



DEVELOPMENT PARCEL ZONED FOR COMMERCIAL, MULTI-RESIDENTIAL & MIXED USE

\$2,800,000 (39,377 SF Lot)

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Land Proposal



APN:	7332-028-050
Building SF:	1,363
County:	Los Angeles
Frontage:	247 feet
Lot Size:	39,377 SF
Permitted Uses:	Commercial & Multifamily
Price / Land SF:	\$71.11
Price:	\$2,800,000
Type:	Land
Zoning:	CACG
Overlay:	CMX-Mixed Use

The subject property is a commercially zoned land parcel of approximately 39,377 square feet that has 247 feet of frontage on the primary corridor of Avalon Boulevard in the City of Carson. The parcel is irregular in shape as it has 82 feet of frontage on the back portion of the lot that fronts a cul-de-sac street (Hansome Avenue) which has SFR's (Single Family Residences).

The property is vacant other than a 1,363 square foot building constructed in 1937 that has been used for business offices for the owner for the past several years. The property will be delivered vacant “as-is” at the close of escrow. This offering provides a multitude of potential development opportunities including multi-residential, commercial and mixed use.

Buyer to verify with City of Carson the zoning uses permitted and development standards for its intended use and development.

9212.2 Land Use Regulations

Use classifications are defined in Part 5, General Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially like the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of the Zoning Code.

TABLE 9212.2 COMMERCIAL AND MIXED-USE LAND USE REGULATIONS				
P	Permitted subject to zoning compliance determination			
MCUP	Minor Conditional Use Permit required			
CUP	Conditional Use Permit required			
X	Not permitted			
L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Residential Use Types				
Single-Family	See sub-classifications below			
Detached	X	X	X	Existing single-family and duplex uses may remain per Phase 2, Part 3-B, Division 44, Nonconforming Uses
Attached	X	X	X	
Duplex	X	X	X	
Multi-Unit	P	P	P/LI	See Section 9211.8, Multi-Family Residential Development Standards
Group Residential	MCUP	MCUP	P/LI	See Part 3-B, Division 32, Group Residential.
Mobilehome Park	X*	CUP*	CUP*	*See Part 2, Division 6, Mobile Home Park Overlay District and Part 3-B, Division 43, Mobile Home Parks. In the MHP Overlay District, “Existing Mobile Home Parks” are automatically permitted and not considered nonconforming uses, and newly proposed mobile home park uses are subject to CUP, per Section 9216.1
Residential Care Facility	See sub-classifications below			
General	P	P	P/LI	See Part 3-B, Requirements for Specific Uses, Division 51, Residential Care Facilities
Limited	P	P	P/LI	
Shopkeeper Unit	P	P	P/LI	See Part 5, General Terms and Part 3-B, Division 38, Live/Work and Shopkeeper Units
Single-Room Occupancy	X	X	P/LI	See Part 5, General Terms and Part 3-B, Division 53, Single-Room Occupancy Housing.
Supportive Housing	Supportive Housing is treated as a residential use, subject only to those restrictions that apply to other residential uses of the same development type in the same district.			
Transitional Housing	Transitional Housing is treated as a residential use, subject only to those restrictions that apply to other residential uses of the same development type in the same district.			
Public and Semi-Public Use Types				

TABLE 9212.2 COMMERCIAL AND MIXED-USE LAND USE REGULATIONS				
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L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Adult Day Care	See sub-classifications below			
<i>Small</i>	X	MCUP	--	See Part 3-B, Requirements for Specific Uses, Division 28, Day Care, Adult and Child
<i>Large</i>	X	X	--	
Cemetery	X	X	--	
Childcare	P	P	--	See Part 3-B, Requirements for Specific Uses, Division 22, Childcare and Early Education
College and Trade School	See sub-classifications below			
<i>Small</i>	P	P	--	See Part 3-B, Requirements for Specific Uses, Division 24, Colleges, Universities and Trade Schools (Phase 2)
<i>Large</i>	X	CUP	--	
Community Assembly	See sub-classifications below			
<i>Small</i>	P	P	--	See Part 3-B, Requirements for Specific Uses, Division 25, Community Assembly Uses
<i>Large</i>	MCUP	MCUP	--	
Emergency Shelters	P	P	--	See Part 3-B, Requirements for Specific Uses, Division 30, Emergency Shelters
Government Office	P	P	--	
Hospitals and Clinics	See sub-classifications below			
<i>Clinic</i>	MCUP	P	--	
<i>Extended Care</i>	X	P	--	
<i>Hospital</i>	X	CUP	--	
Low-Barrier Navigation Center	P	P	--	See Part 3-B, Division 39, Low-Barrier Navigation Center
Park and Recreation Facilities	MCUP	P	--	
Public Safety Facility	MCUP	P	--	
School (K-12)	See sub-classifications below			
<i>Small (Less than 10,000 sf)</i>	X	X	--	See Part 3-B, Division 51, Schools
<i>Large (10,000 sf or more)</i>	X	X	--	
Social Services Center	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	MCUP	P	--	See Part 3-B, Division 54, Social Services Center
<i>Large (5,000 sf or more)</i>	X	MCUP	--	
Commercial Use Types				
Adult Business	See sub-classifications below			
<i>Adult Video or Bookstore</i>	--	--	--	See Part 3-B, Division 12, Adult Businesses

