



21

COMMERCIAL.

E. 38th Street
Indianapolis, IN 46218

**MIXED USE/COMMERCIAL
REDEVELOPMENT**

5855/5857/5859 E. 38th Street, Indianapolis, IN 46218

Jonathan Blake, AICP, ACA, CPRP

C21 Commercial - Sheetz

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2 Property Info & Disclaimer

3 Property Description

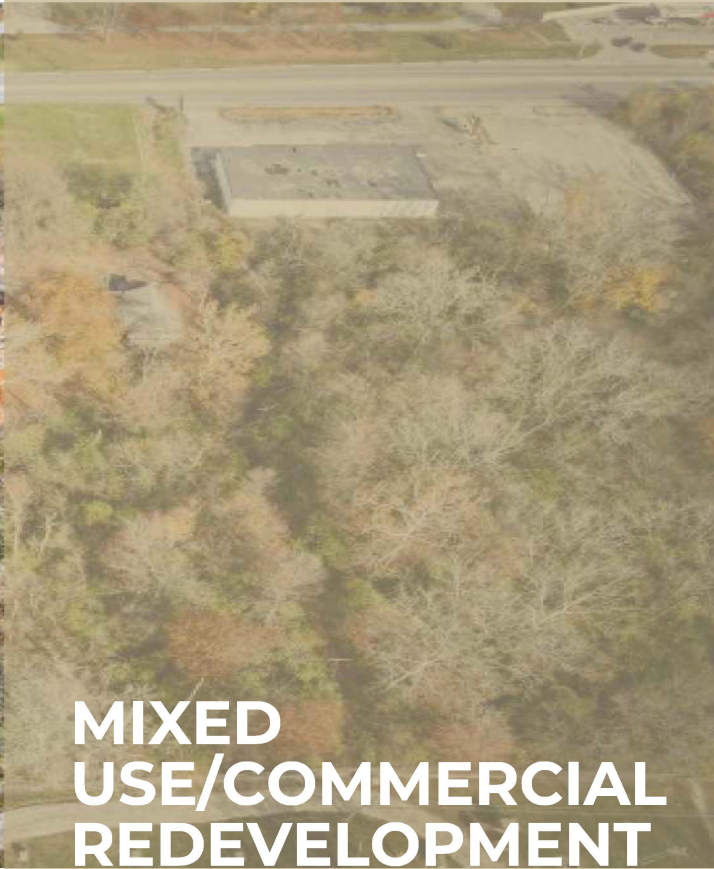
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USE/COMMERCIAL
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PROPERTY INFORMATION

