

# FOR SALE

30 Acre Homestead / Development Site  
849 - 859 Old Kirk Road, Geneva, IL



Rare 30 Acre Home Site With Fenced Horse Pasture. Zoned L1 Light Industrial but Assessed as Non-Confirming Agriculture. Manufacturing use also considered. Structures include Totally Renovated Owner Occupied 3 bedroom home, 70x90 Morton Building with Workshop and 2 Unit Apartment Building. Property is Adjacent to new Gateway Business Center currently under construction. New Access Road to be Engineered and Constructed by Gateway and the City of Geneva if Property is Utilized for Industrial Use. Home and Structure Photos Available Upon Request. Broker owned.

- Annexed 2019
  - City Water / Septic
  - Natural Gas
  - Sewer at Property Line
  - TIF Established 2024 to 2067
  - Taxes 2024: \$20,668
  - PIN's: 12-12-178-021 & 12-12-200-007
- ASKING PRICE: \$2,995,000 (\$2.26/SF)**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

STARCK  
REAL ESTATE

COMMERCIAL DIVISION

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**StarckRE.com**  
330 W. Virginia Street  
Crystal Lake, IL 60014



30 Acres  
Boundaries Approximate →

Future Gateway  
Business Center

859 Old Kirk Rd

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Google Earth

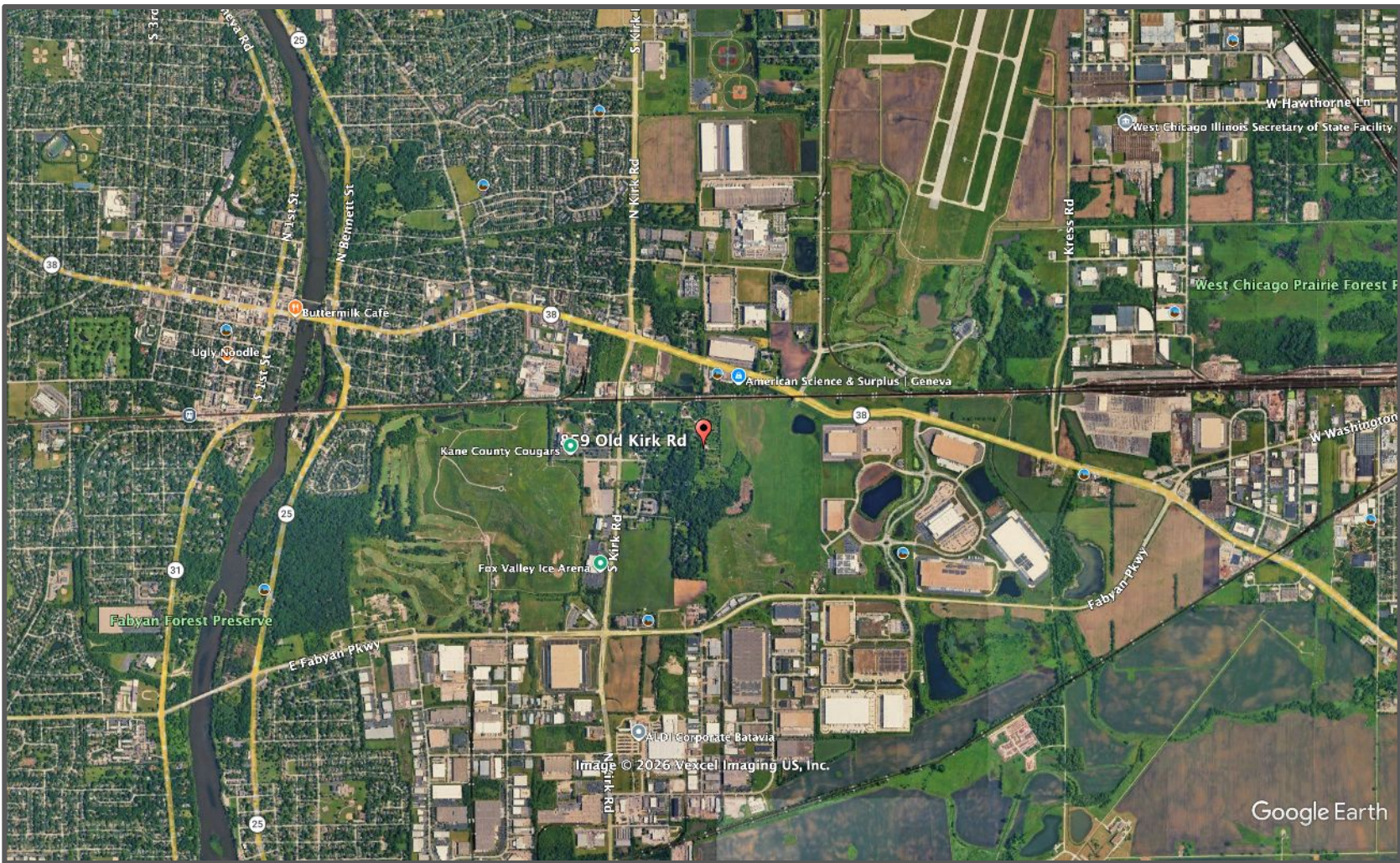
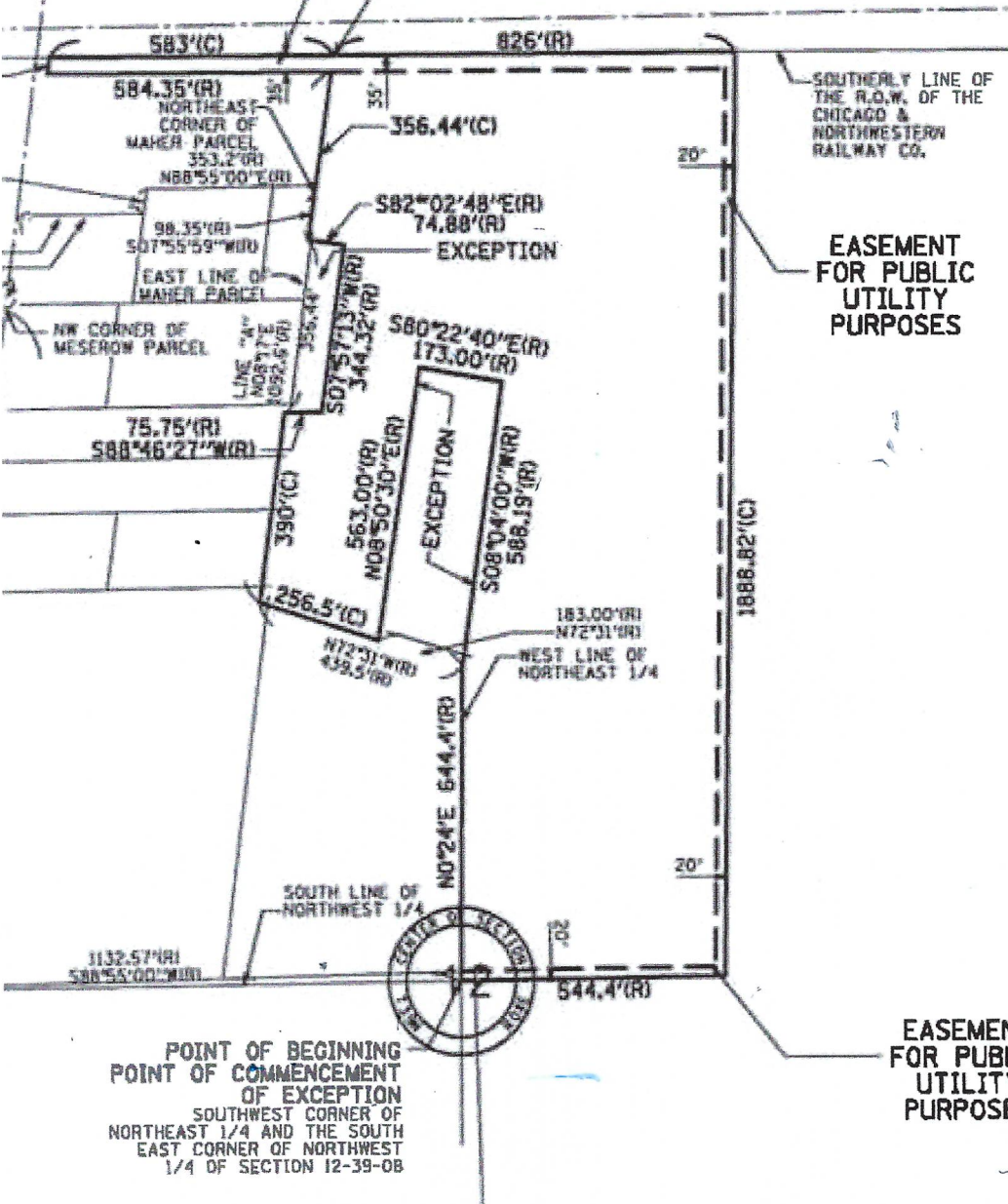


