

FOR SALE 5.18 +/- ACRES
FULTON COUNTY, GEORGIA
HWY 92 & BUTNER RD, CITY OF SOUTH FULTON



Le Jardin

Hwy 92

Hampton Oaks

Cooks Landing

St. Martins Landing

Twin Lakes

Retreat at Sierra Estates

HIGHWAY 92

Demooney Rd

JONES ROAD

Lexington Park

Berkshire Place

Town Creek at Cedar Grove

Jones Crossing

Chestnut Ridge

92

Langston Hughes High School

Renaissance Middle School

PARKWAY VILLAGE

Publix SUBWAY ZAXBY'S McDonald's metro PCS

Renaissance Elementary

Parkway West Commerce Center

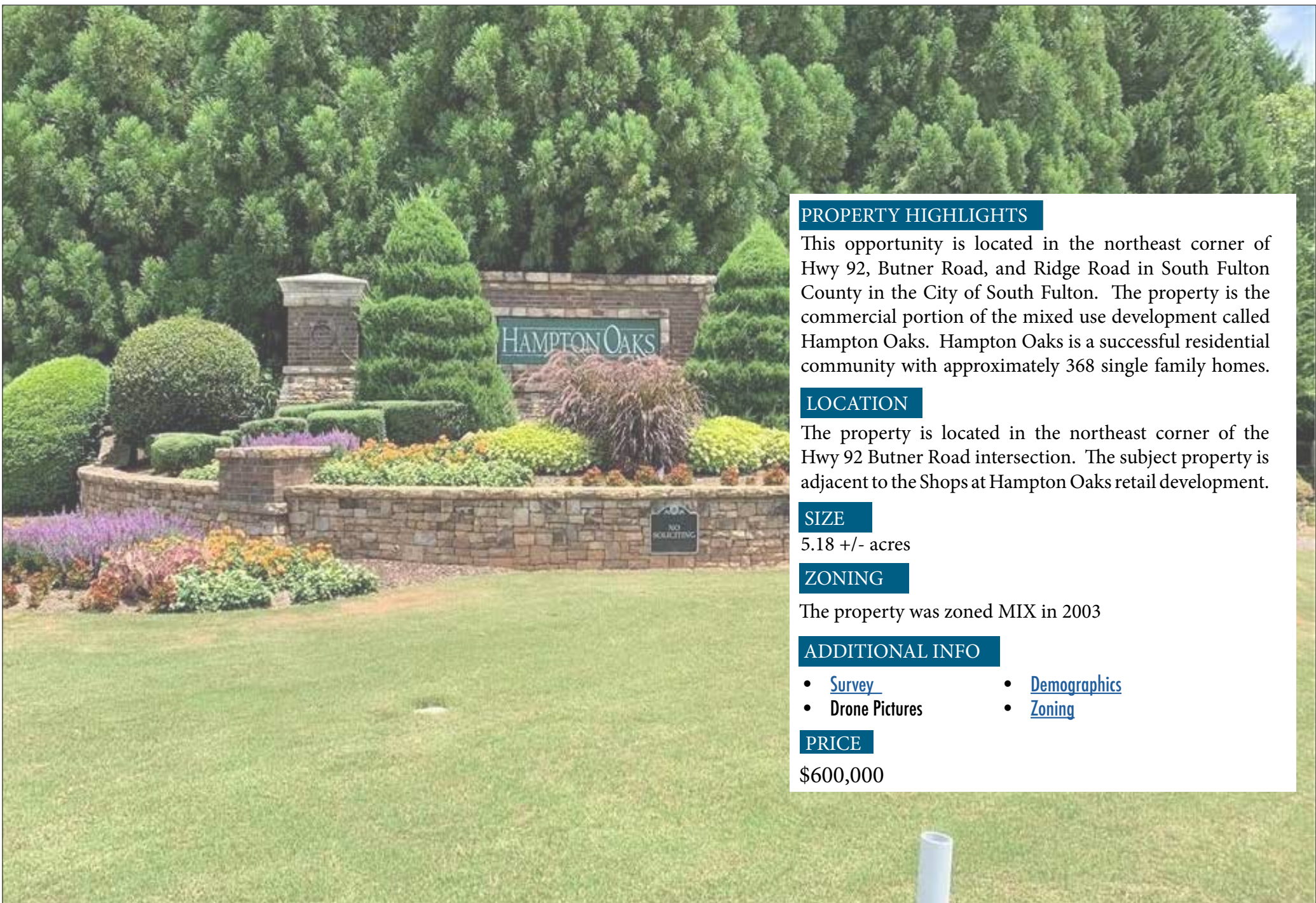
Arcadia at Parkway Village Apartments

South Wind

Cedar Grove Village

SOUTH FULTON PKWY

South Wind Golf Course



PROPERTY HIGHLIGHTS

This opportunity is located in the northeast corner of Hwy 92, Butner Road, and Ridge Road in South Fulton County in the City of South Fulton. The property is the commercial portion of the mixed use development called Hampton Oaks. Hampton Oaks is a successful residential community with approximately 368 single family homes.