Price \$997,500

PROPERTY ADDRESS
5855/5857/5859 E. 38th Street
Indianapolis, IN 46218

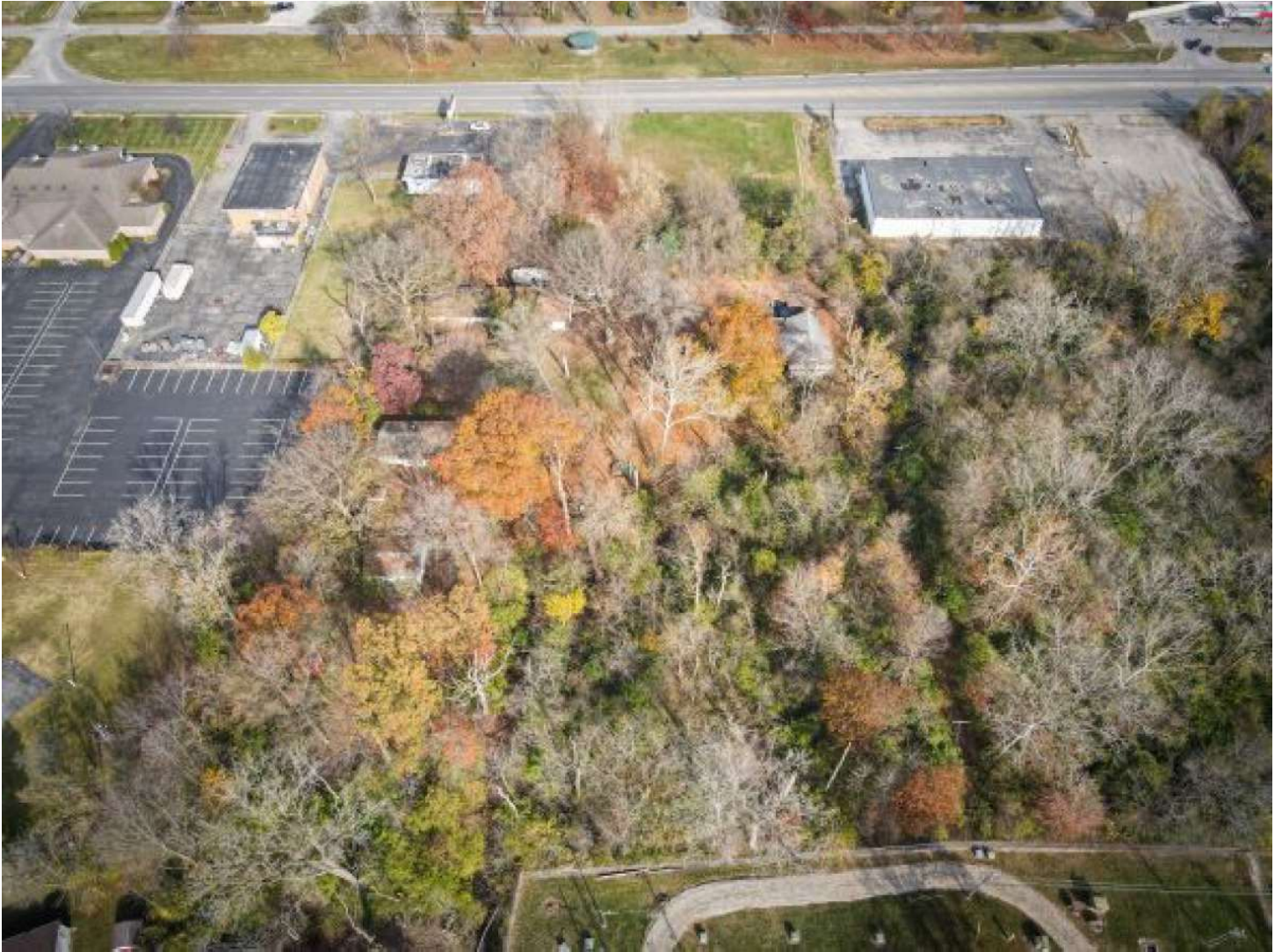
LAND SIZE
3.26 ACRES

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PROPERTY OVERVIEW & DETAILS

REDEVELOPMENT OPPORTUNITY for: Mixed-Use, Commercial or Multi-Family!



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PROPERTY DETAILS

MULTIPLE PARCELS! Approximately 3.26 acres of Commercial Real Estate located on the south side of E. 38th Street, just west of Arlington Avenue. This property is located in the heart of the Lift Indy initiative, a \$3.5 million investment by the City of Indianapolis, announced by Mayor Hogsett last year (<https://www.inhp.org/news/lift-indy-east-38>).

