

OFFERING MEMORANDUM

HERITAGE PLAZA

190 HERITAGE PKWY, BROUSSARD LA 70518

Heritage Plaza

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HERITAGE PLAZA

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	190 Heritage Pkwy Broussard LA 70518
COUNTY	St Martin
MARKET	Lafayette
GLA (SF)	13,308 SF
LAND ACRES	2.47
LAND SF	56,000 SF
YEAR BUILT	2004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,899,000
PRICE PSF	\$142.70
OCCUPANCY	100 %
NOI (CURRENT)	\$179,736
NOI (2024 Pro Forma)	\$178,785
CAP RATE (CURRENT)	9.46 %
CAP RATE (2024 PRO FORMA)	9.41 %
CASH ON CASH (CURRENT)	17.46 %
CASH ON CASH (2024 PRO FORMA)	12.67 %

PROPOSED FINANCING

Local Bank	
LOAN TYPE	Interest Only & Amortized
DOWN PAYMENT	\$474,750
LOAN AMOUNT	\$1,424,250
INTEREST ONLY YEARS	1
INTEREST ONLY RATE (1-1)	6.80 %
AMORITIZED RATE	6.80 %
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$115,403
LOAN TO VALUE	75 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	1,574	16,904	43,410
2023 Median HH Income	\$134,315	\$84,369	\$77,021
2023 Average HH Income	\$151,922	\$102,134	\$101,427



- Back on the market! Now including the excess land in the rear and 3 suites recently leased!

eXp Realty is proud to present Heritage Plaza for sale in Broussard, LA to well-qualified investors. The owner of this property is a multi-family investor/operator and is divesting its non-core assets to focus on their investment strategy. There has been very strong leasing activity this year, with 8 out of the 11 bays leased or renewed in 2024!

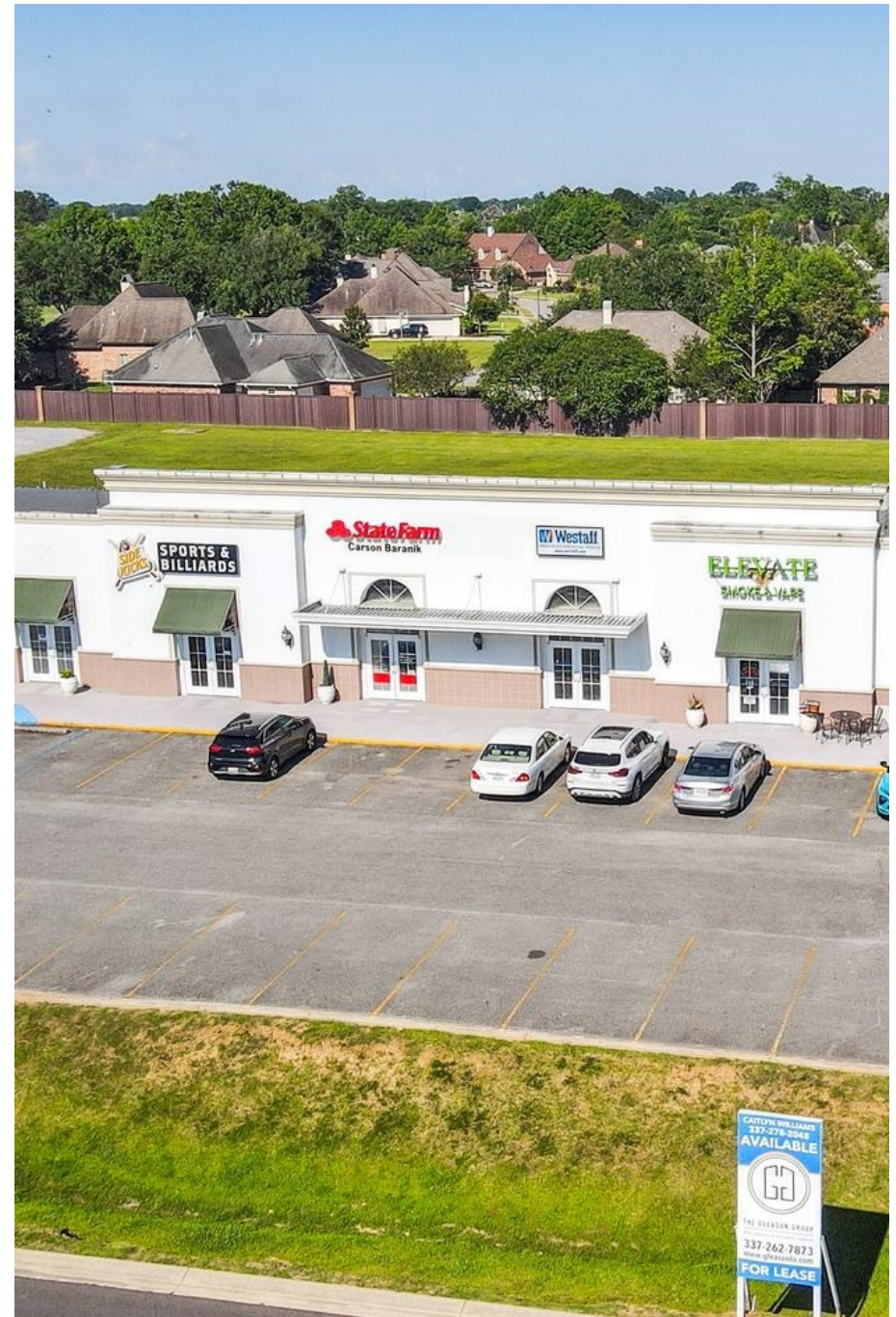
Offered at an in-place cap rate of 9.4% including a value of \$150,000 for the excess land. Factoring out the land value, this is over a 10.2% cap rate. The excess land has its own dedicated access at the southern border of the property which could be used for self storage, industrial office, or sold to another investor.

Note that the agent has a significant ownership interest in the property.

- The land in the rear is over an acre and suitable for development as self-storage, industrial, etc.

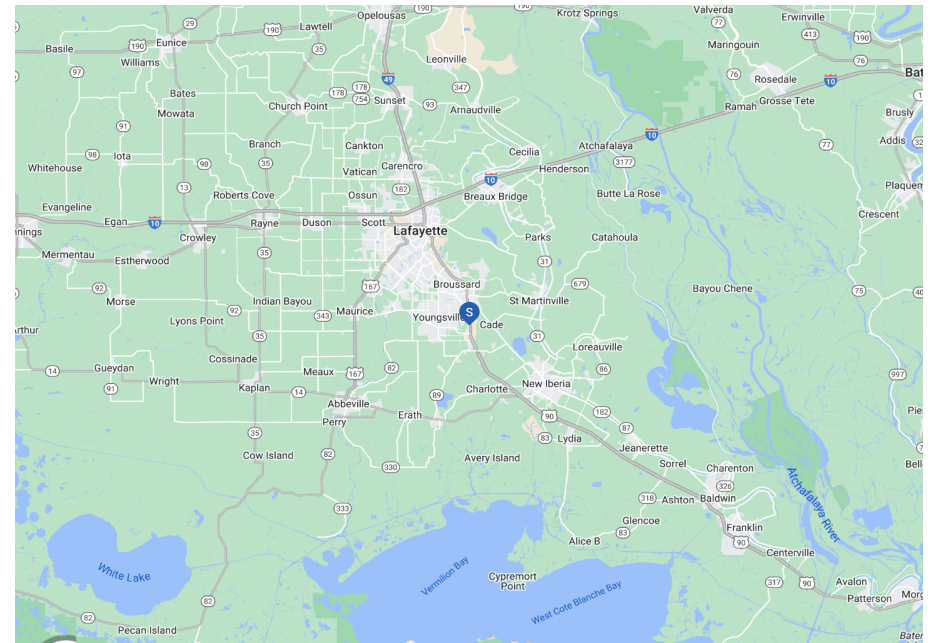
Property has several units under market rent, including the largest tenant at \$3/psf under market due to the previous owner having a financial interest in the tenant

