

Demographic Summary Report

Town of Lovettsville Engle's Tract

N Church St, Lovettsville, VA 20180

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**


% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,212		11,590		24,300	
2024 Estimate	2,995		10,537		21,767	
2020 Census	2,969		9,902		19,442	
Growth 2024 - 2029	7.25%		9.99%		11.64%	
Growth 2020 - 2024	0.88%		6.41%		11.96%	
2024 Population by Hispanic Origin	225		756		1,642	
2024 Population	2,995		10,537		21,767	
White	2,429	81.10%	8,550	81.14%	17,325	79.59%
Black	142	4.74%	489	4.64%	1,272	5.84%
Am. Indian & Alaskan	9	0.30%	33	0.31%	92	0.42%
Asian	87	2.90%	257	2.44%	536	2.46%
Hawaiian & Pacific Island	3	0.10%	5	0.05%	6	0.03%
Other	326	10.88%	1,202	11.41%	2,536	11.65%
U.S. Armed Forces	3		9		29	
Households						
2029 Projection	1,060		4,090		8,599	
2024 Estimate	987		3,705		7,676	
2020 Census	979		3,476		6,846	
Growth 2024 - 2029	7.40%		10.39%		12.02%	
Growth 2020 - 2024	0.82%		6.59%		12.12%	
Owner Occupied	902	91.39%	3,117	84.13%	6,605	86.05%
Renter Occupied	85	8.61%	588	15.87%	1,071	13.95%
2024 Households by HH Income	988		3,705		7,678	
Income: <\$25,000	33	3.34%	285	7.69%	636	8.28%
Income: \$25,000 - \$50,000	83	8.40%	372	10.04%	697	9.08%
Income: \$50,000 - \$75,000	60	6.07%	378	10.20%	790	10.29%
Income: \$75,000 - \$100,000	173	17.51%	609	16.44%	1,208	15.73%
Income: \$100,000 - \$125,000	93	9.41%	306	8.26%	871	11.34%
Income: \$125,000 - \$150,000	130	13.16%	366	9.88%	693	9.03%
Income: \$150,000 - \$200,000	176	17.81%	555	14.98%	1,150	14.98%
Income: \$200,000+	240	24.29%	834	22.51%	1,633	21.27%
2024 Avg Household Income	\$157,943		\$144,416		\$141,919	
2024 Med Household Income	\$135,000		\$117,034		\$114,580	

Demographic Summary Report

Patteson Farms									
Quarter Branch Rd, Lovettsville, VA 20180									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		1,962		15,200		24,236			
2024 Estimate		1,830		13,668		21,696			
2020 Census		1,816		12,563		19,419			
Growth 2024 - 2029		7.21%		11.21%		11.71%			
Growth 2020 - 2024		0.77%		8.80%		11.73%			
2024 Population by Hispanic Origin		137		986		1,615			
2024 Population		1,830		13,668		21,696			
White		1,482	80.98%	10,885	79.64%	17,263	79.57%		
Black		90	4.92%	815	5.96%	1,280	5.90%		
Am. Indian & Alaskan		5	0.27%	43	0.31%	99	0.46%		
Asian		49	2.68%	340	2.49%	530	2.44%		
Hawaiian & Pacific Island		2	0.11%	5	0.04%	8	0.04%		
Other		200	10.93%	1,581	11.57%	2,517	11.60%		
U.S. Armed Forces		1		12		26			
Households									
2029 Projection		648		5,422		8,605			
2024 Estimate		604		4,857		7,677			
2020 Census		600		4,457		6,862			
Growth 2024 - 2029		7.28%		11.63%		12.09%			
Growth 2020 - 2024		0.67%		8.97%		11.88%			
Owner Occupied		547	90.56%	4,054	83.47%	6,609	86.09%		
Renter Occupied		56	9.27%	803	16.53%	1,067	13.90%		
2024 Households by HH Income		604		4,858		7,676			
Income: <\$25,000		16	2.65%	508	10.46%	635	8.27%		
Income: \$25,000 - \$50,000		65	10.76%	515	10.60%	700	9.12%		
Income: \$50,000 - \$75,000		29	4.80%	492	10.13%	813	10.59%		
Income: \$75,000 - \$100,000		100	16.56%	731	15.05%	1,202	15.66%		
Income: \$100,000 - \$125,000		66	10.93%	484	9.96%	871	11.35%		
Income: \$125,000 - \$150,000		78	12.91%	467	9.61%	705	9.18%		
Income: \$150,000 - \$200,000		114	18.87%	691	14.22%	1,142	14.88%		
Income: \$200,000+		136	22.52%	970	19.97%	1,608	20.95%		
2024 Avg Household Income		\$154,733		\$135,927		\$141,100			
2024 Med Household Income		\$133,333		\$109,452		\$114,006			

