

# +/- 16 ACRE COMMERCIAL DEVELOPMENT PARCEL

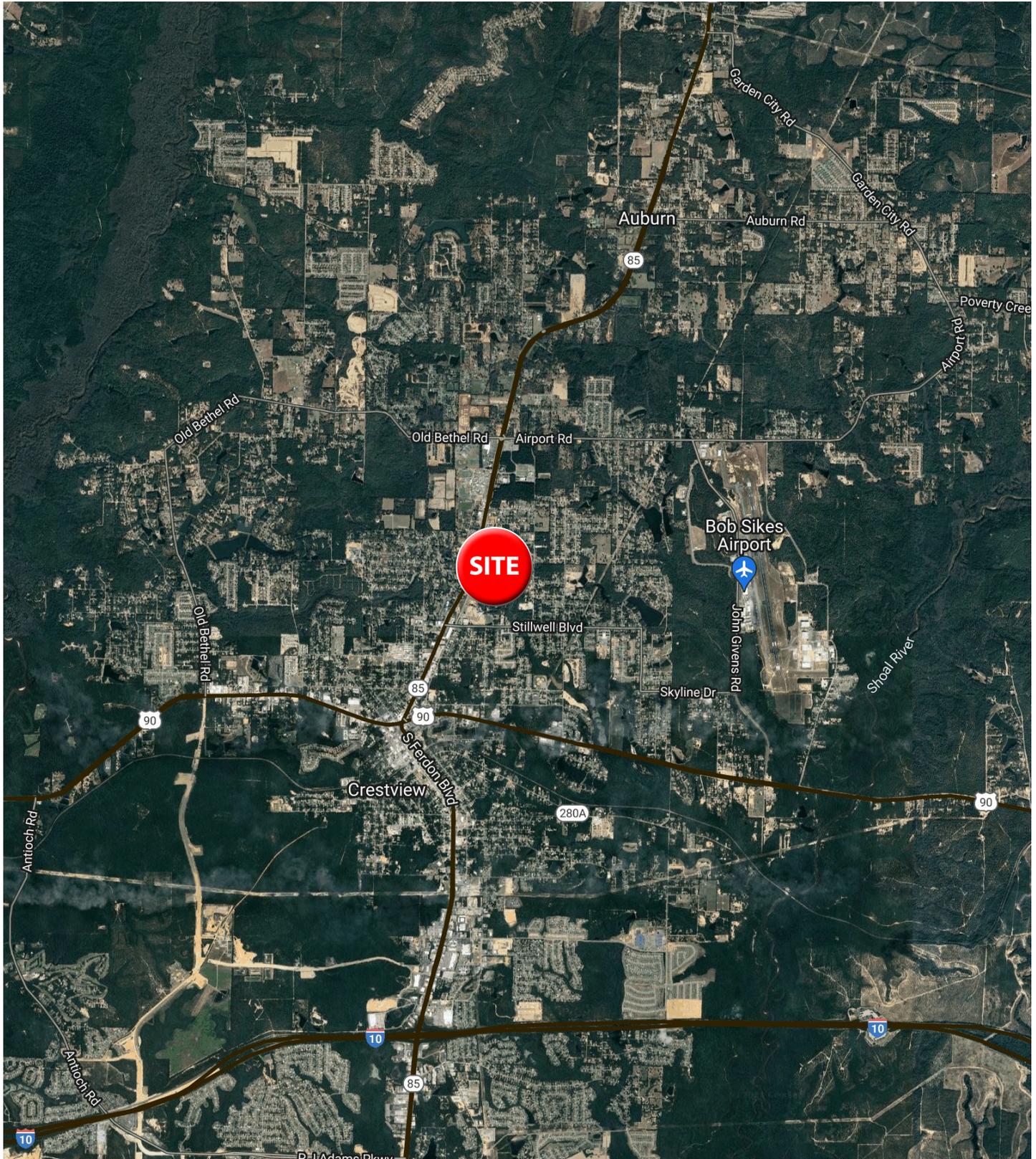
Industrial Drive & Richbourg Lane  
CRESTVIEW, FLORIDA, 32536