Suite A has a drive-thru window for additional future value. A new monument sign recently installed

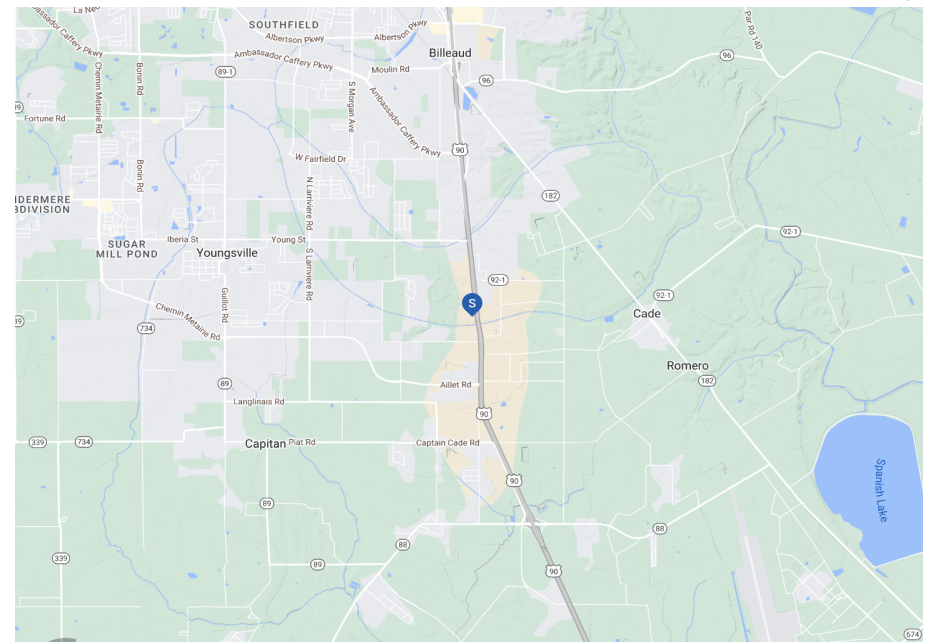


- With an estimated population of more than 14,000, Broussard, Louisiana, is located approximately six miles southeast of Lafayette in Lafayette and St. Martin Parishes (counties). Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal. With this foundation, the City of Broussard is able to foster an economy that supports a growing population and diverse industry sectors.
- Area-leading 63.68% population growth during the 2010's with similar continued growth into the 2020's
- 20.44% Retail Growth. In the past decade, retail sales have grown more than \$92 million, a 20.44% increase.
- Facing Highway 90 with 37,000+ vehicles per day and close to Interstate 10.
- Near the Broussard Sports Complex at St. Julien Park: state-of-the-art, \$33 million public sports complex on 122 acres; offers youth recreational sports programs and a beautiful community park (www.broussardsportscomplex.com)
- Situated directly in front of Le Triomphe Golf and Country Club: one of the south's most exclusive private golf and country clubs; one of two clubs in Louisiana to host a sanctioned PGA Tour event, the prestigious Chitimacha Louisiana Open

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

PROPERTY FEATURES

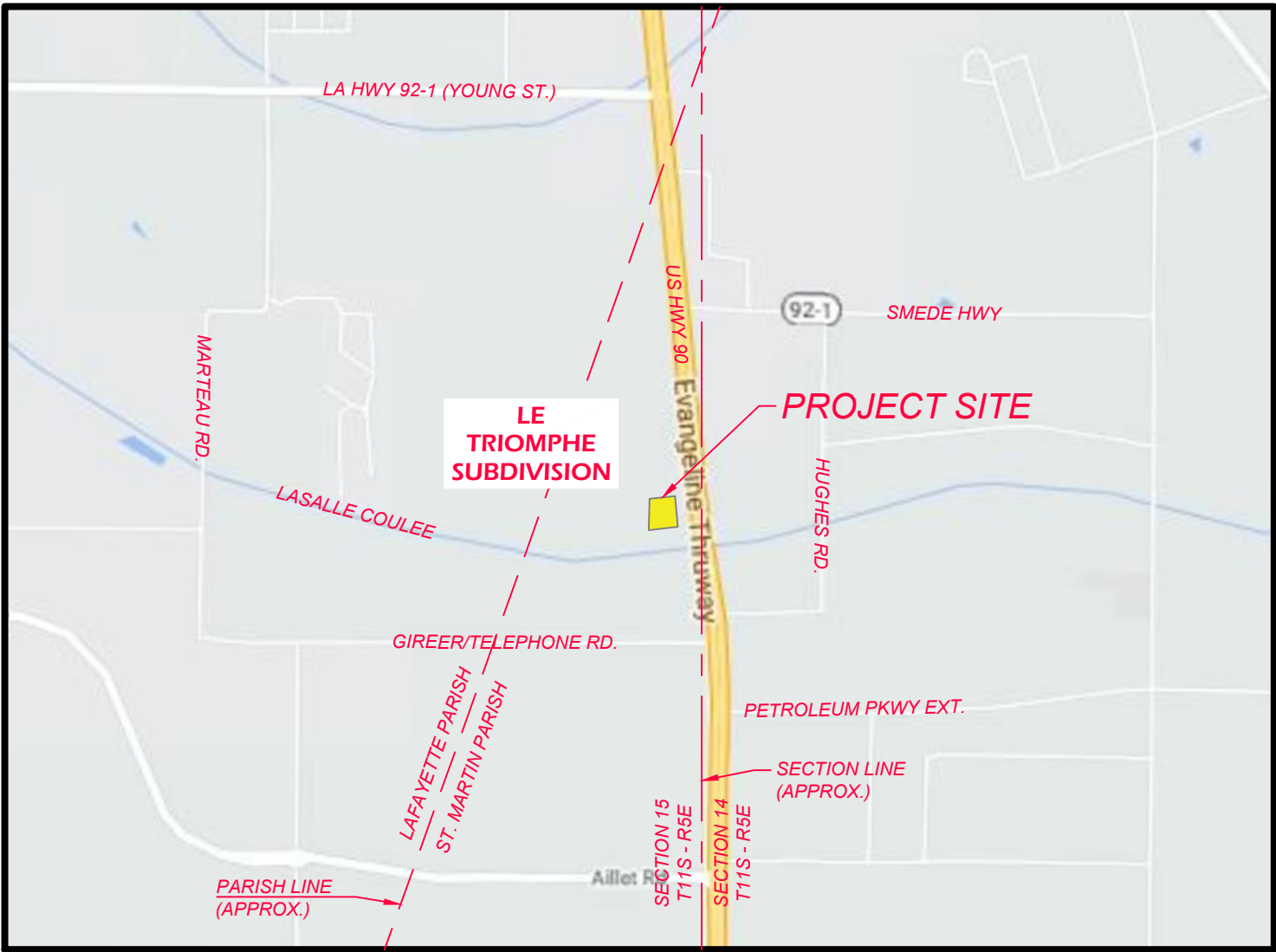
NUMBER OF TENANTS	7
GLA (SF)	13,308
LAND SF	56,000
LAND ACRES	2.47
YEAR BUILT	2004
# OF PARCELS	1
TRAFFIC COUNTS	37000