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L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Adult Nightclub	--	--	--	
Adult Motion Picture Theater	--	--	--	
Adult Viewing Room	--	--	--	
Animal Care, Sales, and Services	See sub-classifications below			
Grooming and Pet Store	P	P	--	See Part 3-B, Division 15, Animal Care, Sales, and Services
Pet Clinic/Hospital	MCUP	MCUP	--	
Pet Day Care Service	MCUP	MCUP	--	
Auto/Vehicle Sales	See sub-classifications below			
Auto Broker, Office Only	P	P	--	See Part 2, Division 6, Overlay Districts and Part 3-B, Division 17, Auto/Vehicle Sales, and Leasing (Phase 2)
Auto Broker, Office w/Indoor Display	X	P	--	
Auto/Vehicle New Sales, Leasing and Rentals - Minor (No Outdoor Display)	X	X	--	
Auto/Vehicle New Sales, Leasing and Rentals - Major	X	X	--	
Auto/Vehicle Used Sales	X	X	--	
Auto/Vehicle Services	See sub-classifications below			
Auto/Vehicle/Equipment Repair - Light	X	MCUP*	--	*New uses prohibited within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district.
Auto/Vehicle/Equipment Repair - Heavy	X	X	--	See Part 3-B, Division 18, Automobile/Vehicle Repair, Major (Phase 2)
Alternative Fuels and Recharging Facilities	P	P	--	See Part 3-A, Division 6, Section 9316.12, Electric Vehicle Charging Stations, Government Code Sections 65850.7 and 65850.71.
Auto/Vehicle Washing/Detailing	X	CUP*	--	See Part 3-B, Division 19, Automobile/Vehicle Washing (Phase 2). *New uses prohibited within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district.
Service Station – Full Service	X	CUP*	--	See Part 3-B, Division 16, Automobile Service Stations (Phase 2).
Service Station – Minimum Service	MCUP*	MCUP*	--	*New uses prohibited within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district.

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L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Banks and Financial Institutions	See sub-classifications below			
Bank and Credit Union	P	P	--	
Check Cashing Business	X	X	--	
Business Services	P	P	--	
Commercial Kitchens	X	X	--	
Commercial Entertainment and Recreation	See sub-classifications below			
Cinema	P	P	--	
Electronic Game Center	MCUP	MCUP	--	
Live Theatre				
Small-scale Facility (Indoor)	P	MCUP	--	
Large-scale Facility (Indoor)	MCUP	MCUP	--	
Large-scale Facility (Outdoor)	CUP	CUP	--	
Community Gardens	P	P	--	See Part 3-B, Division 26, Community Garden
Eating and Drinking Establishments	See sub-classifications below			
Bar/Tavern/Lounge	--	--	--	See Part 3-B, Division 14, Alcoholic Beverage Sales (Phase 2) and Division 47, Outdoor Dining and Seating. *MCUP required for new uses within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district. **MCUP required for new uses that may offer incidental live music or live entertainment performances. ***New uses prohibited within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the DMX and FLX zoning districts.
Brewpub	P*	P*	--	
Restaurant, Full Service	P**	P**	--	
Restaurant, Limited Service	P	P	--	
Restaurant with Drive-through	MCUP	CUP***	--	
Tasting Room/Wine Bar	P*	P*	--	
Equipment Rental	P	P	--	

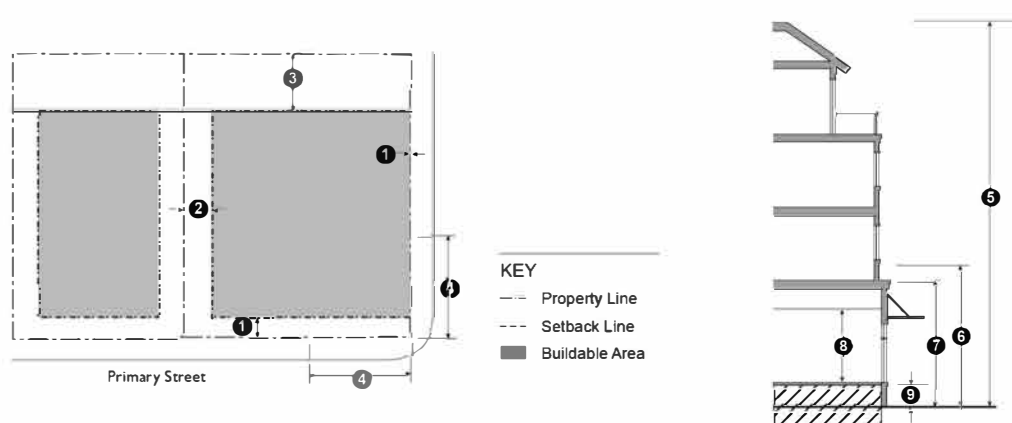
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X	Not permitted			
L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Financial, Insurance and Real Estate Services	P	P	--	
Food and Beverage Sales	See sub-classifications below			
Convenience Store	CUP	CUP	--	Alcohol sales only allowed subject to Part 3-B, Division 14, (Phase 2) Alcoholic Beverage Sales and Service. See Part 3-B, Division 27, Convenience and Discount Stores
Farmers' Market	P	P	--	See Part 3-B, Division 31, Farmers' Market
Produce Store	P	P	--	
Grocery Store/Supermarket Small (Less than 10,000 sf)	P	P	--	See Part 3-B, Division 14, (Phase 2) Alcoholic Beverage Sales and Service. *New uses prohibited within 300 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district.
Grocery Store/Supermarket Medium (10,000 sf -50,000 sf)	P	P	--	
Liquor Store	CUP*	CUP*	--	
Funeral and Interment Service	MCUP	MCUP	--	
Laboratory	MCUP	MCUP	--	
Live/Work Unit	P	P	--	See Part 3-B, Division 38, Live-Work Units
Maintenance or Repair Services	P	P	--	
Mobile Food Truck, Off-street	P	P	--	See Part 3-B, Division 42, Mobile Food Vending
Nursery and Garden Center Small (Less than 10,000 sf)	P	P	--	
Nursery and Garden Center Large (10,000 sf or more)	MCUP	MCUP	--	
Offices				
Business and Professional	P	P	--	
Medical and Dental	P	P	--	
Parking Facilities, Commercial	MCUP	MCUP	--	See Part 3-A, Division 6, Off-Street Parking and Loading
Personal Service	See sub-classifications below			
General Personal Services	P	P	--	
Massage Services	P	P	--	See Part 3-B, Division 41, Massage Establishments
Massage Therapy	P	P	--	
Tattoo and Body Piercing	MCUP	MCUP	--	See Part 3-B, Division 56, Tattoo and Body Piercing.
Retail Sales	See sub-classifications below			

