

SALE

White Oak Road Commercial Assemblage--2.36 Acres

**2201 SALT HILL ROAD AND 7431, 7461 WHITE
OAK ROAD**

Garner, NC 27529

PRESENTED BY:

JAY TAYLOR, CCIM

O: 919.233.8077

jay.taylor@svn.com

KYLE WHITE

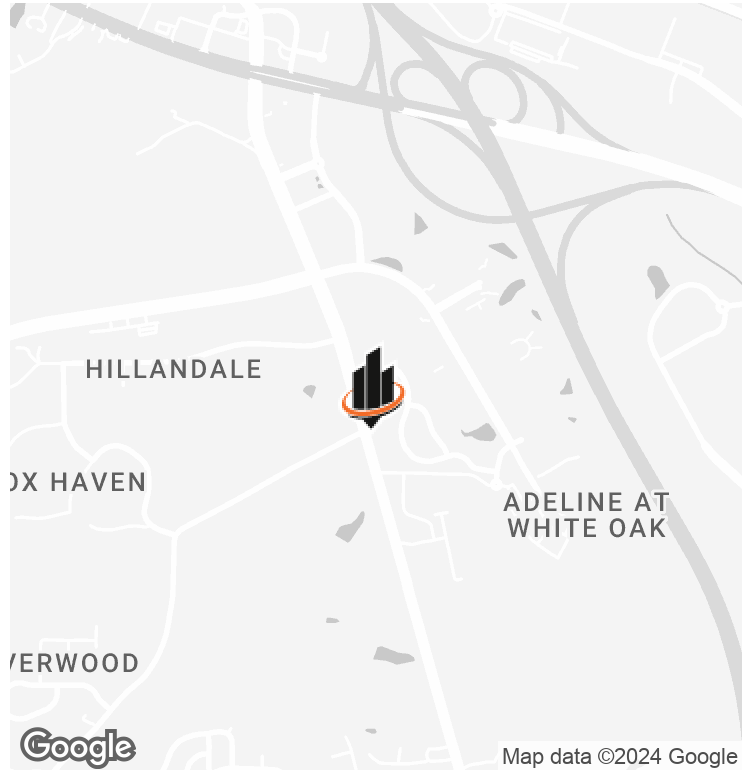
O: 919.422.8840

kwallinrealty@gmail.com

NC #175710



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	2.36 Acres
PRICE / ACRE:	Subject to Offer
ZONING:	Rezoning underway to CMX
MARKET:	Raleigh Durham
SUBMARKET:	Garner

PROPERTY OVERVIEW

Exceptional Opportunity to purchase a commercial tract on heavily trafficked White Oak Road in Garner, NC. This offering is an assemblage of 3 tracts, totaling 2.36 acres.

This site is less than 1 mile from White Oak Shopping Center and is located in a hotbed of continued development. A large planned development anchored by Wake Med will begin on the 200-acre tract less than 1 mile north of this site. The site currently has two homes that will be vacated on sale.

Flat topo and all utilities are in place for development. The property is currently in the process of being rezoned to CMX in the Town of Garner.

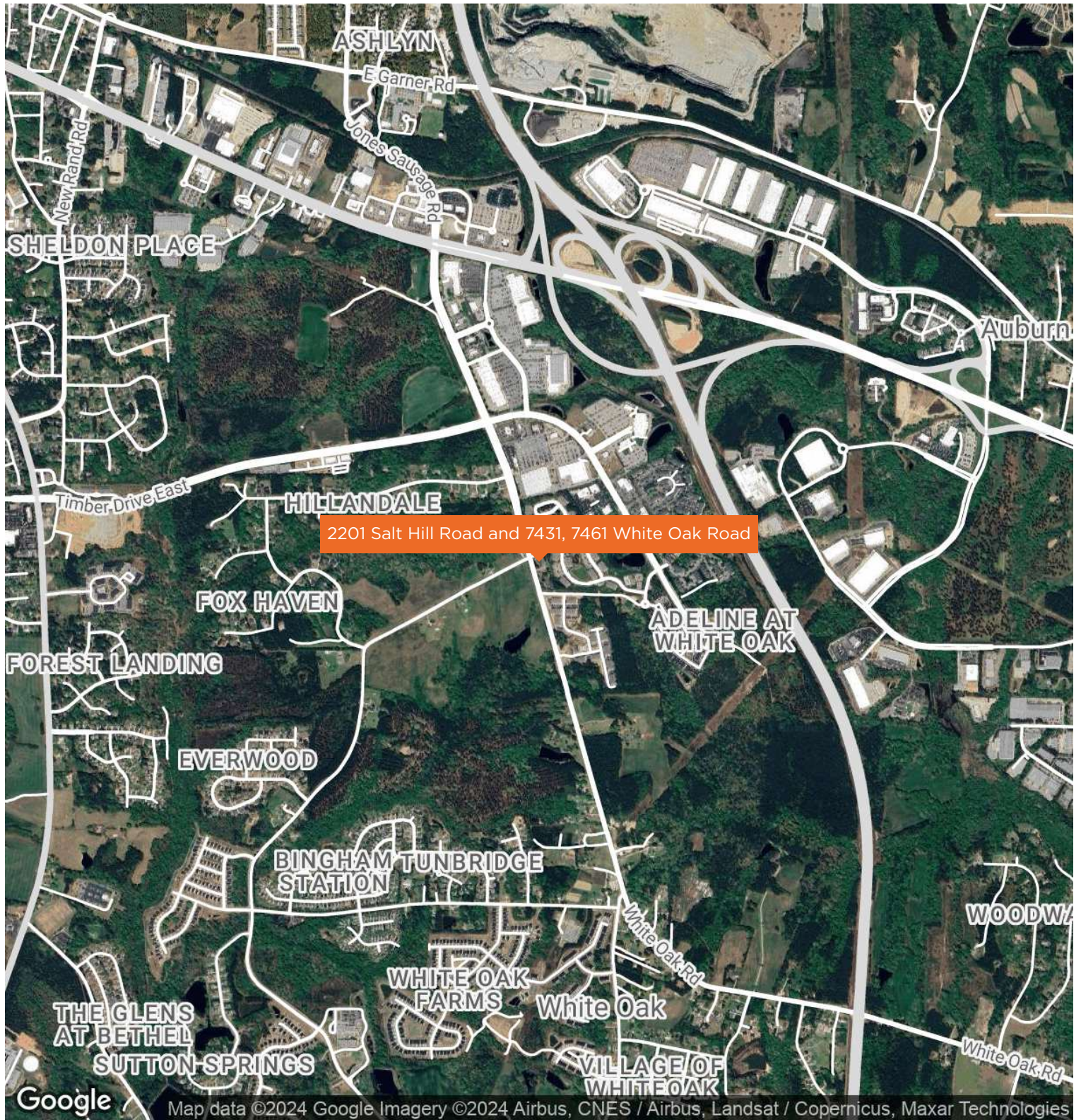
PROPERTY HIGHLIGHTS

- 2.36 acres are currently being rezoned to CMX (Town of Garner)
- Exceptional visibility on White Oak Road.
- Stoplight installation expected at the Bryan Road intersection during 2024/2025, along with road widening along White Oak Road. Full movement at the intersection of White Oak and Salt Hill Rd.
- White Oak Road Traffic Count of 31,000 vehicles per day