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Google Earth

# CHICAGO & NORTHWESTERN RAILROAD



"A" 1092.6 FEET TO A LINE DRAWN PARALLEL ALONG THE EASTERLY LINE OF KIRK ROAD) THE CHICAGO AND NORTH WESTERN RAILWAY CO. PARALLEL LINE 584.35 FEET TO THE EASTERLY DEGREES 58 MINUTES EAST ALONG EASTERLY RAILROAD RIGHT OF WAY; THENCE EASTERLY A POINT OF INTERSECTION OF THE EXTENSION N EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY POINT ON THE SOUTH LINE OF SAID NORTHEAS 544.4 FEET TO THE POINT OF BEGINNING EXC COMMENCING AT THE SOUTHWEST CORNER OF NORTH 0 DEGREES 24 MINUTES EAST ALONG T FEET TO THE POINT OF BEGINNING, THENCE N FEET, THENCE NORTH 8 DEGREES 50 MINUTES 80 DEGREES 22 MINUTES 40 SECONDS EAST 1 MINUTES 00 SECONDS WEST 588.19 FEET TO T GENEVA, KANE COUNTY, ILLINOIS. EXCEPT TH SOUTHEAST CORNER OF THE NORTHWEST QUAR DEGREES 55 MINUTES 0 SECONDS WEST ALONG 1132.57 FEET TO THE CENTER LINE OF A NORTH THENCE NORTH 7 DEGREES 58 MINUTES 0 SEC TO THE NORTHWEST CORNER OF A TRACT OF BY DEED DATED AUGUST 1, 1944 AND RECORDE DOCUMENT NUMBER 518878; THENCE CONTINUIN EAST ALONG SAID CENTER LINE 185.00 FEET; SECONDS EAST PARALLEL WITH THE SOUTH LI THENCE NORTH 7 DEGREES 58 MINUTES 0 SEC 55 MINUTES 0 SECONDS EAST 353.2 FEET TO CORNER OF BRIAN AND JUNE MAHER PARCEL D 1936936; THENCE SOUTH 07 DEGREES 55 MINU OF SAID MAHER PARCEL 98.35 FEET FOR THE DEGREES 02 MINUTES 48 SECONDS EAST 74.88 13 SECONDS WEST 344.32 FEET; THENCE SOUT 75.75 FEET TO THE EAST LINE OF SAID MAHE DEGREES 55 MINUTES 59 SECONDS EAST ALON OF BEGINNING, IN THE TOWNSHIP OF GENEVA,

EASEMENT FOR PUBLIC UTILITY PURPOSES

EASEMENT FOR PUBLIC UTILITY PURPOSES

POINT OF BEGINNING  
POINT OF COMMENCEMENT  
OF EXCEPTION  
SOUTHWEST CORNER OF  
NORTHEAST 1/4 AND THE SOUTH  
EAST CORNER OF NORTHWEST  
1/4 OF SECTION 12-39-0B

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREON AND THAT IT HAS CAUSED THE SAID FOR THE USES AND PURPOSES THEREIN SET F ADOPT THE SAME UNDER THE TITLE THEREON

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

SIGNED: \_\_\_\_\_

PRINTED NAME AND TITLE

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ COUNTY AND STATE AFORESAID, DO HEREBY C

WHO IS PERSONALLY KNOWN TO ME TO BE TH FOREGOING CERTIFICATE, APPEARED BEFORE M THAT HE/SHE DID SIGN AND DELIVER THIS IN FOR THE USES AND PURPOSES HEREIN SET FO

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20

NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF COOK )

WE, SPACECO, INC., AN ILLINOIS PROFESSION HEREBY DECLARE THAT WE HAVE PREPARED T ANNEXATION AS SHOWN, AND THAT THE PLAT RECORRENTATION OF SAID ANNEXATION

**EASEMENT PROVISIONS**

VISION AND OTHER PROPERTY ENTIES OR COMBINED DRAINAGE AND EREBY RESERVED FOR, AND GRANTED OT LIMITED TO: ILLINOIS BELL GAS COMPANY, COMMONWEALTH FACILITIES USED IN CONNECTION ISSION AND DISTRIBUTION OF GAS, NALS, TOGETHER WITH STORM FACILITIES USED IN THE RTATION OF ANY COMMODITY IN A ER, ACROSS, ALONG AND UPON THE THE RIGHT TO INSTALL REQUIRED E SURFACE OF EACH LOT TO SERVE LOTS, THE RIGHT TO CUT, TRIM OR LY BE REASONABLY REQUIRED. AND THE RIGHT TO ENTER UPON THE POSES. OBSTRUCTIONS SHALL NOT BE R, UPON OR OVER THE PROPERTY WENT WITHOUT THE PRIOR WRITTEN ION OF ANY SUCH FACILITIES, THE LL NOT BE ALTERED IN A MANNER PERATION AND MAINTENANCE

**EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company and SBC Telephone Company, Grantees.

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted line (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Area or Area", and the property designated on the plat as "Common Area or Area", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or cross to serve improvements thereon, or on adjacent lots, and common area or area, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance

and granted to NORTHERN and assigns ("NI Co") to use and remove, facilities and distribution of along and upon the surface marked "Easement", "Common Area", whether public or private, Declaration of Condominium and/or together with the right

849-859 OLD KIRK ROAD  
STRUCTURE SPECIFICS

Totally Renovated Owner Occupied 3 Bedroom Home

- First Floor Master Bedroom with Walk-in Closet
- 3 Baths and Sauna
- Great Room with Fireplace. Vaulted / Beamed Ceiling
- Office
- Kitchen with Quartz Counters, Breakfast Bar and Walk-in Pantry
- First Floor Laundry
- Garage: 2.5
- Natural Gas
- City Water @ Septic-Private

Warehouse and Shop

- 70' x 90' Morton Building
- 925 SF Heated Workshop with Concrete Floor & Overhead Door
- Outdoor Storage Units

Apartment A

- 1,000 SF
- 1 Bed, 1 Bath
- Forced Air Heat / A/C
- Wood Floor and Woodburning Stove
- Dishwasher

Apartment B

- 1,100 SF
- 2 Bed, 1.5 Baths
- Plank Flooring
- Forced Air Heat / AC
- Dishwasher and Refrigerator

Apartments Feature Huge Storage and Adjacent Laundry Area  
Sanitary Sewer Located on North Property Line



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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REAL ESTATE