NEIGHBORING PROPERTIES

NORTH	Heritage Inn & Suites
SOUTH	Misfits Dine & Drink
EAST	M&M International
WEST	Le Triomphe Golf Course







VICINITY MAP
0 2,000' 4,000'
1" = 2,000 FEET

LE TRIOMPHE SUBDIVISION

LEGEND:

- FIRE HYDRANT
- GAS METER
- LIGHT POLE
- SEWER MANHOLE
- TELECOMM PEDESTAL
- WATER METER
- CALCULATED PROPERTY CORNER

ABBREVIATIONS:

- FD FOUND
- IR IRON ROD
- O/S OFFSET
- R.O.W. RIGHT-OF-WAY

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ST. MARTIN PARISH, LOUISIANA AND INCORPORATED AREAS, PANEL 350 OF 700, MAP NUMBER 22099C0350H, HAVING AN EFFECTIVE DATE OF NOVEMBER 04, 2010, THIS PROPERTY RESIDES IN A ZONE "X" FLOOD AREA DETERMINED TO HAVE A 0.2% ANNUAL CHANCE FLOOD.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29, BASED ON A CLASS "B" BOUNDARY SURVEY FOR "COMMERCIAL PROPERTIES AND HIGHER PRICED RESIDENTIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS." NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

BEARING BASIS/REFERENCE PLATS:

- BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US SURVEY FEET.
- PLAT SHOWING PARTITION OF LOT 24, HERITAGE PARK SUBD., BELONGING TO LAROURCHE INSURANCE CO., PREPARED BY WIL J. GUIDRY, P.L.S., DATED SEPTEMBER 25, 2008
- FINAL PLAT OF HERITAGE PARK SUBDIVISION, COMMERCIAL DEVELOPMENT, PREPARED BY WIL J. GUIDRY, PLS, DATED MARCH 22, 2006

SURVEYOR'S NOTES:

- THIS SURVEY PREPARED FOR MPM RESOURCES, LLC, C/O MIKE MARAIST, P. O. BOX 80673, LAFAYETTE, LA 70598-0673.
- THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDES OR EASEMENTS. THOSE SHOWN ARE AS DETAILED ON REFERENCE PLATS. CORNERS NOT MONUMENTED OTHER THAN SHOWN.
- ADJACENT PROPERTY OWNER BOUNDARY LINES DIGITIZED BY REFERENCE TO TAX ASSESSOR MAPPING APPLICATION.

CAPILANO LANE
[APPARENT 35' R.O.W. - PRIVATE]

LOT 28
BILLEAUD, CHARLES ALBER
214 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3717

LOT 27
BROUSSARD, FARIS A. &
DANA LEWIS
212 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3617

LOT 26
DELCAMBRE, JUDE A. &
MARIE MIGUEZ DELCAMBRE BROUSSARD
210 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3517

LOT 25
MORTON, JESSIE GLOVER
208 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3417

LOT 24
RICHARD & SOMMER PARVINO
(THE LIVING TRUST)
DATED MARCH 19, 2019
206 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3317

LOT 23
JONES, DANIEL GRAY
204 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3316

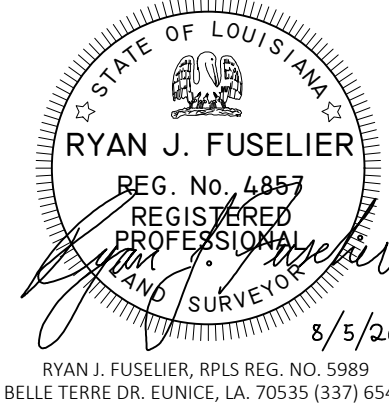
SECTION 15
T11S - R5E
ST. MARTIN PARISH, LA.

ROBERT MCCARTHY INVESTMENTS, L.L.C.
101 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3721

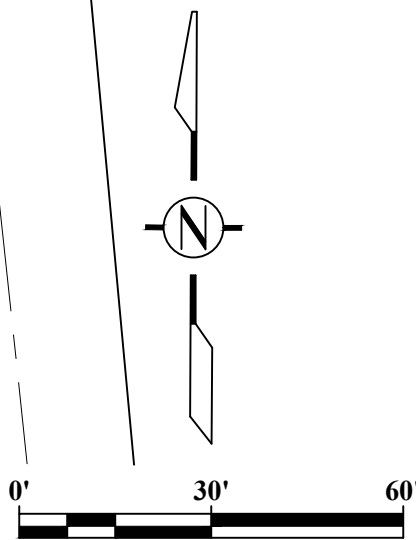
LOTS 18-23 & 24A
2.47 ACRES
(107376.63 SQFT)
MPM RESOURCES, L.L.C.
408 LETRIOMPHE PARKWAY
BROUSSARD, LA 70518
PARCEL NO. 19602A3422

ROBERT MCCARTHY INVESTMENTS, L.L.C.
101 CAPILANO LANE
BROUSSARD, LA 70518
PARCEL NO. 19602A3219

0' 30' 60' 90' 120' 150' 180'
BAR SCALE 1" = 30 FEET



SURVEYOR:
RYAN J. FUSELIER, P.E., P.L.S.
150 BELLE TERRE DR.
EUNICE, LA. 70535
337-654-6403



US HWY 90
(SOUTHBOUND)

US HWY 90
(300' R.O.W.)

US HWY 90
(NORTHBOUND)

HERITAGE PARKWAY
(25' R.O.W. - PUBLIC)

CHD: S6°29'43"E, 257.99'
ARC=258.00', R=7050.49'
D=2°05'48"

10' UTILITY SERVITUDE
(FILE NO. 1985-22808
LAFAYETTE PARISH &
ACT NO. 257398 & 2320776
ST. MARTIN PARISH)

SHEET NUMBER 01		BOUNDARY SURVEY	
DESIGNED	DETAILED	SURVEY DATE	SHEET
R. J. F.	W. R. L.	07/28/2021	1 OF 1
PLAT OF SURVEY SHOWING LOTS 18-23 & 24A (2.47 ACRES) OF THE HERITAGE PARK SUBDIVISION (COMMERCIAL)		HERITAGE PARKWAY, BROUSSARD, LA SECTION 15, T11S - R5E, ST. MARTIN PARISH, LA	
BY		REVISION DESCRIPTION	
DATE		DATE	

Ryan J. Fuselier P.E., P.L.S.
150 Belle Terre Dr.
Eunice, La 70535
ryanj@fuselier.com
337-654-6403