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LOCATION MAP



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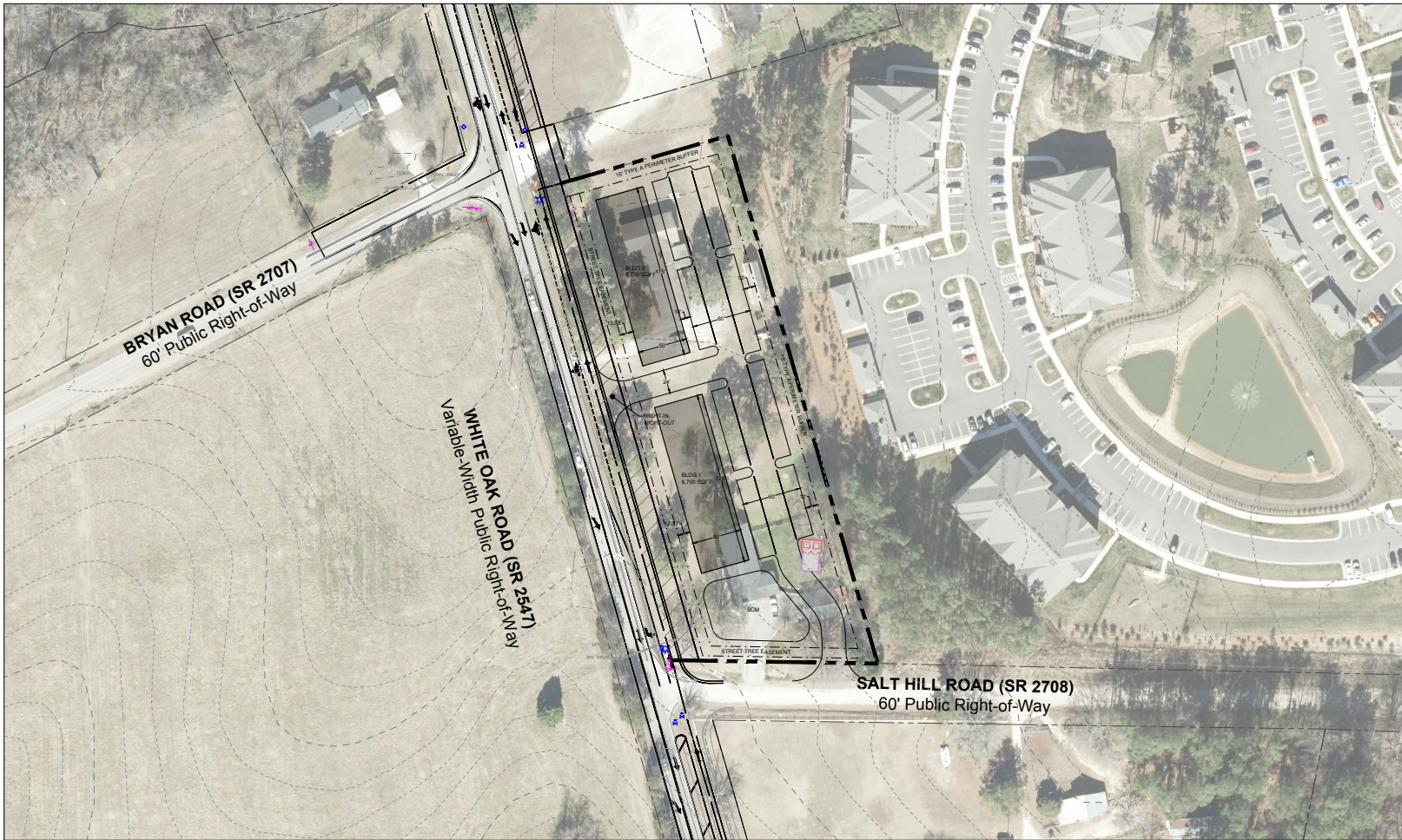
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ADJACENT RETAILER MAP



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CONCEPT SITE PLAN



CAGLE WALKER PROPERTY

CONCEPTUAL SITE PLAN - August 30, 2023

AREA: 2.13 AC
 PINS: 1720-44-8094, 1720-43-9829, & 1720-53-0751
 EXISTING ZONING: RA
 PROPOSED ZONING: CMX

- GENERAL NOTES:
- BOUNDARY, ENVIRONMENTAL, & TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY AGENCY.
 - THIS SITE IS LOCATED IN THE NEUSE RIVER BASIN.
 - THIS SITE WILL REQUIRE TOWN OF GARNER REZONING & SITE PLAN APPROVAL.



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Exhibit "B"

GENERAL NOTES:

- The purpose of this plat is to depict public right-of-way and slope easement dedication to the North Carolina Department of Transportation, on the following property:
 * PIN: 172630751
 ** Owners: Billie W. Walker and wife, Lucille P. Walker - 2201 Salt Hill Road, Garner, NC 27529
- All distances are horizontal ground distances in US survey feet and areas were computed by the coordinate method, unless otherwise noted herein.
- This plat was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose intended hereon shall be at the surveyor's expense. The surveyor's original signature and seal are the product of the land survey.
- Property Identification Numbers and adjoining owners taken from the official tax records of Wake County.
- Reference: Deed Book 1850, page 255.

SURVEYOR'S CERTIFICATION:

I, Matthew A. Hayes, P.L.S. No. 14516, certify to the following:
 That the survey is of another category, such as the reclassification of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
 That this plat was drawn under my supervision from an actual survey made under my supervision (detailed description) and/or plat reference(s) shown hereon under "References"; that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon, that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 17-20 as amended.
 Wherein my original signature, registration and seal.



CERTIFICATE OF EXPENSE:

I hereby certify that I am the owner of the property described herein, which property is within the boundaries of the subdivision, and that I have duly authorized the surveyor to make the subdivision as shown on this plat, and that I have duly authorized the surveyor to make the subdivision as shown on this plat, and that I have duly authorized the surveyor to make the subdivision as shown on this plat.

Owner (Print) _____ Date _____

Owner (Signature) _____ Date _____

State of _____ County of _____

I certify that the following person(s) appeared before me this day, acknowledging to me that he or she voluntarily sign the foregoing document for the purpose stated herein and in the capacity indicated:

Name: _____ Printed name: _____

My commission expires: _____

SUBDIVISION EXEMPTION DEDICATION EASEMENT

Planning Director (Print) _____

Planning Director (Signature) _____

Date _____

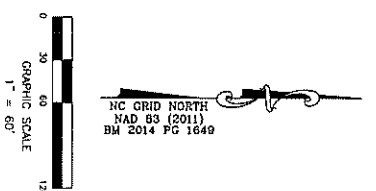
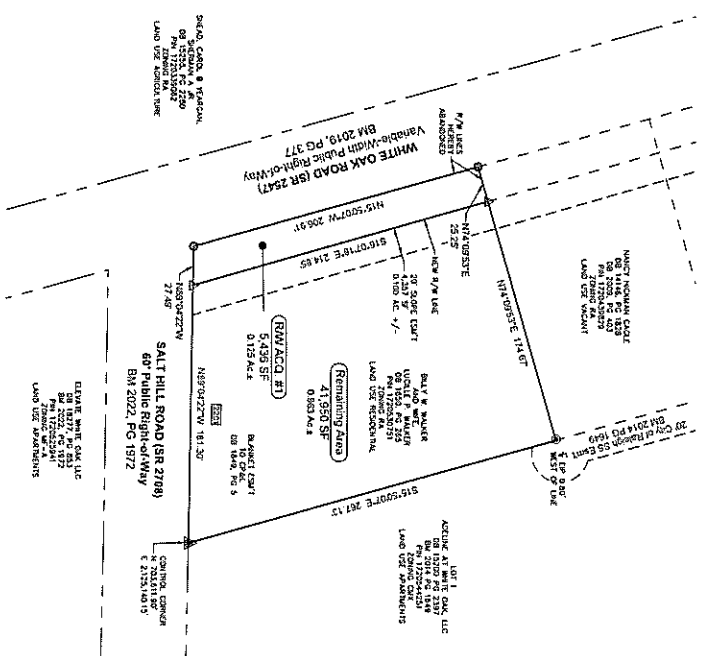
REVIEW OFFICER CERTIFICATE

Review Officer for the above county and state, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____

Date _____

PARCEL	AREA	PERCENTAGE	AREA	PERCENTAGE
REMAINING AREA	41,560 SF	0.62%	27,300 SF	1.03%
NEW TOTAL	41,560 SF	1.00%	41,560 SF	1.00%