Town of Lovettsville Engle's Tract

N Church St, Lovettsville, VA 20180

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Description	2020		2024		2029	
Population	2,969		2,995		3,212	
Age 0 - 4	199	6.70%	168	5.61%	165	5.14%
Age 5 - 9	251	8.45%	209	6.98%	188	5.85%
Age 10 - 14	278	9.36%	250	8.35%	224	6.97%
Age 15 - 19	211	7.11%	228	7.61%	243	7.57%
Age 20 - 24	116	3.91%	168	5.61%	226	7.04%
Age 25 - 29	98	3.30%	117	3.91%	179	5.57%
Age 30 - 34	144	4.85%	125	4.17%	145	4.51%
Age 35 - 39	259	8.72%	192	6.41%	158	4.92%
Age 40 - 44	239	8.05%	258	8.61%	208	6.48%
Age 45 - 49	228	7.68%	245	8.18%	246	7.66%
Age 50 - 54	213	7.17%	223	7.45%	248	7.72%
Age 55 - 59	209	7.04%	210	7.01%	234	7.29%
Age 60 - 64	172	5.79%	181	6.04%	210	6.54%
Age 65 - 69	126	4.24%	142	4.74%	176	5.48%
Age 70 - 74	96	3.23%	111	3.71%	139	4.33%
Age 75 - 79	69	2.32%	80	2.67%	101	3.14%
Age 80 - 84	33	1.11%	52	1.74%	66	2.05%
Age 85+	28	0.94%	38	1.27%	57	1.77%
Age 15+	2,241	75.48%	2,370	79.13%	2,636	82.07%
Age 20+	2,030	68.37%	2,142	71.52%	2,393	74.50%
Age 65+	352	11.86%	423	14.12%	539	16.78%
Median Age	39		41		42	
Average Age	36.70		38.40		40.00	
Population By Race	2,969		2,995		3,212	
White	2,392	80.57%	2,429	81.10%	2,606	81.13%
Black	133	4.48%	142	4.74%	151	4.70%
Am. Indian & Alaskan	9	0.30%	9	0.30%	9	0.28%
Asian	77	2.59%	87	2.90%	93	2.90%
Hawaiian & Pacific Islander	3	0.10%	3	0.10%	3	0.09%
Other	352	11.86%	326	10.88%	350	10.90%

Town of Lovettsville Engle's Tract

N Church St, Lovettsville, VA 20180

Description	2020	2024	2029
Population by Race (Hispanic)	228	226	242
White	60 26.32%	57 25.22%	62 25.62%
Black	3 1.32%	2 0.88%	2 0.83%
Am. Indian & Alaskan	5 2.19%	5 2.21%	5 2.07%
Asian	2 0.88%	4 1.77%	4 1.65%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	157 68.86%	157 69.47%	169 69.83%
Household by Household Income	979	988	1,062
<\$25,000	31 3.17%	33 3.34%	37 3.48%
\$25,000 - \$50,000	92 9.40%	83 8.40%	89 8.38%
\$50,000 - \$75,000	98 10.01%	60 6.07%	50 4.71%
\$75,000 - \$100,000	142 14.50%	173 17.51%	195 18.36%
\$100,000 - \$125,000	77 7.87%	93 9.41%	105 9.89%
\$125,000 - \$150,000	72 7.35%	130 13.16%	160 15.07%
\$150,000 - \$200,000	161 16.45%	176 17.81%	194 18.27%
\$200,000+	306 31.26%	240 24.29%	232 21.85%
Average Household Income	\$167,607	\$157,943	\$154,216
Median Household Income	\$142,187	\$135,000	\$133,593

