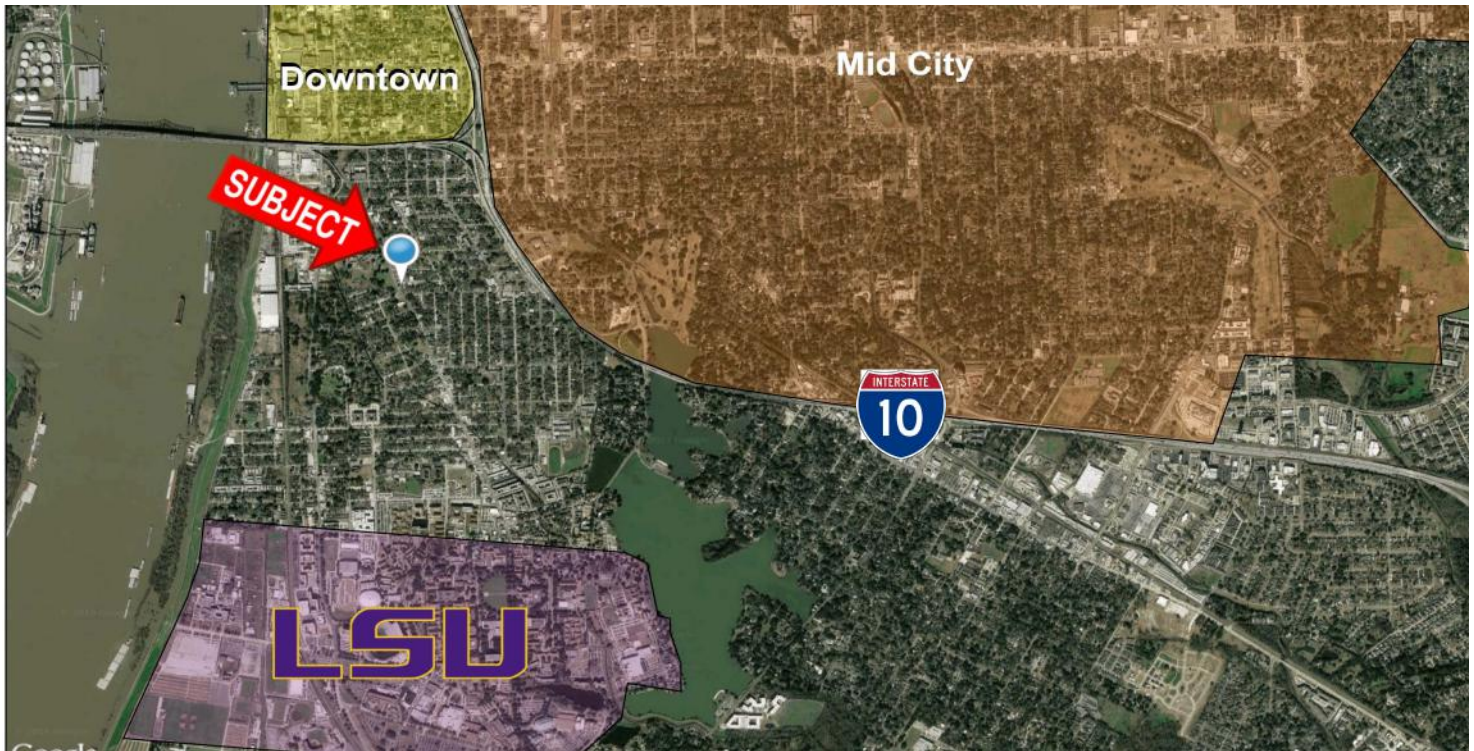


# PERFECT QSR OR RETAIL SITE

1769 HIGHLAND RD, BATON ROUGE, LA 70802

**0.30 ACRES AVAILABLE**



## OFFERING SUMMARY

|                    |                    |
|--------------------|--------------------|
| <b>Sale Price:</b> | <b>\$129,000</b>   |
| <b>Lot Size:</b>   | <b>0.30 Acres</b>  |
| <b>Zoning:</b>     | <b>C-2</b>         |
| <b>Market:</b>     | <b>Baton Rouge</b> |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,165    | 26,426   | 52,976   |
| Total Population  | 10,279   | 66,781   | 135,431  |
| Average HH Income | \$33,480 | \$53,085 | \$56,882 |

## PROPERTY HIGHLIGHTS

- Perfect QSR or Retail Site for Commercial Development near LSU and Downtown
- Can accommodate Proposed New Construction up to 4,000 SF Shopping Center or Drive-thru QSR or Office
- Located between Downtown Baton Rouge and LSU near Tin Roof Brewery, River House, Nicholson Gateway, and the Water Campus
- Landlord can provide Build-to-suit
- Perfect location for Single or Multi-tenant Development Project
- Zoned C-2
- Corner Lot
- Great Access and Visibility
- Owner will also consider a Land Lease

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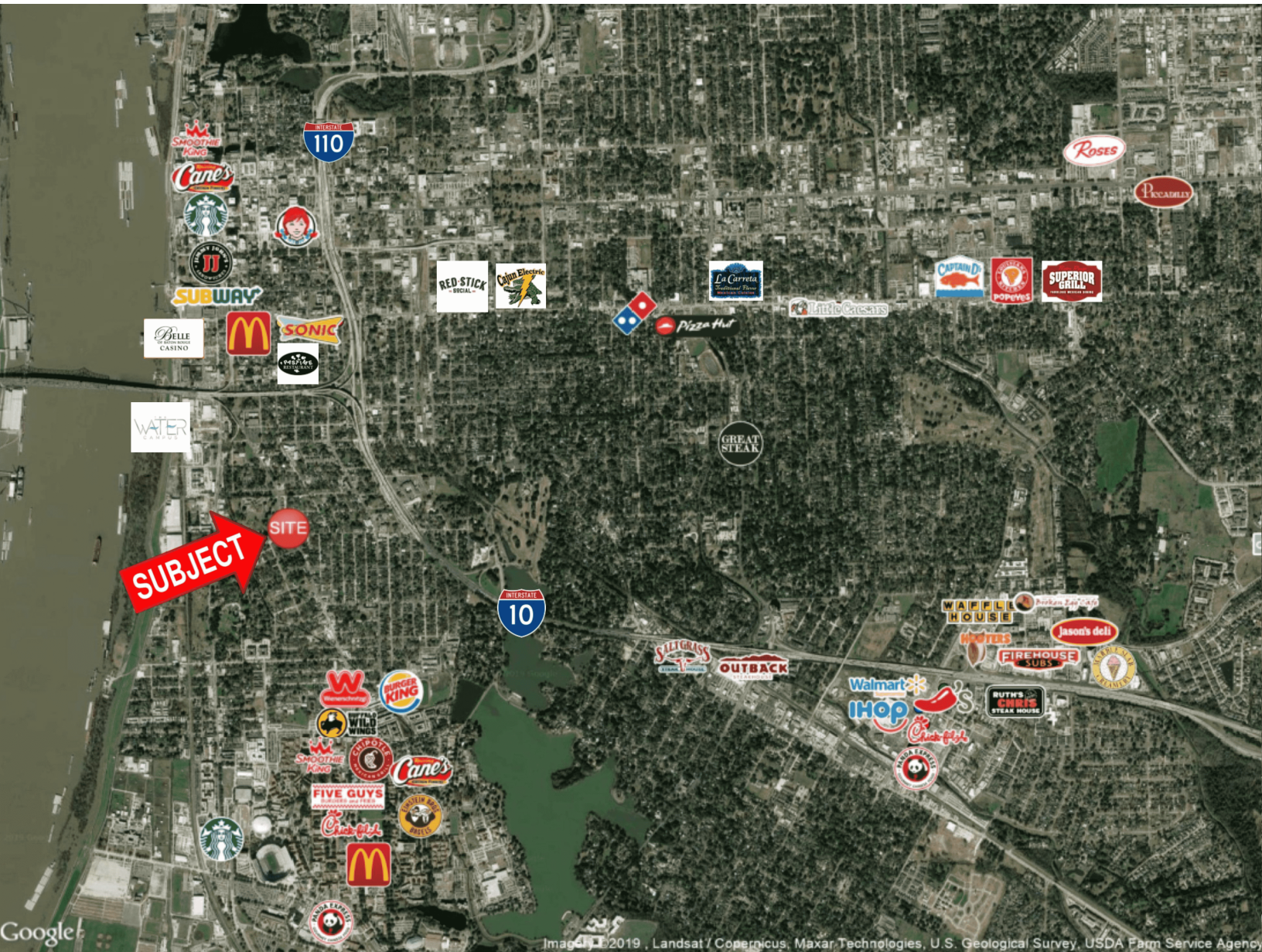
VACANT LAND FOR SALE