Case #: EX-23-16

Sheet 1 of 1

<p style="text-align: center;">SURVEYED by</p> <div style="text-align: center;"> <p>MSS LAND CONSULTANTS</p> <p>6118 Saint Giles St. Phone (919) 510-4464 Suite 2 Fax (919) 510-9102 Raleigh, NC 27612 Email: gowens@mssland.com</p> <p style="font-size: small;">"Committed to Total Quality Service"</p> <p style="font-size: x-small;">0:_PULTE\PHI-22-02.dwg\PLAT_RW_ACQ_1.dwg</p> </div>	<p>FINAL PLAT OF RIGHT-OF-WAY AND EASEMENT DEDICATION FOR WHITE OAK ROAD IMPROVEMENTS</p> <p>LANDS OF BILLY W. WALKER AND WIFE, LUCILLE P. WALKER 2201 SALT HILL ROAD, GARNER, NC 27529</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Property Line Existing Administration New Pipe Set As Shown As Proposed 80' R/W Special Road Hazard Area 60' R/W Deed Easement / Public Right-of-Way Easement 100' R/W House Right-of-Way Public Utility Easement Public Easement 100' R/W Public Right-of-Way 50' Setback OS Open Space Proposed Proposed 100' Year Flood
<p>Town of Garner ETJ</p>	<p>St. Mary's Township</p>	<p>Wake County</p>
<p>North Carolina</p>	<p>Date: May 10, 2023</p>	<p>Drawn by: MAH</p>
<p>Checked by: MAH</p>		

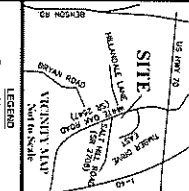


Exhibit "B"

SUBMISSION EXEMPTION DEDICATION EASEMENT

GENERAL NOTES:
 1. The purpose of this plat is to depict public right-of-way and slope easement dedication to the North Carolina Department of Transportation, on the following property:
 * P/N 172083529, Hickman Cagle - 7461 White Oak Rd, Garner, NC 27529
 * P/N 172048094
 * Dated reference Book 14146, page 1828, and Book 2005, page 403
 * Owner Nancy Hickman Cagle - 7461 White Oak Rd, Garner, NC 27529

- All boundaries shown on this plat are based on a US survey (real and areas were compiled by the contractor method) unless otherwise noted herein.
- This plat was prepared for the parties and purposes indicated therein. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only a copy of this survey with the land surveyor's original signature & an original embossed, ink or scanned seal are the product of the land surveyor.
- Property Identification Numbers and adjoining owners taken from the official tax records of Wake County.
- References: Deed Book 14146, page 1828; Deed Book 2005, page 403; Deed Book 1940, page 158

SURVEYOR CERTIFICATION

I, Matthew A. Hayes, PLS No. L-4516, certify to the following:
 That the survey is of another category, such as the reconnection of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
 That this plat was drawn under my supervision from an actual survey made under my supervision (detailed description and/or plat referenced) shown herein under "References"; that the boundaries not surveyed are clearly indicated as shown; that the plat was prepared in accordance with G.S. 42-20, and has my original signature, registration and seal.

NOT A CERTIFIED DOCUMENT, ORIGINALLY ISSUED AND SEALED BY Matthew A. Hayes, PLS (L-4516) on 08/27/2023. This document shall not be used for any other purpose.

Date: _____
 Professional Land Surveyor

GENERATOR OF OWNERSHIP

I hereby certify that I am the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the Town of Garner, and that I hereby adopt this plat exempt from subdivision regulation.

Owner (Print) _____
 Owner (Signature) _____
 Date _____

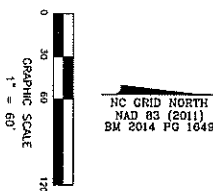
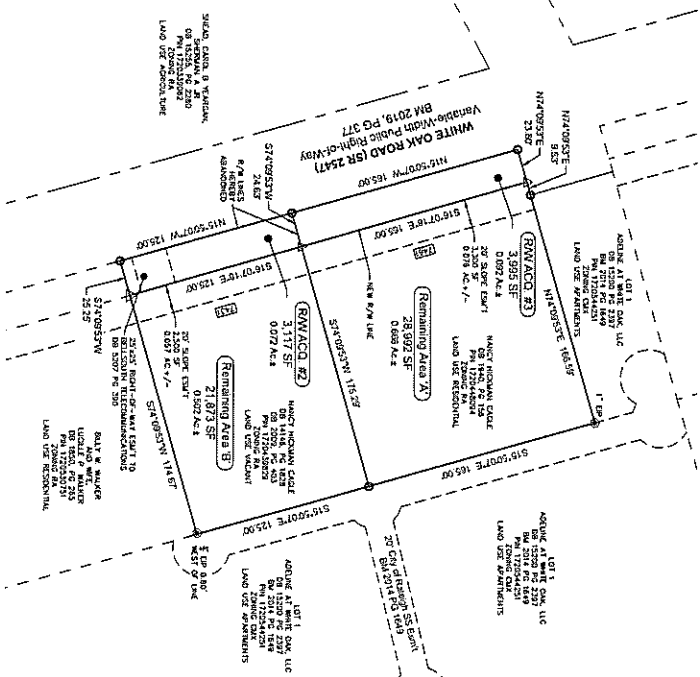
State of _____, County of _____, I certify that the following person(s) appeared before me this day, acknowledging to me that he or she voluntarily signs this foregoing document for the purpose stated therein and in the capacity indicated:
 Owner: _____
 Other: _____
 Hickory: _____
 Picked name: _____ Nancy Public
 My commission expires: _____

RENEW OFFICER CERTIFICATE

Review Officer for the above county and state, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____
 Date _____

PARCEL	NEW AREA	OLD AREA	% CHG	AREA
REMAINING AREA X	28,592	33,292	0.76	76.5
REMAINING AREA Y	2,905	0,000	N/A	N/A
REMAINING AREA Z	21,013	0,000	24.96	0.574
TOTAL	52,510	33,292	57.97	1.331