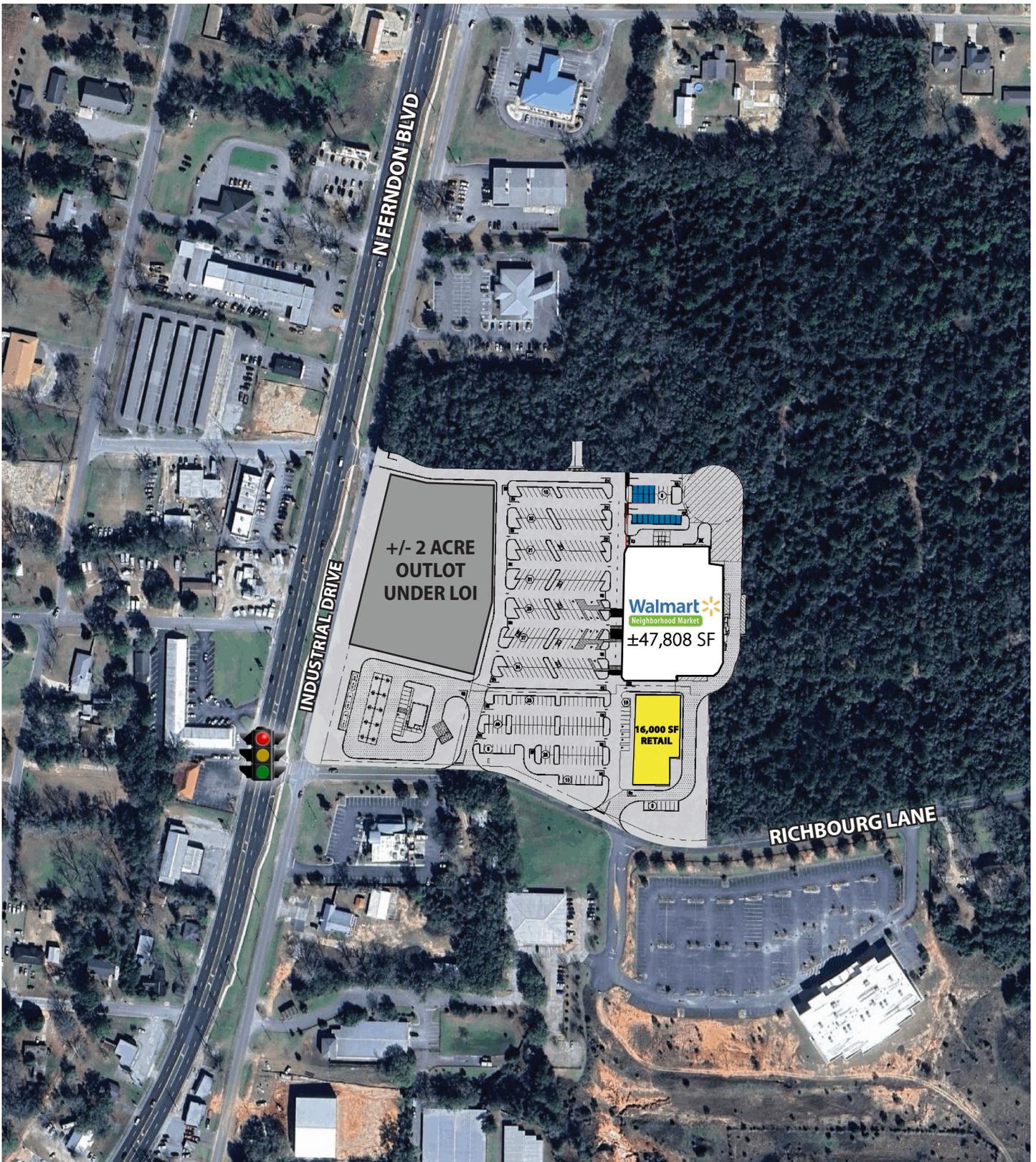
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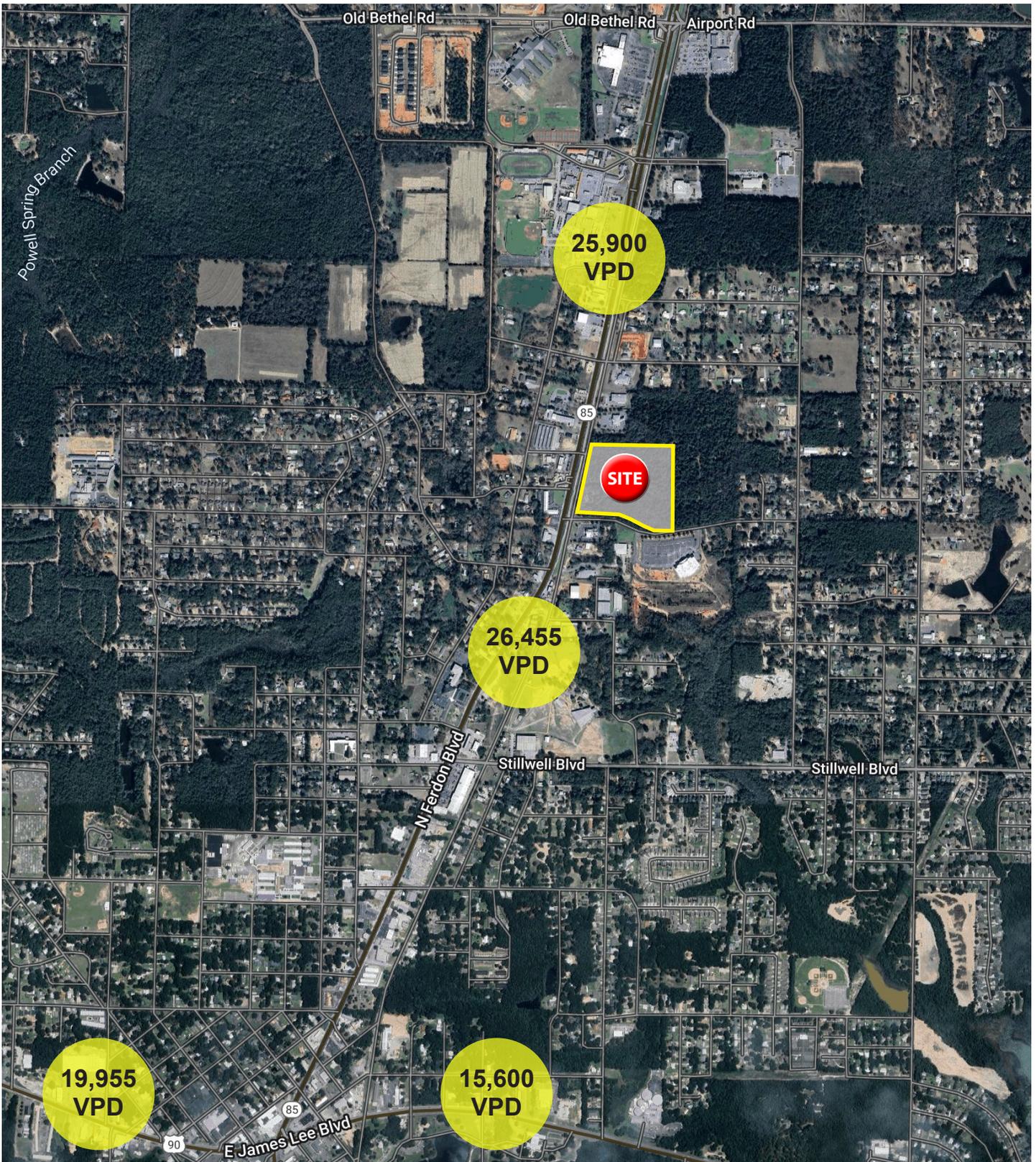
# LOCATION