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L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Building Materials, Sales, and Services	MCUP ²	MCUP ²	--	For outdoor sales see Part 3-B, Division 46, Outdoor Retail Sales
Cannabis	See Municipal Code, Article VI, Chapters 15 and 17			
General Retail Small (Less than 10,000 sf)	P	P	--	
General Retail Large (10,000 sf – 80,000 sf)	MCUP	P	--	
Large Format Retail (More than 80,000 sf)	X	X	--	See Part 3-B, Division 37, Large Format Retail
Pawnshop	MCUP	MCUP	--	
Smoke shop	CUP	CUP	--	
Swap Meet (Indoor)	MCUP	X	--	
Swap Meet (Outdoor)	X	X	--	
Lodging				
Bed and Breakfast	CUP	CUP	--	See Part 3-B, Division 20, Bed and Breakfast Lodging
Hotel, Motel	P	P	--	See Part 3-B, Division 35, Hotels and Motels
Industrial				
Artisan/Small-scale/Manufacturing	MCUP	P	--	
Artist's Studio	See sub-classifications below			
Studio-Light	P	P	--	
Studio-Heavy	MCUP	P	--	
Brewery Production	See sub-classifications below			
Brewery – Micro	P*	P*	--	See Part 3-B, Division 14, Alcoholic Beverage Sales and Service (Phase 2); notwithstanding the foregoing, CMC 9138.5 of the Zoning Ordinance as it existed prior to effectiveness of Ordinance No. 24-2405 shall not apply to new Brewery (micro or large) uses. *MCUP required for new uses within 100 feet of: (i) any lawfully existing residential use; or (ii) any other zoning district that permits a residential use except for the FLX zoning district,
Brewery – Large	MCUP	MCUP	--	
Media Production	See sub-classifications below			
Support Facility	MCUP	P	--	

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L	See Limitations at end of table			
District	DMX	CMX	FLX ¹	Additional Regulations
Full-Service Facility	X	MCUP	--	
Recycling Facilities	See sub-classifications below			
Recycling, Large	X	X	--	See Part 3-B, Division 50, Recycling Facilities
Recycling, Small	X	X	--	See Part 3-A, Division I, Section 9311.7, Solid Waste, Recycling, and Green Waste Storage Areas, Part 3-B, Division 50, Small Recycling Facilities
Research and Development	X	MCUP	--	
Transportation, Communication and Utilities				
Communication Facilities	See sub-classifications below			
Antennas	MCUP	MCUP	--	See Part 3-B, Division 62, Wireless Communications
Equipment within Buildings	X	X	--	
Light Fleet-based Service	X	X	--	
Passenger Station	CUP	CUP	--	
Utilities, Minor	MCUP	MCUP	--	
Other				
Accessory Use	See Part 3-B, Division 9, Accessory Uses and Division 11, Accessory Buildings and Structures			
Nonconforming Use	See Part 3-B, Division 44, Nonconforming Uses (Phase 2)			
Temporary Use	See Part 3-B, Division 57, Temporary Uses			
Limitations:				
1. Residential only permitted on sites in the 2021-2029 Housing Element Sites Inventory shown in Figure 9212.2, Flex District Housing Sites, as approved by the City Council.				
2. All sales indoors.				

9212.3 Development Regulations

Table 9213.3 prescribes the development standards for the mixed-use districts. Additional regulations are indicated in the column to the right. Section numbers in this column refer to other Sections of this Code, while individual letters refer to subsections that directly follow the table. The numbers in the illustrations refer to corresponding regulations listed in the column headed Additional Regulations.

TABLE 9212.3 DEVELOPMENT REGULATIONS—MIXED-USE DISTRICTS				
 <p>KEY</p> <ul style="list-style-type: none"> Property Line Setback Line Buildable Area 				
District	DMX	CMX	FLX	Additional Regulations/#
Lot and Density				
Minimum Lot Size (sf)	5,000 ¹	5,000 ¹	5,000 ¹	
Minimum Lot Width (ft.)	50 ²	50 ²	50 ²	
Minimum/Maximum Density (units per net acre)	40 to 65 ³	Up to 40 ³	Up to 40 ⁴	See Figure 9212.2, Flex District Housing Sites
Maximum Floor Area Ratio (FAR)	1.75/Up to 2.45 with community benefits ⁵	1.0/Up to 1.15 with community benefit ⁵	0.4 for non-residential only/Up to 0.5 with community benefits; Up to 1.0 for mixed-use; None for residential only ⁵	See Figure 9212.2, Flex District Housing Sites and Part 4, Division 9, Community Benefits
Setbacks (ft.)				
Front	10	5	10	At least 25 percent of the façade within 20 feet of a street lot line must be divided into façade planes that are offset by at least 2
Side	10	5; 10 when abutting a R district	0; 20 when abutting a R district	



2021-2029 Housing Element Update

Adopted September 2022

with HCD approved changes, November 2022

Prepared by
DYETT & BHATIA
Urban and Regional Planners

Density Bonus Ordinance

In order to encourage the production of affordable housing, projects are subject to both City and State density bonus requirements. According to the State Density Bonus Law (Government Code 65915), a project may be allowed a density bonus between five and 35 percent above the base maximum density. Recent State law further increased density bonus provisions, including additional non-density concessions, dependent on higher proportions of affordable units. Jurisdictions may allow local density bonuses that exceed those required under State law. Article IX, Chapter 4 of the Carson Municipal Code, which codifies the State density bonus requirements, has not been updated to meet the most recent changes to State law. While these requirements apply regardless of local ordinances, the outdated language in the Municipal Code may serve as a constraint if the discrepancies create confusion or discourage developers from applying. Table 4-5 provides a summary of the City's current density bonus provisions. Program 7 outlines efforts the City will take to ensure that density bonus provisions conform to current standards during the update to the Zoning Code.