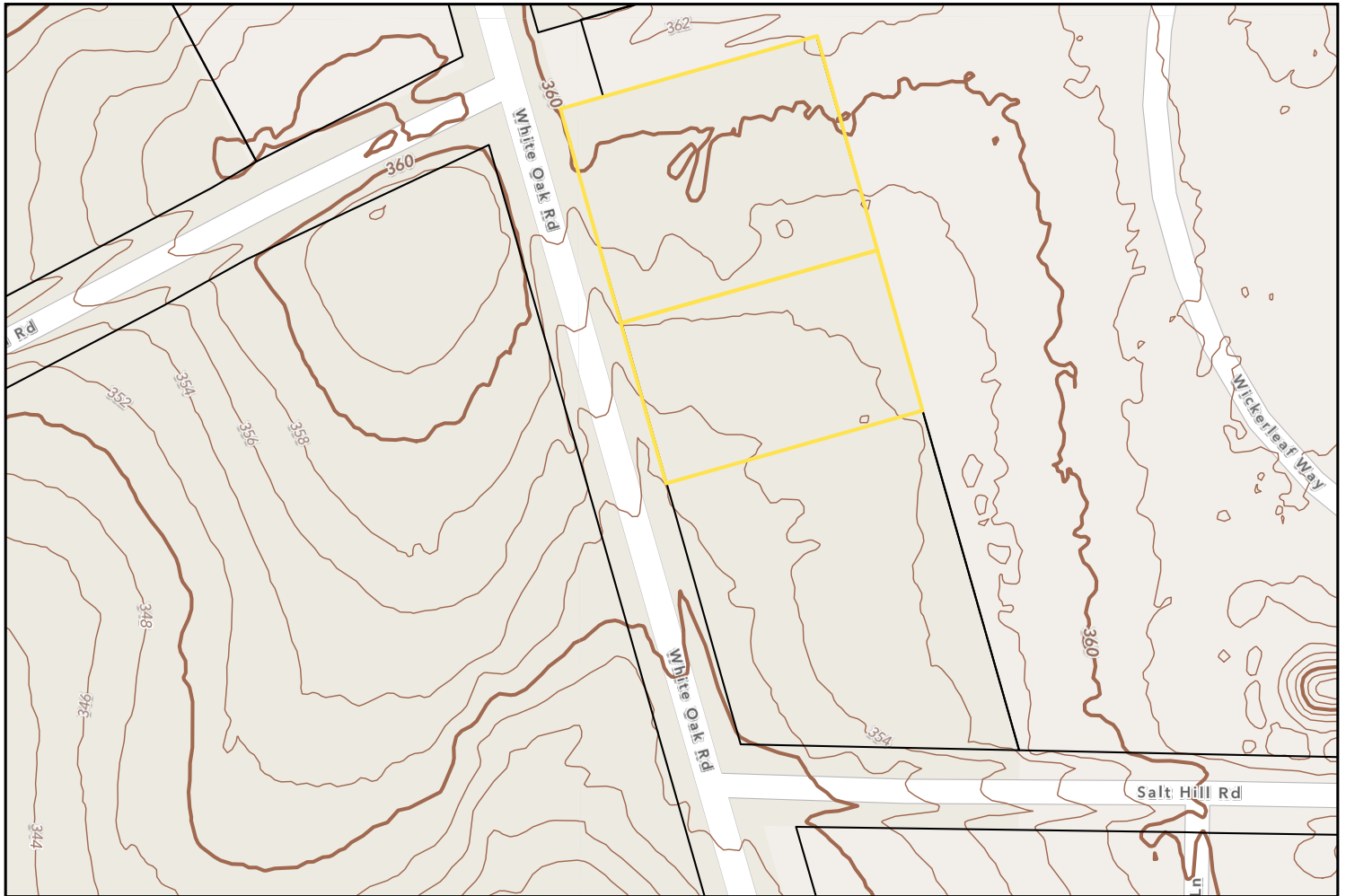
Case #: EX-23-18

FINAL PLAT OF RIGHT-OF-WAY AND EASEMENT DEDICATION FOR WHITE OAK ROAD IMPROVEMENTS
 LANDS OF NANCY HICKMAN CAGLE
 7431 & 7461 WHITE OAK RD, GARNER, NC 27529

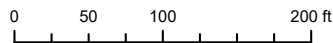
SURVEYED by **MSS LAND CONSULTANTS**
 6118 Saint Giles St. Phone (919) 510-4464
 Suite E Fax (919) 510-9102
 Raleigh, NC 27612 Email: gowen@mssland.com
 Fm License # C-2020
 "Committed to Total Quality Service"

Town of Garner ETJ	St. Mary's Township	Wake County	North Carolina	Date: May 10, 2023	Drawn by: MAH	Checked by: MAH
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WAKE COUNTY TOPO MAP



Topo



1 inch equals 100 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

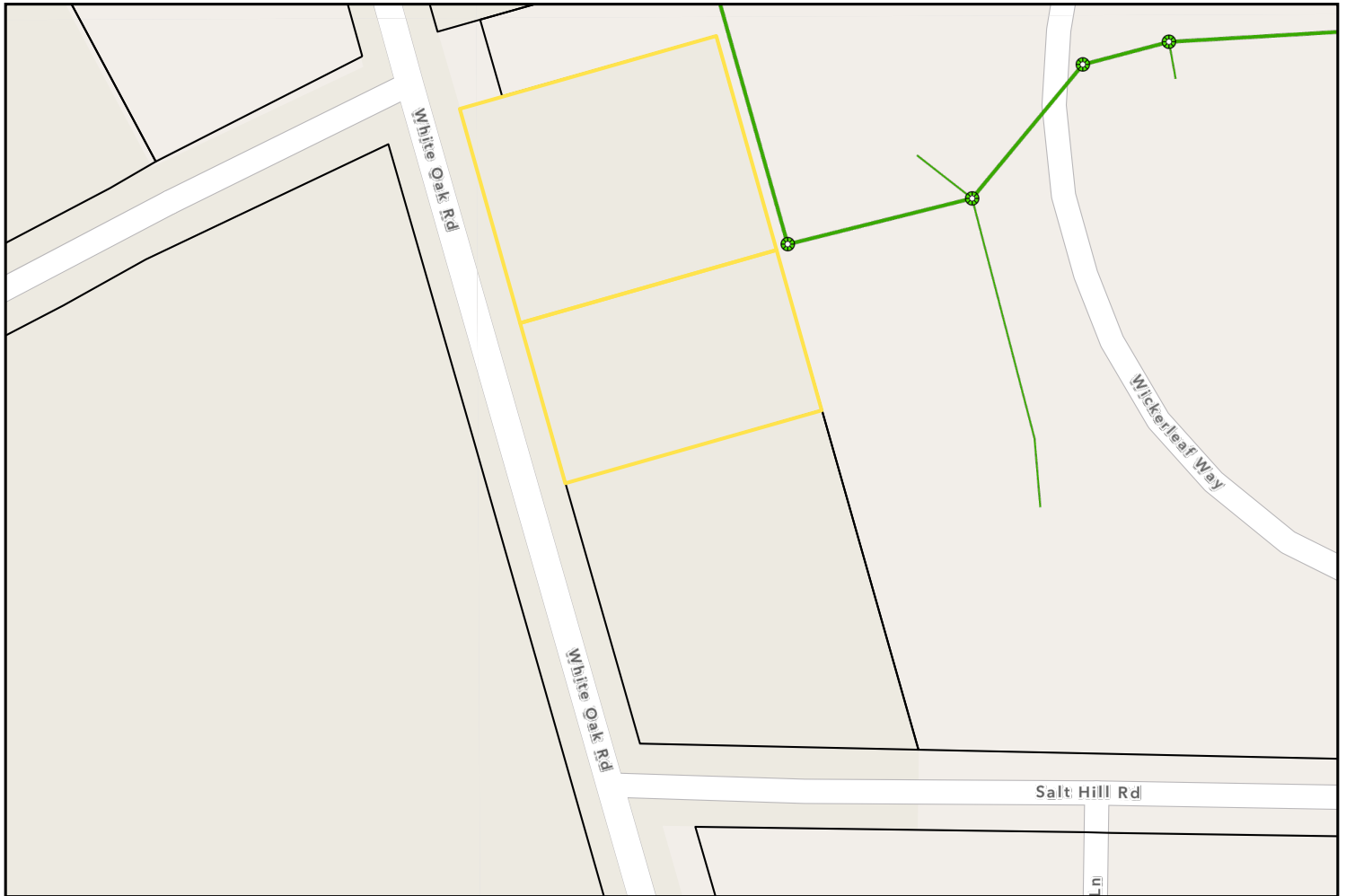
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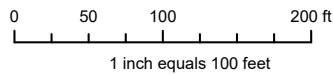
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SEWER LOCATION



Sewer Location



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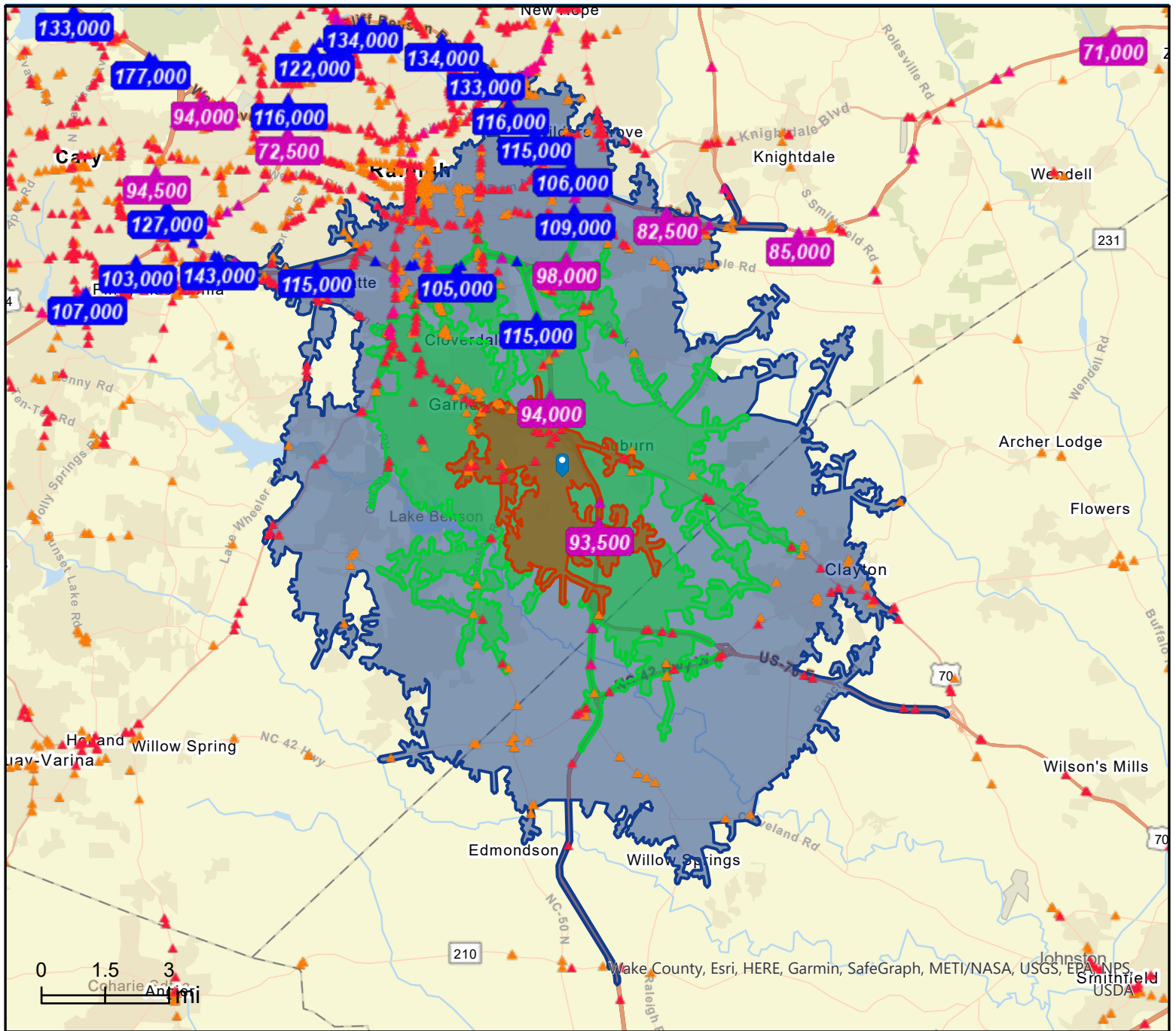
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TRAFFIC COUNT MAP