HERITAGE PLAZA

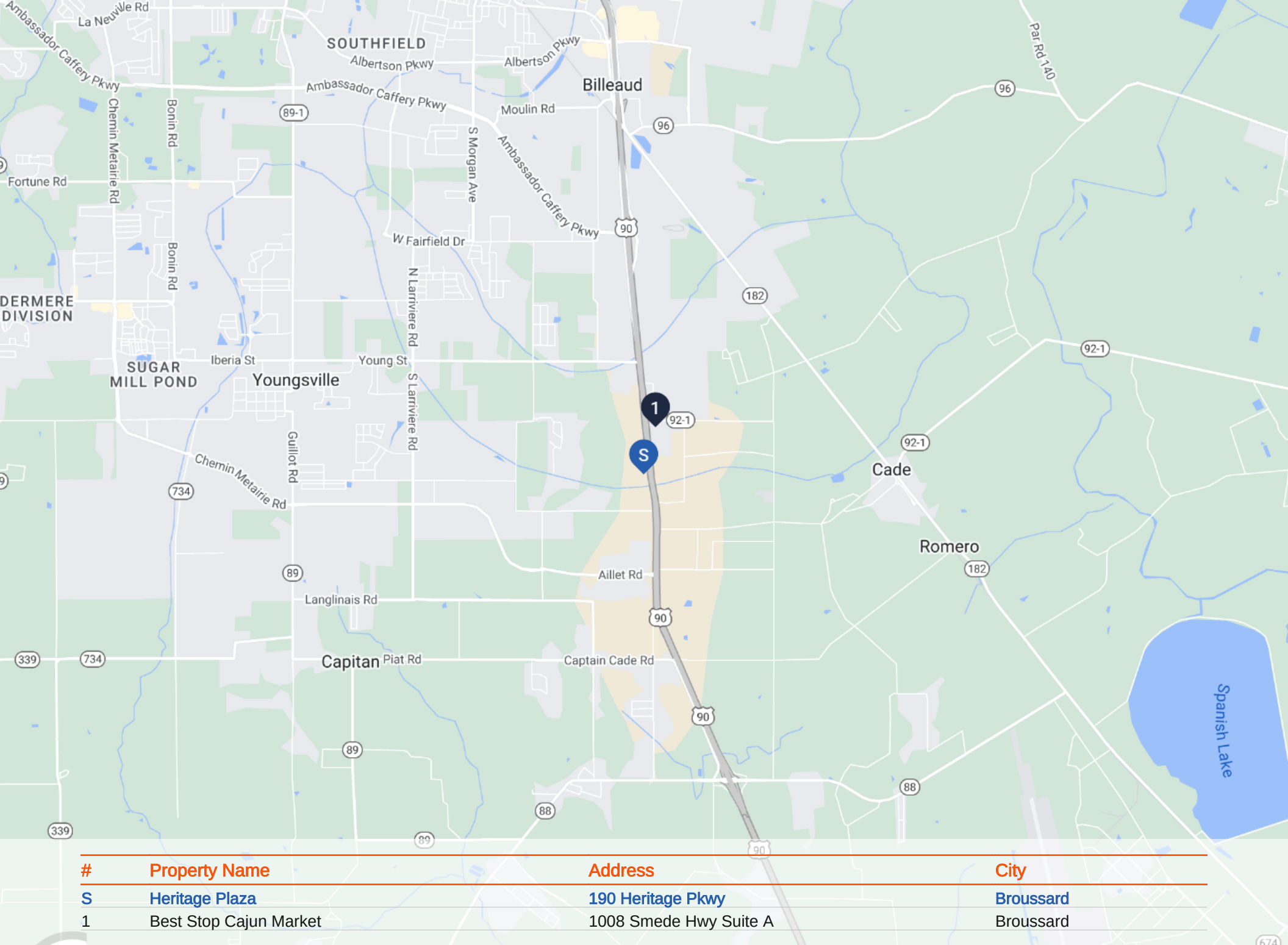
03

Rent Comps

Rent Comparables Summary

Rent Comparables Map

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	Occupancy	BUILT	Lease Type	DISTANCE (mi)
1	 Best Stop Cajun Market 1008 Smede Hwy Suite A Broussard, LA 70518	2,848	\$16.00	\$1.33	100 %		NNN	1.50
	AVERAGES	2,848	\$16.00	\$1.33	100 %			
S	 Heritage Plaza 190 Heritage Pkwy Broussard, LA 70518	13,308	\$13.89	\$1.16	100 %	2004		



#	Property Name	Address	City
S	Heritage Plaza	190 Heritage Pkwy	Broussard
1	Best Stop Cajun Market	1008 Smede Hwy Suite A	Broussard

HERITAGE PLAZA

Rent Roll

Rent Roll
Tenant Profile

04

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type
A, B, C, D	La Pizza Mia	4,848	36.43 %	11/01/20	12/31/26	CURRENT	\$5,505	\$1.14	\$66,060	\$13.63	\$18,713	NNN
						01/01/2027	\$5,780	\$1.19	\$69,360	\$14.28		
						01/01/2031	\$6,069	\$1.25	\$72,828	\$15.00		
E	State Farm	1,110	8.34 %	11/01/21	10/31/24	CURRENT	\$1,295	\$1.17	\$15,540	\$14.00	\$4,285	NNN
F	Westaff	1,290	9.69 %	07/01/21	06/30/24	CURRENT	\$1,720	\$1.33	\$20,640	\$16.00		Gross
						07/01/2024	\$1,828	\$1.42	\$21,930	\$17.04		
G	Elevate Smoke	1,212	9.11 %	08/01/23	02/28/26	CURRENT	\$1,313	\$1.08	\$15,756	\$13.00	\$4,678	NNN
						03/01/2025	\$1,414	\$1.17	\$16,968	\$14.04		
H, I	Endless Events	2,424	18.21 %	05/01/24	04/30/27	CURRENT	\$2,424	\$1.00	\$29,088	\$12.00	\$9,357	NNN
						05/01/2025	\$2,525	\$1.04	\$30,300	\$12.48		
						05/01/2026	\$2,626	\$1.08	\$31,512	\$12.96		
J	Salon 29	1,212	9.11 %	02/01/18	12/31/25	CURRENT	\$1,600	\$1.32	\$19,200	\$15.84	\$4,678	NNN
						01/01/2025	\$1,650	\$1.36	\$19,800	\$16.32		
K	Physical Therapy Center	1,212	9.11 %	08/01/24	07/30/27	CURRENT	\$1,414	\$1.17	\$16,968	\$14.00	\$4,572	NNN
Totals		13,308					\$15,271		\$183,252		\$46,283	



Company

Trade Name

La Pizza Mia

Website

lapizzamiaus.com

Description

Popular pizza restaurant with a state of the art golf simulator



Company

Trade Name

State Farm

Website

statefarm.com

Description

Local State Farm agent office



Company

Trade Name

Westaff

Website

westaff.com

Description

Local office for the nation's largest industrial staffing firm



Company

Trade Name

Elevate Smoke

Description

Local CBD and Hemp store offering a wide range of products



Company

Trade Name

Salon 29

Description

Long term tenant offering salon services to the community



05

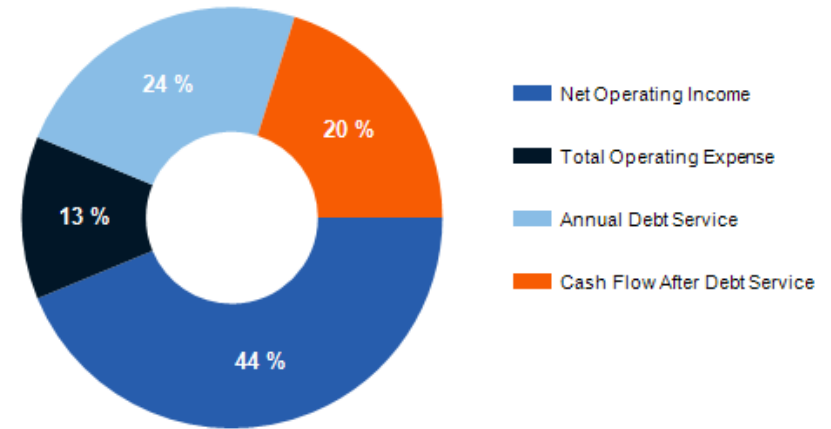
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