## PERFECT QSR OR RETAIL SITE

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### AREA RETAILERS



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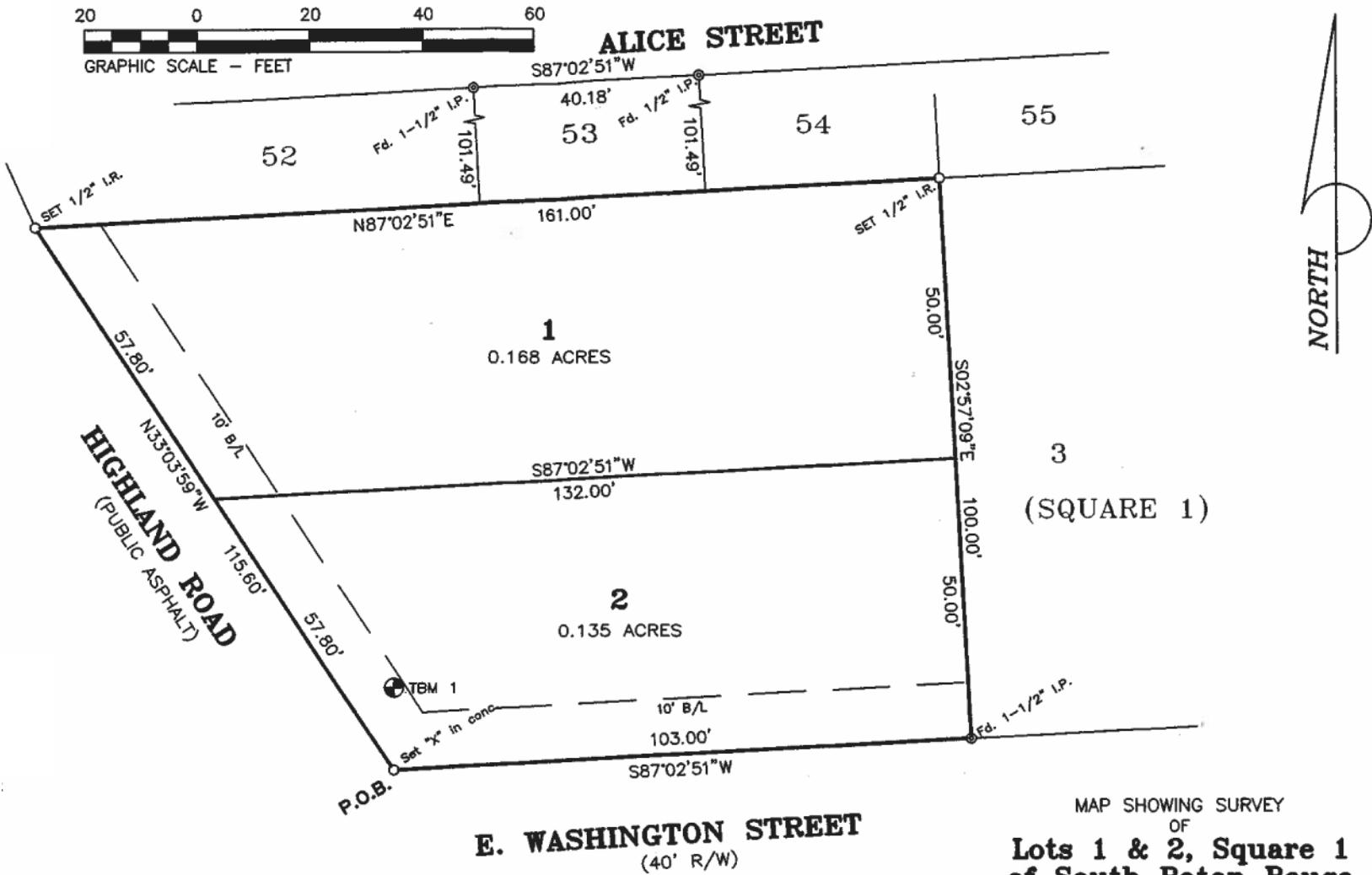
VACANT LAND FOR SALE

## PERFECT QSR OR RETAIL SITE

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### SURVEY



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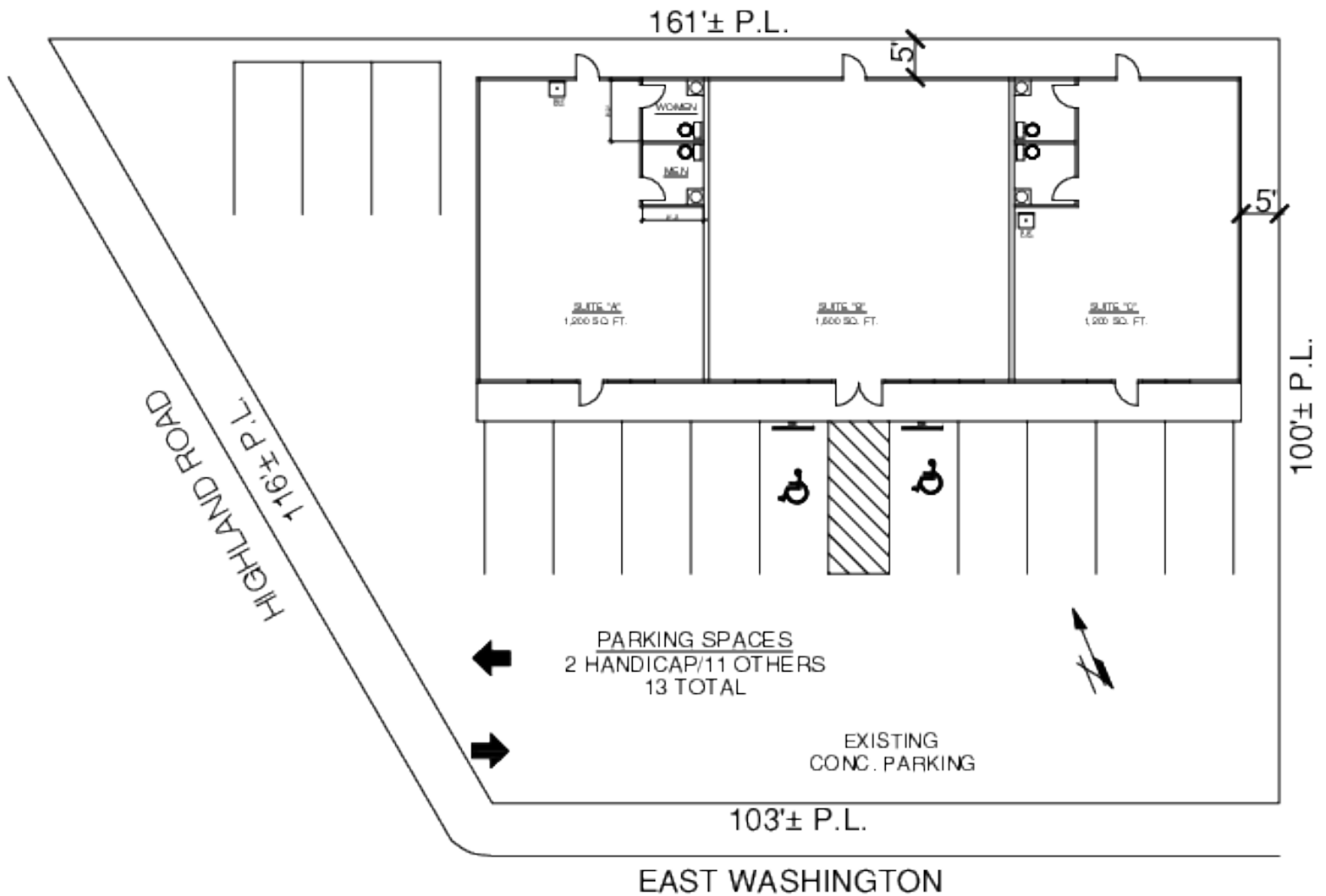
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## PERFECT QSR OR RETAIL SITE

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### SAMPLE LAYOUT - POTENTIAL SITE PLAN