2201 Salt Hill Rd, Garner, North Carolina, 27529
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 35.68283
 Longitude: -78.57906



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day



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TRAFFIC COUNT PROFILE

2201 Salt Hill Rd, Garner, North Carolina, 27529
 Drive time: 5, 10, 15 minute radii

Prepared by ESR
 Latitude: 35.68283
 Longitude: -78.57906

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	Salt Hill Rd	White Oak Rd (0.13 miles W)	2013	40
0.28	Bryan Rd	Fox Walk Path (0.25 miles SW)	2013	1,500
0.74	Timber Drive East	Leah Ln (0.22 miles E)	2021	20,000
0.81	White Oak Road	Hwy 70 (0.11 miles N)	2021	31,000
0.84	US 70	I- 40 (0.1 miles E)	2021	6,400
0.88		I- 40 (0.18 miles E)	2021	1,500
0.88	Ackerman Rd	Coalyard Dr (0.1 miles W)	2013	1,700
0.92		White Oak Rd (0.08 miles W)	2019	40,000
0.92		Montague St (0.09 miles NW)	2021	35,500
0.97	US 70	I- 40 (0.13 miles SW)	2021	4,300
1.07	Hebron Church Rd	Cade Springs Rd (0.04 miles N)	2011	3,300
1.08		Cabela Dr (0.2 miles SW)	2021	18,000
1.08	Bryan Rd	Ackerman Rd (0.16 miles S)	2013	910
1.08	Jones Sausage Road	Cabela Dr (0.07 miles N)	2021	17,000
1.09	I- 40	White Oak Rd (0.55 miles S)	2013	80,000
1.12	Jones Sausage Rd	Hwy 70 (0.13 miles S)	2013	7,100
1.14		Jones Sausage Rd (0.14 miles E)	2019	31,500
1.22	US 70	Morris Dr (0.0 miles)	2020	26,000
1.26		US Hwy 70 (0.06 miles E)	2021	3,300
1.27		Deer Harbor Dr (0.09 miles N)	2021	3,900
1.28		Deer Harbor Dr (0.1 miles N)	2021	700
1.31		US Hwy 70 (0.07 miles N)	2021	700
1.39	Benson Road	Atchison St (0.04 miles S)	2021	21,000
1.39	Benson Rd	New Rand Rd (0.09 miles N)	2013	17,000
1.39	I-40	White Oak Rd (0.09 miles S)	2020	79,000
1.39	Thomas Bradshaw Freeway	White Oak Rd (0.09 miles S)	2019	93,500
1.39	E Garner Rd	High Hope Ln (0.03 miles W)	2013	4,300
1.44	Benson Road	Timber Dr (0.1 miles S)	2019	15,000
1.44	NC 50	Timber Dr (0.06 miles S)	2021	8,500
1.46	Timber Drive	Chapwith Rd (0.01 miles W)	2019	20,000

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Demographic and Income Profile

2201 Salt Hill Rd, Garner, North Carolina, 27529
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 35.68283
 Longitude: -78.57906

Summary	Census 2010	Census 2020	2023	2028
Population	7,079	9,647	12,132	13,747
Households	2,818	3,933	5,006	5,652
Families	1,821	-	3,014	3,311
Average Household Size	2.50	2.41	2.39	2.40
Owner Occupied Housing Units	1,691	-	2,614	3,075
Renter Occupied Housing Units	1,127	-	2,392	2,577
Median Age	35.3	-	37.4	37.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	2.53%	0.53%	0.30%
Households	2.46%	0.68%	0.49%
Families	1.90%	0.60%	0.44%
Owner HHs	3.30%	0.78%	0.66%
Median Household Income	3.65%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	429	8.6%	365	6.5%
\$15,000 - \$24,999	396	7.9%	338	6.0%
\$25,000 - \$34,999	271	5.4%	264	4.7%
\$35,000 - \$49,999	688	13.7%	693	12.3%
\$50,000 - \$74,999	831	16.6%	875	15.5%
\$75,000 - \$99,999	661	13.2%	667	11.8%
\$100,000 - \$149,999	867	17.3%	1,133	20.0%
\$150,000 - \$199,999	629	12.6%	964	17.1%
\$200,000+	234	4.7%	353	6.2%

Median Household Income	\$70,475	\$84,317
Average Household Income	\$92,282	\$109,423
Per Capita Income	\$37,751	\$44,678

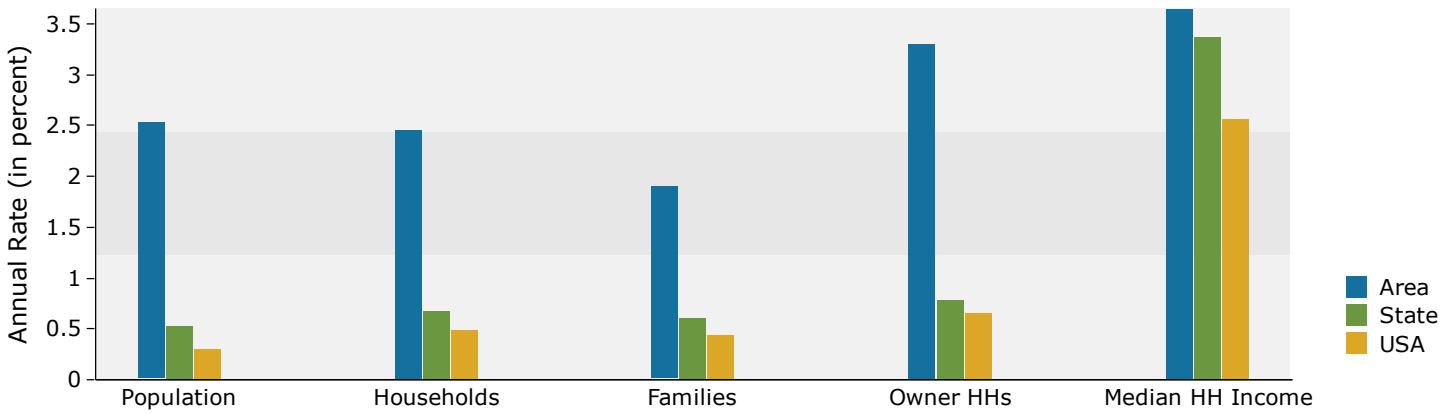
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	517	7.3%	738	6.1%	856	6.2%
5 - 9	481	6.8%	777	6.4%	836	6.1%
10 - 14	451	6.4%	801	6.6%	877	6.4%
15 - 19	434	6.1%	718	5.9%	826	6.0%
20 - 24	464	6.6%	699	5.8%	890	6.5%
25 - 34	1,159	16.4%	1,875	15.5%	2,000	14.5%
35 - 44	1,113	15.7%	1,806	14.9%	2,071	15.1%
45 - 54	1,016	14.4%	1,526	12.6%	1,696	12.3%
55 - 64	768	10.8%	1,440	11.9%	1,516	11.0%
65 - 74	410	5.8%	1,091	9.0%	1,247	9.1%
75 - 84	197	2.8%	496	4.1%	714	5.2%
85+	70	1.0%	165	1.4%	217	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,098	57.9%	4,792	49.7%	5,958	49.1%	6,583	47.9%
Black Alone	2,307	32.6%	3,152	32.7%	3,932	32.4%	4,429	32.2%
American Indian Alone	67	0.9%	72	0.7%	93	0.8%	112	0.8%
Asian Alone	156	2.2%	203	2.1%	243	2.0%	291	2.1%
Pacific Islander Alone	1	0.0%	8	0.1%	13	0.1%	16	0.1%
Some Other Race Alone	293	4.1%	663	6.9%	897	7.4%	1,089	7.9%
Two or More Races	158	2.2%	757	7.8%	997	8.2%	1,228	8.9%
Hispanic Origin (Any Race)	709	10.0%	1,182	12.3%	1,585	13.1%	1,939	14.1%