REVENUE ALLOCATION

CURRENT

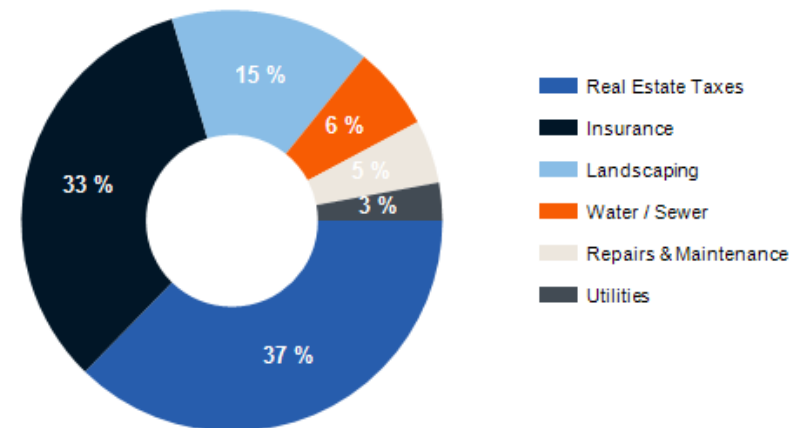
INCOME	CURRENT		2024 PRO FORMA	
Gross Scheduled Rent	\$184,878	80.0 %	\$184,878	77.1 %
CAM Revenue	\$46,275	20.0 %	\$54,916	22.9 %
Effective Gross Income	\$231,153		\$239,794	
Less Expenses	\$51,417	22.24 %	\$61,009	25.44 %
Net Operating Income	\$179,736		\$178,785	
Annual Debt Service	\$96,849		\$118,629	
Cash flow	\$82,887		\$60,156	
Debt Coverage Ratio	1.86		1.51	



EXPENSES	CURRENT	2024 PRO FORMA
Real Estate Taxes	\$19,175	\$19,175
Insurance	\$17,022	\$17,022
Management Fee		\$9,592
Repairs & Maintenance	\$2,500	\$2,500
Water / Sewer	\$3,300	\$3,300
Landscaping	\$7,920	\$7,920
Utilities	\$1,500	\$1,500
Total Operating Expense	\$51,417	\$61,009
Annual Debt Service	\$96,849	\$118,629
Expense / SF	\$3.86	\$4.58
% of EGI	22.24 %	25.44 %

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Offering Price	\$1,899,000
Analysis Period	5 year(s)
Exit Cap Rate	8.50 %

INCOME - Growth Rates

Gross Scheduled Rent	3.00 %
CAM Revenue	3.00 %

EXPENSES - Growth Rates

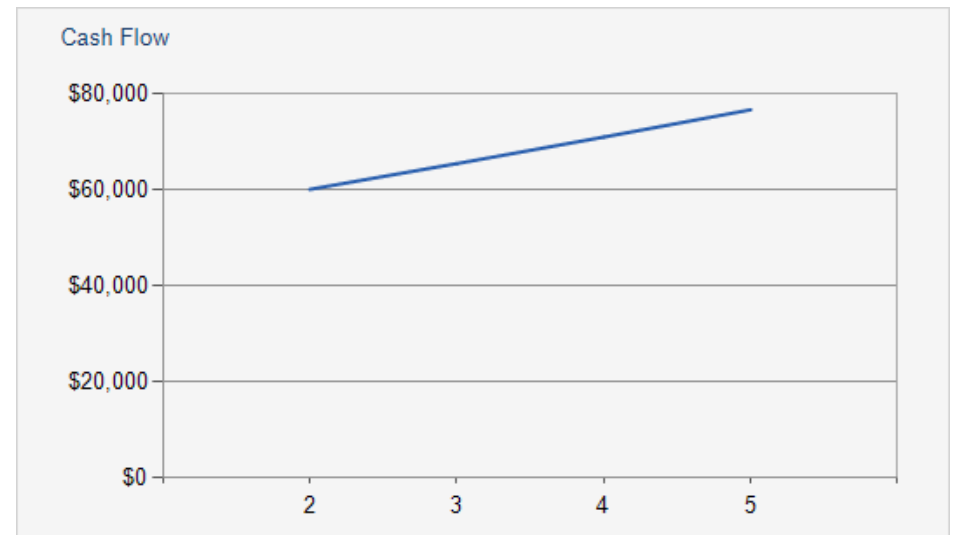
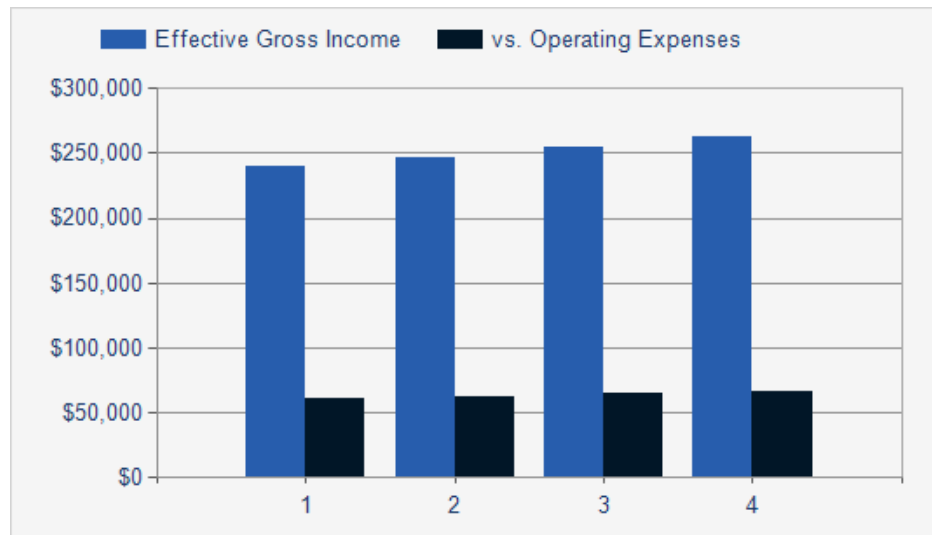
Real Estate Taxes	3.00 %
Insurance	3.00 %
Repairs & Maintenance	3.00 %
Water / Sewer	3.00 %
Landscaping	3.00 %
Utilities	3.00 %

PROPOSED FINANCING

Local Bank	
Loan Type	Interest Only & Amortized
Down Payment	\$474,750
Loan Amount	\$1,424,250
Interest Only Years	1
Interest Only Rate (1-1)	6.80 %
Amortized Rate	6.80 %
Loan Terms	5
Annual Debt Service	\$115,403
Loan to Value	75 %