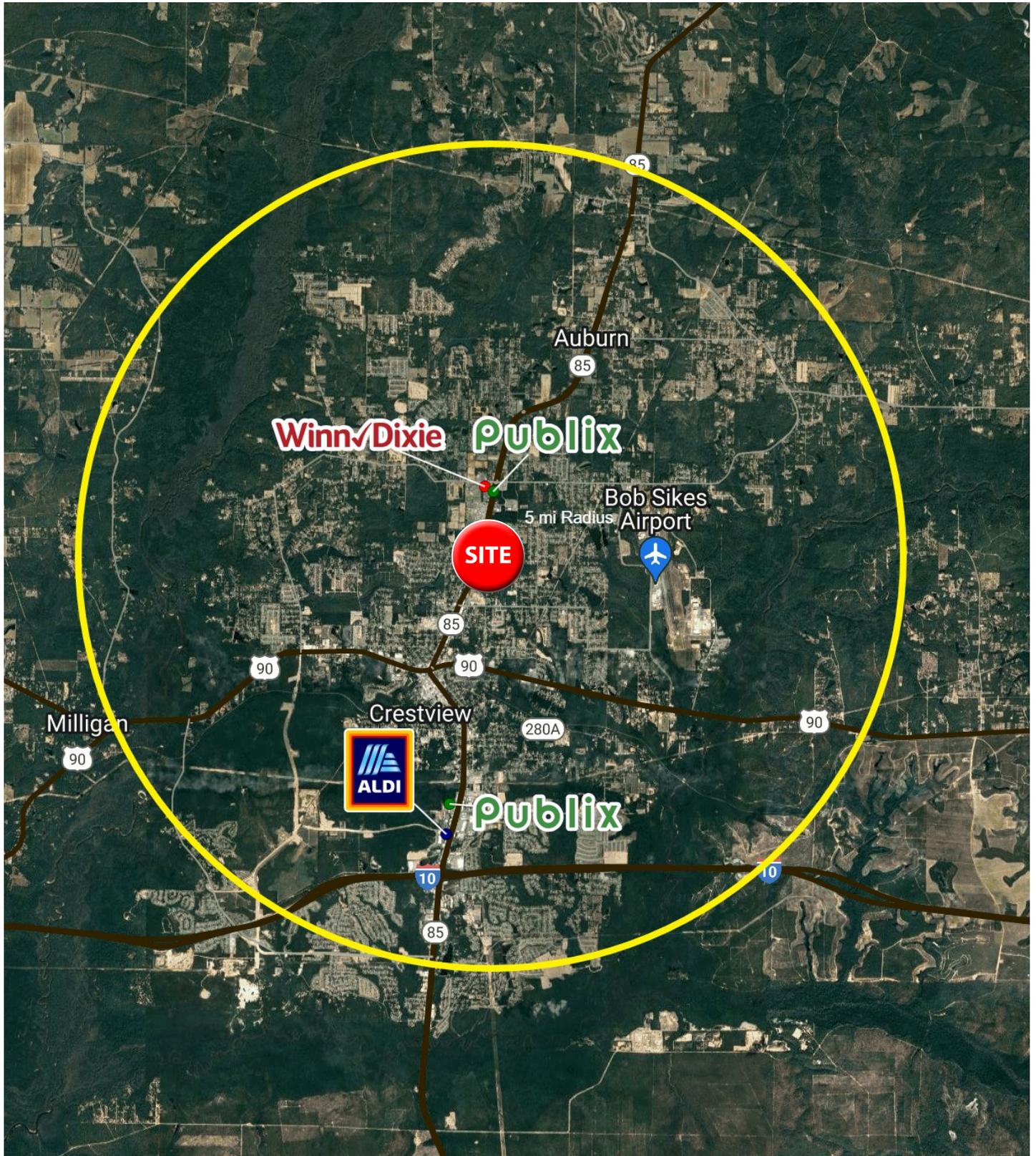
# SITE AERIAL



# TRAFFIC COUNTS



# 5 MILE GROCERY RADIUS



# 5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated  
Population**  
**43,060**



**Estimated  
Households**  
**16,185**



**Average HH  
Income**  
**\$96,968**



**Median HH  
Income**  
**\$74,931**



**Total  
Businesses**  
**1,969**



**Total  
Employees**  
**13,966**



# DEMOGRAPHIC REPORT

Crestview, FL	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2023 Estimated Population	24,868	43,060	65,134
2028 Projected Population	26,954	47,897	75,042
2020 Census Population	26,034	44,698	64,631
2010 Census Population	20,187	33,911	50,005
Projected Annual Growth 2023 to 2028	1.7%	2.2%	3.0%
Historical Annual Growth 2010 to 2023	1.8%	2.1%	2.3%
<b>Households</b>			
2023 Estimated Households	9,291	16,185	24,059
2028 Projected Households	10,119	18,091	27,841
2020 Census Households	9,573	16,398	23,176
2010 Census Households	7,532	12,512	18,074
Projected Annual Growth 2023 to 2028	1.8%	2.4%	3.1%
Historical Annual Growth 2010 to 2023	1.8%	2.3%	2.5%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.8%	13.2%	12.8%
2023 Est. Population 10 to 19 Years	11.4%	11.9%	11.9%
2023 Est. Population 20 to 29 Years	13.3%	13.3%	13.6%
2023 Est. Population 30 to 44 Years	24.5%	24.7%	25.2%
2023 Est. Population 45 to 59 Years	16.5%	16.5%	16.9%
2023 Est. Population 60 to 74 Years	15.8%	15.1%	14.9%
2023 Est. Population 75 Years or Over	5.8%	5.2%	4.6%
2023 Est. Median Age	36.2	35.6	35.8
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.8%	49.9%	51.3%
2023 Est. Female Population	50.2%	50.1%	48.7%
2023 Est. Never Married	29.6%	26.7%	27.7%
2023 Est. Now Married	48.3%	51.9%	52.2%
2023 Est. Separated or Divorced	16.9%	16.7%	15.9%
2023 Est. Widowed	5.2%	4.7%	4.1%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	6.8%	6.8%	7.7%
2023 Est. HH Income \$150,000 to \$199,999	5.0%	5.9%	6.4%
2023 Est. HH Income \$100,000 to \$149,999	18.0%	22.9%	23.2%
2023 Est. HH Income \$75,000 to \$99,999	11.1%	13.1%	13.7%
2023 Est. HH Income \$50,000 to \$74,999	19.0%	17.4%	16.4%
2023 Est. HH Income \$35,000 to \$49,999	11.6%	10.1%	11.4%
2023 Est. HH Income \$25,000 to \$34,999	10.0%	9.0%	8.1%
2023 Est. HH Income \$15,000 to \$24,999	7.1%	6.3%	5.9%
2023 Est. HH Income Under \$15,000	11.5%	8.5%	7.2%
2023 Est. Average Household Income	\$88,770	\$96,968	\$100,334
2023 Est. Median Household Income	\$64,893	\$74,931	\$78,228
2023 Est. Per Capita Income	\$33,576	\$36,707	\$37,563
2023 Est. Total Businesses	1,270	1,969	2,411
2023 Est. Total Employees	8,596	13,966	16,654