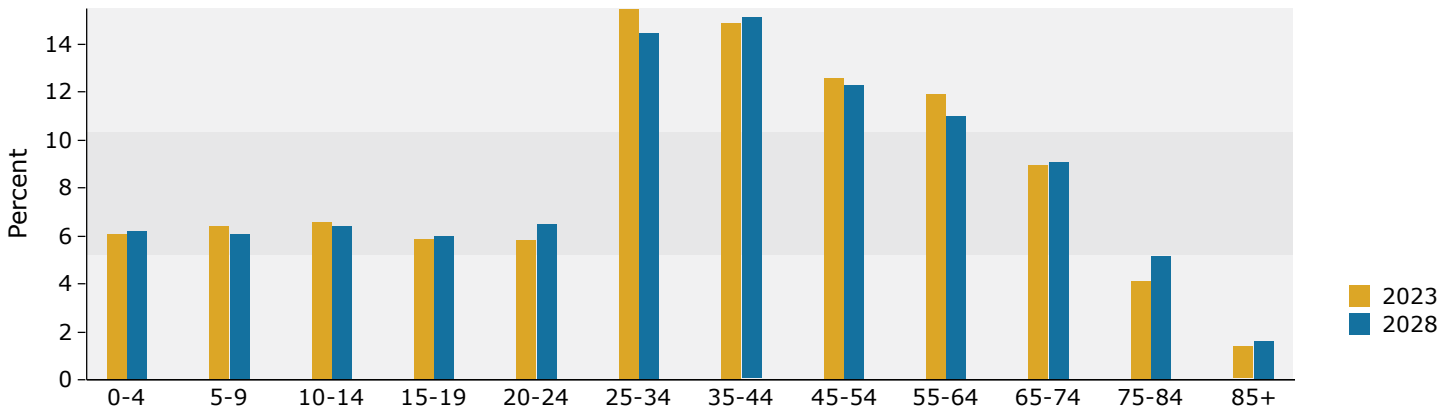
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

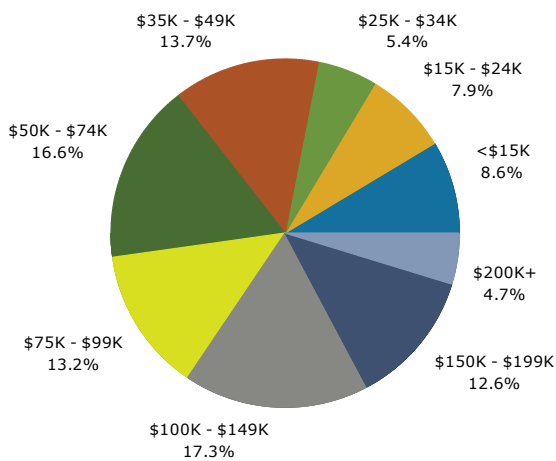
Trends 2023-2028



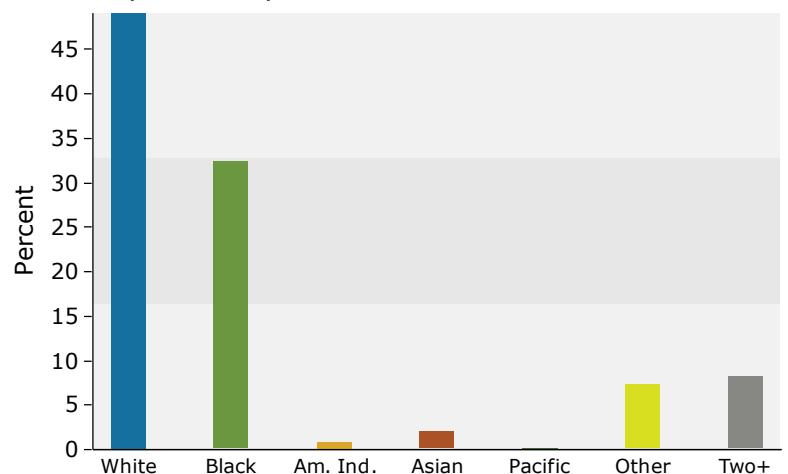
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 13.1%



Demographic and Income Profile

2201 Salt Hill Rd, Garner, North Carolina, 27529
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 35.68283
 Longitude: -78.57906

Summary	Census 2010	Census 2020	2023	2028
Population	37,513	44,338	48,680	52,743
Households	14,075	16,925	18,867	20,426
Families	9,725	-	12,351	13,289
Average Household Size	2.63	2.57	2.53	2.54
Owner Occupied Housing Units	9,689	-	12,507	13,736
Renter Occupied Housing Units	4,388	-	6,360	6,690
Median Age	36.5	-	38.3	38.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.62%	0.53%	0.30%
Households	1.60%	0.68%	0.49%
Families	1.47%	0.60%	0.44%
Owner HHs	1.89%	0.78%	0.66%
Median Household Income	3.70%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,568	8.3%	1,392	6.8%
\$15,000 - \$24,999	1,277	6.8%	1,106	5.4%
\$25,000 - \$34,999	1,433	7.6%	1,436	7.0%
\$35,000 - \$49,999	2,435	12.9%	2,364	11.6%
\$50,000 - \$74,999	3,366	17.8%	3,087	15.1%
\$75,000 - \$99,999	2,438	12.9%	2,367	11.6%
\$100,000 - \$149,999	3,617	19.2%	4,683	22.9%
\$150,000 - \$199,999	1,764	9.3%	2,649	13.0%
\$200,000+	970	5.1%	1,341	6.6%
Median Household Income	\$68,644		\$82,300	
Average Household Income	\$91,349		\$106,923	
Per Capita Income	\$35,616		\$41,721	