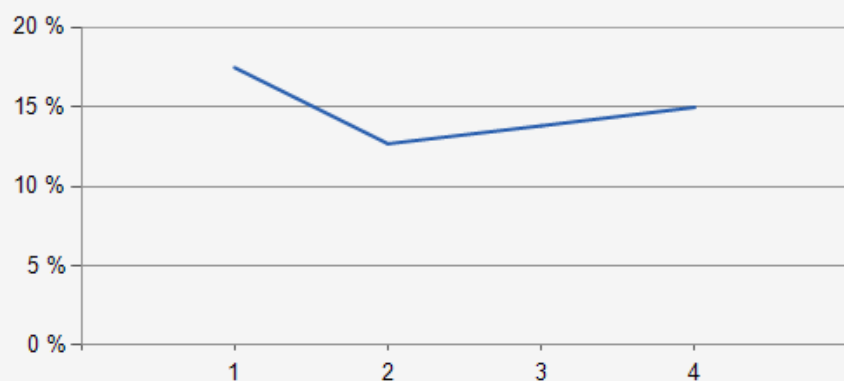


Calendar Year	CURRENT	2024 Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$184,878	\$184,878	\$190,424	\$196,137	\$202,021
CAM Revenue	\$46,275	\$54,916	\$56,563	\$58,260	\$60,008
Effective Gross Income	\$231,153	\$239,794	\$246,988	\$254,397	\$262,029
Operating Expenses					
Real Estate Taxes	\$19,175	\$19,175	\$19,750	\$20,343	\$20,953
Insurance	\$17,022	\$17,022	\$17,533	\$18,059	\$18,600
Management Fee		\$9,592	\$9,880	\$10,176	\$10,481
Repairs & Maintenance	\$2,500	\$2,500	\$2,575	\$2,652	\$2,732
Water / Sewer	\$3,300	\$3,300	\$3,399	\$3,501	\$3,606
Landscaping	\$7,920	\$7,920	\$8,158	\$8,402	\$8,654
Utilities	\$1,500	\$1,500	\$1,545	\$1,591	\$1,639
Total Operating Expense	\$51,417	\$61,009	\$62,839	\$64,724	\$66,666
Net Operating Income	\$179,736	\$178,785	\$184,149	\$189,673	\$195,363
Annual Debt Service	\$96,849	\$118,629	\$118,629	\$118,629	\$118,629
Cash Flow	\$82,887	\$60,156	\$65,519	\$71,044	\$76,734

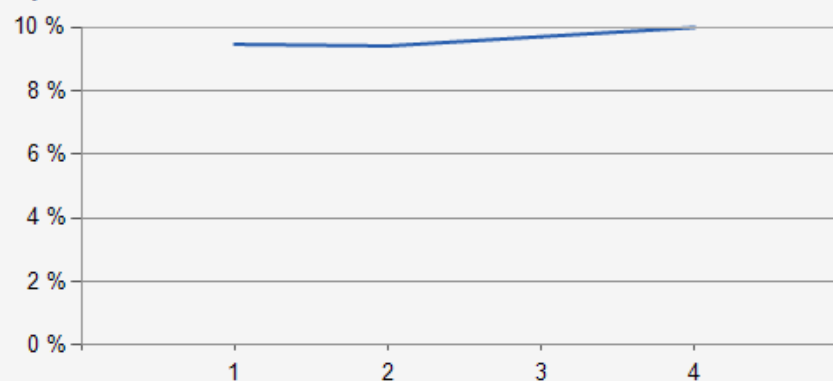


Calendar Year	CURRENT	2024 Pro Forma	Year 3	Year 4	Year 5
Cash on Cash Return b/t	17.46 %	12.67 %	13.80 %	14.96 %	16.16 %
CAP Rate	9.46 %	9.41 %	9.70 %	9.99 %	10.29 %
Debt Coverage Ratio	1.86	1.51	1.55	1.60	1.65
Operating Expense Ratio	22.24 %	25.44 %	25.44 %	25.44 %	25.44 %
Loan to Value	74.96 %	73.79 %	72.59 %	71.23 %	69.79 %
Breakeven Ratio	64.14 %	74.91 %	73.47 %	72.07 %	70.72 %
Price / SF	\$142.70	\$142.70	\$142.70	\$142.70	\$142.70
Income / SF	\$17.36	\$18.01	\$18.55	\$19.11	\$19.68
Expense / SF	\$3.86	\$4.58	\$4.72	\$4.86	\$5.00

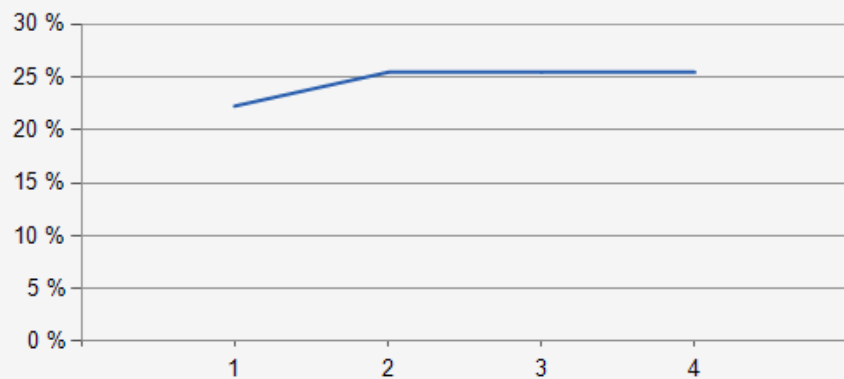
Cash on Cash



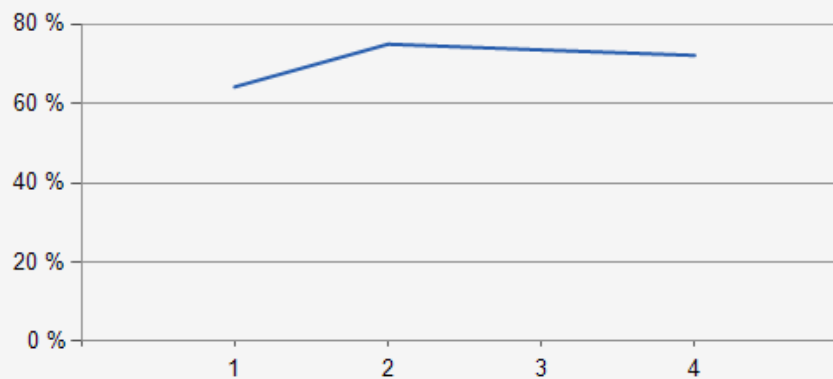
Cap Rate



Operating Expense Ratio



Breakeven Ratio



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
7.50 %	\$2,604,846	\$196	\$1,180,596	31.19 %
7.75 %	\$2,520,819	\$189	\$1,096,569	29.68 %
8.00 %	\$2,442,043	\$184	\$1,017,793	28.20 %
8.25 %	\$2,368,042	\$178	\$943,792	26.73 %
8.50 %	\$2,298,394	\$173	\$874,144	25.28 %
8.75 %	\$2,232,725	\$168	\$808,475	23.84 %
9.00 %	\$2,170,705	\$163	\$746,455	22.41 %
9.25 %	\$2,112,037	\$159	\$687,787	20.98 %
9.50 %	\$2,056,457	\$155	\$632,207	19.56 %