COMMERCIAL DIVISION

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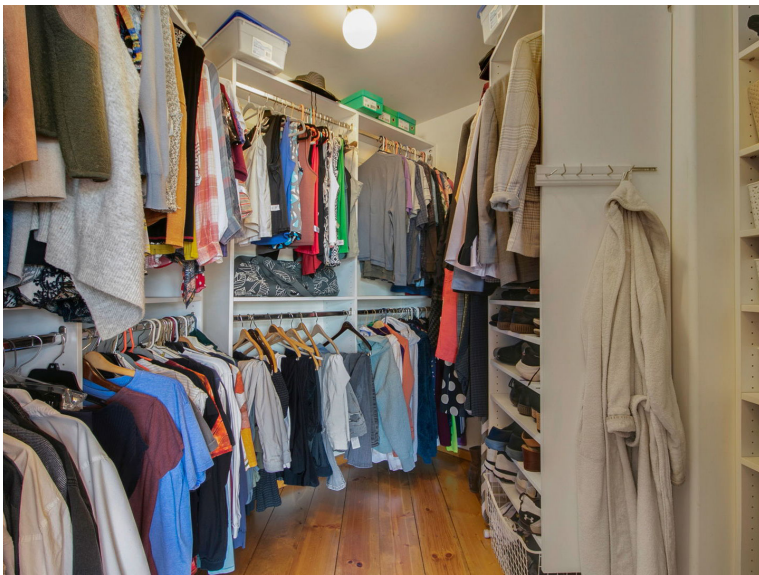
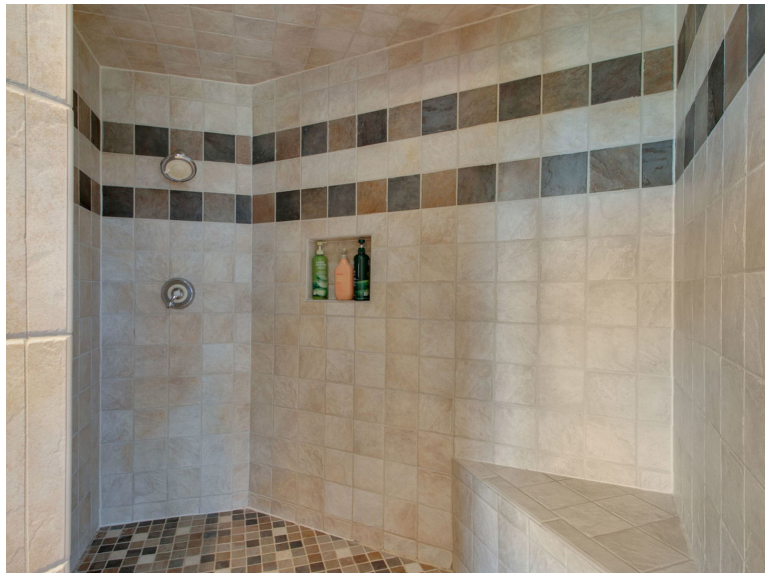
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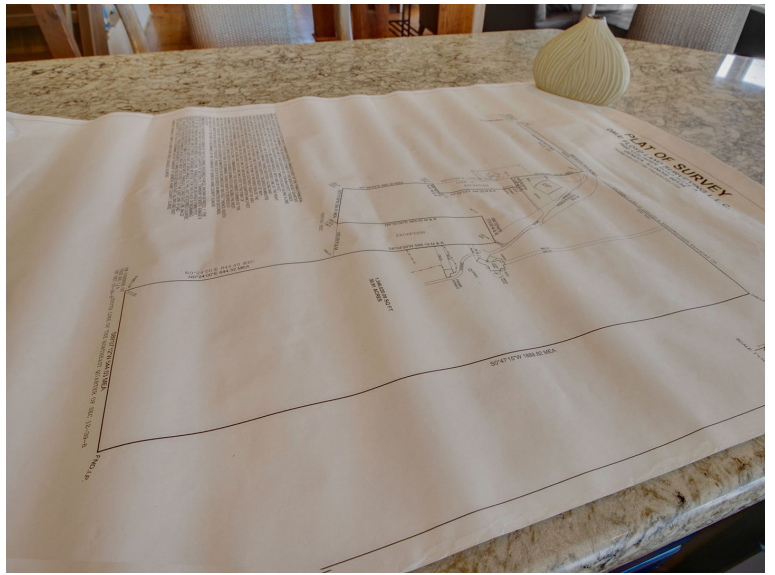
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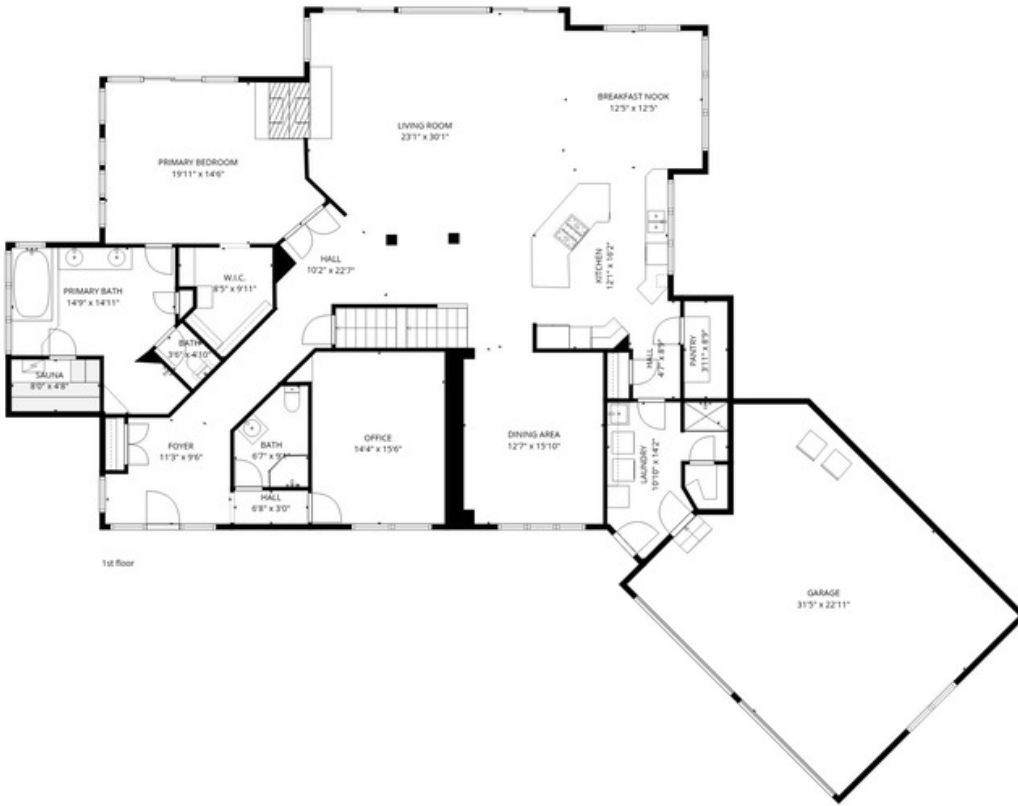
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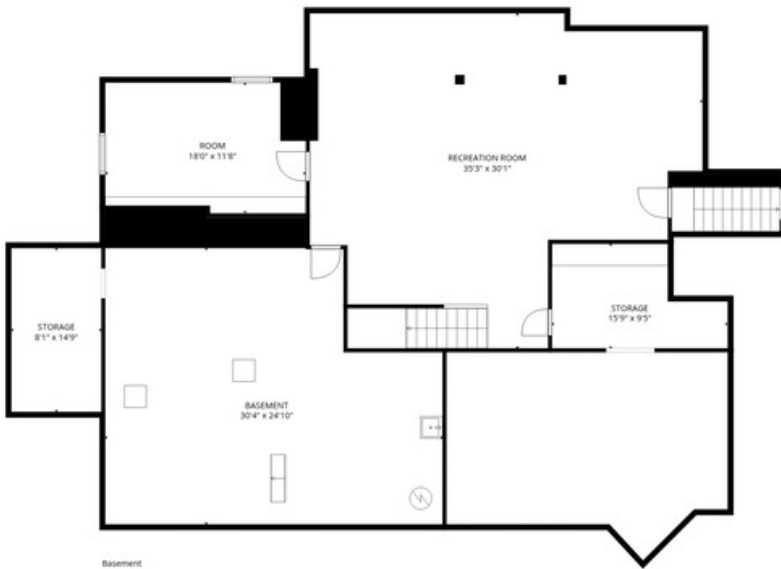
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2nd floor