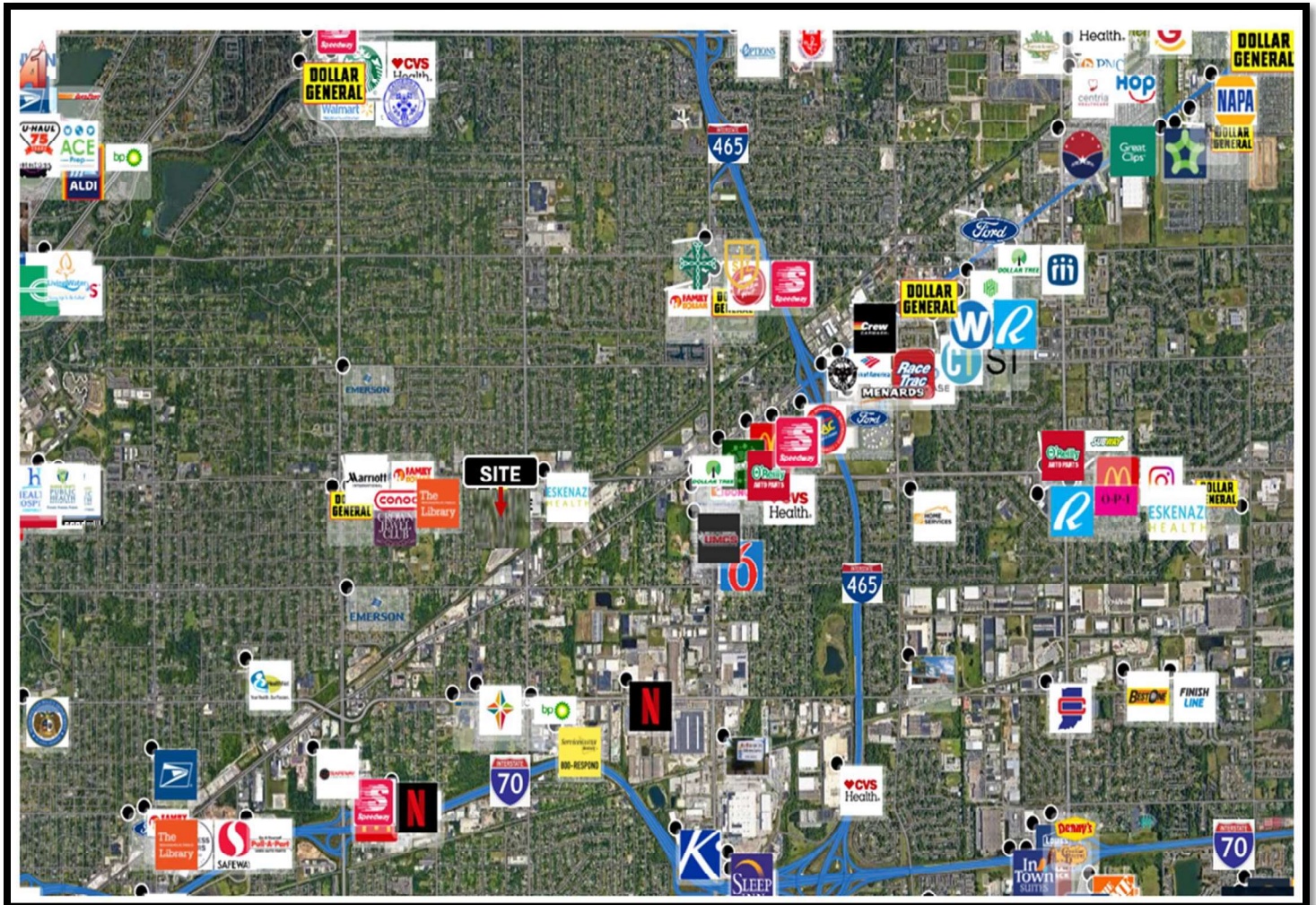
0.98 approx total acres: Parcel s: 49-07-22-106-014.000-701 and 49-07-22-106-012.000-701

0.18 approx total acres: Parcel : 49-07-22-106-013.000-701

2.09 approx total acres: Parcel s: 49-07-22-106-015.000-701, -005.000-701,-010.000-701 &-017.701



RETAIL MAP



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PROPERTY PHOTOS

MIXED USE/COMMERCIAL REDEVELOPMENT

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PROPERTY PHOTOS of surrounding Investment and Development

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PROPERTY PHOTOS of surrounding Investment and Development

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PROPERTY PHOTOS of surrounding Investment and Development



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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