LOCATION

The property is located in the northeast corner of the Hwy 92 Butner Road intersection. The subject property is adjacent to the Shops at Hampton Oaks retail development.

SIZE

5.18 +/- acres

ZONING

The property was zoned MIX in 2003

ADDITIONAL INFO

- [Survey](#)
- [Demographics](#)
- [Drone Pictures](#)
- [Zoning](#)

PRICE

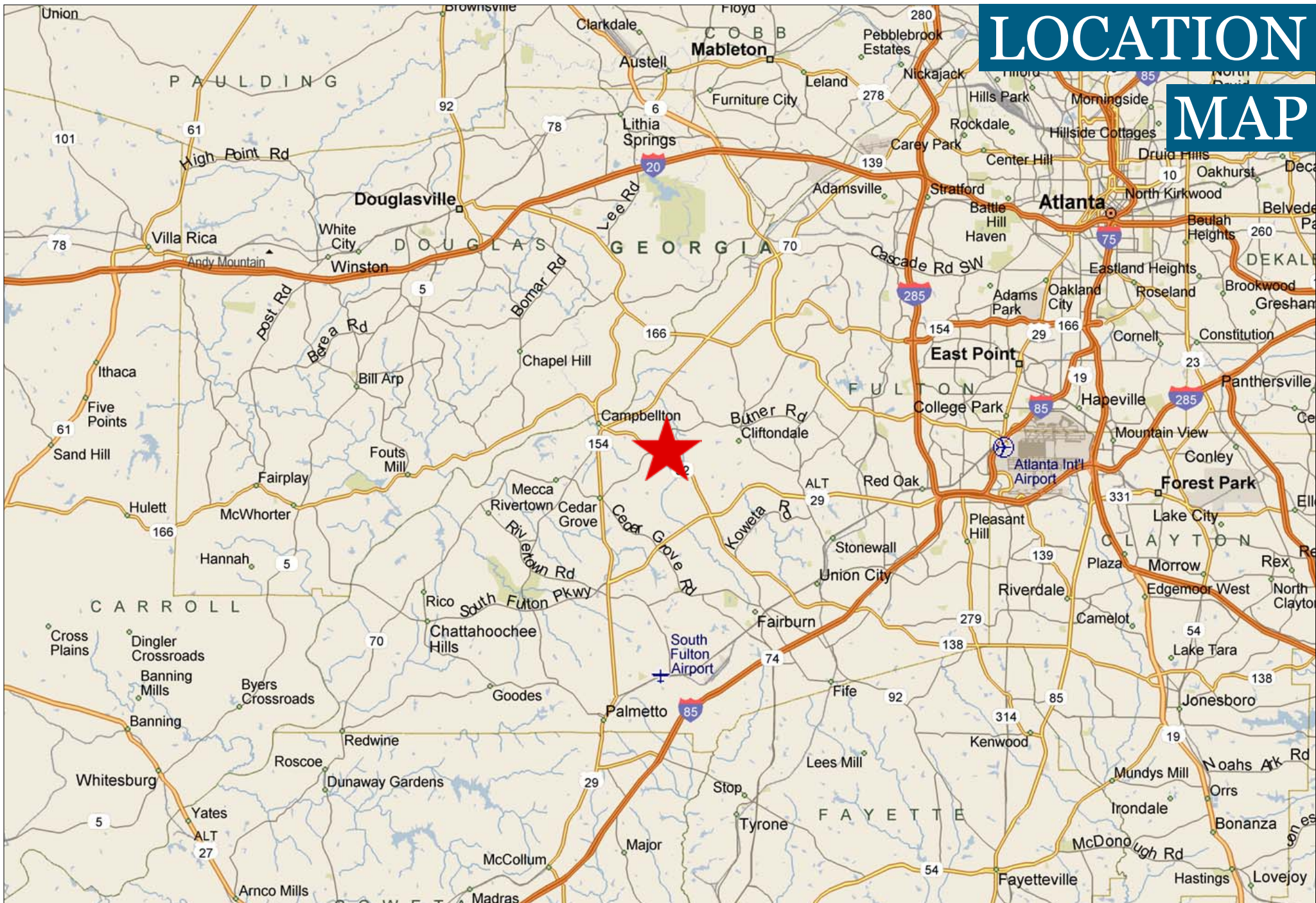
\$600,000

MAJOR & ARROLL, LLC
91 W. Wieuca Rd. Bldg B, Suite 100
Atlanta, GA 30342

Barry Major
404.845.0056
bmajor@majorandarroll.com

Rich Arroll
404.403.6523
rarroll@majorandarroll.com

LOCATION MAP

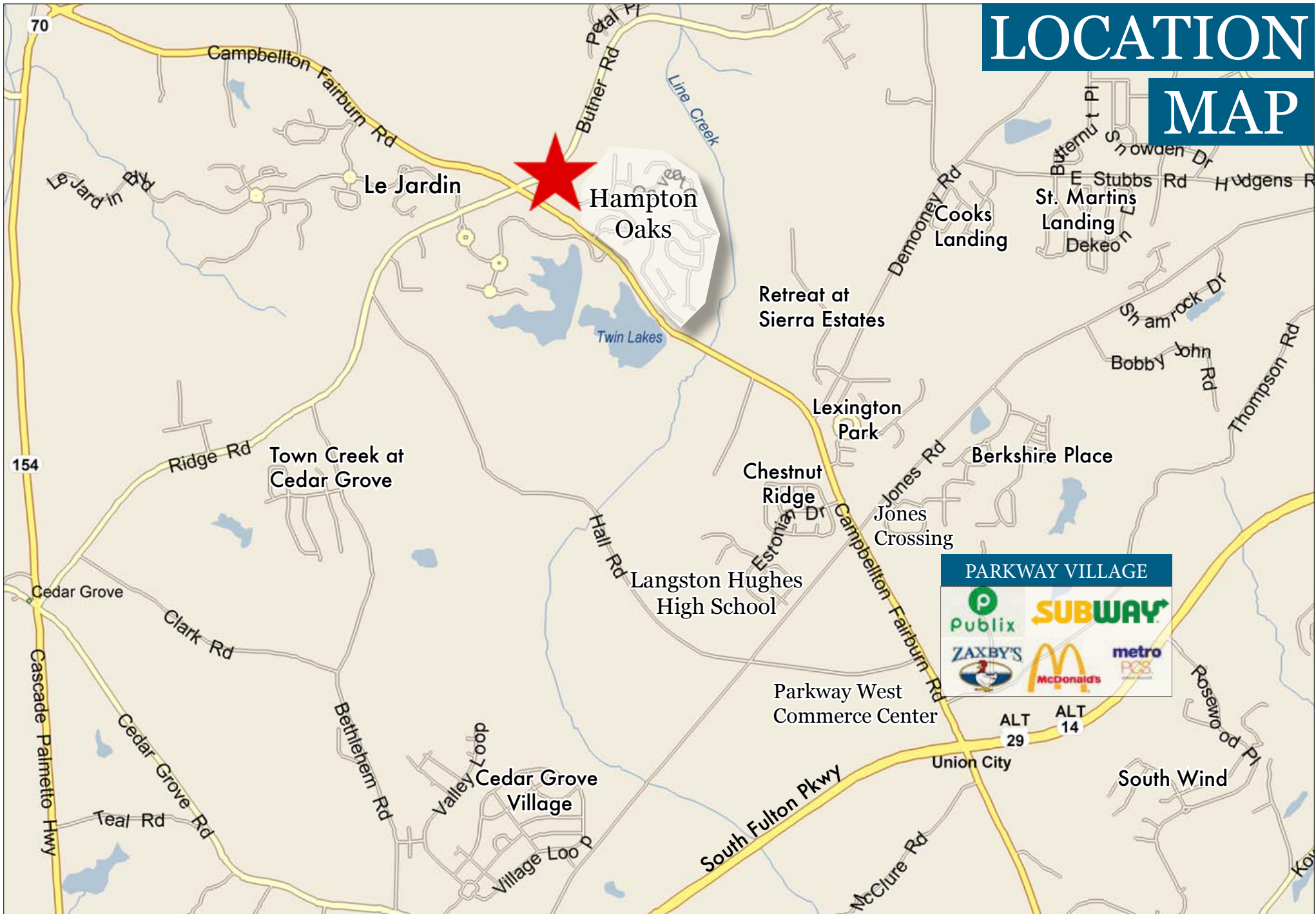


MAJOR & ARROLL, LLC
91 W. Wieuca Rd. Bldg B, Suite 100
Atlanta, GA 30342

Barry Major
404.845.0056
bmajor@majorandarroll.com

Rich Arroll
404.403.6523
rarroll@majorandarroll.com

LOCATION MAP



MAJOR & ARROLL, LLC
91 W. Wieuca Rd. Bldg B, Suite 100
Atlanta, GA 30342

Barry Major
404.845.0056
bmajor@majorandarroll.com

Rich Arroll
404.403.6523
rarroll@majorandarroll.com

AERIAL MAP



MAJOR & ARROLL, LLC
91 W. Wieuca Rd. Bldg B, Suite 100
Atlanta, GA 30342

Barry Major
404.845.0056
bmajor@majorandarroll.com

Rich Arroll
404.403.6523
rarroll@majorandarroll.com



MAJOR & ARROLL, LLC
91 W. Wieuca Rd. Bldg B, Suite 100
Atlanta, GA 30342

Barry Major
404.845.0056
bmajor@majorandarroll.com

Rich Arroll
404.403.6523
rarroll@majorandarroll.com

COUNTY WASTEWATER-WATER NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS, LATEST COPY.
2. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION, IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREAS.
3. AS-BUILTS AND MAINTENANCE BONDS ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE.
4. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
5. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS.
6. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN A.S.T.M. C-828-90 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
7. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS AT (404) 730-7400 FOR FURTHER INFORMATION.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
9. NOTIFY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.
10. FOR ALL PROJECTS UTILIZING INDIVIDUAL ON-SITE WASTE WATER SYSTEMS, DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY HEALTH DEPARTMENT REG'S.