# DEMOGRAPHIC REPORT

Crestview, FL			
	3 mi radius	5 mi radius	10 mi radius
<b>Race</b>			
2023 Est. White	70.3%	70.6%	71.3%
2023 Est. Black	17.3%	15.8%	15.6%
2023 Est. Asian or Pacific Islander	2.1%	2.7%	2.6%
2023 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
2023 Est. Other Races	9.8%	10.4%	10.0%
<b>Hispanic</b>			
2023 Est. Hispanic Population	2,115	3,963	5,666
2023 Est. Hispanic Population	8.5%	9.2%	8.7%
2028 Proj. Hispanic Population	8.5%	9.2%	8.8%
2020 Hispanic Population	10.9%	12.1%	11.6%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	17,342	29,603	45,004
2023 Est. Elementary (Grade Level 0 to 8)	2.8%	2.6%	2.5%
2023 Est. Some High School (Grade Level 9 to 11)	6.4%	5.5%	5.7%
2023 Est. High School Graduate	28.9%	26.2%	27.0%
2023 Est. Some College	24.3%	24.9%	23.8%
2023 Est. Associate Degree Only	12.5%	13.1%	13.5%
2023 Est. Bachelor Degree Only	14.6%	16.5%	17.3%
2023 Est. Graduate Degree	10.5%	11.2%	10.3%
<b>Housing</b>			
2023 Est. Total Housing Units	10,733	18,816	27,963
2023 Est. Owner-Occupied	56.2%	56.4%	56.4%
2023 Est. Renter-Occupied	30.3%	29.6%	29.6%
2023 Est. Vacant Housing	13.4%	14.0%	14.0%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	16.8%	18.9%	18.7%
2023 Homes Built 2000 to 2009	20.4%	21.4%	24.0%
2023 Homes Built 1990 to 1999	11.1%	14.1%	14.1%
2023 Homes Built 1980 to 1989	12.2%	11.5%	10.1%
2023 Homes Built 1970 to 1979	8.0%	7.1%	7.1%
2023 Homes Built 1960 to 1969	7.2%	5.8%	5.6%
2023 Homes Built 1950 to 1959	6.1%	4.1%	3.9%
2023 Homes Built Before 1949	4.6%	3.1%	2.6%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	2.1%	2.0%	2.0%
2023 Home Value \$500,000 to \$999,999	6.4%	5.5%	5.7%
2023 Home Value \$400,000 to \$499,999	5.1%	4.9%	5.7%
2023 Home Value \$300,000 to \$399,999	16.7%	19.8%	21.7%
2023 Home Value \$200,000 to \$299,999	31.5%	33.4%	31.6%
2023 Home Value \$150,000 to \$199,999	14.9%	15.4%	14.7%
2023 Home Value \$100,000 to \$149,999	10.0%	7.8%	6.6%
2023 Home Value \$50,000 to \$99,999	6.6%	5.2%	5.5%
2023 Home Value \$25,000 to \$49,999	2.8%	2.4%	2.9%
2023 Home Value Under \$25,000	3.9%	3.7%	3.6%
2023 Median Home Value	\$234,095	\$246,034	\$254,609
2023 Median Rent	\$950	\$1,001	\$1,012