Creek

Meridian Hills



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	9,075	9,347	9,428	9,367
Households	3,447	3,500	3,502	3,484
Families	2,330	2,222	2,168	2,140
Average Household Size	2.63	2.67	2.69	2.68
Owner Occupied Housing Units	2,028	1,770	1,866	1,940
Renter Occupied Housing Units	1,419	1,730	1,636	1,544
Median Age	37.5	37.1	37.6	38.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.13%	0.24%	0.38%
Households	-0.10%	0.47%	0.64%
Families	-0.26%	0.33%	0.56%
Owner HHs	0.78%	0.75%	0.97%
Median Household Income	2.27%	2.98%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	759	21.7%	715	20.5%
\$15,000 - \$24,999	537	15.3%	431	12.4%
\$25,000 - \$34,999	405	11.6%	379	10.9%
\$35,000 - \$49,999	538	15.4%	505	14.5%
\$50,000 - \$74,999	576	16.4%	562	16.1%
\$75,000 - \$99,999	303	8.7%	357	10.2%
\$100,000 - \$149,999	237	6.8%	318	9.1%
\$150,000 - \$199,999	65	1.9%	100	2.9%
\$200,000+	83	2.4%	118	3.4%

Median Household Income	\$36,015	\$40,292
Average Household Income	\$53,006	\$63,383
Per Capita Income	\$20,070	\$24,068

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	643	7.1%	637	6.8%	653	6.9%	650	6.9%
5 - 9	670	7.4%	722	7.7%	634	6.7%	592	6.3%
10 - 14	652	7.2%	775	8.3%	758	8.0%	653	7.0%
15 - 19	786	8.7%	645	6.9%	678	7.2%	677	7.2%
20 - 24	547	6.0%	485	5.2%	563	6.0%	607	6.5%
25 - 34	963	10.6%	1,167	12.5%	1,106	11.7%	1,072	11.4%
35 - 44	1,076	11.9%	1,061	11.4%	1,169	12.4%	1,191	12.7%
45 - 54	1,299	14.3%	1,045	11.2%	1,052	11.2%	1,049	11.2%
55 - 64	1,091	12.0%	1,171	12.5%	1,092	11.6%	990	10.6%
65 - 74	815	9.0%	950	10.2%	973	10.3%	1,053	11.2%
75 - 84	418	4.6%	548	5.9%	589	6.2%	634	6.8%
85+	114	1.3%	140	1.5%	161	1.7%	199	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,129	12.4%	1,000	10.7%	936	9.9%	868	9.3%
Black Alone	7,536	83.1%	6,876	73.6%	6,942	73.6%	6,875	73.4%
American Indian Alone	17	0.2%	41	0.4%	39	0.4%	39	0.4%
Asian Alone	17	0.2%	34	0.4%	38	0.4%	39	0.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	172	1.9%	810	8.7%	866	9.2%	929	9.9%
Two or More Races	202	2.2%	585	6.3%	606	6.4%	617	6.6%

Hispanic Origin (Any Race)	307	3.4%	1,148	12.3%	1,232	13.1%	1,315	14.0%
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Data Note: Income is expressed in current dollars.