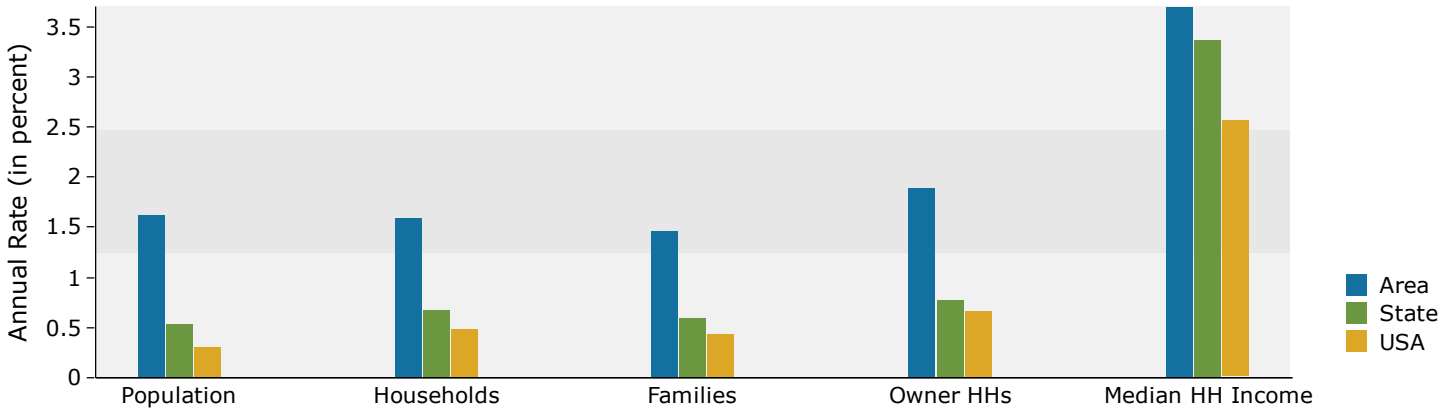
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,661	7.1%	2,920	6.0%	3,229	6.1%
5 - 9	2,671	7.1%	3,085	6.3%	3,233	6.1%
10 - 14	2,684	7.2%	3,224	6.6%	3,428	6.5%
15 - 19	2,442	6.5%	3,017	6.2%	3,165	6.0%
20 - 24	2,133	5.7%	2,958	6.1%	3,141	6.0%
25 - 34	5,303	14.1%	6,946	14.3%	7,712	14.6%
35 - 44	5,807	15.5%	6,891	14.2%	7,362	14.0%
45 - 54	5,444	14.5%	6,354	13.1%	6,732	12.8%
55 - 64	4,186	11.2%	5,813	11.9%	5,966	11.3%
65 - 74	2,401	6.4%	4,529	9.3%	4,939	9.4%
75 - 84	1,267	3.4%	2,210	4.5%	2,896	5.5%
85+	514	1.4%	733	1.5%	940	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,808	55.5%	21,267	48.0%	22,807	46.9%	24,098	45.7%
Black Alone	12,884	34.3%	14,620	33.0%	16,174	33.2%	17,497	33.2%
American Indian Alone	232	0.6%	362	0.8%	413	0.8%	467	0.9%
Asian Alone	480	1.3%	723	1.6%	759	1.6%	862	1.6%
Pacific Islander Alone	12	0.0%	22	0.0%	29	0.1%	34	0.1%
Some Other Race Alone	2,249	6.0%	4,122	9.3%	4,799	9.9%	5,491	10.4%
Two or More Races	848	2.3%	3,222	7.3%	3,698	7.6%	4,294	8.1%
Hispanic Origin (Any Race)	4,540	12.1%	6,706	15.1%	7,798	16.0%	8,958	17.0%

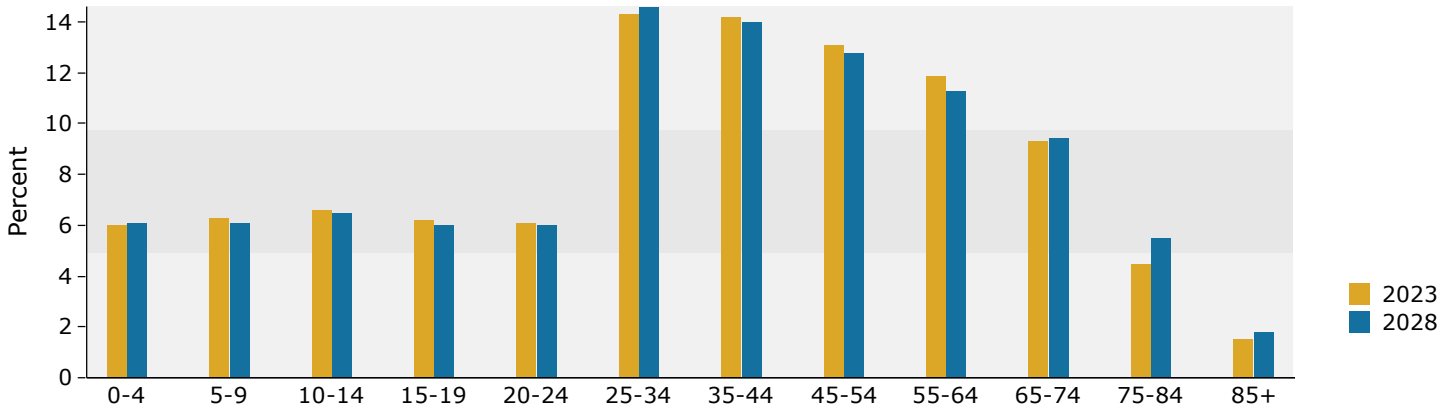
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

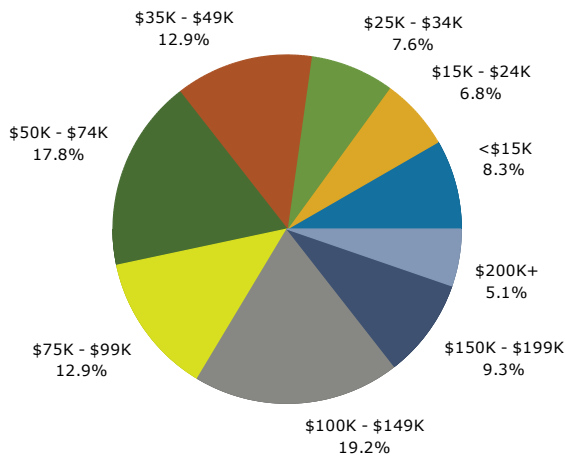
Trends 2023-2028



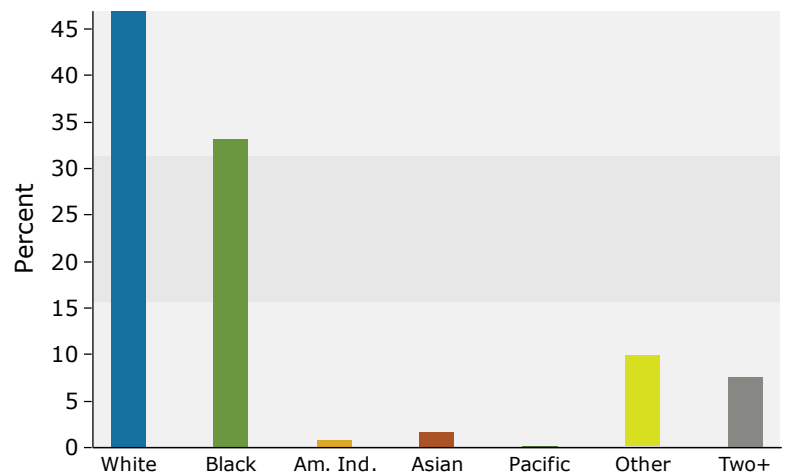
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.0%



Demographic and Income Profile

2201 Salt Hill Rd, Garner, North Carolina, 27529
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 35.68283
 Longitude: -78.57906

Summary	Census 2010	Census 2020	2023	2028
Population	167,151	198,401	210,051	231,167
Households	60,020	73,190	78,325	87,150
Families	40,045	-	49,929	55,014
Average Household Size	2.68	2.61	2.59	2.57
Owner Occupied Housing Units	38,297	-	49,421	53,699
Renter Occupied Housing Units	21,723	-	28,904	33,451
Median Age	33.0	-	35.1	35.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.93%	0.53%	0.30%
Households	2.16%	0.68%	0.49%
Families	1.96%	0.60%	0.44%
Owner HHs	1.67%	0.78%	0.66%
Median Household Income	3.20%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	7,044	9.0%	6,539	7.5%
\$15,000 - \$24,999	5,574	7.1%	5,008	5.7%
\$25,000 - \$34,999	6,527	8.3%	6,424	7.4%
\$35,000 - \$49,999	8,622	11.0%	8,610	9.9%
\$50,000 - \$74,999	13,864	17.7%	13,660	15.7%
\$75,000 - \$99,999	10,895	13.9%	11,570	13.3%
\$100,000 - \$149,999	14,243	18.2%	18,346	21.1%
\$150,000 - \$199,999	6,654	8.5%	10,051	11.5%
\$200,000+	4,901	6.3%	6,941	8.0%
Median Household Income	\$69,069		\$80,831	
Average Household Income	\$92,969		\$108,727	
Per Capita Income	\$34,959		\$41,290	