Patteson Farms

Quarter Branch Rd, Lovettsville, VA 20180

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Description	2020		2024		2029	
Population	1,816		1,830		1,962	
Age 0 - 4	121	6.66%	102	5.57%	101	5.15%
Age 5 - 9	152	8.37%	127	6.94%	114	5.81%
Age 10 - 14	175	9.64%	155	8.47%	137	6.98%
Age 15 - 19	129	7.10%	141	7.70%	149	7.59%
Age 20 - 24	73	4.02%	104	5.68%	139	7.08%
Age 25 - 29	56	3.08%	71	3.88%	110	5.61%
Age 30 - 34	86	4.74%	74	4.04%	87	4.43%
Age 35 - 39	159	8.76%	117	6.39%	95	4.84%
Age 40 - 44	147	8.09%	159	8.69%	127	6.47%
Age 45 - 49	139	7.65%	150	8.20%	151	7.70%
Age 50 - 54	131	7.21%	136	7.43%	152	7.75%
Age 55 - 59	136	7.49%	132	7.21%	144	7.34%
Age 60 - 64	102	5.62%	111	6.07%	130	6.63%
Age 65 - 69	73	4.02%	84	4.59%	108	5.50%
Age 70 - 74	57	3.14%	65	3.55%	83	4.23%
Age 75 - 79	41	2.26%	47	2.57%	60	3.06%
Age 80 - 84	19	1.05%	31	1.69%	39	1.99%
Age 85+	20	1.10%	25	1.37%	35	1.78%
Age 15+	1,368	75.33%	1,447	79.07%	1,609	82.01%
Age 20+	1,239	68.23%	1,306	71.37%	1,460	74.41%
Age 65+	210	11.56%	252	13.77%	325	16.56%
Median Age	39		41		42	
Average Age	36.60		38.30		39.90	
Population By Race	1,816		1,830		1,962	
White	1,461	80.45%	1,482	80.98%	1,590	81.04%
Black	84	4.63%	90	4.92%	96	4.89%
Am. Indian & Alaskan	5	0.28%	5	0.27%	5	0.25%
Asian	44	2.42%	49	2.68%	53	2.70%
Hawaiian & Pacific Islander	2	0.11%	2	0.11%	2	0.10%
Other	217	11.95%	200	10.93%	216	11.01%

Patteson Farms							
Quarter Branch Rd, Lovettsville, VA 20180							
Description	2020		2024		2029		
Population by Race (Hispanic)	138		136		147		
White	40	28.99%	38	27.94%	41	27.89%	
Black	1	0.72%	1	0.74%	1	0.68%	
Am. Indian & Alaskan	3	2.17%	3	2.21%	3	2.04%	
Asian	1	0.72%	2	1.47%	2	1.36%	
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%	
Other	93	67.39%	93	68.38%	100	68.03%	
Household by Household Income	602		604		648		
<\$25,000	18	2.99%	16	2.65%	17	2.62%	
\$25,000 - \$50,000	62	10.30%	65	10.76%	73	11.27%	
\$50,000 - \$75,000	57	9.47%	29	4.80%	21	3.24%	
\$75,000 - \$100,000	80	13.29%	100	16.56%	114	17.59%	
\$100,000 - \$125,000	52	8.64%	66	10.93%	75	11.57%	
\$125,000 - \$150,000	43	7.14%	78	12.91%	96	14.81%	
\$150,000 - \$200,000	97	16.11%	114	18.87%	128	19.75%	
\$200,000+	193	32.06%	136	22.52%	124	19.14%	
Average Household Income	\$168,968		\$154,733		\$149,245		
Median Household Income	\$143,604		\$133,333		\$131,250		