Table 4-5: City of Carson Density Bonus Summary¹

<i>Types of Affordable Units Providing Eligibility for a Density Bonus</i>	<i>Minimum %</i>	<i>Bonus Granted</i>	<i>Additional Bonus for Each 1% Increase in Affordable Units</i>	<i>% Affordable Units Required for Maximum 35% Bonus</i>
Affordable Housing				
<i>Very-low-income</i>	5%	20%	2.5%	11%
<i>Lower-income</i>	10%	20%	1.5%	20%
<i>Moderate-income (ownership units only)</i>	10%	5%	1%	40%
Senior citizen housing	Qualified senior citizen housing development	20% of the senior citizen housing units	—	—
Land donation for very-low-income housing	Land donated can accommodate 10% of market rate units, plus housing development qualifies for density bonus as an affordable or senior project.	15%	1%	30% of market-rate units (assuming housing development provides 5% very-low-income units)
Condominium Conversion				
<i>Lower income</i>	15%	25% ²	—	—
<i>Low/Moderate income</i>	33%	25% ²	—	—
Child care facility	Housing development qualifies for density bonus as an affordable or senior project.	Sq. ft. in child care facility ²	—	—

1. A density bonus may be selected from only one category, except that bonuses for land donation may be combined with others, up to a maximum of 35%, and an additional sq. ft. bonus may be granted for a child care facility.

2. Maximum of 25% bonus for condominium conversions, or an incentive of equal value, at the City's option.

Source: City of Carson, Carson Municipal Code Section 9406 General Provisions Governing Density Bonus Calculations

PROVISIONS FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following sections describe the City's provisions for these types of housing through its land use controls. A summary of housing types permitted in each zone is available in Table 4-6.

City of Carson 2021-2029 Housing Element Update

Table 4-6: Housing Types Currently Permitted

Housing Types Permitted	Residential Zones			Mixed Use Zones		Commercial Zones		
	RA	RS	RM	MU-CS	MU-SB	CN	CR	CG
Single-Family	X	X	X					
Duplex ¹		X						
Multifamily			C	C	C	C	C	C
Condominiums			C	C	C	C	C	C
Second Units		X						
Mobile Home Parks	C	C	C	C		C	C	C
Live/Work				C	C			
Single Room Occupancy (SRO)			X	X	X			
Residential Community Care Facility ¹			C	C	C			C
Small Family Home Community Care Facility ²	X	X	X					
Emergency Shelters	Emergency shelters are permitted in the “ML” (Manufacturing Light) zone and “MH” (Manufacturing Heavy) zone; provided, that all of the requirements and development standards set forth below are satisfied. Any emergency shelter with a capacity greater than thirty (30) occupants shall also be subject to the approval of a conditional use permit.							
Supportive Housing	X	X	X	X	X			
Transitional Housing	X	X	X	X	X			
Boarding and Rooming Houses			C					C

X – Indicates automatically permitted use, or automatically permitted use subject to district requirements.

C – Indicates permitted use upon approval of a Conditional Use Permit.

1. Any attached single-unit or two-unit development pursuant to Government Code 65852.21.

2. Any family home, group care facility or similar facility for twenty-four (24) hour a day nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual (California Health and Safety Code, Section 1502(a)). Small Family Home Community Care Facilities are included in this definition.

3. A residential community care facility which is the family residence of the licensee in which care and supervision are provided for not more than six (6) persons, exclusive of members of the licensee’s family.

Source: City of Carson, Carson Municipal Code Sections 9121.1 Uses Permitted and 9131.1 Uses Permitted

The Zoning Ordinance update that is underway as of 2022 will permit a broader array of housing types in different districts, including SROs in greater number of zones and permit multifamily residential as of right in all higher density zones. Table 4-7 shows the proposed changes.

Table 4-7: Proposed Housing Types

Housing Types Permitted	Residential Zones				Mixed Use Zones			Commercial Zones		
	LDR	LMX	MDR	HDR	DMX	CMX	BRMX	CN	CR	CG
	Low Density Residential	Low Medium Mix	Medium Density Residential	High Density Residential	Downtown Mixed Use	Corridor Mixed Use	Business Residential Mixed Use	Commercial Neighborhood	Commercial Regional	Commercial General
Single-Family	X	X	X							
Duplex ¹	X	X								
Multifamily			X	X	X	X		C	C	C
Mobile Home Parks ²	X	C	C					C	C	C
Live/Work					C	C	X			
Single Room Occupancy (SRO)			X	X	X	X	X			
Residential Community Care Facility-General ³				C	C	C	C	C	C	C
Residential Community Care Facility-Limited ⁴	X	X	X	X						
Emergency Shelters	Emergency shelters are permitted in the “IL” (Industrial Light) zone and “IH” (Industrial Heavy) zone; provided, that all of the requirements and development standards set forth below are satisfied. Any emergency shelter with a capacity greater than thirty (30) occupants shall also be subject to the approval of a conditional use permit.									
Supportive Housing	X	X	X	X	X	X	X	X	X	X
Transitional Housing	X	X	X	X	X	X	X	X	X	X
Boarding and Rooming Houses				C	C	C	C	C	C	C

X – Indicates automatically permitted use, or automatically permitted use subject to district requirements.

