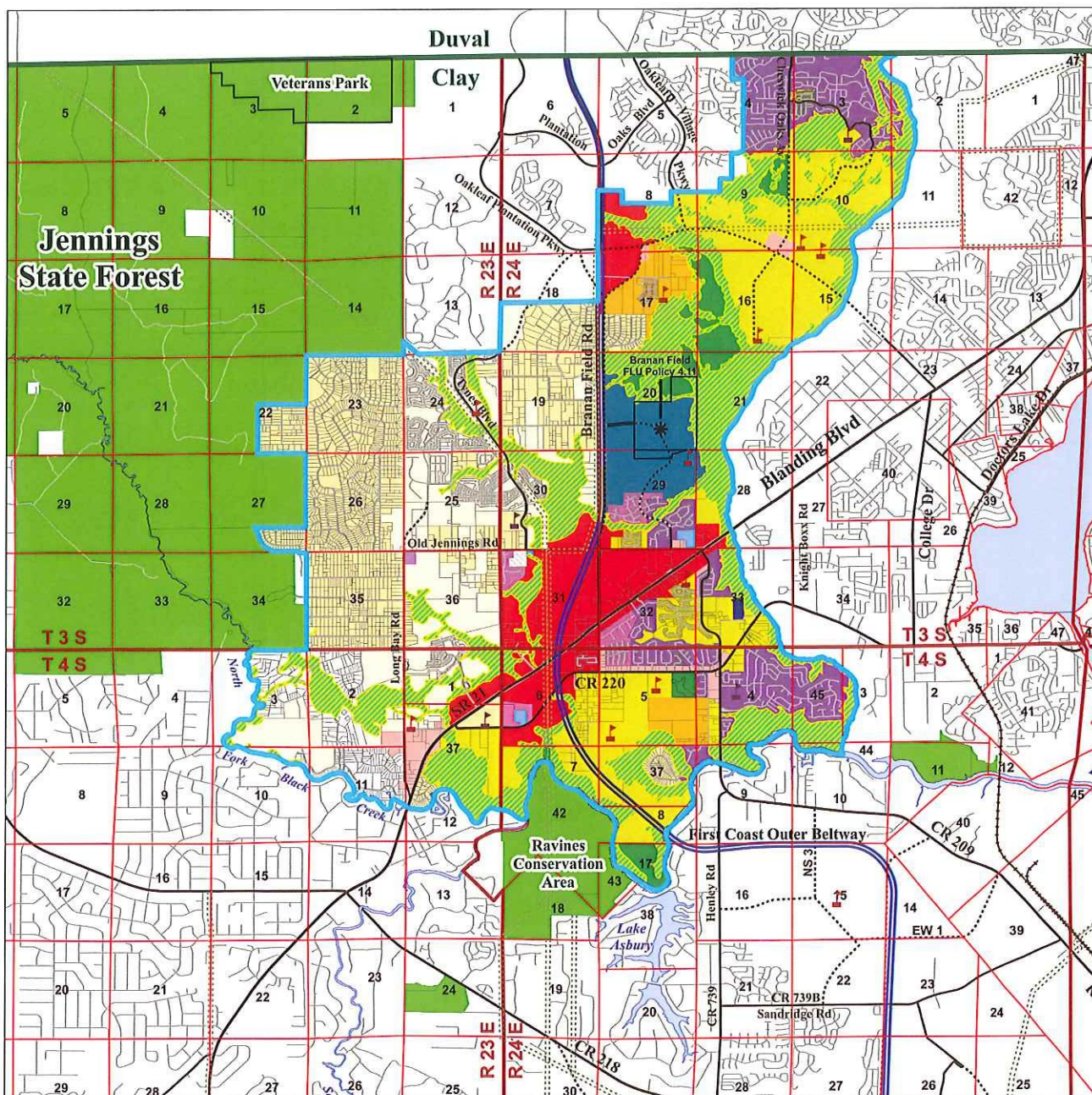


2012 Blue vs. White Collar





# BRANAN FIELD MASTER PLAN FLUM



## Misc. Map Legend

- Section Lines
- Township Lines
- ..... Power Line
- Master Plan Boundary
- County Boundary
- Open Water
- Future Schools
- Existing Schools
- Recreation/Preservation

## Branan Field FLU Legend

- |         |        |
|---------|--------|
| AG      | BF CC  |
| BF RS   | BF AC  |
| RR      | UF     |
| BF MPC  | BF RAC |
| BF TND  | UC     |
| BF INST | IND    |
| BF MIX  | COM    |