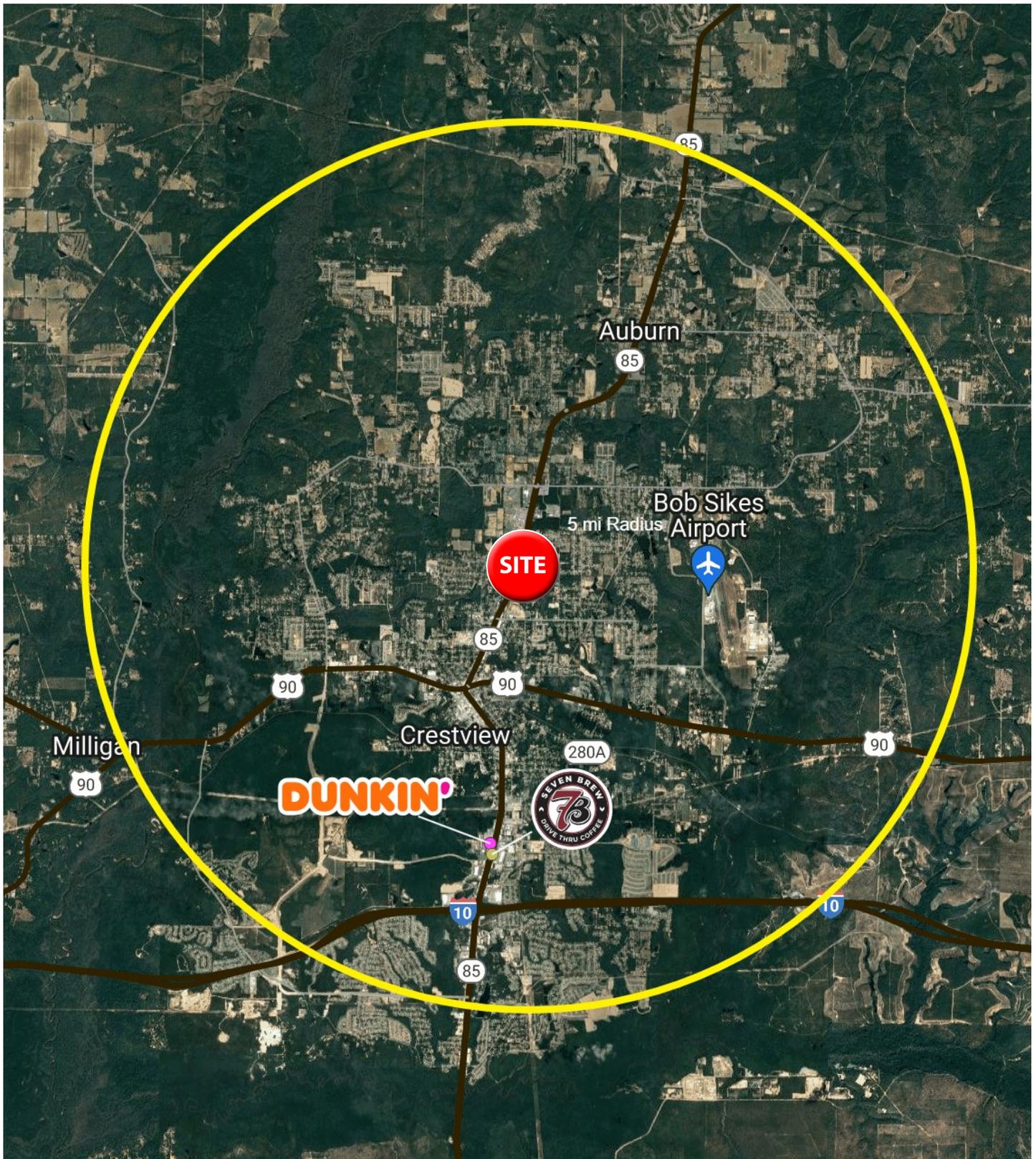
# DEMOGRAPHIC REPORT

Crestview, FL			
	3 mi radius	5 mi radius	10 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	19,863	34,013	51,873
2023 Est. Civilian Employed	56.9%	59.1%	57.7%
2023 Est. Civilian Unemployed	1.7%	1.6%	1.6%
2023 Est. in Armed Forces	4.0%	4.8%	5.4%
2023 Est. not in Labor Force	37.4%	34.5%	35.3%
2023 Labor Force Males	49.4%	49.5%	51.2%
2023 Labor Force Females	50.6%	50.5%	48.8%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	11,297	20,080	29,908
2023 Mgmt, Business, & Financial Operations	14.6%	15.2%	15.6%
2023 Professional, Related	19.8%	21.2%	22.5%
2023 Service	23.2%	22.9%	21.8%
2023 Sales, Office	16.3%	15.6%	15.2%
2023 Farming, Fishing, Forestry	0.3%	0.3%	0.6%
2023 Construction, Extraction, Maintenance	15.6%	13.1%	12.4%
2023 Production, Transport, Material Moving	10.2%	11.7%	11.9%
2023 White Collar Workers	50.8%	52.1%	53.4%
2023 Blue Collar Workers	49.2%	47.9%	46.6%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	82.0%	79.8%	79.3%
2023 Drive to Work in Carpool	9.2%	8.7%	9.3%
2023 Travel to Work by Public Transportation	1.2%	0.9%	0.9%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	2.7%	2.2%	1.9%
2023 Other Means	0.4%	0.6%	0.5%
2023 Work at Home	4.5%	7.6%	7.9%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	31.6%	27.7%	24.7%
2023 Travel to Work in 15 to 29 Minutes	20.8%	23.5%	24.9%
2023 Travel to Work in 30 to 59 Minutes	35.4%	36.6%	37.0%
2023 Travel to Work in 60 Minutes or More	12.1%	12.2%	13.3%
2023 Average Travel Time to Work	26.4	27.6	28.5
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$597.91 M	\$1.11 B	\$1.7 B
2023 Est. Apparel	\$21.02 M	\$39.28 M	\$60.02 M
2023 Est. Contributions, Gifts	\$33.68 M	\$63.06 M	\$97.07 M
2023 Est. Education, Reading	\$18.79 M	\$35.26 M	\$54.32 M
2023 Est. Entertainment	\$33.64 M	\$63.08 M	\$96.38 M
2023 Est. Food, Beverages, Tobacco	\$92.22 M	\$171.42 M	\$260.68 M
2023 Est. Furnishings, Equipment	\$20.9 M	\$39.21 M	\$59.95 M
2023 Est. Health Care, Insurance	\$54.93 M	\$102.03 M	\$155.13 M
2023 Est. Household Operations, Shelter, Utilities	\$194.14 M	\$360.14 M	\$548.19 M
2023 Est. Miscellaneous Expenses	\$11.28 M	\$21.02 M	\$32.09 M
2023 Est. Personal Care	\$8.02 M	\$14.99 M	\$22.85 M
2023 Est. Transportation	\$109.3 M	\$204.61 M	\$311.74 M