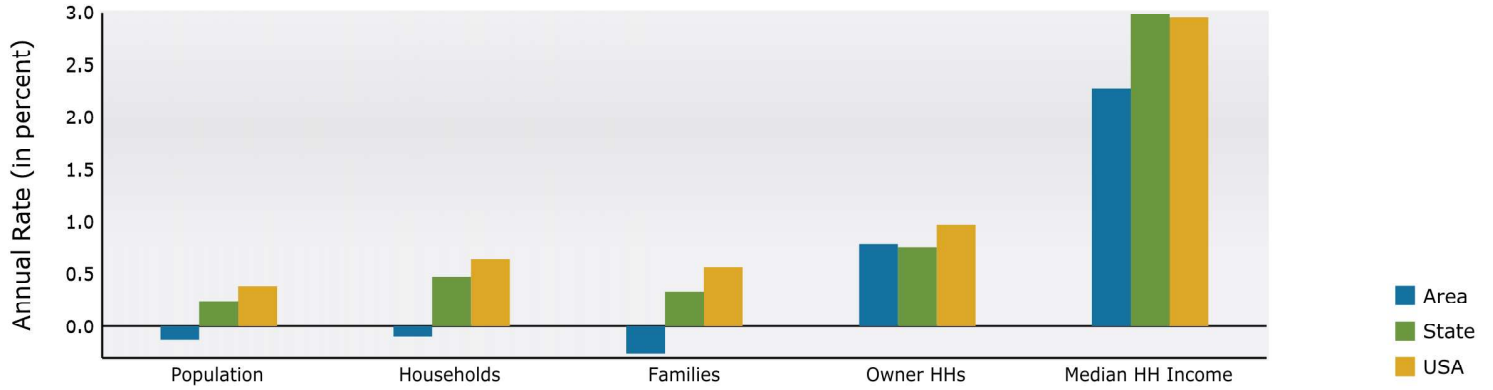
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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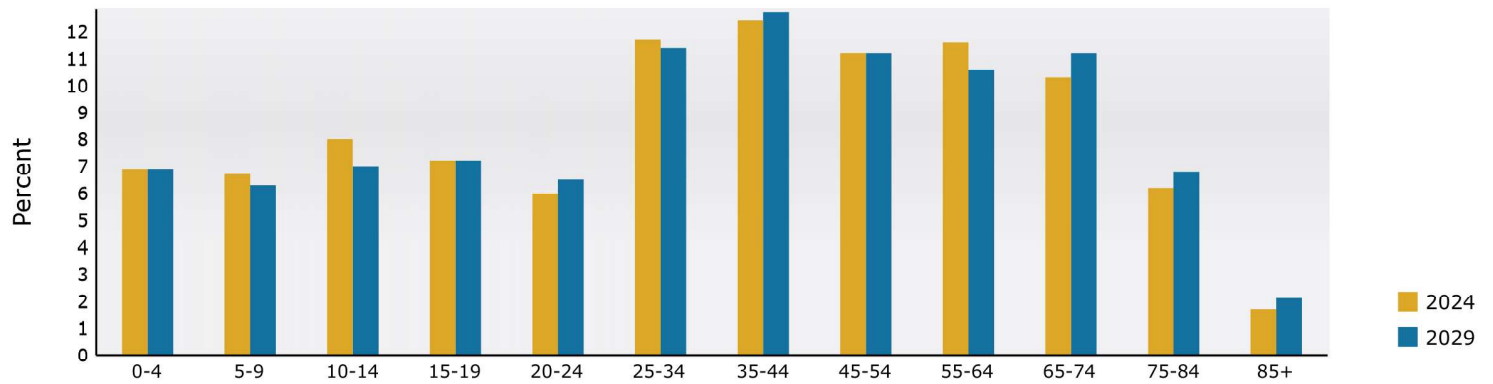
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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