C – Indicates permitted use upon approval of a Conditional Use Permit.

1. Any attached single-unit or two-unit development pursuant to Government Code 65852.21.

2. Mobile Home Parks also permitted by right on sites zoned Mobile Home Park-Overlay.

3. Any family home, group care facility or similar facility for twenty-four (24) hour a day nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual (California Health and Safety Code, Section 1502(a)).

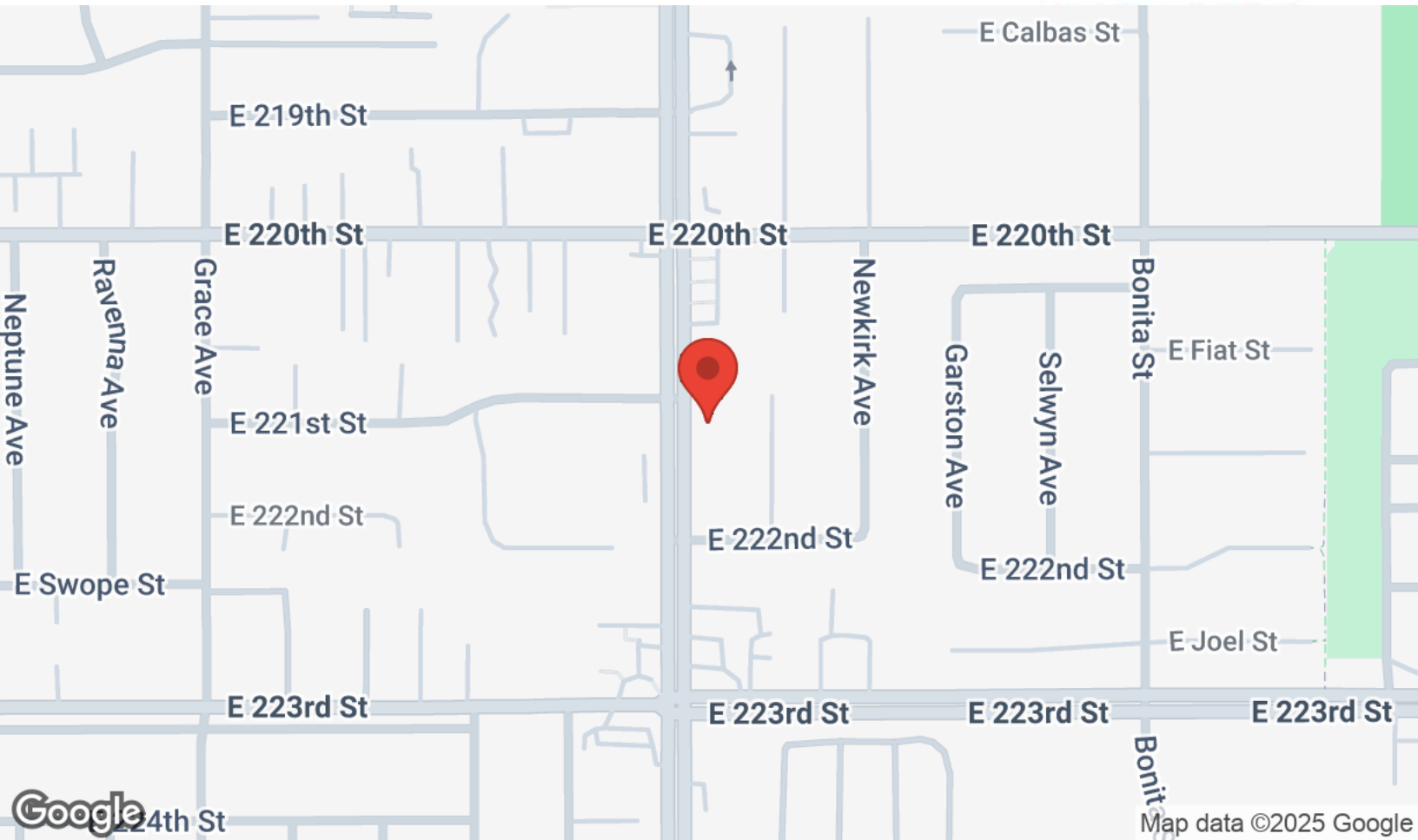
4. A residential community care facility in which care and supervision are provided for not more than six (6) persons excluding caregiver.

Multifamily Residential Housing

Multifamily housing comprises 13.0 percent of the city’s existing housing stock (as of 2021). The proportion of overall multifamily housing in the city is expected to increase significantly in the coming years as a