11. 8" OR LARGER PIPE LINES SHALL BE TV INSPECTED. A VHS TAPE AND WRITTEN INSPECTION LOG, CERTIFIED BY A GEORGIA REGISTERED ENGINEER, SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
12. MAXIMUM DISTANCE BETWEEN MANHOLES IS 400 FEET.
13. USF 7635 BOX REQUIRED FOR CLEANOUTS IN PAVED AREA.
14. CONNECTION OF BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 90% OF THE PROCTOR DENSITY. BACKFILL MATERIALS SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" POST WITH MIN. 4" ABOVE GROUND. THE TOP 1 FT. SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 709 & 711 (NEW NUMBERS).
16. ALL REQUIRED OFF-SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO L.D.P. PERMITTING. ALL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS SHALL BE DEDICATED TO FULTON COUNTY AS PART OF THE AS-BUILT APPROVAL.
17. FOR PVC WASTEWATER PIPES: PIPE SHALL BE A.S.T.M. 3034, SDR 35 IN 12.5 FT. LAYING LENGTHS, WITH ELASTOMERIC SEALED JOINTS PER A.S.T.M. 3212. PIPE BEDDING SHALL BE #57 SHARP, ANGULAR CRUSHED STONE. BEDDING SHALL EXTEND A MIN. OF 4" BELOW THE PIPE, AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLOW SHOVEL." THE WIDTH OF THE DITCH AT THE TOP OF PIPE IS MAX. 3 FT. INITIAL BACKFILL AFTER BEDDING COMPLETE WITH BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT OF 6" ABOVE TOP OF PIPE; OTHERWISE, INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE TOP OF PIPE. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYE'S AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE, AS RECOMMENDED BY PIPE MFG. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 6 MONTHS AFTER THE INSTALLATION, BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME, DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.

SITE UTILITY NOTES

1. CONCRETE ANCHOR COLLARS SHALL BE PROVIDED ON STORM AND WASTEWATER LINES WHOSE SLOPE EXCEEDS 30%; SEE DETAIL #1 ON SHEET C-10.
2. EXISTING UTILITIES TO BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW PIPES. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
3. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