Traffic Count Report

Town of Lovettsville Engle's Tract

N Church St, Lovettsville, VA 20180

Building Type: **Land**

Class: -

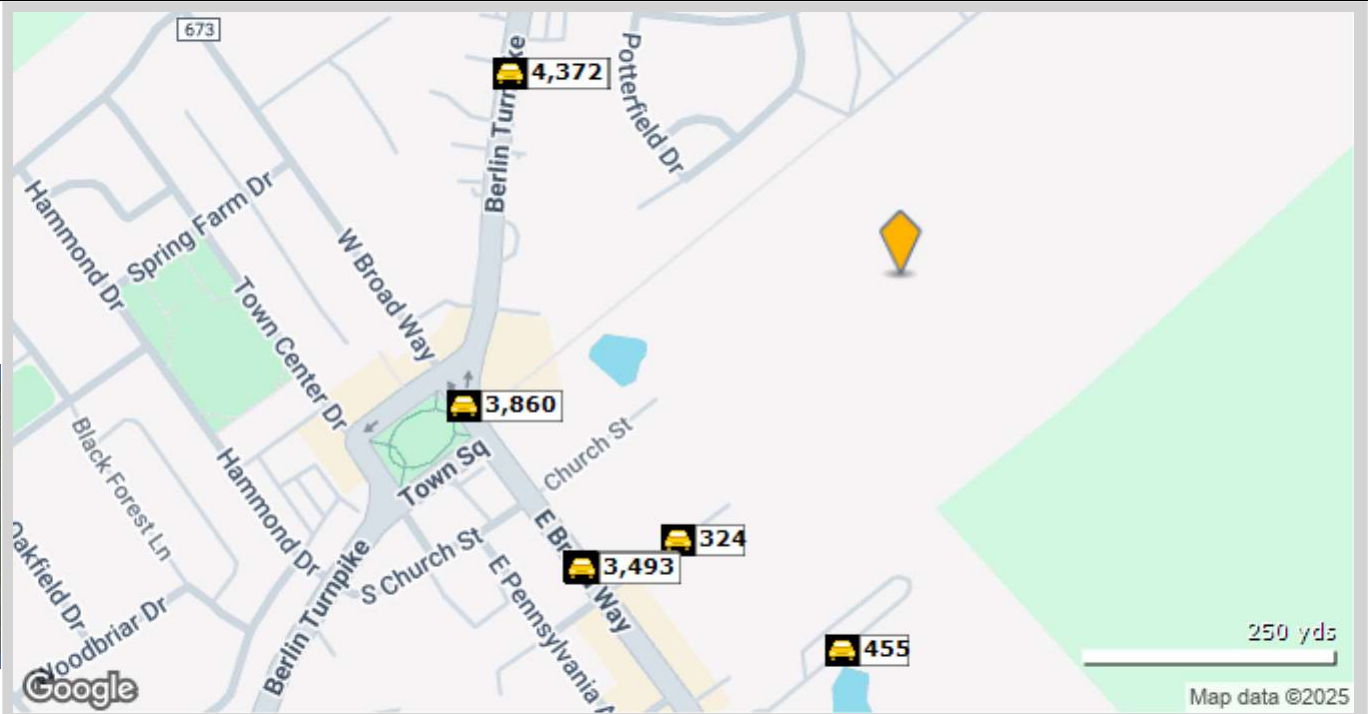
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Light St	E Broad Way	0.05 SW	2018	324	MPSI	.20
2	Park Pl	E Broad Way	0.09 SW	2018	455	MPSI	.21
3	East Broad Way	N Light St	0.02 SE	2025	3,561	MPSI	.25
4	East Broad Way	N Light St	0.02 SE	2024	3,561	MPSI	.25
5	E Broad Way	N Light St	0.02 SE	2018	3,179	MPSI	.25
6	E Broad Way	N Light St	0.02 SE	2025	3,493	MPSI	.25
7	N Berlin Pike	Lovett Dr	0.10 N	2020	4,489	MPSI	.25
8	N Berlin Pike	Lovett Dr	0.10 N	2024	6,059	MPSI	.25
9	N Berlin Pike	Lovett Dr	0.10 N	2022	4,372	MPSI	.25
10	S Berlin Pike	Town Center Dr	0.03 SW	2023	3,860	MPSI	.26