Basement

**TOTAL: 5046 sq. ft**

Basement: 1879 sq. ft, 1st floor: 2468 sq. ft, 2nd floor: 699 sq. ft  
 EXCLUDED AREAS: STORAGE: 245 sq. ft, LOW CEILING: 397 sq. ft, GARAGE: 633 sq. ft,  
 UTILITY: 12 sq. ft, OPEN TO BELOW: 62 sq. ft, WALLS: 337 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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# Demographic Detail Report

## 30 Acre Homestead / Development Site

859 Old Kirk Rd, West Chicago, IL 60185

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	1,595	37,001	129,020
2025 Estimate	1,567	36,558	127,746
2020 Census	1,492	35,880	127,061
Growth 2025 - 2030	1.79%	1.21%	1.00%
Growth 2020 - 2025	5.03%	1.89%	0.54%
<b>2025 Population by Age</b>			
	<b>1,567</b>	<b>36,558</b>	<b>127,746</b>
Age 0 - 4	79 5.04%	1,919 5.25%	6,683 5.23%
Age 5 - 9	84 5.36%	2,101 5.75%	7,169 5.61%
Age 10 - 14	87 5.55%	2,179 5.96%	7,731 6.05%
Age 15 - 19	95 6.06%	2,278 6.23%	8,528 6.68%
Age 20 - 24	94 6.00%	2,147 5.87%	8,249 6.46%
Age 25 - 29	85 5.42%	1,963 5.37%	7,413 5.80%
Age 30 - 34	82 5.23%	2,060 5.63%	7,240 5.67%
Age 35 - 39	88 5.62%	2,310 6.32%	7,752 6.07%
Age 40 - 44	92 5.87%	2,352 6.43%	8,091 6.33%
Age 45 - 49	92 5.87%	2,244 6.14%	8,030 6.29%
Age 50 - 54	102 6.51%	2,299 6.29%	8,374 6.56%
Age 55 - 59	105 6.70%	2,414 6.60%	8,638 6.76%
Age 60 - 64	112 7.15%	2,571 7.03%	8,878 6.95%
Age 65 - 69	106 6.76%	2,394 6.55%	7,999 6.26%
Age 70 - 74	95 6.06%	2,032 5.56%	6,619 5.18%
Age 75 - 79	75 4.79%	1,495 4.09%	4,793 3.75%
Age 80 - 84	48 3.06%	925 2.53%	2,974 2.33%
Age 85+	45 2.87%	876 2.40%	2,585 2.02%
Age 65+	369 23.55%	7,722 21.12%	24,970 19.55%
<b>Median Age</b>	<b>44.80</b>	<b>42.80</b>	<b>41.90</b>
<b>Average Age</b>	<b>43.20</b>	<b>41.90</b>	<b>41.10</b>