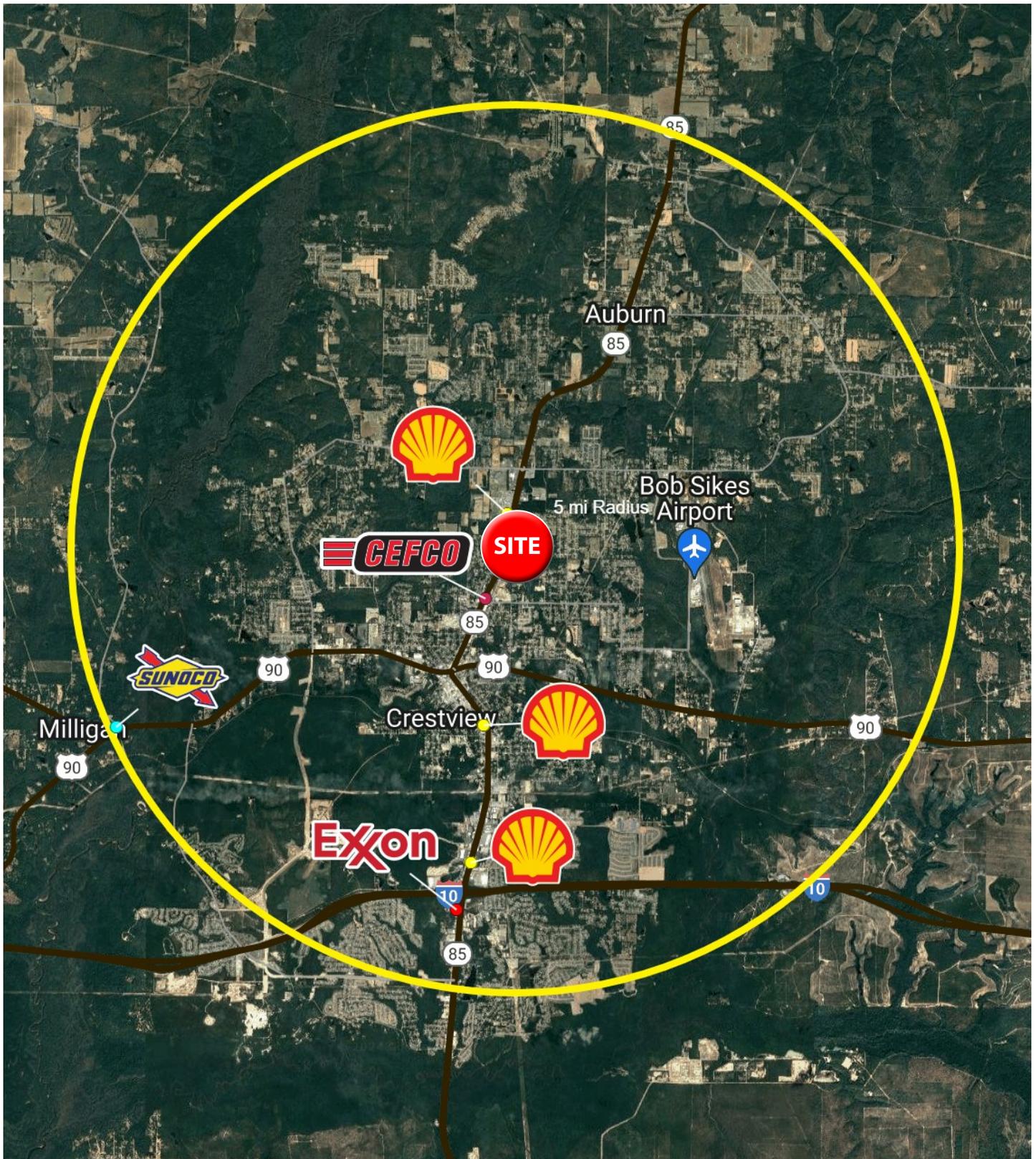
# 5 MILE FAST FOOD MAP



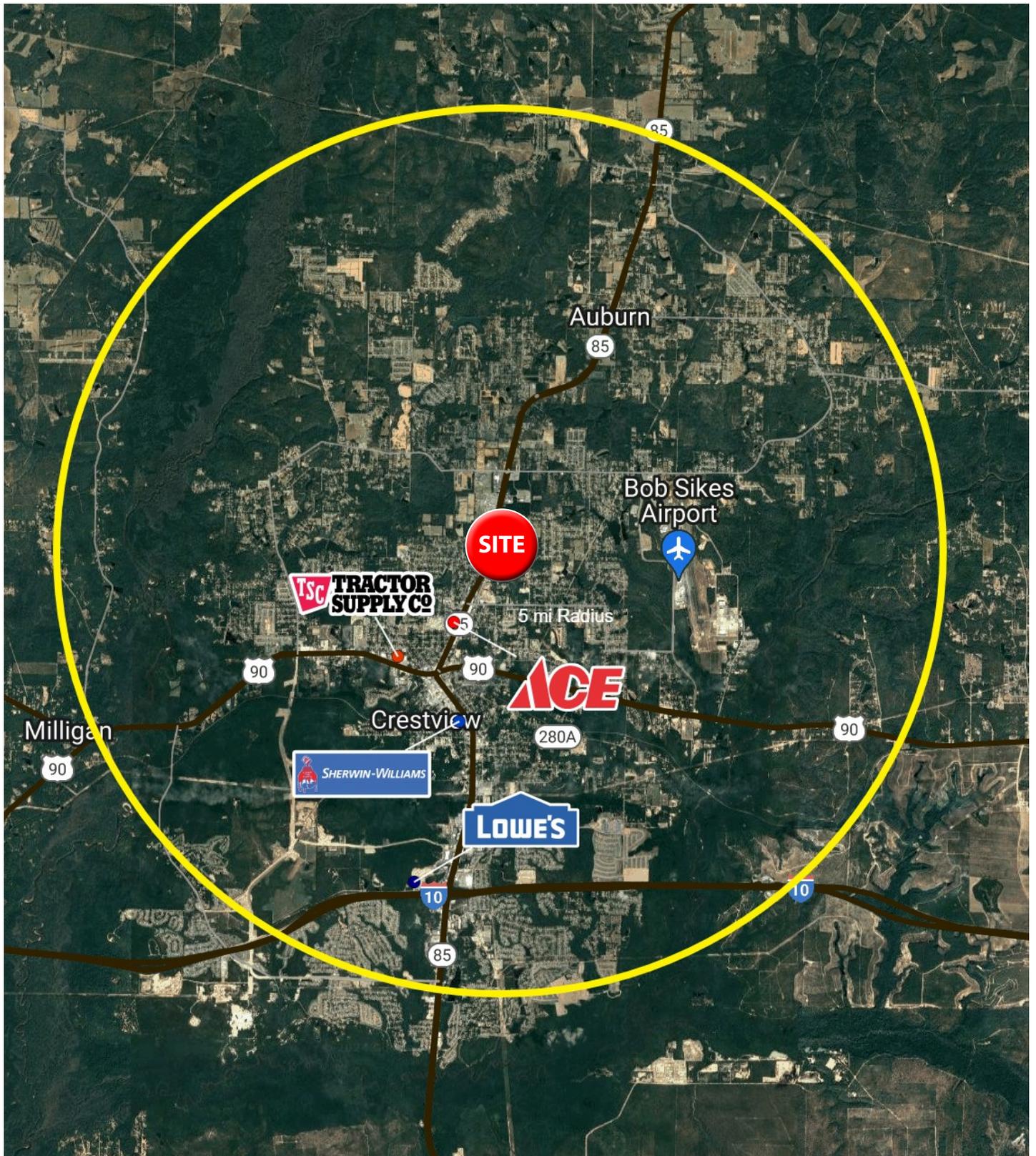
# 5 MILE COFFEE MAP



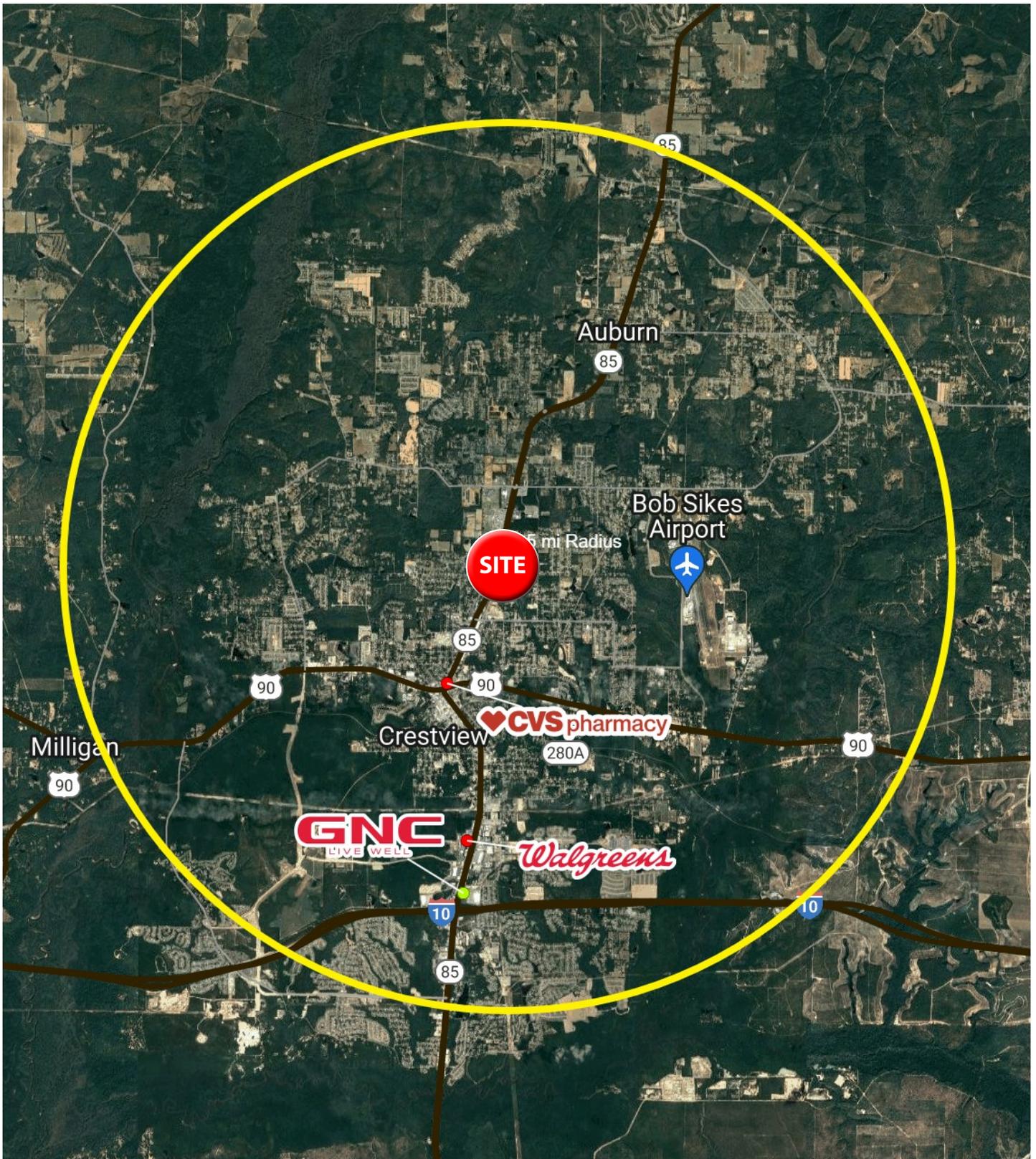
# 5 MILE CONVENIENCE STORE MAP



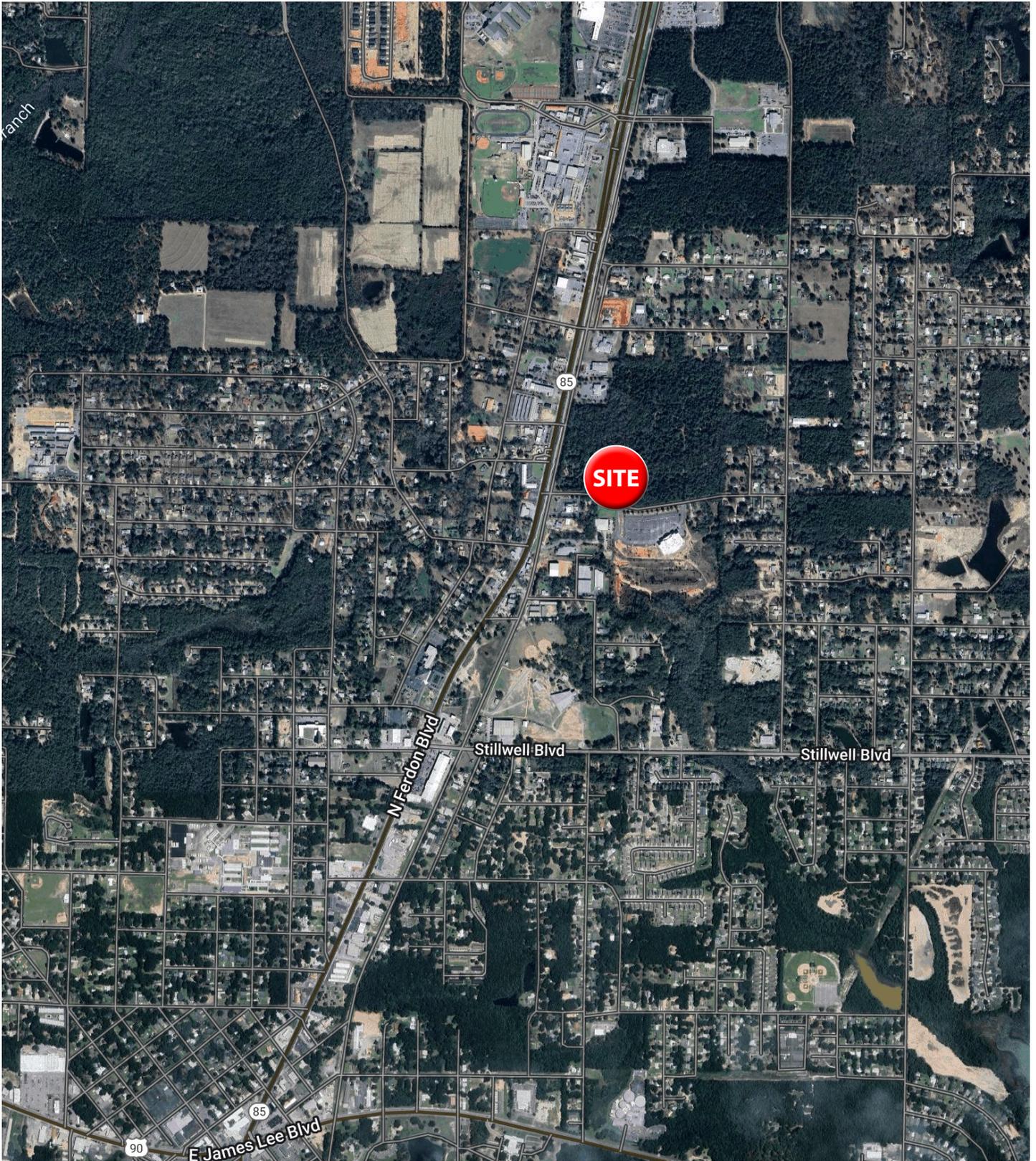