Traffic Count Report

Patteson Farms

Quarter Branch Rd, Lovettsville, VA 20180

Building Type: **Land**

Class: -

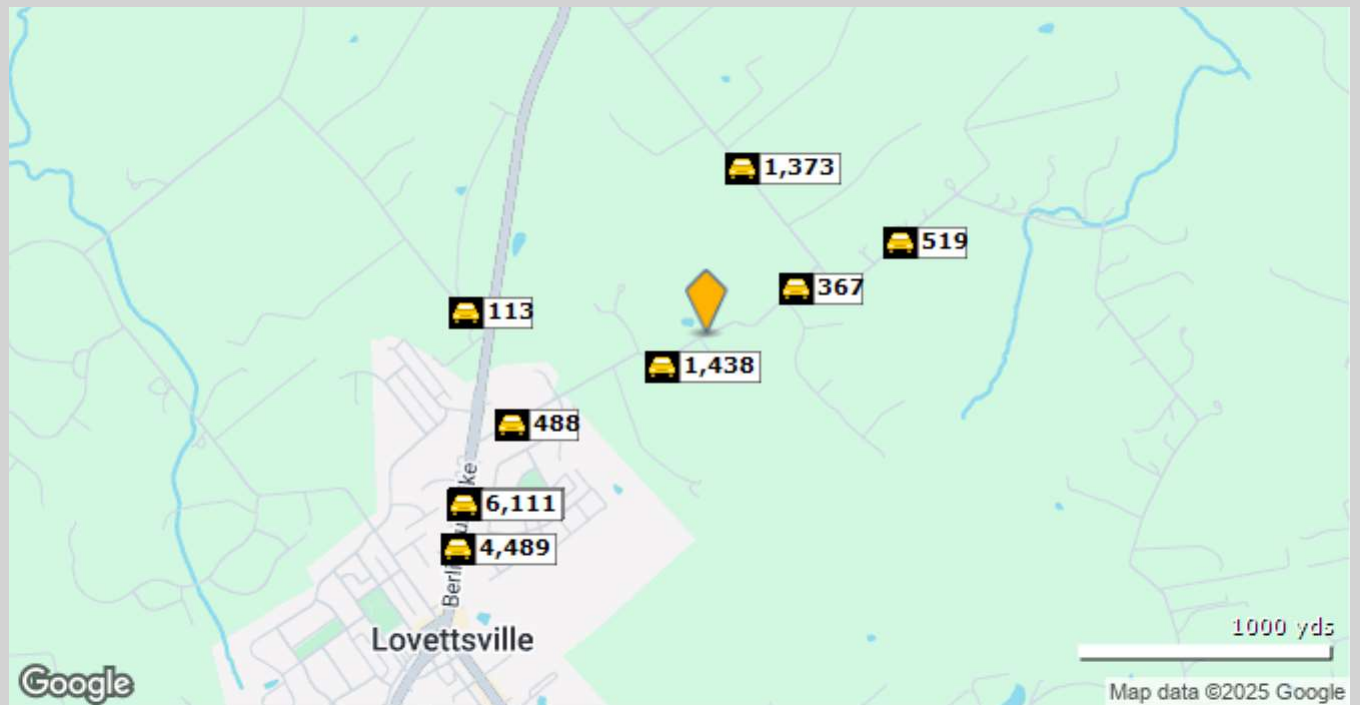
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Quarter Branch Rd	Lange Dr	0.25 W	2018	1,438	MPSI	.12
2	Quarter Branch Rd	Morningstar Pl	0.04 SW	2018	367	MPSI	.24
3	Wenner Rd	Rivers Edge Ln	0.05 NW	2018	1,373	MPSI	.40
4	Quarter Branch Rd	N Berlin Pike	0.10 SW	2018	488	MPSI	.48
5	Quarter Branch Rd	Armistead Filler Ln	0.16 NE	2018	519	MPSI	.50
6	Purcell Rd	N Berlin Pike	0.07 SE	2018	113	MPSI	.55
7	North Berlin Pike	Lovett Dr	0.00 S	2025	4,711	MPSI	.67
8	North Berlin Pike	Lovett Dr	0.10 N	2025	5,989	MPSI	.67
9	N Berlin Pike	Lovett Dr	0.10 N	2023	6,111	MPSI	.67
10	N Berlin Pike	Lovett Dr	0.10 N	2020	4,489	MPSI	.74