## Demographic Detail Report

### 30 Acre Homestead / Development Site

859 Old Kirk Rd, West Chicago, IL 60185

Radius	1 Mile	3 Mile	5 Mile
<b>2025 Population By Race</b>	<b>1,567</b>	<b>36,558</b>	<b>127,746</b>
White	1,270 81.05%	28,405 77.70%	89,863 70.35%
Black	16 1.02%	713 1.95%	2,917 2.28%
Am. Indian & Alaskan	6 0.38%	177 0.48%	870 0.68%
Asian	31 1.98%	733 2.01%	5,643 4.42%
Hawaiian & Pacific Island	0 0.00%	17 0.05%	40 0.03%
Other	243 15.51%	6,514 17.82%	28,412 22.24%
<b>Population by Hispanic Origin</b>	<b>1,567</b>	<b>36,558</b>	<b>127,746</b>
Non-Hispanic Origin	1,367 87.24%	30,985 84.76%	101,190 79.21%
Hispanic Origin	200 12.76%	5,574 15.25%	26,555 20.79%
<b>2025 Median Age, Male</b>	<b>43.00</b>	<b>41.50</b>	<b>40.80</b>
<b>2025 Average Age, Male</b>	<b>41.80</b>	<b>40.70</b>	<b>40.20</b>
<b>2025 Median Age, Female</b>	<b>46.70</b>	<b>44.20</b>	<b>43.10</b>
<b>2025 Average Age, Female</b>	<b>44.60</b>	<b>43.00</b>	<b>42.00</b>
<b>2025 Population by Occupation Classification</b>	<b>1,297</b>	<b>29,902</b>	<b>104,455</b>
Civilian Employed	954 73.55%	20,966 70.12%	69,415 66.45%
Civilian Unemployed	18 1.39%	586 1.96%	3,348 3.21%
Civilian Non-Labor Force	325 25.06%	8,350 27.92%	31,692 30.34%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
<b>Households by Marital Status</b>			
Married	331	7,714	26,941
Married No Children	199	4,655	15,805
Married w/Children	132	3,059	11,136
<b>2025 Population by Education</b>	<b>1,235</b>	<b>28,114</b>	<b>95,264</b>
Some High School, No Diploma	46 3.72%	1,495 5.32%	7,018 7.37%
High School Grad (Incl Equivalency)	314 25.43%	5,193 18.47%	17,069 17.92%
Some College, No Degree	338 27.37%	6,256 22.25%	22,241 23.35%
Associate Degree	108 8.74%	2,178 7.75%	5,877 6.17%
Bachelor Degree	301 24.37%	7,739 27.53%	26,043 27.34%
Advanced Degree	128 10.36%	5,253 18.68%	17,016 17.86%



## Demographic Detail Report

### 30 Acre Homestead / Development Site

859 Old Kirk Rd, West Chicago, IL 60185

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population by Occupation</b>	<b>1,836</b>		<b>39,792</b>		<b>131,960</b>	
Real Estate & Finance	45	2.45%	1,739	4.37%	5,450	4.13%
Professional & Management	437	23.80%	12,070	30.33%	41,003	31.07%
Public Administration	19	1.03%	696	1.75%	2,151	1.63%
Education & Health	185	10.08%	4,801	12.07%	15,035	11.39%
Services	174	9.48%	3,706	9.31%	10,404	7.88%
Information	13	0.71%	343	0.86%	1,177	0.89%
Sales	289	15.74%	4,894	12.30%	15,897	12.05%
Transportation	43	2.34%	868	2.18%	2,453	1.86%
Retail	130	7.08%	2,360	5.93%	7,135	5.41%
Wholesale	24	1.31%	470	1.18%	2,770	2.10%
Manufacturing	268	14.60%	2,623	6.59%	9,586	7.26%
Production	94	5.12%	1,986	4.99%	7,841	5.94%
Construction	44	2.40%	1,043	2.62%	3,782	2.87%
Utilities	26	1.42%	902	2.27%	3,559	2.70%
Agriculture & Mining	0	0.00%	57	0.14%	323	0.24%
Farming, Fishing, Forestry	0	0.00%	75	0.19%	241	0.18%
Other Services	45	2.45%	1,159	2.91%	3,153	2.39%
<b>2025 Worker Travel Time to Job</b>	<b>888</b>		<b>18,290</b>		<b>60,060</b>	
<30 Minutes	474	53.38%	11,040	60.36%	34,765	57.88%
30-60 Minutes	301	33.90%	5,112	27.95%	18,429	30.68%
60+ Minutes	113	12.73%	2,138	11.69%	6,866	11.43%
<b>2020 Households by HH Size</b>	<b>555</b>		<b>14,018</b>		<b>46,276</b>	
1-Person Households	122	21.98%	3,696	26.37%	10,523	22.74%
2-Person Households	190	34.23%	4,651	33.18%	15,099	32.63%
3-Person Households	96	17.30%	2,208	15.75%	7,396	15.98%
4-Person Households	103	18.56%	2,016	14.38%	7,373	15.93%
5-Person Households	29	5.23%	933	6.66%	3,756	8.12%
6-Person Households	9	1.62%	337	2.40%	1,409	3.04%
7 or more Person Households	6	1.08%	177	1.26%	720	1.56%
<b>2025 Average Household Size</b>	<b>2.60</b>		<b>2.50</b>		<b>2.70</b>	
<b>Households</b>						
2030 Projection	591		14,451		46,934	
2025 Estimate	581		14,274		46,470	
2020 Census	555		14,017		46,276	
Growth 2025 - 2030	1.72%		1.24%		1.00%	
Growth 2020 - 2025	4.68%		1.83%		0.42%	