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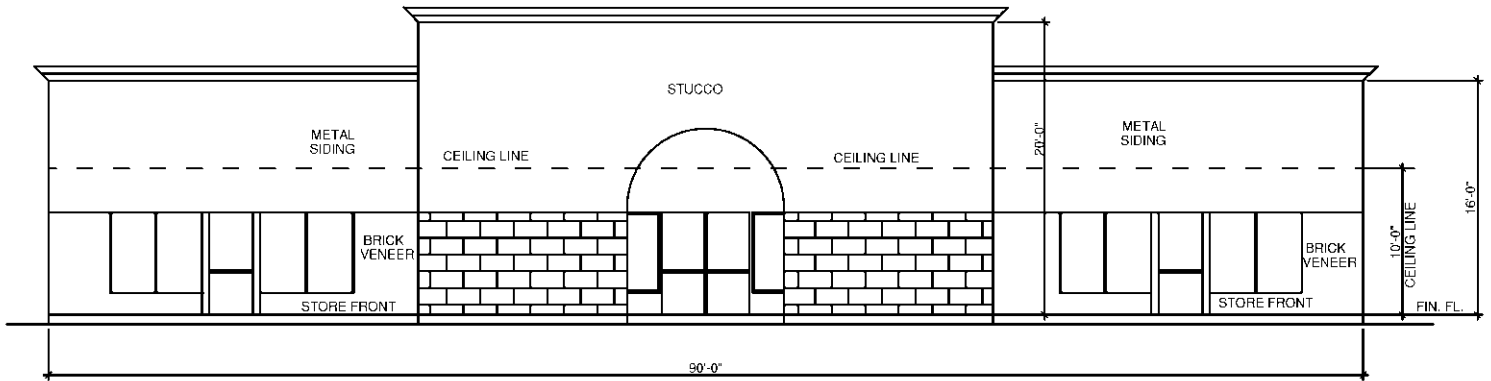
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## PERFECT QSR OR RETAIL SITE

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### SAMPLE BUILDING - 4,000 SF



NEW FRONT ELEVATION

NOTE

ALL DIMENISON ARE/MAY BE ±

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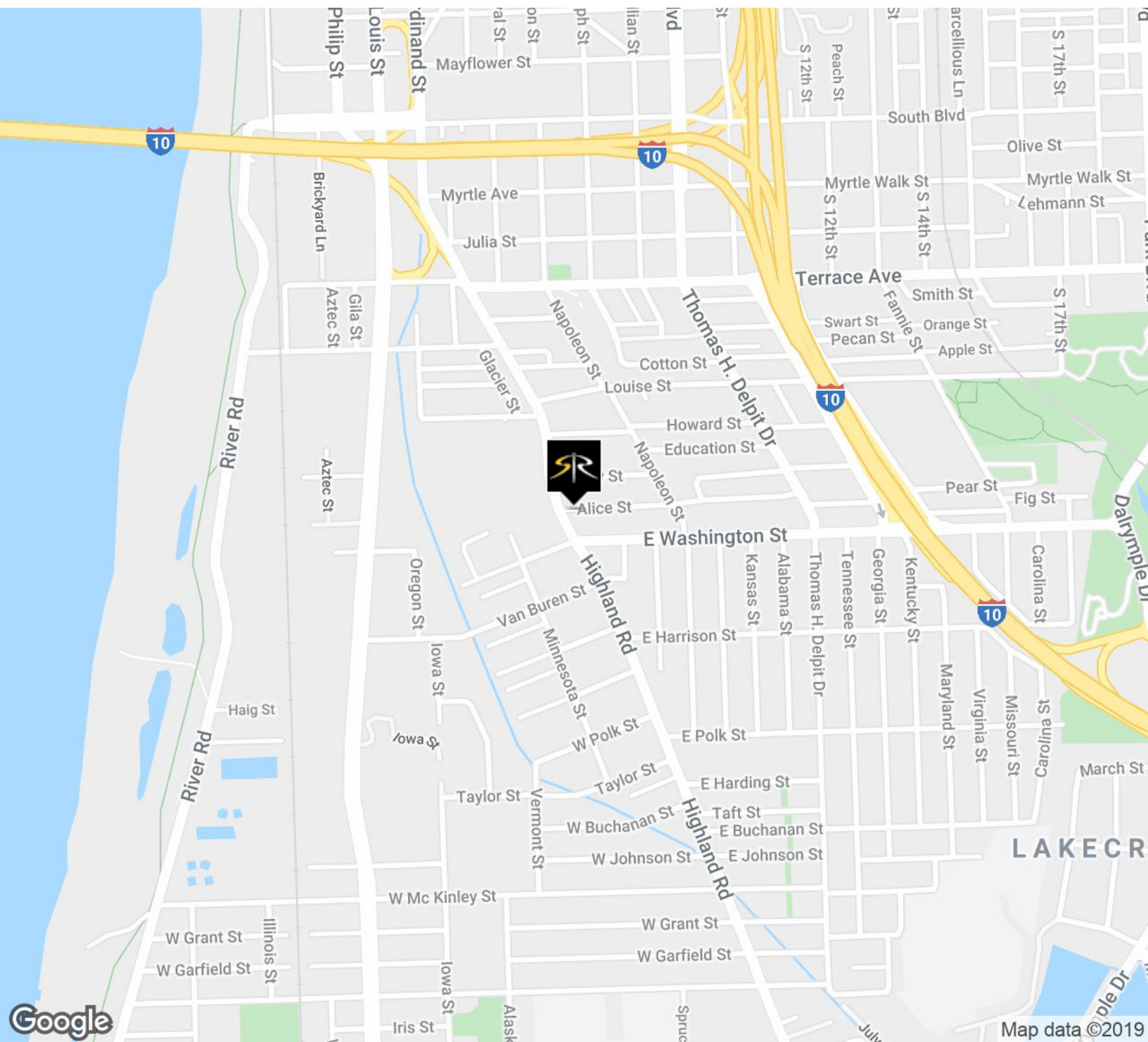
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COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE

## PERFECT QSR OR RETAIL SITE

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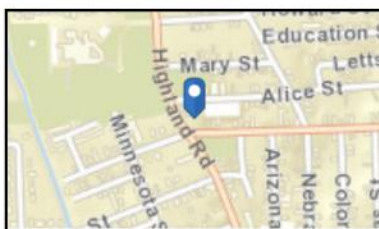
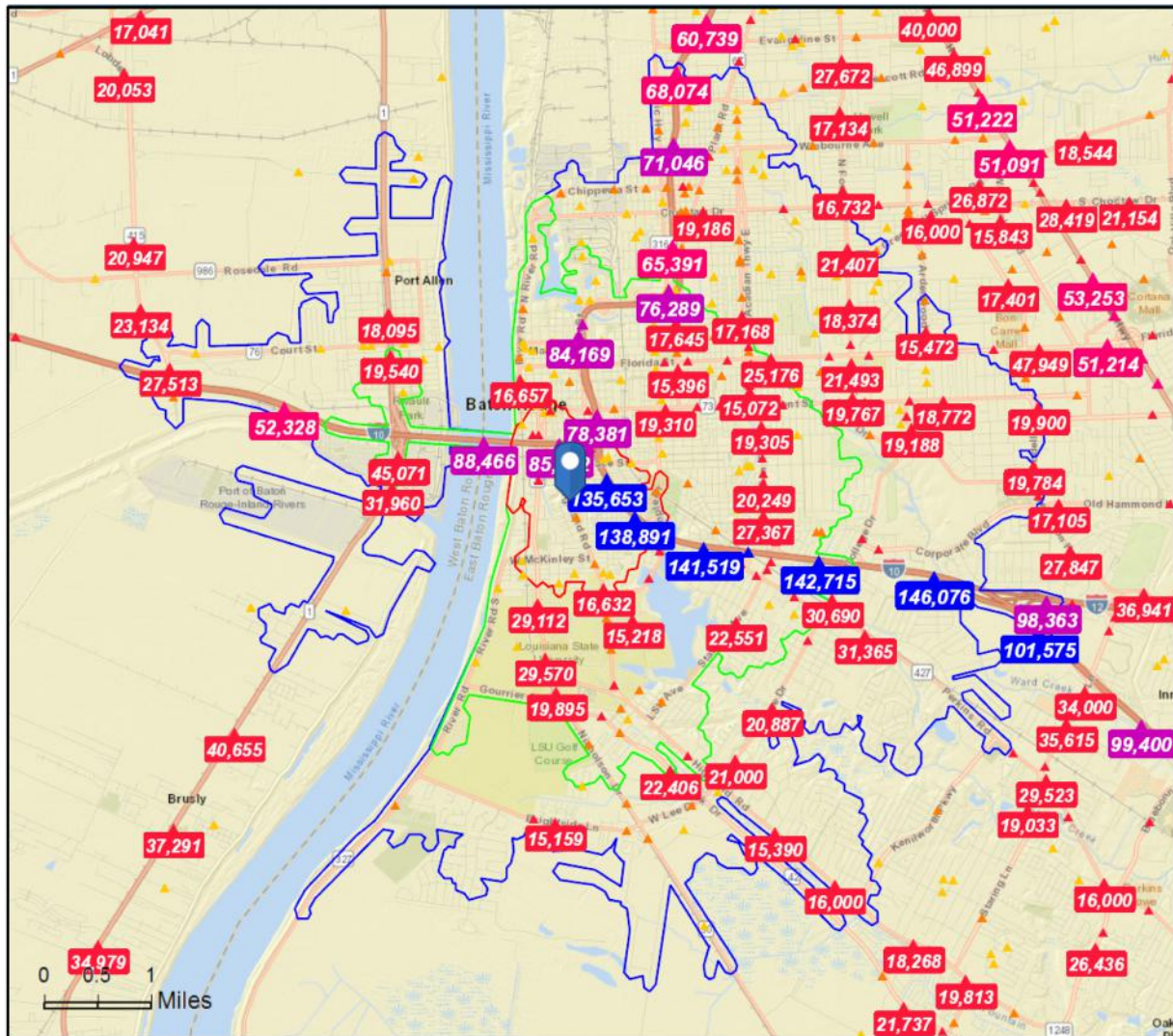
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VACANT LAND FOR SALE