## Conservation Overlay

- PCN
- District Parks

## Transportation

- First Coast Outer Beltway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Street
- Proposed Future Roads
- Railroad

Created by: GIS Department  
Map Prepared: Jan. 11, 2010

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Map Adoption: Ord. 09-41, Oct. 27, 2009

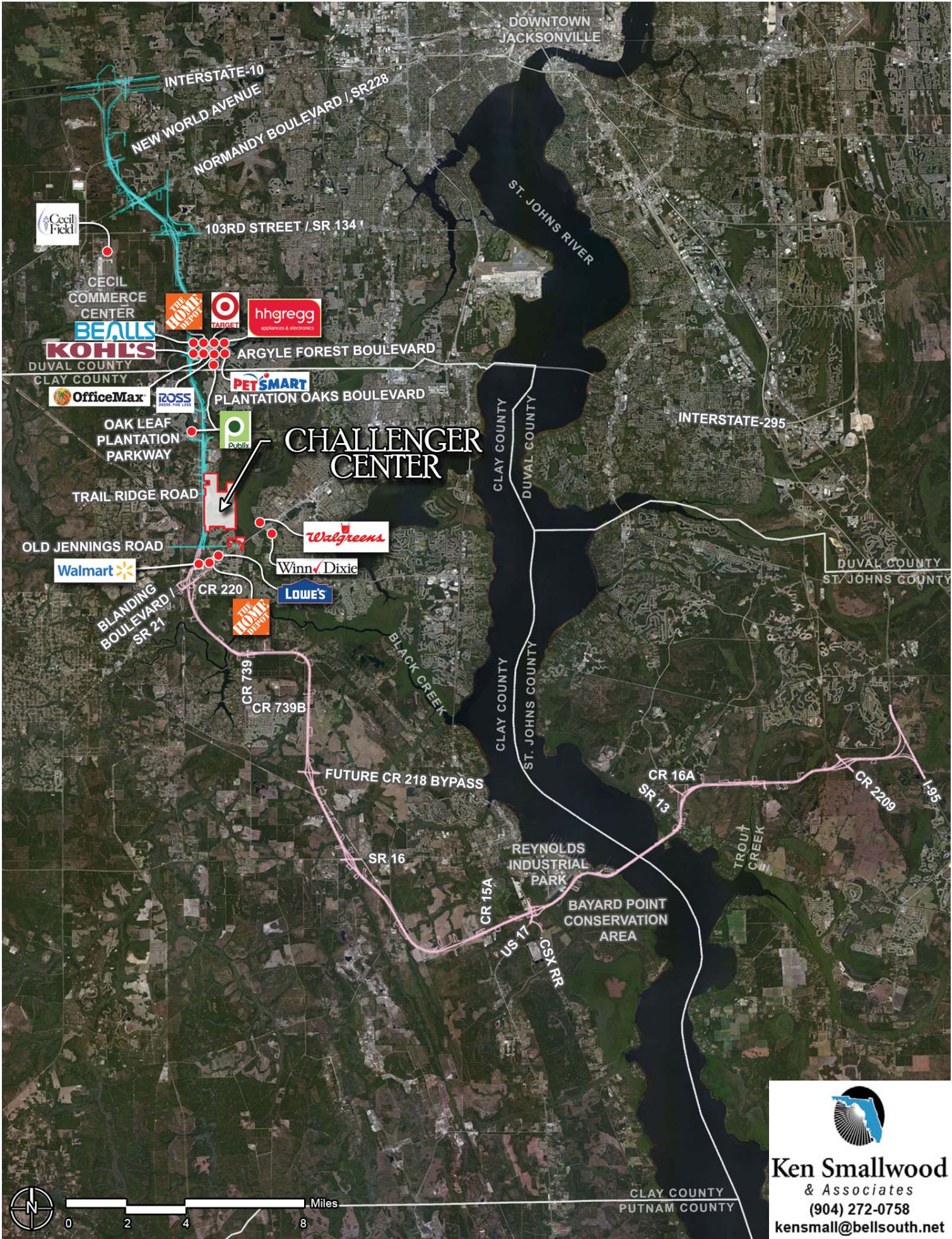
Amendment Revised: Ord. 09-41, Oct. 27, 2009  
EAR 04, Ord. 09-45, Oct. 27, 2009



0 0.5 1 1.5 2  
Miles



# FIRST COAST EXPRESSWAY



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