06

Demographics

Demographics

Demographic Charts

HERITAGE PLAZA



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,008	7,949	22,316
2010 Population	1,311	10,487	29,380
2023 Population	1,574	16,904	43,410
2028 Population	1,557	17,545	44,824
2023 African American	97	2,406	5,989
2023 American Indian	7	86	200
2023 Asian	22	811	1,411
2023 Hispanic	109	1,063	2,720
2023 Other Race	40	302	772
2023 White	1,299	12,117	31,981
2023 Multiracial	106	1,167	3,041
2023-2028: Population: Growth Rate	-1.10 %	3.75 %	3.20 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	40	460	1,309
\$15,000-\$24,999	34	272	882
\$25,000-\$34,999	31	563	1,200
\$35,000-\$49,999	11	329	1,166
\$50,000-\$74,999	33	991	3,177
\$75,000-\$99,999	73	824	2,035
\$100,000-\$149,999	108	1,315	2,947
\$150,000-\$199,999	162	877	2,101
\$200,000 or greater	116	330	1,078
Median HH Income	\$134,315	\$84,369	\$77,021
Average HH Income	\$151,922	\$102,134	\$101,427

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	377	2,854	8,415
2010 Total Households	473	3,722	10,670
2023 Total Households	607	5,961	15,895
2028 Total Households	603	6,196	16,476
2023 Average Household Size	2.59	2.83	2.72
2000 Owner Occupied Housing	291	2,217	6,389
2000 Renter Occupied Housing	56	438	1,437
2023 Owner Occupied Housing	474	4,795	12,813
2023 Renter Occupied Housing	133	1,166	3,082
2023 Vacant Housing	64	464	1,394
2023 Total Housing	671	6,425	17,289
2028 Owner Occupied Housing	474	5,009	13,356
2028 Renter Occupied Housing	129	1,186	3,121
2028 Vacant Housing	68	474	1,430
2028 Total Housing	671	6,670	17,906
2023-2028: Households: Growth Rate	-0.65 %	3.90 %	3.60 %



Source: esri

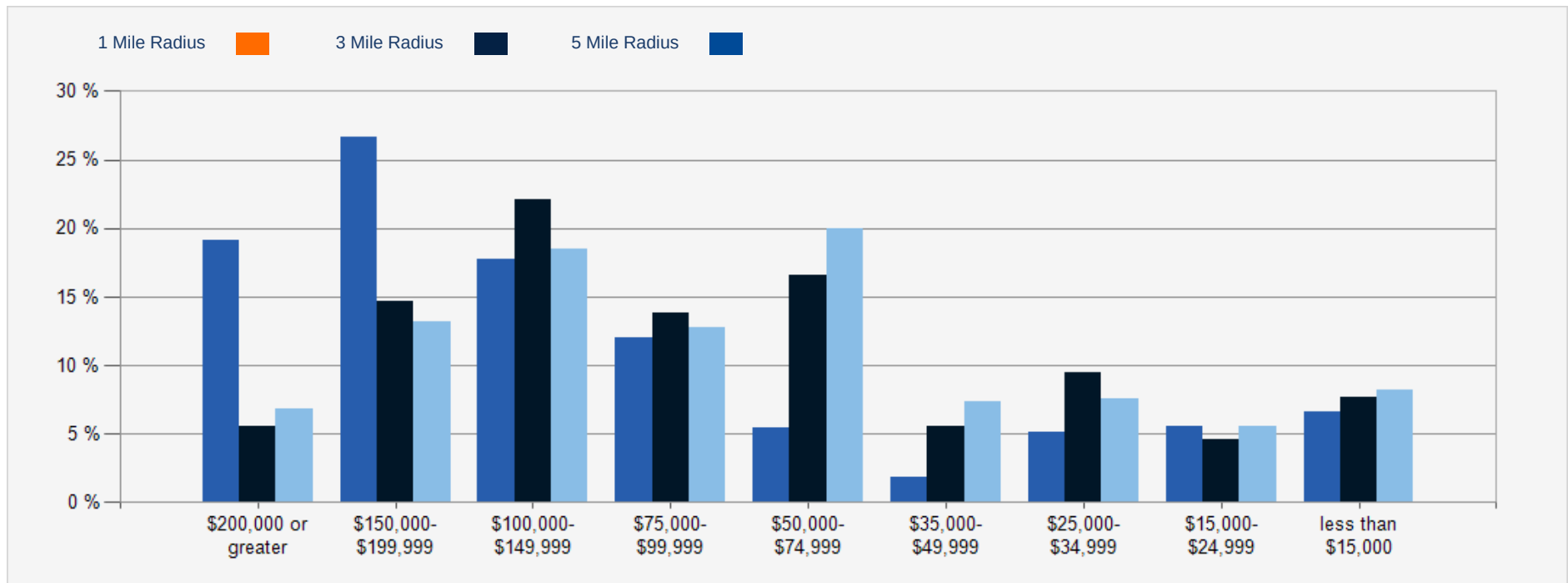
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	130	1,263	3,219
2023 Population Age 35-39	137	1,388	3,574
2023 Population Age 40-44	127	1,325	3,406
2023 Population Age 45-49	88	1,058	2,755
2023 Population Age 50-54	85	1,023	2,631
2023 Population Age 55-59	83	991	2,550
2023 Population Age 60-64	108	1,023	2,550
2023 Population Age 65-69	85	794	2,018
2023 Population Age 70-74	64	591	1,486
2023 Population Age 75-79	36	356	882
2023 Population Age 80-84	20	189	517
2023 Population Age 85+	10	127	380
2023 Population Age 18+	1,160	12,407	31,938
2023 Median Age	37	37	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$138,266	\$85,604	\$77,697
Average Household Income 25-34	\$152,718	\$102,003	\$98,426
Median Household Income 35-44	\$157,794	\$107,065	\$102,145
Average Household Income 35-44	\$180,404	\$123,409	\$122,784
Median Household Income 45-54	\$156,475	\$103,341	\$98,063
Average Household Income 45-54	\$177,170	\$117,780	\$118,431
Median Household Income 55-64	\$132,240	\$79,982	\$74,011
Average Household Income 55-64	\$151,262	\$98,099	\$99,840
Median Household Income 65-74	\$100,000	\$65,079	\$60,088
Average Household Income 65-74	\$130,003	\$85,685	\$83,001
Average Household Income 75+	\$72,204	\$54,439	\$55,958