## PERFECT QSR OR RETAIL SITE

1769 HIGHLAND RD, BATON ROUGE, LA 70802

0.30 ACRES AVAILABLE



Source: ©2019 Kalibrate Technologies (Q3 2019).

**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



December 17, 2019

### TRAFFIC COUNT MAP - Drive Distance 1, 3, 5 mile radii

Page 1 of 1

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## Executive Summary

1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 9,011  | 42,092  | 96,028  |
| 2010 Population        | 7,796  | 39,664  | 94,611  |
| 2019 Population        | 8,144  | 41,004  | 98,653  |
| 2024 Population        | 8,333  | 41,625  | 100,299 |
| 2000-2010 Annual Rate  | -1.44% | -0.59%  | -0.15%  |
| 2010-2019 Annual Rate  | 0.47%  | 0.36%   | 0.45%   |
| 2019-2024 Annual Rate  | 0.46%  | 0.30%   | 0.33%   |
| 2019 Male Population   | 49.1%  | 50.1%   | 49.4%   |
| 2019 Female Population | 50.9%  | 49.9%   | 50.6%   |
| 2019 Median Age        | 29.8   | 28.5    | 29.9    |

In the identified area, the current year population is 98,653. In 2010, the Census count in the area was 94,611. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 100,299 representing a change of 0.33% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2019 White Alone                         | 23.1% | 52.8% | 48.3% |
| 2019 Black Alone                         | 69.8% | 37.1% | 43.9% |
| 2019 American Indian/Alaska Native Alone | 0.3%  | 0.2%  | 0.2%  |
| 2019 Asian Alone                         | 3.8%  | 6.5%  | 4.6%  |
| 2019 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2019 Other Race                          | 1.1%  | 1.2%  | 1.1%  |
| 2019 Two or More Races                   | 1.9%  | 2.1%  | 1.8%  |
| 2019 Hispanic Origin (Any Race)          | 2.8%  | 4.0%  | 3.6%  |

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.6% 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 60.1 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2019 Wealth Index           | 28     | 59     | 71     |
| 2000 Households             | 3,722  | 16,716 | 38,961 |
| 2010 Households             | 3,295  | 16,915 | 40,357 |
| 2019 Total Households       | 3,441  | 17,522 | 41,998 |
| 2024 Total Households       | 3,522  | 17,841 | 42,730 |
| 2000-2010 Annual Rate       | -1.21% | 0.12%  | 0.35%  |
| 2010-2019 Annual Rate       | 0.47%  | 0.38%  | 0.43%  |
| 2019-2024 Annual Rate       | 0.47%  | 0.36%  | 0.35%  |
| 2019 Average Household Size | 2.34   | 2.13   | 2.24   |

The household count in this area has changed from 40,357 in 2010 to 41,998 in the current year, a change of 0.43% annually. The five-year projection of households is 42,730, a change of 0.35% annually from the current year total. Average household size is currently 2.24, compared to 2.23 in the year 2010. The number of families in the current year is 18,475 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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

December 17, 2019



## Executive Summary

1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

|                                     | 1 mile   | 3 miles  | 5 miles  |
|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2019 Percent of Income for Mortgage | 18.6%    | 35.7%    | 28.7%    |
| <b>Median Household Income</b>      |          |          |          |
| 2019 Median Household Income        | \$24,538 | \$34,265 | \$36,611 |
| 2024 Median Household Income        | \$26,694 | \$37,333 | \$40,222 |
| 2019-2024 Annual Rate               | 1.70%    | 1.73%    | 1.90%    |
| <b>Average Household Income</b>     |          |          |          |
| 2019 Average Household Income       | \$38,919 | \$65,076 | \$68,663 |
| 2024 Average Household Income       | \$44,117 | \$71,333 | \$75,574 |
| 2019-2024 Annual Rate               | 2.54%    | 1.85%    | 1.94%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2019 Per Capita Income              | \$16,686 | \$28,044 | \$29,354 |
| 2024 Per Capita Income              | \$18,944 | \$30,840 | \$32,313 |
| 2019-2024 Annual Rate               | 2.57%    | 1.92%    | 1.94%    |
| <b>Households by Income</b>         |          |          |          |

Current median household income is \$36,611 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$40,222 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,663 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$75,574 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,354 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,313 in five years, compared to \$36,530 for all U.S. households

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2019 Housing Affordability Index   | 142   | 72     | 89     |
| 2000 Total Housing Units           | 4,435 | 18,692 | 43,037 |
| 2000 Owner Occupied Housing Units  | 1,366 | 6,946  | 17,944 |
| 2000 Renter Occupied Housing Units | 2,356 | 9,770  | 21,018 |
| 2000 Vacant Housing Units          | 713   | 1,976  | 4,075  |
| 2010 Total Housing Units           | 4,014 | 19,114 | 45,175 |
| 2010 Owner Occupied Housing Units  | 1,166 | 6,441  | 17,107 |
| 2010 Renter Occupied Housing Units | 2,129 | 10,474 | 23,250 |
| 2010 Vacant Housing Units          | 719   | 2,199  | 4,818  |
| 2019 Total Housing Units           | 4,276 | 19,993 | 47,433 |
| 2019 Owner Occupied Housing Units  | 1,068 | 5,968  | 16,552 |
| 2019 Renter Occupied Housing Units | 2,373 | 11,554 | 25,447 |
| 2019 Vacant Housing Units          | 835   | 2,471  | 5,435  |
| 2024 Total Housing Units           | 4,419 | 20,517 | 48,614 |
| 2024 Owner Occupied Housing Units  | 1,145 | 6,156  | 17,199 |
| 2024 Renter Occupied Housing Units | 2,376 | 11,685 | 25,531 |
| 2024 Vacant Housing Units          | 897   | 2,676  | 5,884  |

Currently, 34.9% of the 47,433 housing units in the area are owner occupied; 53.6%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 45,175 housing units in the area - 37.9% owner occupied, 51.5% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 2.19%. Median home value in the area is \$214,987, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.56% annually to \$243,958.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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