# 5 MILE HARDWARE MAP



# 5 MILE DRUG STORE MAP



# FERDON BLVD RETAIL AERIAL



# 5 MILE FAST FOOD MAP



# SITE PLAT

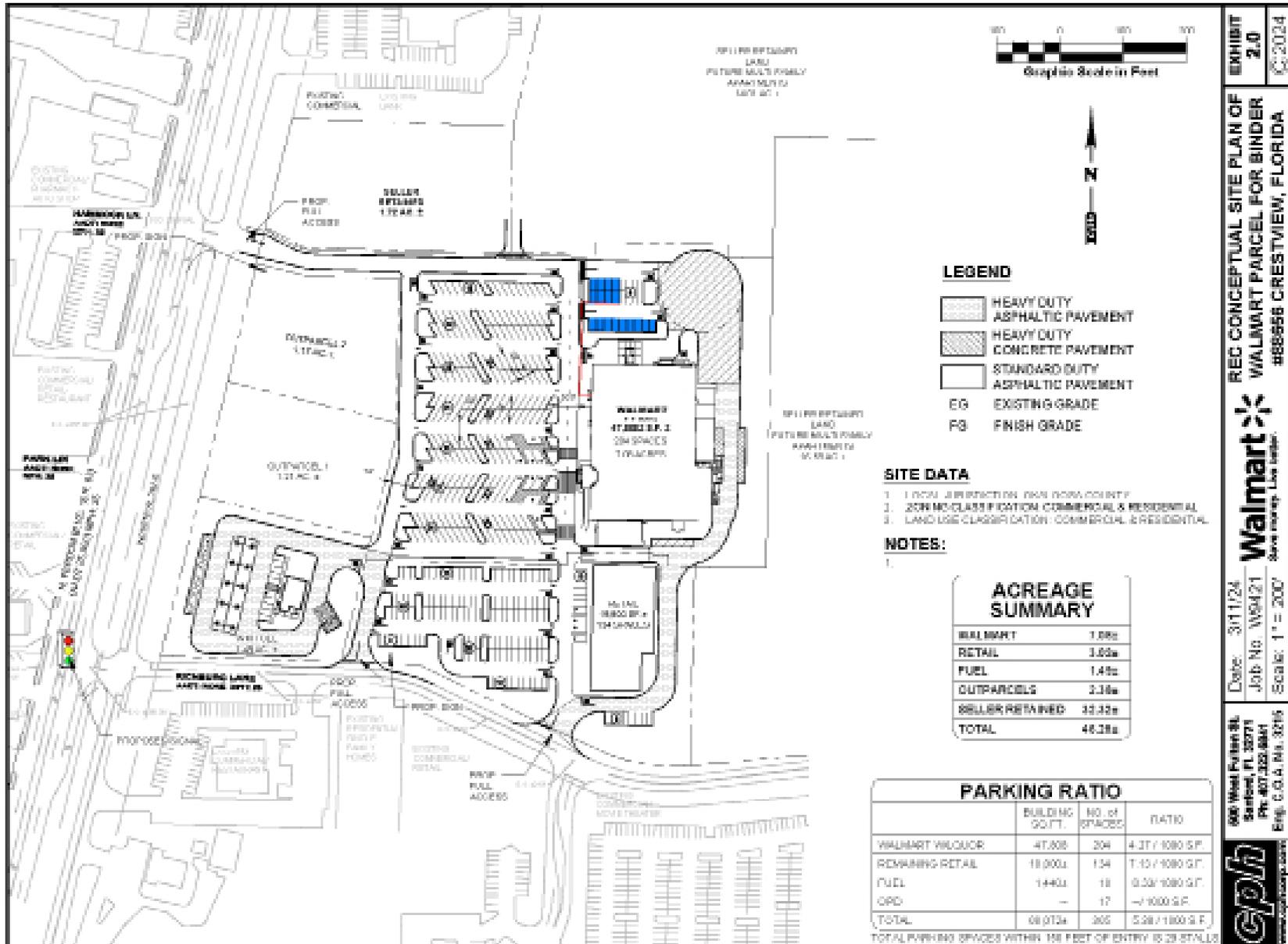


EXHIBIT 2.0  
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REC CONCEPTUAL SITE PLAN OF  
WALMART PARCEL FOR BINDER  
#88-556 CRESTVIEW, FLORIDA

**Walmart**  
Save money. Live better.

Date: 3/1/24  
Job No: W9421  
Scale: 1" = 200'

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