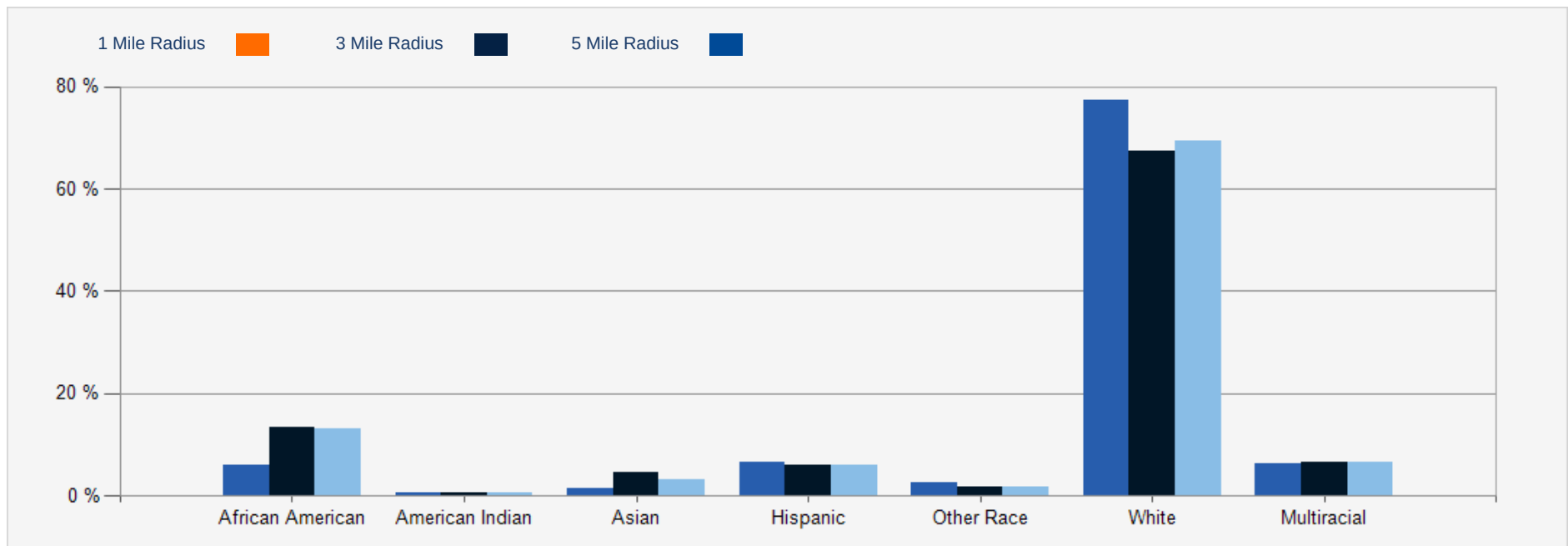
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	97	1,175	3,010
2028 Population Age 35-39	141	1,395	3,511
2028 Population Age 40-44	132	1,411	3,568
2028 Population Age 45-49	117	1,296	3,254
2028 Population Age 50-54	81	1,008	2,587
2028 Population Age 55-59	78	963	2,438
2028 Population Age 60-64	74	906	2,309
2028 Population Age 65-69	96	937	2,292
2028 Population Age 70-74	72	700	1,743
2028 Population Age 75-79	52	490	1,205
2028 Population Age 80-84	28	260	665
2028 Population Age 85+	16	179	501
2028 Population Age 18+	1,141	12,876	32,951
2028 Median Age	39	38	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$153,879	\$93,908	\$88,778
Average Household Income 25-34	\$172,184	\$114,600	\$113,091
Median Household Income 35-44	\$162,094	\$116,632	\$111,678
Average Household Income 35-44	\$197,480	\$139,492	\$138,220
Median Household Income 45-54	\$163,471	\$112,916	\$108,991
Average Household Income 45-54	\$196,908	\$135,203	\$135,223
Median Household Income 55-64	\$151,186	\$91,191	\$86,247
Average Household Income 55-64	\$172,214	\$112,533	\$115,925
Median Household Income 65-74	\$117,826	\$75,234	\$68,459
Average Household Income 65-74	\$152,601	\$99,993	\$97,510
Average Household Income 75+	\$89,659	\$63,307	\$65,230

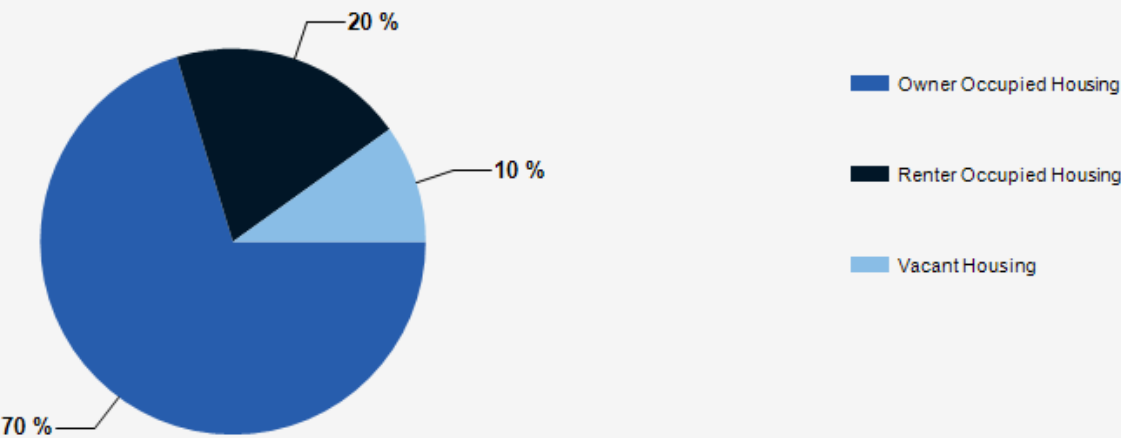
2023 Household Income



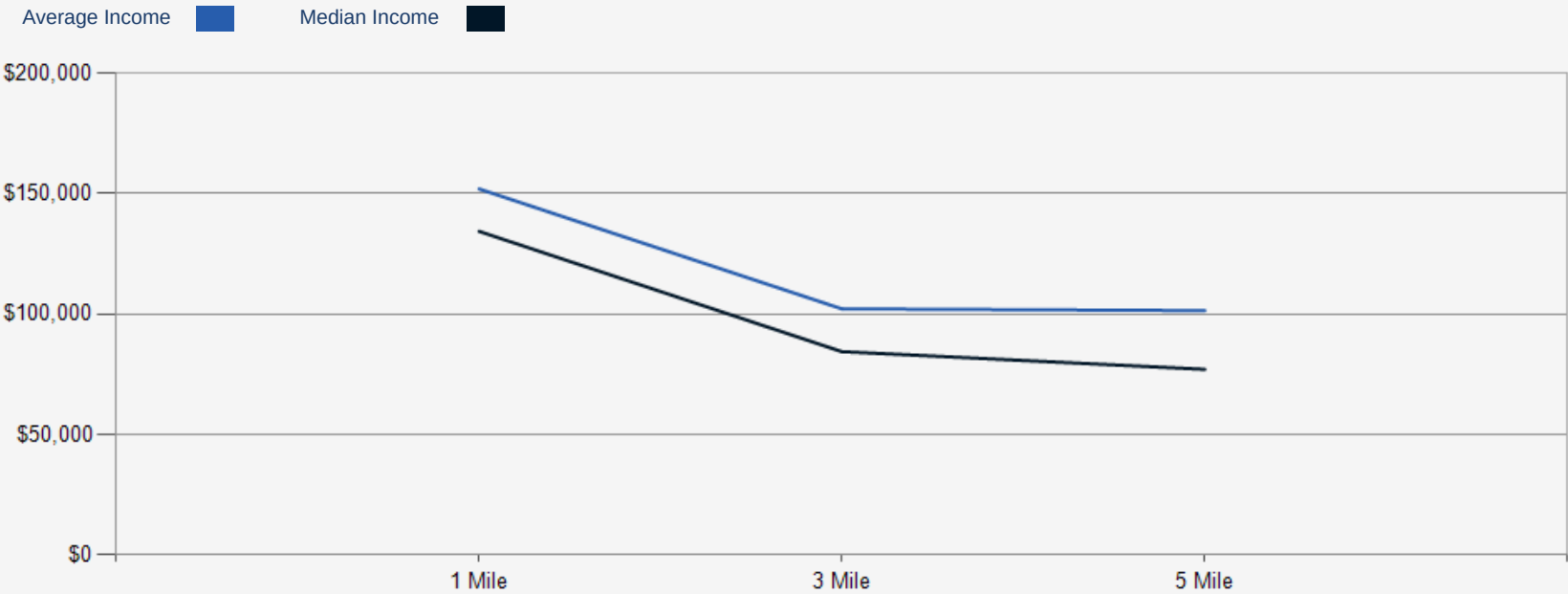
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Heritage Plaza

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