December 17, 2019



## Demographic and Income Profile

1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

| Summary                         | Census 2010                |         | 2019     |         | 2024     |         |       |
|---------------------------------|----------------------------|---------|----------|---------|----------|---------|-------|
| Population                      | 7,796                      |         | 8,144    |         | 8,333    |         |       |
| Households                      | 3,295                      |         | 3,441    |         | 3,522    |         |       |
| Families                        | 1,528                      |         | 1,546    |         | 1,562    |         |       |
| Average Household Size          | 2.34                       |         | 2.34     |         | 2.34     |         |       |
| Owner Occupied Housing Units    | 1,166                      |         | 1,068    |         | 1,145    |         |       |
| Renter Occupied Housing Units   | 2,129                      |         | 2,373    |         | 2,376    |         |       |
| Median Age                      | 28.1                       |         | 29.8     |         | 31.5     |         |       |
| Trends: 2019 - 2024 Annual Rate | Area                       |         | State    |         | National |         |       |
| Population                      | 0.46%                      |         | 0.41%    |         | 0.77%    |         |       |
| Households                      | 0.47%                      |         | 0.43%    |         | 0.75%    |         |       |
| Families                        | 0.21%                      |         | 0.26%    |         | 0.68%    |         |       |
| Owner HHs                       | 1.40%                      |         | 0.73%    |         | 0.92%    |         |       |
| Median Household Income         | 1.70%                      |         | 2.01%    |         | 2.70%    |         |       |
| Households by Income            | 2019                       |         |          | 2024    |          |         |       |
|                                 | Number                     |         | Percent  | Number  |          | Percent |       |
|                                 | <\$15,000                  |         | 1,257    | 36.5%   | 1,184    |         | 33.6% |
|                                 | \$15,000 - \$24,999        |         | 479      | 13.9%   | 457      |         | 13.0% |
|                                 | \$25,000 - \$34,999        |         | 521      | 15.1%   | 538      |         | 15.3% |
|                                 | \$35,000 - \$49,999        |         | 369      | 10.7%   | 382      |         | 10.8% |
|                                 | \$50,000 - \$74,999        |         | 385      | 11.2%   | 439      |         | 12.5% |
|                                 | \$75,000 - \$99,999        |         | 161      | 4.7%    | 183      |         | 5.2%  |
|                                 | \$100,000 - \$149,999      |         | 186      | 5.4%    | 236      |         | 6.7%  |
|                                 | \$150,000 - \$199,999      |         | 25       | 0.7%    | 37       |         | 1.1%  |
| \$200,000+                      |                            | 58      | 1.7%     | 65      |          | 1.8%    |       |
| Median Household Income         |                            |         | \$24,538 |         | \$26,694 |         |       |
| Average Household Income        |                            |         | \$38,919 |         | \$44,117 |         |       |
| Per Capita Income               |                            |         | \$16,686 |         | \$18,944 |         |       |
| Population by Age               | Census 2010                |         | 2019     |         | 2024     |         |       |
|                                 | Number                     | Percent | Number   | Percent | Number   | Percent |       |
|                                 | 0 - 4                      |         | 454      | 5.8%    | 451      |         | 5.5%  |
|                                 | 5 - 9                      |         | 383      | 4.9%    | 416      |         | 5.1%  |
|                                 | 10 - 14                    |         | 450      | 5.8%    | 398      |         | 4.9%  |
|                                 | 15 - 19                    |         | 809      | 10.4%   | 727      |         | 8.9%  |
|                                 | 20 - 24                    |         | 1,373    | 17.6%   | 1,293    |         | 15.9% |
|                                 | 25 - 34                    |         | 1,185    | 15.2%   | 1,373    |         | 16.9% |
|                                 | 35 - 44                    |         | 707      | 9.1%    | 787      |         | 9.7%  |
|                                 | 45 - 54                    |         | 945      | 12.1%   | 828      |         | 10.2% |
| 55 - 64                         |                            | 727     | 9.3%     | 901     |          | 11.1%   |       |
| 65 - 74                         |                            | 373     | 4.8%     | 543     |          | 6.7%    |       |
| 75 - 84                         |                            | 263     | 3.4%     | 284     |          | 3.5%    |       |
| 85+                             |                            | 126     | 1.6%     | 140     |          | 1.7%    |       |
| Race and Ethnicity              | Census 2010                |         | 2019     |         | 2024     |         |       |
|                                 | Number                     | Percent | Number   | Percent | Number   | Percent |       |
|                                 | White Alone                |         | 2,002    | 25.7%   | 1,883    |         | 23.1% |
|                                 | Black Alone                |         | 5,341    | 68.5%   | 5,684    |         | 69.8% |
|                                 | American Indian Alone      |         | 25       | 0.3%    | 23       |         | 0.3%  |
|                                 | Asian Alone                |         | 244      | 3.1%    | 309      |         | 3.8%  |
|                                 | Pacific Islander Alone     |         | 1        | 0.0%    | 1        |         | 0.0%  |
|                                 | Some Other Race Alone      |         | 74       | 0.9%    | 90       |         | 1.1%  |
|                                 | Two or More Races          |         | 110      | 1.4%    | 153      |         | 1.9%  |
|                                 | Hispanic Origin (Any Race) |         | 190      | 2.4%    | 231      |         | 2.8%  |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 17, 2019

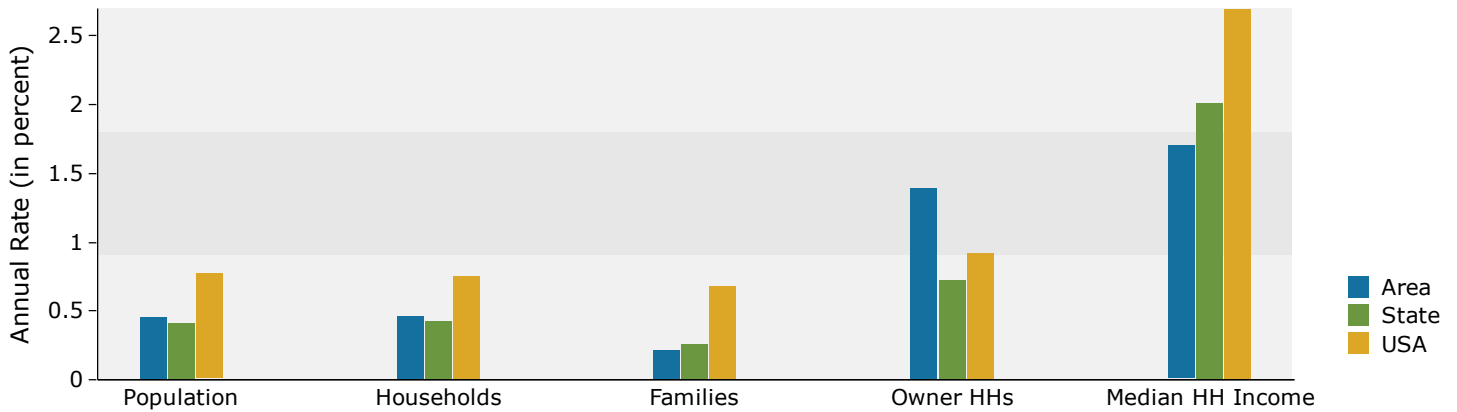


## Demographic and Income Profile

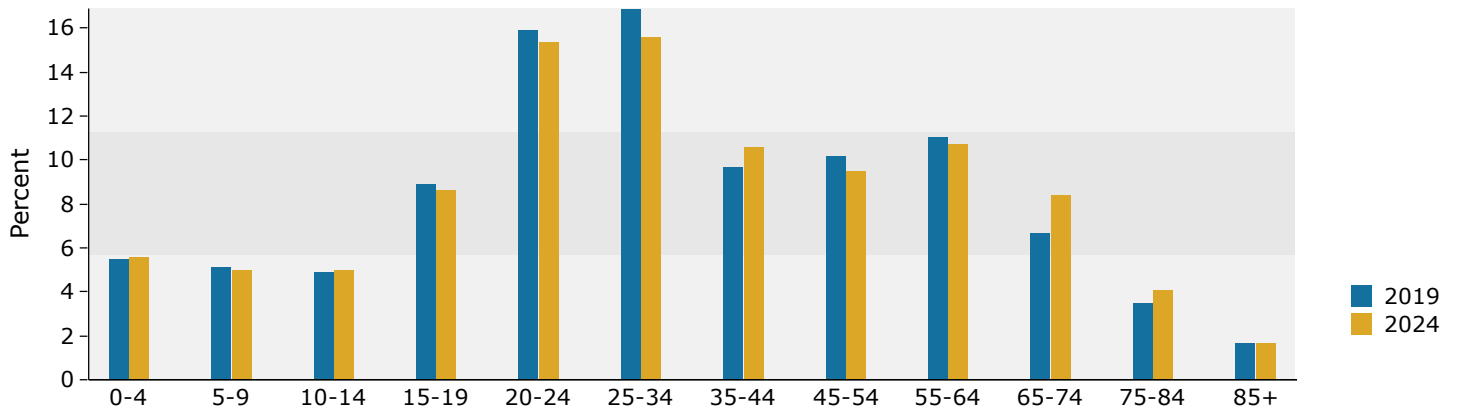
1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