4. CONTRACTOR IS TO COORDINATE THE INSTALLATION OF GAS LINES WITH THE LOCAL GAS COMPANY. CONTRACTOR, IN CONJUNCTION WITH THE GAS COMPANY, SHALL DETERMINE THE AMOUNT OF LINE HE IS TO PROVIDE OUTSIDE OF THE GAS COMPANY'S ALLOWANCE.
5. THRUST BLOCKS SHALL BE LOCATED AT ALL WATER PIPE VALVES, VERTICAL BENDS, ELBOWS AND TEES, AND HORIZONTAL ELBOWS AND TEES; SEE DETAIL #5 ON SHEET C-8.
6. FIRE HYDRANTS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. BULLETIN #24, SECTION 96, PARAGRAPHS 9605, 9608, AND TABLE 9605. HYDRANTS SHALL CONFORM TO A.W.W.A. CS22, AT 150 PSI WORKING PRESSURE.
7. SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS WHERE THE SANITARY LINE CROSSES ABOVE OR BELOW A STORM SEWER LINE.
8. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE, WITHIN 10 FEET OF THE POINT OF CROSSING, SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET OF EITHER SIDE OF THE CROSSING. MINIMUM BURY DEPTH OF WATER LINES SHALL MEET FULTON COUNTY STANDARDS. MAINTAIN A 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
9. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
10. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL CONSTRUCTION DEBRIS AND SILT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OF EXISTING UTILITIES, SUCH AS POWER POLES AND TELEPHONE POLES, AND THE COORDINATION OF SUCH WITH THE PROPER UTILITY OWNERS.
12. THIS PROJECT TO BE SERVED BY PUBLIC GRAVITY SEWER. ALL SEWERS TO BE GRAVITY FED, UNLESS SPECIFICALLY APPROVED BY THE FULTON COUNTY DEPT. OF PUBLIC WORKS. WATER SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA WATER DEPARTMENT.
13. PROPOSED LAND USE: DRUGSTORE, RETAIL SHOPS, SMALL OFFICES, BANK, & CHILD DAYCARE CENTER. ESTIMATED GROSS AREA = 65,125 S.F. (MAX. ALLOWED PER ZONING COND. = 80,000 S.F.)
 DRUGSTORE (13,225 S.F.) @ 0.1 GPD / S.F. = 1,323 GPD
 RETAIL SHOPS (21,000 S.F.) @ 0.1 GPD / S.F. = 2,100 GPD
 BANK (5,000 S.F.) @ 0.1 GPD / S.F. = 500 GPD
 OFFICES / RETAIL SHOPS (15,000 S.F.) @ 0.1 GPD / S.F. = 1,500 S.F.
 DAYCARE (110+ PERSONS) @ 20 GPD / PERSON = 2,200 GPD
 ESTIMATED PROPERTY REQUIREMENT = 7,623 GALLONS PER DAY
14. ALL FIRING LINES SHALL BE 8" OR MORE. FIRE DEPARTMENT CONNECTIONS SHALL BE FREE-STANDING, 40 FT. AWAY FROM FUTURE BUILDINGS, AND FROM 50-100 FT. FROM FIRE HYDRANT, AND SHALL BE LOCATED ON THE STREET SIDE OF FUTURE BUILDINGS (MARKED) ADDRESS SIDE.