# Demographic Detail Report

## 30 Acre Homestead / Development Site

859 Old Kirk Rd, West Chicago, IL 60185

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Households by HH Income</b>	<b>580</b>		<b>14,275</b>		<b>46,469</b>	
<\$25,000	2	0.34%	921	6.45%	3,187	6.86%
\$25,000 - \$50,000	34	5.86%	1,749	12.25%	5,510	11.86%
\$50,000 - \$75,000	174	30.00%	2,055	14.40%	5,956	12.82%
\$75,000 - \$100,000	49	8.45%	1,816	12.72%	5,315	11.44%
\$100,000 - \$125,000	126	21.72%	1,612	11.29%	5,304	11.41%
\$125,000 - \$150,000	25	4.31%	1,430	10.02%	4,431	9.54%
\$150,000 - \$200,000	44	7.59%	1,901	13.32%	7,012	15.09%
\$200,000+	126	21.72%	2,791	19.55%	9,754	20.99%
<b>2025 Avg Household Income</b>	<b>\$139,967</b>		<b>\$136,099</b>		<b>\$140,851</b>	
<b>2025 Med Household Income</b>	<b>\$106,151</b>		<b>\$109,251</b>		<b>\$115,396</b>	
<b>2025 Occupied Housing</b>	<b>580</b>		<b>14,274</b>		<b>46,470</b>	
Owner Occupied	491	84.66%	10,527	73.75%	34,836	74.96%
Renter Occupied	89	15.34%	3,747	26.25%	11,634	25.04%
<b>2020 Housing Units</b>	<b>611</b>		<b>15,075</b>		<b>49,072</b>	
1 Unit	523	85.60%	11,804	78.30%	38,706	78.88%
2 - 4 Units	50	8.18%	1,212	8.04%	2,897	5.90%
5 - 19 Units	28	4.58%	761	5.05%	4,152	8.46%
20+ Units	10	1.64%	1,298	8.61%	3,317	6.76%
<b>2025 Housing Value</b>	<b>492</b>		<b>10,527</b>		<b>34,836</b>	
<\$100,000	9	1.83%	362	3.44%	762	2.19%
\$100,000 - \$200,000	11	2.24%	300	2.85%	1,341	3.85%
\$200,000 - \$300,000	91	18.50%	2,553	24.25%	7,718	22.16%
\$300,000 - \$400,000	111	22.56%	3,489	33.14%	9,180	26.35%
\$400,000 - \$500,000	73	14.84%	1,652	15.69%	7,489	21.50%
\$500,000 - \$1,000,000	184	37.40%	1,941	18.44%	7,599	21.81%
\$1,000,000+	13	2.64%	230	2.18%	747	2.14%
<b>2025 Median Home Value</b>	<b>\$432,876</b>		<b>\$358,713</b>		<b>\$382,755</b>	
<b>2025 Housing Units by Yr Built</b>	<b>612</b>		<b>15,154</b>		<b>49,204</b>	
Built 2010+	50	8.17%	886	5.85%	3,157	6.42%
Built 2000 - 2010	126	20.59%	1,247	8.23%	7,687	15.62%
Built 1990 - 1999	54	8.82%	2,077	13.71%	10,138	20.60%
Built 1980 - 1989	36	5.88%	2,336	15.42%	7,211	14.66%
Built 1970 - 1979	160	26.14%	2,259	14.91%	7,309	14.85%
Built 1960 - 1969	42	6.86%	1,736	11.46%	4,077	8.29%
Built 1950 - 1959	61	9.97%	1,714	11.31%	3,472	7.06%
Built <1949	83	13.56%	2,899	19.13%	6,153	12.51%
<b>2025 Median Year Built</b>	<b>1977</b>		<b>1974</b>		<b>1984</b>	