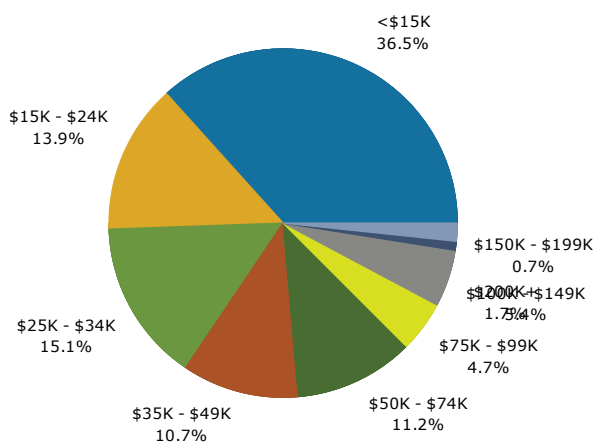
### Trends 2019-2024



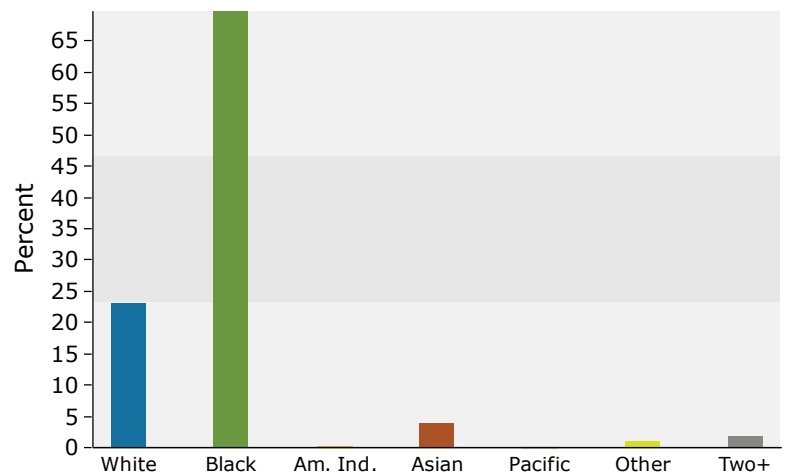
### Population by Age



### 2019 Household Income



### 2019 Population by Race



2019 Percent Hispanic Origin: 2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 17, 2019



## Demographic and Income Profile

1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

| Summary                         | Census 2010 |         | 2019     |         | 2024     |         |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population                      | 39,664      |         | 41,004   |         | 41,625   |         |
| Households                      | 16,915      |         | 17,522   |         | 17,841   |         |
| Families                        | 6,894       |         | 6,772    |         | 6,766    |         |
| Average Household Size          | 2.13        |         | 2.13     |         | 2.12     |         |
| Owner Occupied Housing Units    | 6,441       |         | 5,968    |         | 6,156    |         |
| Renter Occupied Housing Units   | 10,474      |         | 11,554   |         | 11,685   |         |
| Median Age                      | 27.3        |         | 28.5     |         | 29.0     |         |
| Trends: 2019 - 2024 Annual Rate | Area        |         | State    |         | National |         |
| Population                      | 0.30%       |         | 0.41%    |         | 0.77%    |         |
| Households                      | 0.36%       |         | 0.43%    |         | 0.75%    |         |
| Families                        | -0.02%      |         | 0.26%    |         | 0.68%    |         |
| Owner HHs                       | 0.62%       |         | 0.73%    |         | 0.92%    |         |
| Median Household Income         | 1.73%       |         | 2.01%    |         | 2.70%    |         |
|                                 |             |         | 2019     |         | 2024     |         |
| Households by Income            |             |         | Number   | Percent | Number   | Percent |
|                                 |             |         |          |         |          |         |
| <\$15,000                       |             |         | 4,567    | 26.1%   | 4,321    | 24.2%   |
| \$15,000 - \$24,999             |             |         | 2,166    | 12.4%   | 2,119    | 11.9%   |
| \$25,000 - \$34,999             |             |         | 2,150    | 12.3%   | 2,176    | 12.2%   |
| \$35,000 - \$49,999             |             |         | 1,573    | 9.0%    | 1,562    | 8.8%    |
| \$50,000 - \$74,999             |             |         | 2,274    | 13.0%   | 2,393    | 13.4%   |
| \$75,000 - \$99,999             |             |         | 1,344    | 7.7%    | 1,370    | 7.7%    |
| \$100,000 - \$149,999           |             |         | 1,758    | 10.0%   | 1,969    | 11.0%   |
| \$150,000 - \$199,999           |             |         | 658      | 3.8%    | 831      | 4.7%    |
| \$200,000+                      |             |         | 1,032    | 5.9%    | 1,100    | 6.2%    |
| Median Household Income         |             |         | \$34,265 |         | \$37,333 |         |
| Average Household Income        |             |         | \$65,076 |         | \$71,333 |         |
| Per Capita Income               |             |         | \$28,044 |         | \$30,840 |         |
|                                 |             |         | 2019     |         | 2024     |         |
| Population by Age               | Census 2010 |         | 2019     |         | 2024     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           |             |         | 1,962    | 4.9%    | 1,856    | 4.5%    |
| 5 - 9                           |             |         | 1,631    | 4.1%    | 1,656    | 4.0%    |
| 10 - 14                         |             |         | 1,576    | 4.0%    | 1,534    | 3.7%    |
| 15 - 19                         |             |         | 4,818    | 12.1%   | 4,708    | 11.5%   |
| 20 - 24                         |             |         | 7,811    | 19.7%   | 7,509    | 18.3%   |
| 25 - 34                         |             |         | 7,067    | 17.8%   | 7,820    | 19.1%   |
| 35 - 44                         |             |         | 3,904    | 9.8%    | 4,055    | 9.9%    |
| 45 - 54                         |             |         | 4,102    | 10.3%   | 3,616    | 8.8%    |
| 55 - 64                         |             |         | 3,573    | 9.0%    | 3,949    | 9.6%    |
| 65 - 74                         |             |         | 1,644    | 4.1%    | 2,585    | 6.3%    |
| 75 - 84                         |             |         | 1,026    | 2.6%    | 1,122    | 2.7%    |
| 85+                             |             |         | 549      | 1.4%    | 593      | 1.4%    |
|                                 |             |         | 2019     |         | 2024     |         |
| Race and Ethnicity              | Census 2010 |         | 2019     |         | 2024     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| White Alone                     |             |         | 22,243   | 56.1%   | 21,649   | 52.8%   |
| Black Alone                     |             |         | 14,160   | 35.7%   | 15,220   | 37.1%   |
| American Indian Alone           |             |         | 104      | 0.3%    | 101      | 0.2%    |
| Asian Alone                     |             |         | 2,140    | 5.4%    | 2,664    | 6.5%    |
| Pacific Islander Alone          |             |         | 16       | 0.0%    | 17       | 0.0%    |
| Some Other Race Alone           |             |         | 383      | 1.0%    | 477      | 1.2%    |
| Two or More Races               |             |         | 618      | 1.6%    | 876      | 2.1%    |
| Hispanic Origin (Any Race)      |             |         | 1,300    | 3.3%    | 1,635    | 4.0%    |
|                                 |             |         |          | 4.0%    | 1,880    | 4.5%    |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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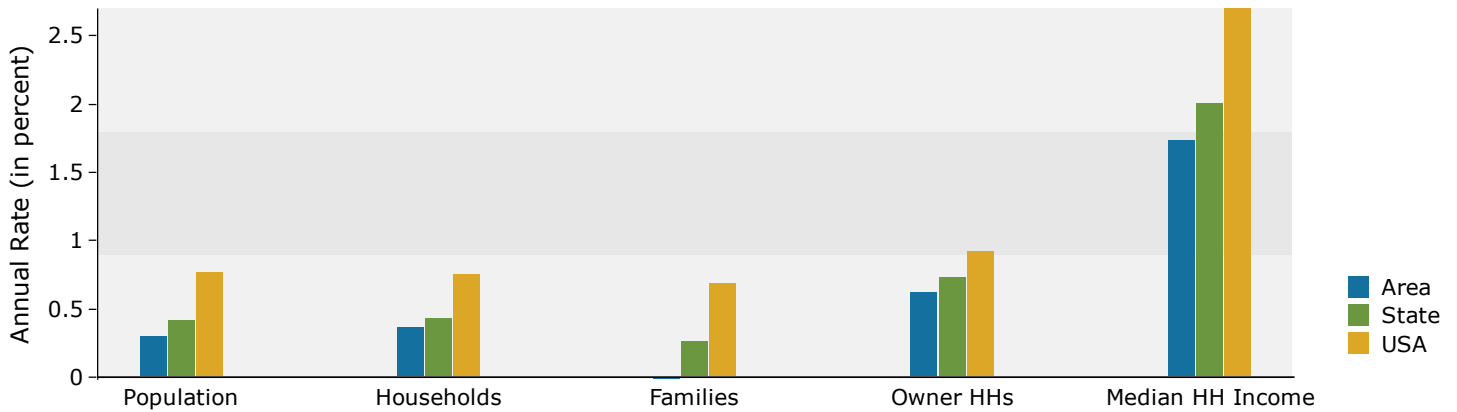