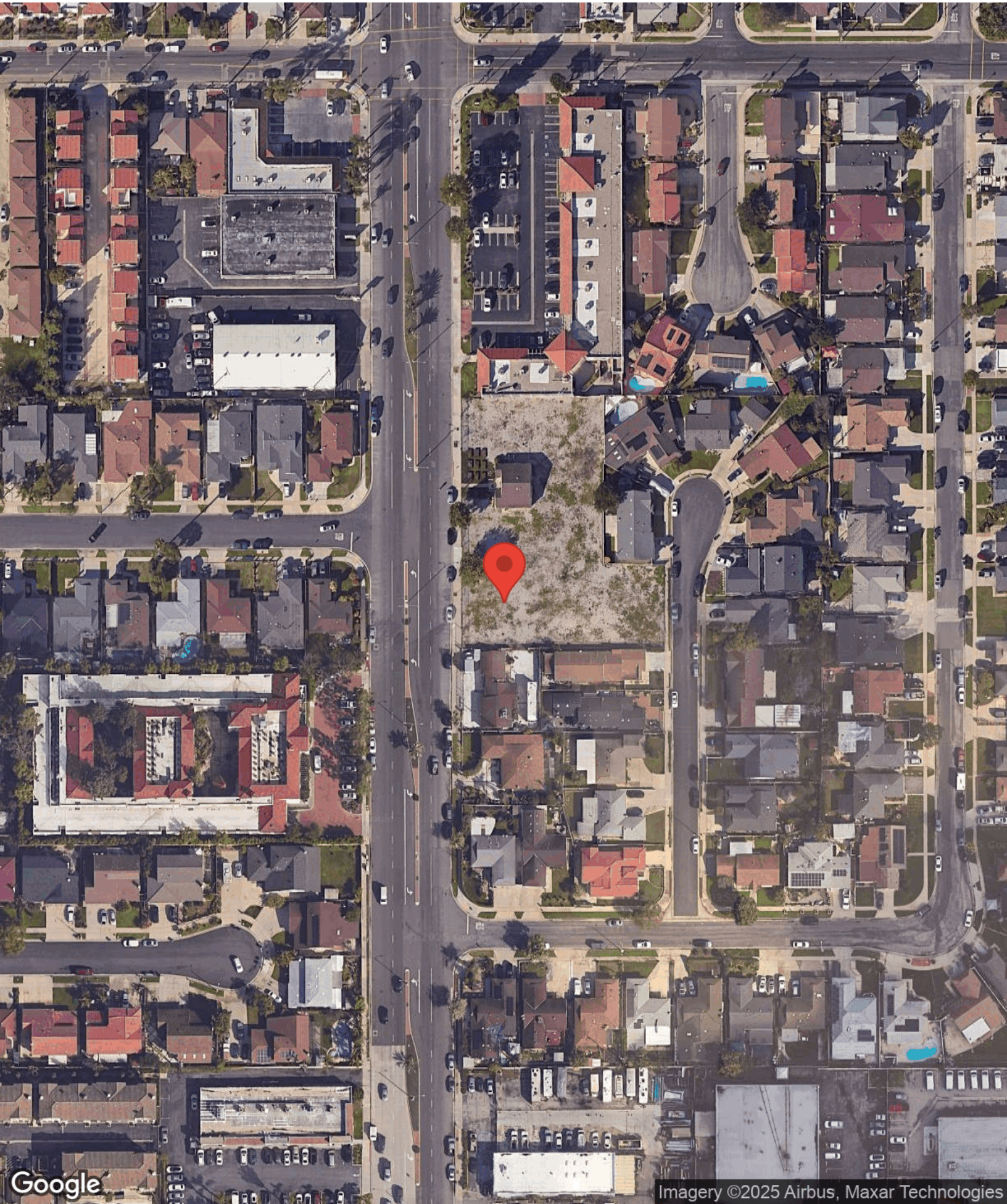
Location Maps

2 PARCEL DEVELOPMENT OPPORTUNITY



Aerial Map

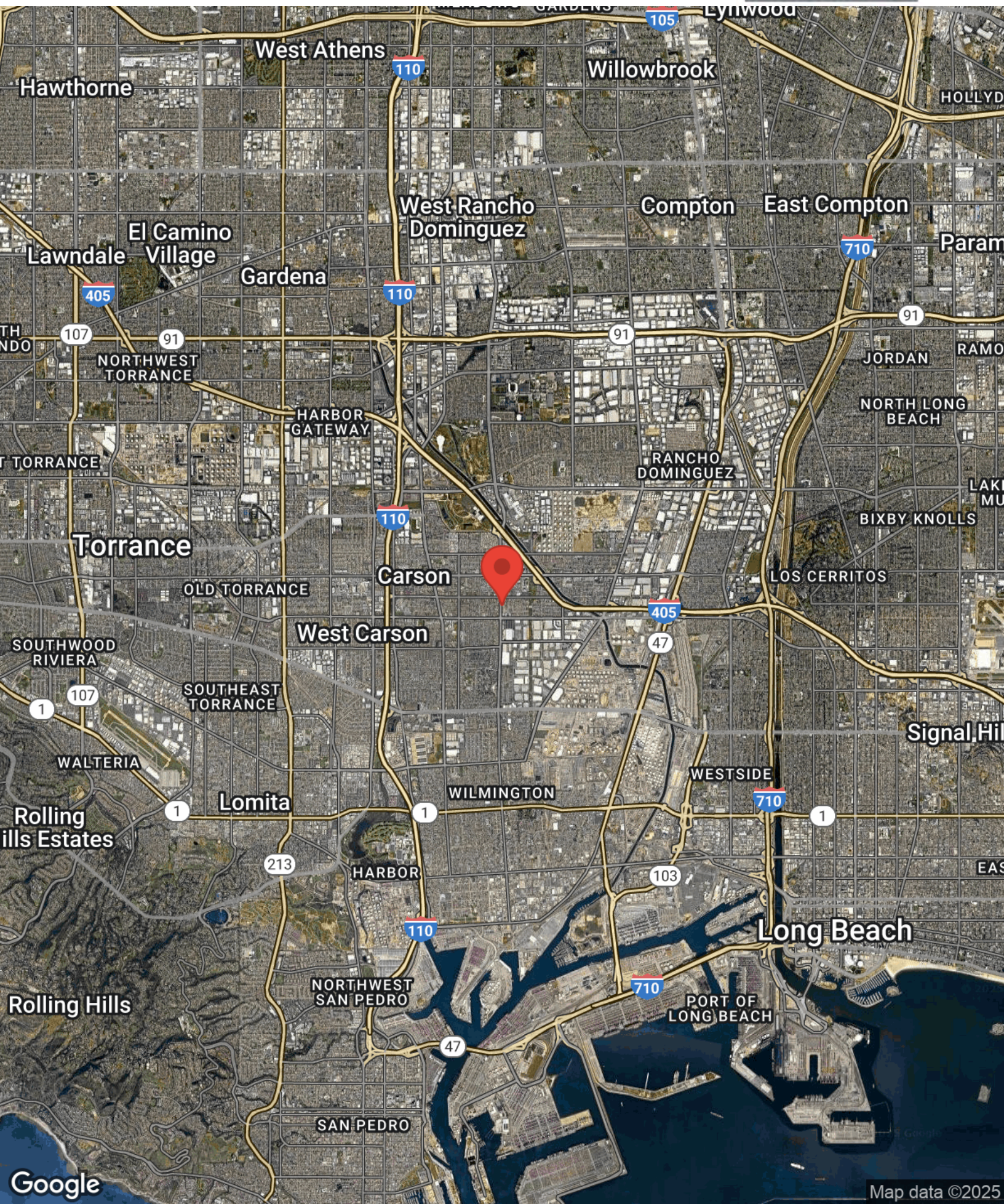
2 PARCEL DEVELOPMENT OPPORTUNITY



Regional Map

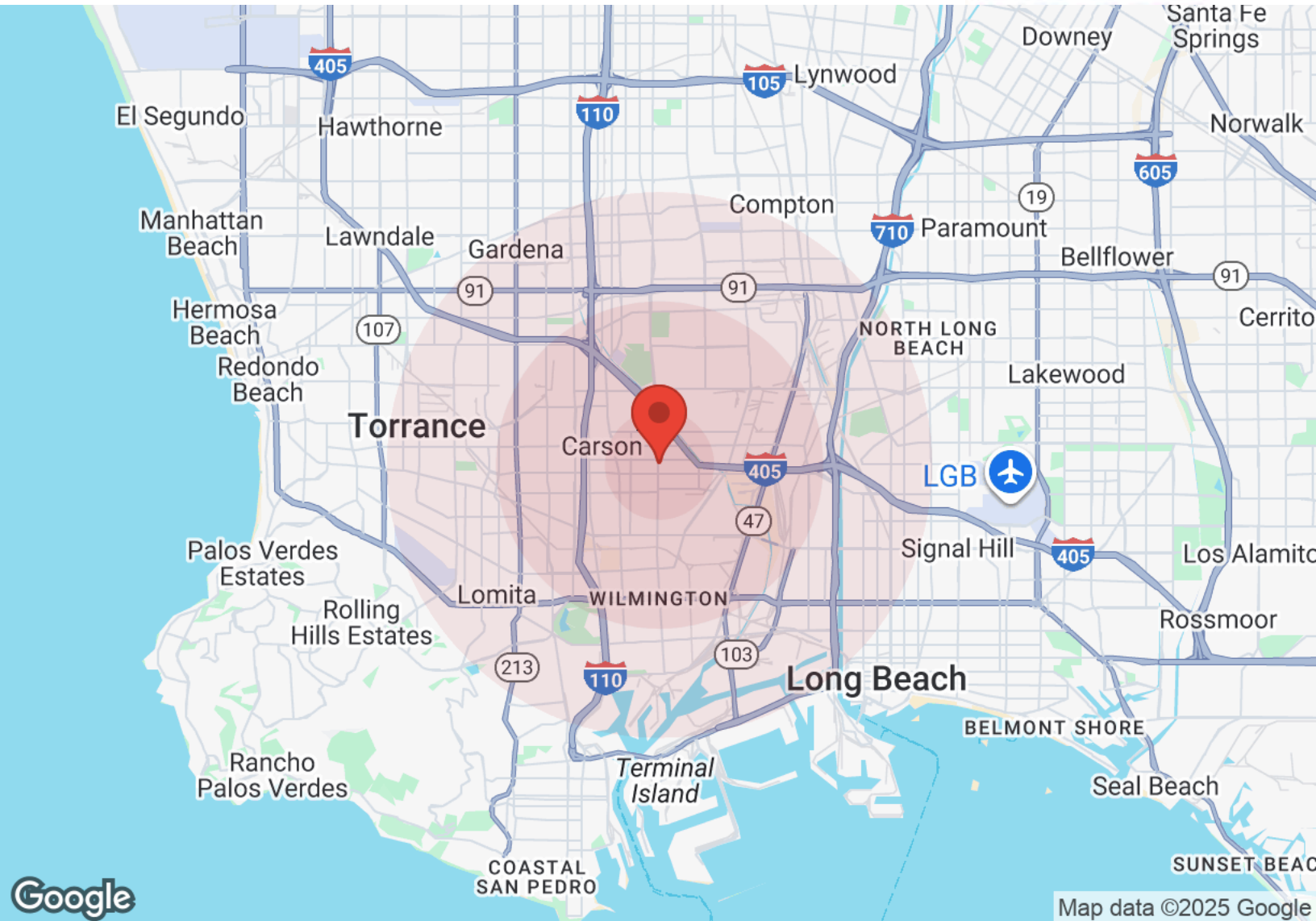
2 PARCEL DEVELOPMENT OPPORTUNITY

RE/MAX
COMMERCIAL & INVESTMENT REALTY



Detailed Demographics

2 PARCEL DEVELOPMENT OPPORTUNITY



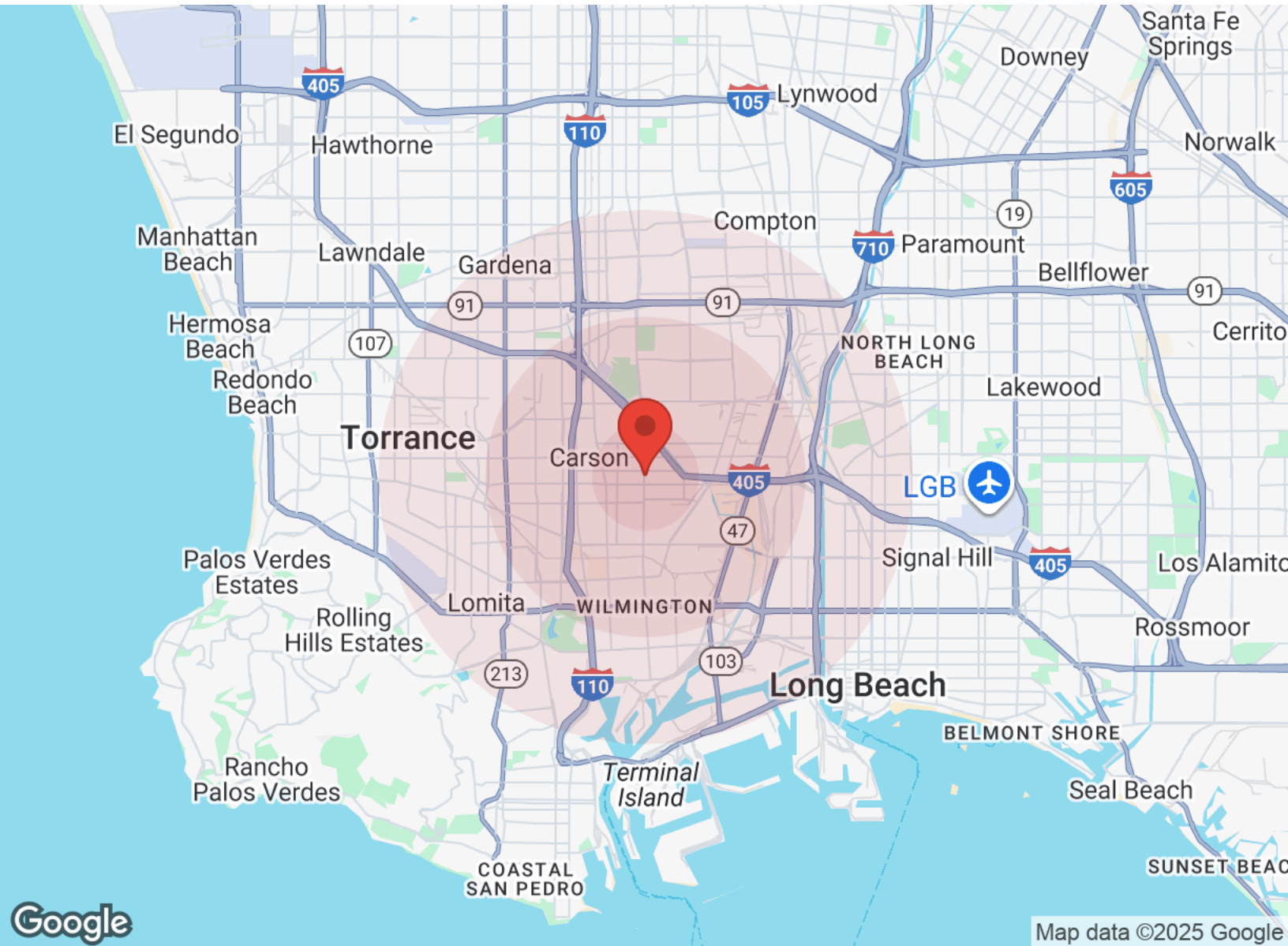
Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A
Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multi-Racial	N/A	N/A	N/A
Other	N/A	N/A	N/A