MATERIAL NOTES

1. SANITARY SEWER LINES SHALL BE AS FOLLOWS:
 DUCTILE IRON PIPE (DIP): PER A.N.S.I. A-21.51, OR A.W.W.A. C-151;
 POLYVINYL CHLORIDE PIPE (PVC): SDR 35 PER A.S.T.M. 3034. SEE ADDITIONAL NOTES PERTAINING TO PVC PIPES IN "COUNTY NOTES".
2. WATER LINES SMALLER THAN 6" SHALL BE AS FOLLOWS:
 POLYVINYL CHLORIDE PIPE (PVC): 200 PSI, PER A.S.T.M. D1784 AND D2241, OR
 COPPER TUBE: TYPE "K" (SOFT), PER A.N.S.I. B12.22
3. WATER LINES LARGER THAN 6" SHALL BE AS FOLLOWS:
 DUCTILE IRON PIPE (DIP): PER A.N.S.I. 21.51, OR A.W.W.A. C-151.
4. PRE-CAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
5. ALL CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
6. DUCTILE IRON PIPE REQUIRED FOR LINES UNDER LESS THAN 4 FT. OF COVER, WHEN CROSSING OVER STORM SEWER, CROSSING UNDER 1 FT. OF STORM WATER LINES, AND IN FILL AREAS (SEE PROFILES ON C-10).
7. DEVELOPMENT OF THE INDIVIDUAL OUTPARCELS WILL REQUIRE SEPARATE SUBMITTAL FOR LAND DISTRIBUTION PERMITS INCLUDING FULTON COUNTY PUBLIC WORKS APPROVAL FOR DRAINAGE TRAPS, OIL INTERCEPTORS, DUMPSTER DRAIN CONNECTION TO MANHOLES, ETC. (CONTACT PAUL GALBREATH AT (770) 840-3081 EXT. 119).

UTILITY / GOVERNMENT CONTACTS

PLANNING AND ZONING:
 FULTON COUNTY ENVIRONMENT & COMMUNITY DEVELOPMENT
 141 PRYOR STREET
 ATLANTA, GA 30303
 PH. (404) 730-8022

BUILDINGS & INSPECTIONS:
 FULTON COUNTY ENVIRONMENT & COMMUNITY DEVELOPMENT
 SOUTH FULTON OFFICE
 5800 STONEWALL TELL ROAD
 COLLEGE PARK, GA 30349
 PH. (404) 730-5855

SANITARY SEWER:
 FULTON CO. DEPT. OF PUBLIC WORKS
 141 PRYOR STREET
 ATLANTA, GA 30303
 PH. (404) 730-7501

WATER:
 CITY OF ATLANTA WATER DEPT.
 651 14TH STREET
 ATLANTA, GA 30318
 PH. (404) 235-2085
 CONTACT: ERIC GLOVER

CABLE/INTERNET:
 COMCAST COMMUNICATIONS
 PH. (404) 266-4888

NATURAL GAS:
 ATLANTA GAS LIGHT COMPANY
 COMMERCIAL ACCOUNTS DEPT.
 PH. (678) 878-5012
 CONTACT: MS. GLORIA DANIELS

DRIVE CUT (STATE ROUTE 92):
 GEORGIA D.O.T. DISTRICT 7
 5025 NEW PEACHTREE ROAD
 CHAMBLEE, GA 30341
 PH. (404) 463-4635
 CONTACT: BRYANT POOLE

ELECTRICITY:
 GREYSTONE POWER CORP.
 4040 BANHEAD HWY.
 DOUGLASVILLE, GA 30134
 PH. (770) 842-6576
 CONTACT: CHARLES MCKINLEY

TELEPHONE:
 A T & T COMMUNICATIONS
 PH. 1-866-620-6000

UTILITY SYMBOLS LEGEND

— S.S. —	PROPOSED SAN. SEWER	— EX —	EX. SAN. SEWER (TO REMAIN)
— EX —	EX. SAN. SEWER (TO BE REMOVED)	— W —	PROPOSED WATER
— W —	PROPOSED WATER	— EX —	EX. WATER (TO REMAIN)
— EX —	EX. WATER (TO BE REMOVED)	MH	MANHOLE
— MH —	MANHOLE	□	ELECTRICAL CONDUIT
— CO —	CLEAN OUT	□	NATURAL GAS LOCATION

FIRE FLOW DATA

STATIC PRESSURE = 138 P.S.I.
 RESIDUAL PRESSURE = 120 P.S.I.
 FLOW = 1,695 GPM

TEST ON 6-21-07.
 HYDRANT @ SR 92 & BUTNER ROAD, 12" WATER MAIN.

NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
 24-HOUR CONTACT FOR TESTING BEGINNING CONSTR. CO. (404) 792-1911

IF YOU DIG GEORGIA... CALL US FIRST!
 1-800-282-7411
 770-623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

Robertson Loia Roof ARCHITECTS & ENGINEERS
 3480 Preston Ridge Road - Suite 275 - Alpharetta, Georgia 30005
 770-874-2800 - Fax 878-319-0745



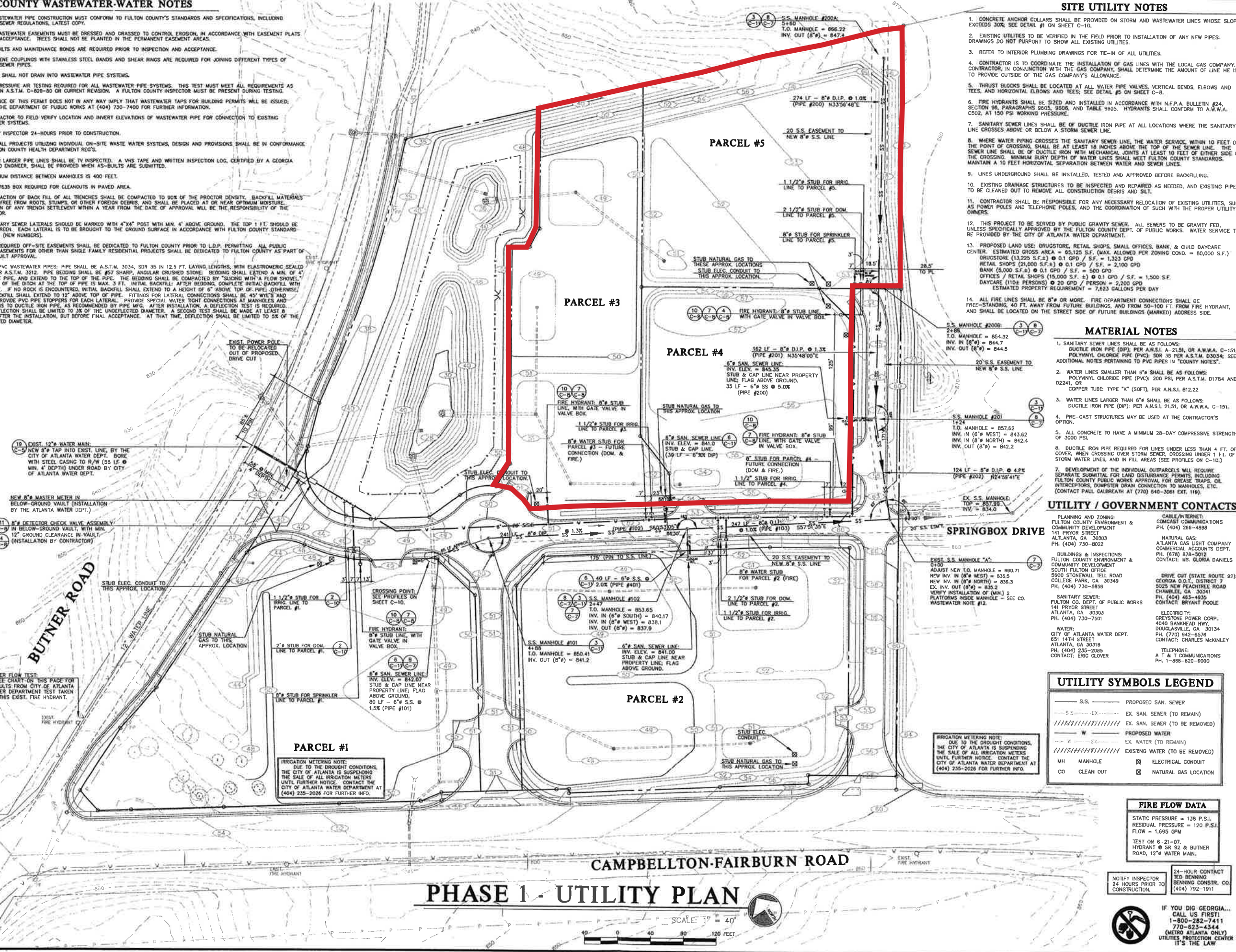
THE SHOPS at HAMPTON OAKS
 CAMBERLIN-FAIRBURN ROAD @ BUTNER ROAD, LAND LOT 14, 9TH C DISTRICT, FULTON COUNTY, GEORGIA

EQUITY ONE REALTY
 1275 POWERS FERRY ROAD, #100, MARIETTA, GA 770-855-4408

REVISIONS
 SHOW RECORDED SANITARY SEWER EASEMENT 11-13-08
 INSPECTOR COMMENTS 11-25-08

AS-BUILT (07-047 LP) PHASE 1: UTILITY PLAN
 SCALE: 1" = 40'