# Demographic and Income Profile

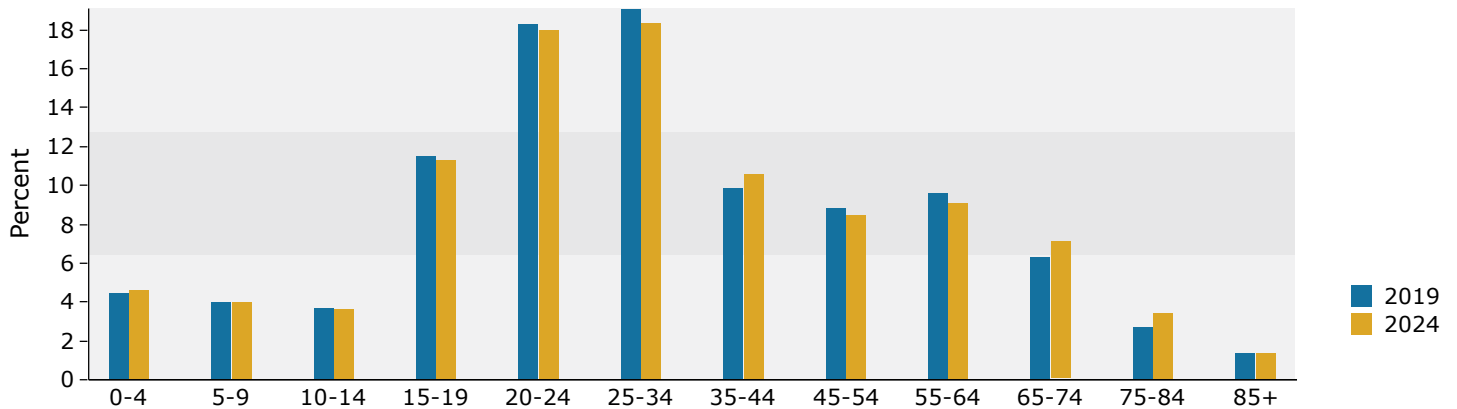
1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

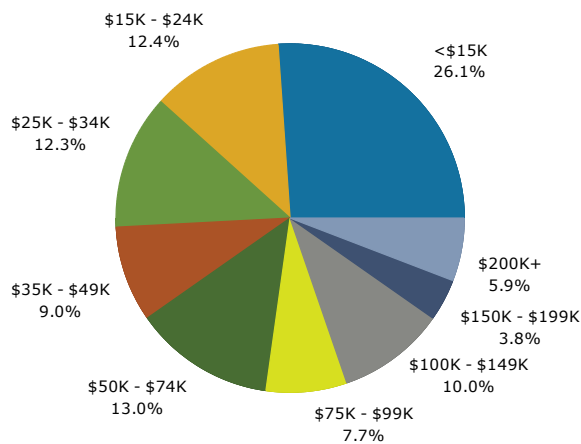
## Trends 2019-2024



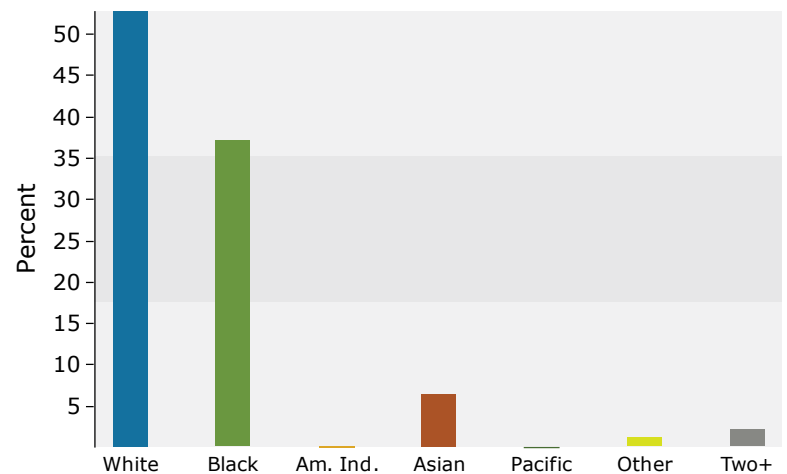
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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## Demographic and Income Profile

1769 Highland Rd, Baton Rouge, Louisiana, 70802  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 30.43125  
Longitude: -91.18252