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Detailed Demographics

2 PARCEL DEVELOPMENT OPPORTUNITY



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	N/A	N/A	Median	N/A	N/A	N/A
Ages 5-9	N/A	N/A	N/A	< \$10,000	N/A	N/A	N/A
Ages 10-14	N/A	N/A	N/A	\$10,000-\$14,999	N/A	N/A	N/A
Ages 15-19	N/A	N/A	N/A	\$15,000-\$19,999	N/A	N/A	N/A
Ages 20-24	N/A	N/A	N/A	\$20,000-\$24,999	N/A	N/A	N/A
Ages 25-29	N/A	N/A	N/A	\$25,000-\$29,999	N/A	N/A	N/A
Ages 30-34	N/A	N/A	N/A	\$30,000-\$34,999	N/A	N/A	N/A
Ages 35-39	N/A	N/A	N/A	\$35,000-\$39,999	N/A	N/A	N/A
Ages 40-44	N/A	N/A	N/A	\$40,000-\$44,999	N/A	N/A	N/A
Ages 45-49	N/A	N/A	N/A	\$45,000-\$49,999	N/A	N/A	N/A
Ages 50-54	N/A	N/A	N/A	\$50,000-\$59,999	N/A	N/A	N/A
Ages 55-59	N/A	N/A	N/A	\$60,000-\$74,999	N/A	N/A	N/A
Ages 60-64	N/A	N/A	N/A	\$75,000-\$99,999	N/A	N/A	N/A
Ages 65-69	N/A	N/A	N/A	\$100,000-\$124,999	N/A	N/A	N/A
Ages 70-74	N/A	N/A	N/A	\$125,000-\$149,999	N/A	N/A	N/A
Ages 74-79	N/A	N/A	N/A	\$150,000-\$199,999	N/A	N/A	N/A
Ages 80-84	N/A	N/A	N/A	> \$200,000	N/A	N/A	N/A
Ages 85+	N/A	N/A	N/A				

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