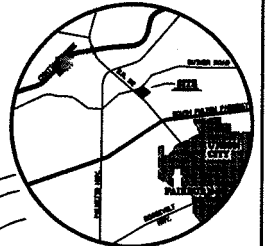
AB2



PHASE 1 - UTILITY PLAN

SCALE: 1" = 40'
 0 40 80 120 FEET

DATE: OCTOBER 23, 2007
 PROJECT NUMBER: 06-259
 SHEET NUMBER: AB2



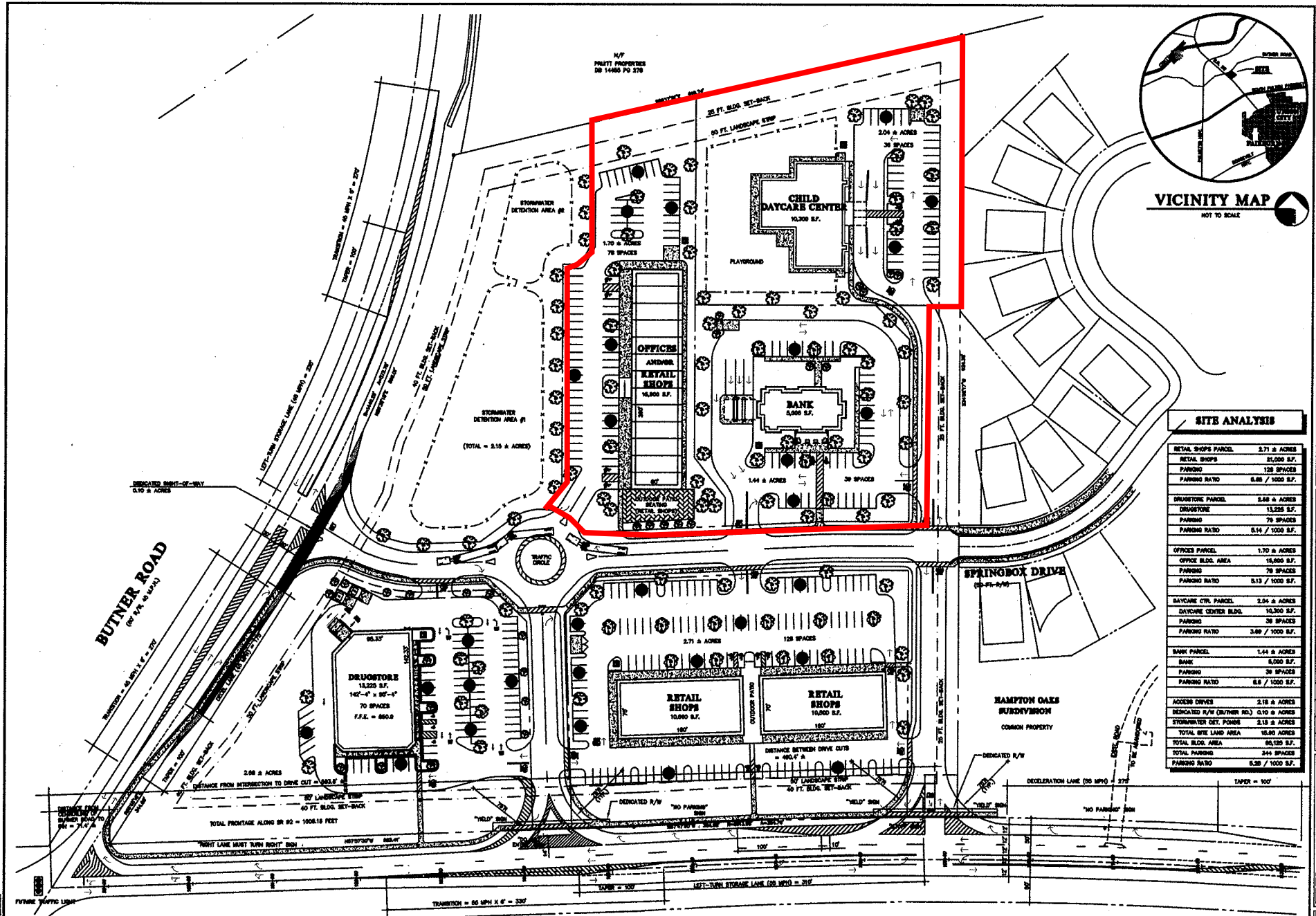
VICINITY MAP
NOT TO SCALE

Robertson Lois Roof
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road • Suite 275 • Alpharetta, Georgia 30005
770.424.0000 • Fax 770.424.0275

THE SHOPS @ HAMPTON OAKS
LAND LOT 14, TR 10 SUBDIVISION, FALCON COUNTY, GEORGIA
ROBERTSON ONE REALTY
MARIETTA, GEORGIA

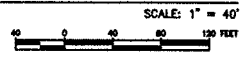
SITE ANALYSIS

RETAIL SHOPS PARCEL	2.71 ± ACRES
RETAIL SHOPS	24,000 S.F.
PARKING	128 SPACES
PARKING RATIO	4.68 / 1000 S.F.
DRUGSTORE PARCEL	2.88 ± ACRES
DRUGSTORE	13,220 S.F.
PARKING	70 SPACES
PARKING RATIO	2.44 / 1000 S.F.
OFFICES PARCEL	1.70 ± ACRES
OFFICE BLDG. AREA	16,800 S.F.
PARKING	78 SPACES
PARKING RATIO	4.57 / 1000 S.F.
DAYCARE CTR. PARCEL	2.24 ± ACRES
DAYCARE CENTER BLDG.	10,300 S.F.
PARKING	38 SPACES
PARKING RATIO	3.49 / 1000 S.F.
BANK PARCEL	1.44 ± ACRES
BANK	6,000 S.F.
PARKING	38 SPACES
PARKING RATIO	2.64 / 1000 S.F.
ACCESS DRIVES	2.18 ± ACRES
DESIGNED R/W (BUTNER RD.)	0.10 ± ACRES
STORMWATER DET. POND	2.15 ± ACRES
TOTAL SITE LAND AREA	15.80 ACRES
TOTAL BLDG. AREA	60,120 S.F.
TOTAL PARKING	344 SPACES
PARKING RATIO	3.87 / 1000 S.F.