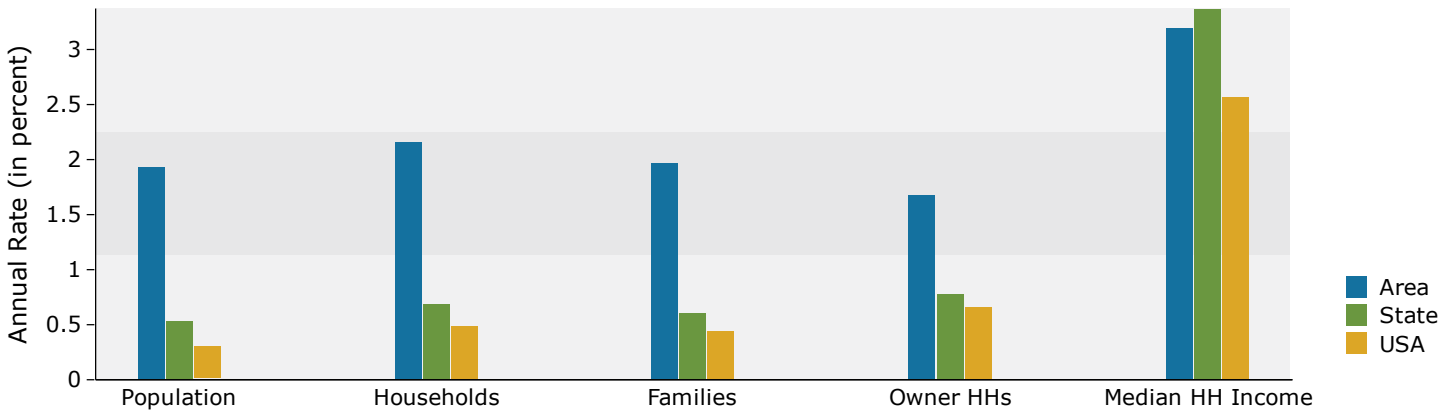
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,948	7.7%	13,466	6.4%	15,323	6.6%
5 - 9	12,295	7.4%	14,172	6.7%	15,036	6.5%
10 - 14	11,904	7.1%	14,335	6.8%	15,612	6.8%
15 - 19	12,265	7.3%	14,467	6.9%	15,716	6.8%
20 - 24	14,073	8.4%	17,153	8.2%	18,215	7.9%
25 - 34	25,390	15.2%	31,174	14.8%	35,593	15.4%
35 - 44	25,686	15.4%	29,556	14.1%	31,957	13.8%
45 - 54	22,575	13.5%	26,454	12.6%	28,139	12.2%
55 - 64	15,861	9.5%	22,973	10.9%	23,936	10.4%
65 - 74	8,289	5.0%	16,604	7.9%	18,695	8.1%
75 - 84	4,272	2.6%	7,464	3.6%	10,024	4.3%
85+	1,591	1.0%	2,235	1.1%	2,921	1.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	78,995	47.3%	87,287	44.0%	90,129	42.9%	96,026	41.5%
Black Alone	68,292	40.9%	69,496	35.0%	73,810	35.1%	80,942	35.0%
American Indian Alone	1,183	0.7%	1,566	0.8%	1,738	0.8%	2,030	0.9%
Asian Alone	2,404	1.4%	4,185	2.1%	4,157	2.0%	4,668	2.0%
Pacific Islander Alone	69	0.0%	104	0.1%	125	0.1%	147	0.1%
Some Other Race Alone	12,248	7.3%	21,151	10.7%	23,975	11.4%	28,573	12.4%
Two or More Races	3,961	2.4%	14,612	7.4%	16,117	7.7%	18,782	8.1%
Hispanic Origin (Any Race)	22,972	13.7%	33,362	16.8%	37,820	18.0%	44,856	19.4%

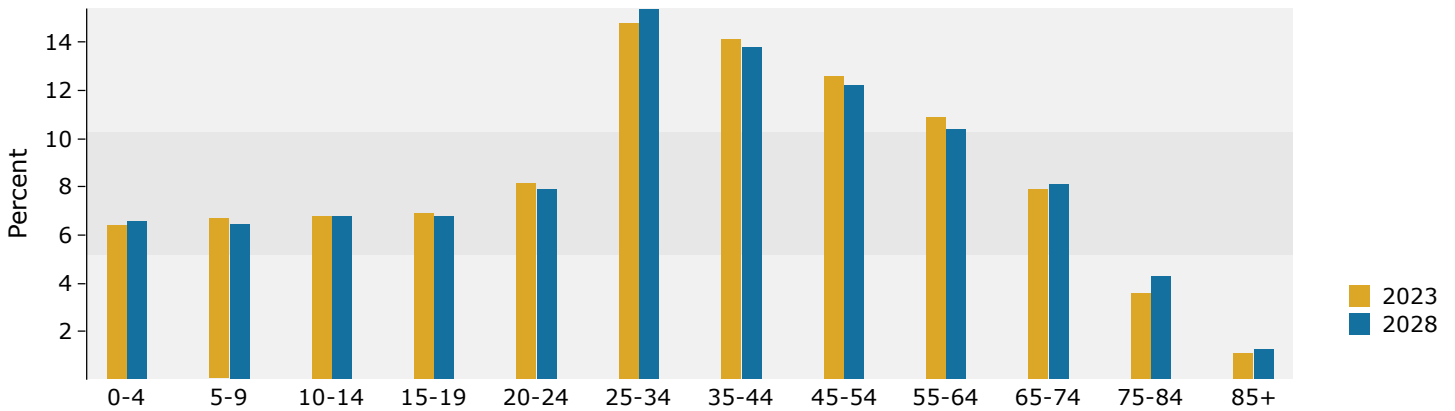
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

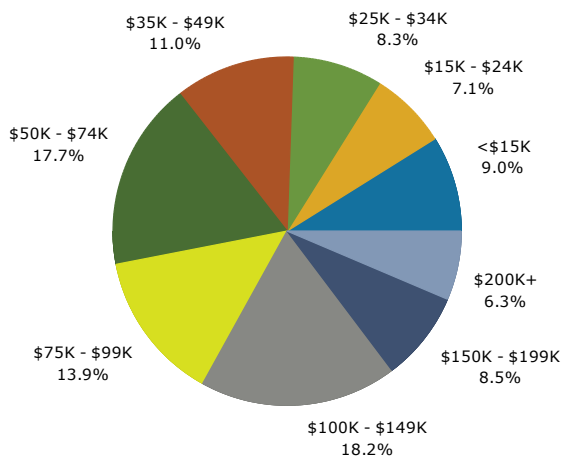
Trends 2023-2028



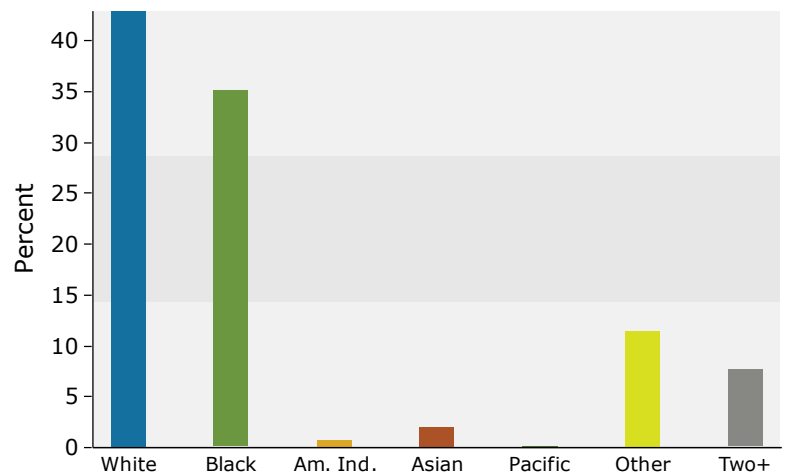
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 18.0%