| Summary                         | Census 2010             |          | 2019     |          | 2024     |         |        |       |
|---------------------------------|-------------------------|----------|----------|----------|----------|---------|--------|-------|
| Population                      | 94,611                  |          | 98,653   |          | 100,299  |         |        |       |
| Households                      | 40,357                  |          | 41,998   |          | 42,730   |         |        |       |
| Families                        | 18,503                  |          | 18,475   |          | 18,510   |         |        |       |
| Average Household Size          | 2.23                    |          | 2.24     |          | 2.24     |         |        |       |
| Owner Occupied Housing Units    | 17,107                  |          | 16,552   |          | 17,199   |         |        |       |
| Renter Occupied Housing Units   | 23,250                  |          | 25,447   |          | 25,531   |         |        |       |
| Median Age                      | 28.4                    |          | 29.9     |          | 30.8     |         |        |       |
| Trends: 2019 - 2024 Annual Rate | Area                    |          | State    |          | National |         |        |       |
| Population                      | 0.33%                   |          | 0.41%    |          | 0.77%    |         |        |       |
| Households                      | 0.35%                   |          | 0.43%    |          | 0.75%    |         |        |       |
| Families                        | 0.04%                   |          | 0.26%    |          | 0.68%    |         |        |       |
| Owner HHs                       | 0.77%                   |          | 0.73%    |          | 0.92%    |         |        |       |
| Median Household Income         | 1.90%                   |          | 2.01%    |          | 2.70%    |         |        |       |
|                                 |                         |          | 2019     |          | 2024     |         |        |       |
| Households by Income            |                         |          | Number   | Percent  | Number   | Percent |        |       |
|                                 | <\$15,000               |          | 10,322   | 24.6%    | 9,665    | 22.6%   |        |       |
|                                 | \$15,000 - \$24,999     |          | 5,176    | 12.3%    | 4,995    | 11.7%   |        |       |
|                                 | \$25,000 - \$34,999     |          | 4,904    | 11.7%    | 4,941    | 11.6%   |        |       |
|                                 | \$35,000 - \$49,999     |          | 4,309    | 10.3%    | 4,257    | 10.0%   |        |       |
|                                 | \$50,000 - \$74,999     |          | 5,354    | 12.7%    | 5,671    | 13.3%   |        |       |
|                                 | \$75,000 - \$99,999     |          | 3,180    | 7.6%     | 3,266    | 7.6%    |        |       |
|                                 | \$100,000 - \$149,999   |          | 4,376    | 10.4%    | 4,934    | 11.5%   |        |       |
|                                 | \$150,000 - \$199,999   |          | 1,628    | 3.9%     | 2,039    | 4.8%    |        |       |
|                                 | \$200,000+              |          | 2,751    | 6.6%     | 2,961    | 6.9%    |        |       |
|                                 |                         |          |          |          |          |         |        |       |
|                                 | Median Household Income |          | \$36,611 |          | \$40,222 |         |        |       |
| Average Household Income        |                         | \$68,663 |          | \$75,574 |          |         |        |       |
| Per Capita Income               |                         | \$29,354 |          | \$32,313 |          |         |        |       |
|                                 |                         |          | 2019     |          | 2024     |         |        |       |
| Population by Age               | Census 2010             |          |          |          |          |         |        |       |
|                                 | Number                  | Percent  | Number   | Percent  | Number   | Percent |        |       |
|                                 | 0 - 4                   |          | 4,986    | 5.3%     | 4,810    | 4.9%    | 4,933  | 4.9%  |
|                                 | 5 - 9                   |          | 4,488    | 4.7%     | 4,529    | 4.6%    | 4,514  | 4.5%  |
|                                 | 10 - 14                 |          | 4,477    | 4.7%     | 4,530    | 4.6%    | 4,486  | 4.5%  |
|                                 | 15 - 19                 |          | 9,135    | 9.7%     | 8,691    | 8.8%    | 8,803  | 8.8%  |
|                                 | 20 - 24                 |          | 17,718   | 18.7%    | 17,098   | 17.3%   | 16,944 | 16.9% |
|                                 | 25 - 34                 |          | 15,271   | 16.1%    | 16,930   | 17.2%   | 16,383 | 16.3% |
|                                 | 35 - 44                 |          | 9,056    | 9.6%     | 9,776    | 9.9%    | 10,794 | 10.8% |
|                                 | 45 - 54                 |          | 10,550   | 11.2%    | 9,152    | 9.3%    | 8,992  | 9.0%  |
|                                 | 55 - 64                 |          | 9,449    | 10.0%    | 10,706   | 10.9%   | 10,146 | 10.1% |
|                                 | 65 - 74                 |          | 4,820    | 5.1%     | 7,311    | 7.4%    | 8,329  | 8.3%  |
|                                 | 75 - 84                 |          | 2,993    | 3.2%     | 3,314    | 3.4%    | 4,168  | 4.2%  |
|                                 | 85+                     |          | 1,668    | 1.8%     | 1,808    | 1.8%    | 1,807  | 1.8%  |
|                                 |                         |          | 2019     |          | 2024     |         |        |       |
| Race and Ethnicity              | Census 2010             |          |          |          |          |         |        |       |
|                                 | Number                  | Percent  | Number   | Percent  | Number   | Percent |        |       |
|                                 | White Alone             |          | 47,702   | 50.4%    | 47,647   | 48.3%   | 46,795 | 46.7% |
|                                 | Black Alone             |          | 41,175   | 43.5%    | 43,349   | 43.9%   | 44,650 | 44.5% |
|                                 | American Indian Alone   |          | 206      | 0.2%     | 199      | 0.2%    | 196    | 0.2%  |
|                                 | Asian Alone             |          | 3,395    | 3.6%     | 4,542    | 4.6%    | 5,245  | 5.2%  |
|                                 | Pacific Islander Alone  |          | 28       | 0.0%     | 29       | 0.0%    | 30     | 0.0%  |
|                                 | Some Other Race Alone   |          | 838      | 0.9%     | 1,089    | 1.1%    | 1,237  | 1.2%  |
|                                 | Two or More Races       |          | 1,267    | 1.3%     | 1,799    | 1.8%    | 2,147  | 2.1%  |
|                                 |                         |          |          |          |          |         |        |       |
| Hispanic Origin (Any Race)      |                         | 2,713    | 2.9%     | 3,545    | 3.6%     | 4,124   | 4.1%   |       |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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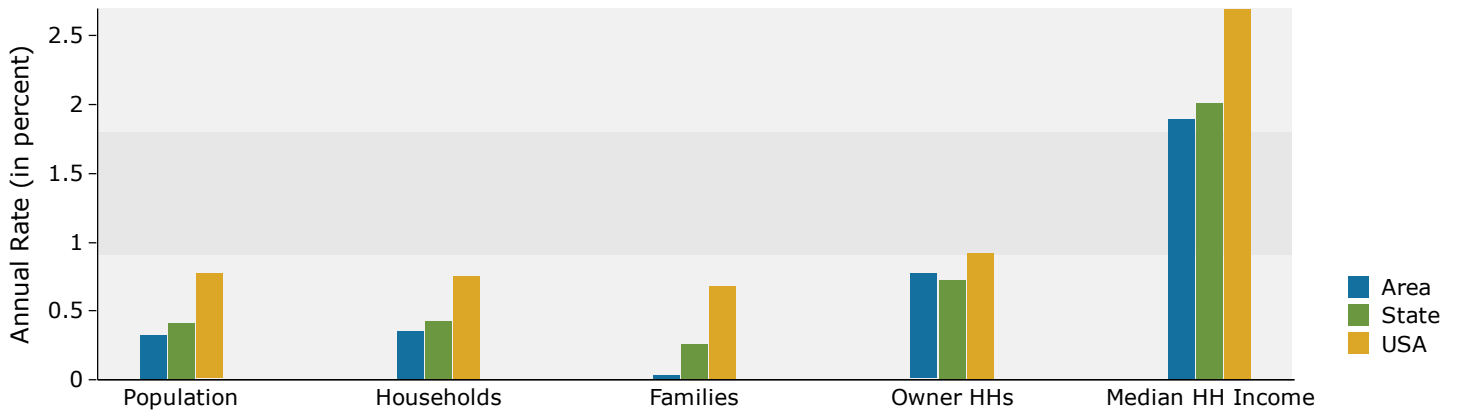


## Demographic and Income Profile

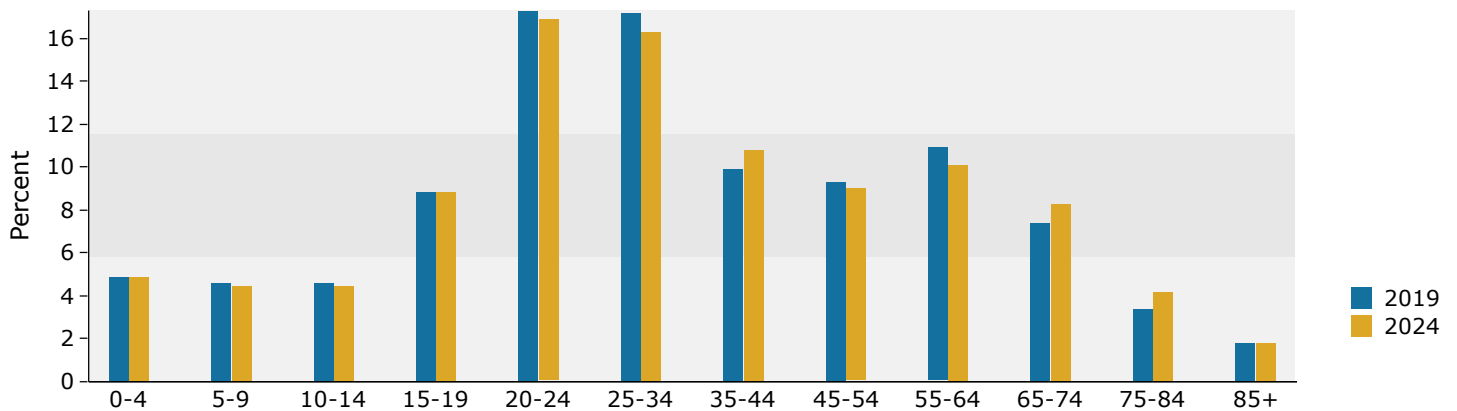
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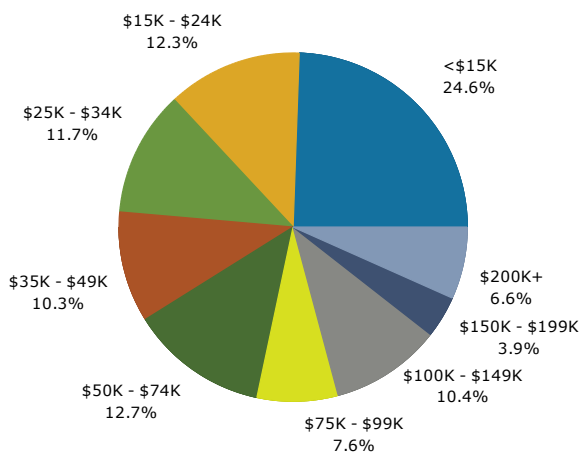
### Trends 2019-2024



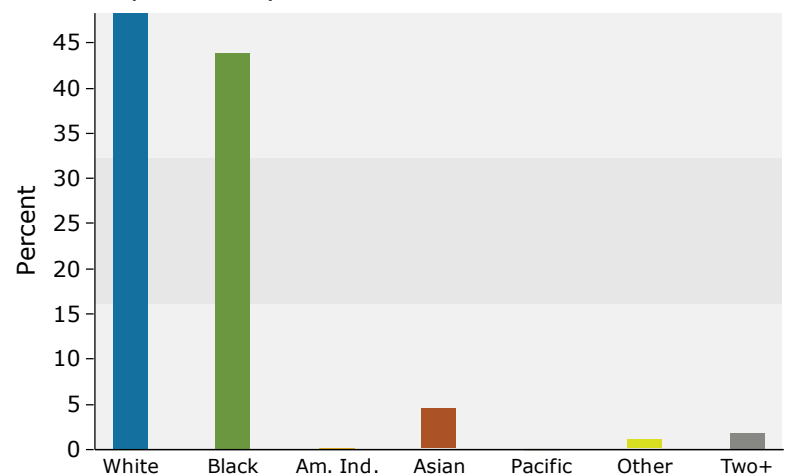
### Population by Age



### 2019 Household Income



### 2019 Population by Race



2019 Percent Hispanic Origin: 3.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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