PRELIMINARY SITE PLAN

CAMPBELLTON-FAIRBURN ROAD
(STATE ROUTE 82) (100' R/W, 30' M.P.A.)



GENERAL NOTES

- PROPERTY LINES TAKEN FROM A BOUNDARY SURVEY FOR "THE SHOPS @ HAMPTON OAKS" BY FORT, BUCKLEY, SOYAK AND GIBSON, INC. (DATE: 08/11/2008). ACCESS EASEMENT, DATED OCTOBER 19, 2006, LAST REVISED OCTOBER 13, 2008.
- BUILDING SET-BACKS AND LANDSCAPE BUFFERS SHOWN ARE APPROXIMATE, BASED UPON ZONING OF "R-10" FOR THE PROPERTY, AND THE DEVELOPER'S OVERLAY DISTRICT.

PRELIMINARY SITE PLAN
SHEET 1 OF 2

DATE: FEBRUARY 6, 2007
PROJECT NUMBER: 08-208
SHEET NUMBER: CPs-8



Market Profile

Hampton Oaks
 7580 Springbox Rd Fairburn GA 30213
 Rings: 1, 3, 5 mile radii

Latitude: 33.6399
 Longitude: -84.6360

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	201	2,905	13,758
2010 Total Population	1,166	13,431	45,117
2019 Total Population	2,311	17,901	56,066
2019 Group Quarters	16	69	210
2024 Total Population	2,595	19,936	61,716
2019-2024 Annual Rate	2.35%	2.18%	1.94%
2019 Total Daytime Population	1,499	11,918	37,966
Workers	276	2,010	8,607
Residents	1,223	9,908	29,359
Household Summary			
2000 Households	76	1,064	4,875
2000 Average Household Size	2.54	2.68	2.79
2010 Households	400	4,617	15,778
2010 Average Household Size	2.89	2.90	2.85
2019 Households	729	6,027	19,463
2019 Average Household Size	3.15	2.96	2.87
2024 Households	813	6,670	21,389
2024 Average Household Size	3.17	2.98	2.88
2019-2024 Annual Rate	2.21%	2.05%	1.91%
2010 Families	295	3,420	11,704
2010 Average Family Size	3.37	3.38	3.32
2019 Families	537	4,462	14,355
2019 Average Family Size	3.68	3.45	3.36
2024 Families	600	4,944	15,774
2024 Average Family Size	3.71	3.47	3.37
2019-2024 Annual Rate	2.24%	2.07%	1.90%
Housing Unit Summary			
2000 Housing Units	80	1,115	5,051
Owner Occupied Housing Units	66.2%	79.2%	81.7%
Renter Occupied Housing Units	27.5%	16.2%	14.8%
Vacant Housing Units	6.2%	4.6%	3.5%
2010 Housing Units	437	5,083	17,359
Owner Occupied Housing Units	75.1%	71.8%	75.5%
Renter Occupied Housing Units	16.5%	19.1%	15.4%
Vacant Housing Units	8.5%	9.2%	9.1%
2019 Housing Units	751	6,319	20,476
Owner Occupied Housing Units	83.5%	76.0%	80.3%
Renter Occupied Housing Units	13.6%	19.4%	14.8%
Vacant Housing Units	2.9%	4.6%	4.9%
2024 Housing Units	832	6,955	22,421
Owner Occupied Housing Units	85.5%	78.6%	81.9%
Renter Occupied Housing Units	12.3%	17.3%	13.5%
Vacant Housing Units	2.3%	4.1%	4.6%
Median Household Income			
2019	\$78,419	\$70,156	\$70,864
2024	\$90,517	\$84,026	\$82,567
Median Home Value			
2019	\$248,355	\$239,325	\$222,597
2024	\$313,615	\$285,874	\$259,864
Per Capita Income			
2019	\$30,584	\$28,735	\$30,181
2024	\$36,032	\$33,641	\$35,360
Median Age			
2010	34.0	32.3	33.3
2019	35.1	33.2	34.5
2024	35.5	32.7	33.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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

March 18, 2020

NON - ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Major & Arroll Commercial Real Estate and should not be made available to any other person or entity without the written consent of Major & Arroll. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Major & Arroll has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Major & Arroll has not verified, and will not verify, any of the information contained herein, nor has Major & Arroll conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

PLEASE CONTACT BARRY MAJOR OR RICH ARROLL FOR MORE DETAILS.