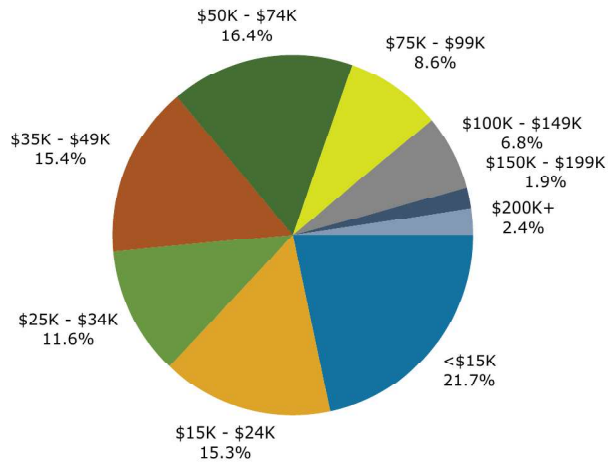
Trends 2024-2029



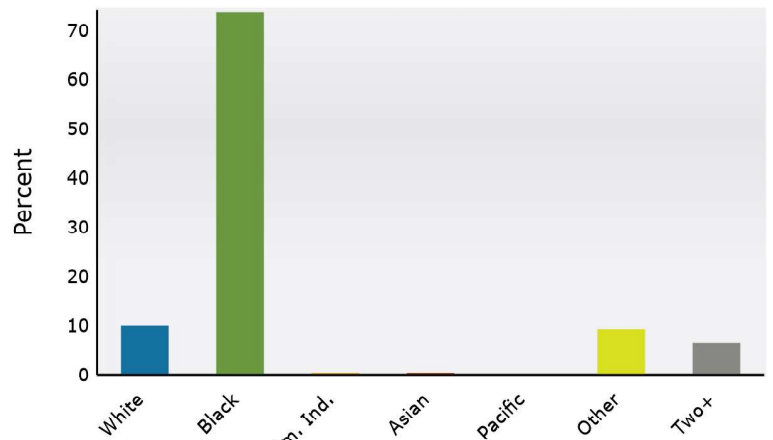
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029					
Population	85,529	88,501	87,363	86,645					
Households	35,417	36,880	36,790	36,562					
Families	21,195	21,364	20,725	20,446					
Average Household Size	2.39	2.38	2.35	2.35					
Owner Occupied Housing Units	18,206	16,632	17,470	18,127					
Renter Occupied Housing Units	17,212	20,248	19,320	18,435					
Median Age	36.1	36.3	36.9	38.2					
Trends: 2024-2029 Annual Rate		Area	State	National					
Population		-0.16%	0.24%	0.38%					
Households		-0.12%	0.47%	0.64%					
Families		-0.27%	0.33%	0.56%					
Owner HHs		0.74%	0.75%	0.97%					
Median Household Income		3.00%	2.98%	2.95%					
Households by Income		2024		2029					
		Number	Percent	Number					
<\$15,000		7,272	19.8%	6,657					
\$15,000 - \$24,999		3,991	10.8%	3,034					
\$25,000 - \$34,999		4,304	11.7%	3,809					
\$35,000 - \$49,999		5,591	15.2%	5,337					
\$50,000 - \$74,999		5,719	15.5%	5,599					
\$75,000 - \$99,999		3,568	9.7%	3,925					
\$100,000 - \$149,999		3,722	10.1%	4,649					
\$150,000 - \$199,999		1,634	4.4%	2,305					
\$200,000+		989	2.7%	1,248					
Median Household Income		\$41,354		\$47,952					
Average Household Income		\$61,654		\$72,611					
Per Capita Income		\$25,958		\$30,630					
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		6,275	7.3%	5,971	6.7%	5,854	6.7%	5,720	6.6%
5 - 9		6,106	7.1%	6,329	7.2%	5,926	6.8%	5,423	6.3%
10 - 14		5,911	6.9%	6,350	7.2%	5,882	6.7%	5,510	6.4%
15 - 19		6,259	7.3%	5,680	6.4%	5,737	6.6%	5,601	6.5%
20 - 24		5,746	6.7%	5,576	6.3%	5,665	6.5%	5,842	6.7%
25 - 34		11,302	13.2%	12,822	14.5%	12,377	14.2%	11,382	13.1%
35 - 44		10,462	12.2%	10,902	12.3%	11,361	13.0%	11,632	13.4%
45 - 54		12,295	14.4%	10,032	11.3%	9,872	11.3%	10,016	11.6%
55 - 64		9,746	11.4%	11,442	12.9%	10,468	12.0%	9,414	10.9%
65 - 74		6,137	7.2%	8,077	9.1%	8,638	9.9%	9,349	10.8%
75 - 84		3,739	4.4%	3,871	4.4%	4,140	4.7%	5,135	5.9%
85+		1,553	1.8%	1,450	1.6%	1,442	1.7%	1,620	1.9%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		29,175	34.1%	25,382	28.7%	23,596	27.0%	22,131	25.5%
Black Alone		49,946	58.4%	47,711	53.9%	47,763	54.7%	47,636	55.0%
American Indian Alone		217	0.3%	581	0.7%	551	0.6%	548	0.6%
Asian Alone		485	0.6%	589	0.7%	634	0.7%	666	0.8%
Pacific Islander Alone		38	0.0%	36	0.0%	30	0.0%	31	0.0%
Some Other Race Alone		3,285	3.8%	7,690	8.7%	8,122	9.3%	8,753	10.1%
Two or More Races		2,382	2.8%	6,514	7.4%	6,667	7.6%	6,879	7.9%
Hispanic Origin (Any Race)		5,574	6.5%	12,647	14.3%	13,434	15.4%	14,347	16.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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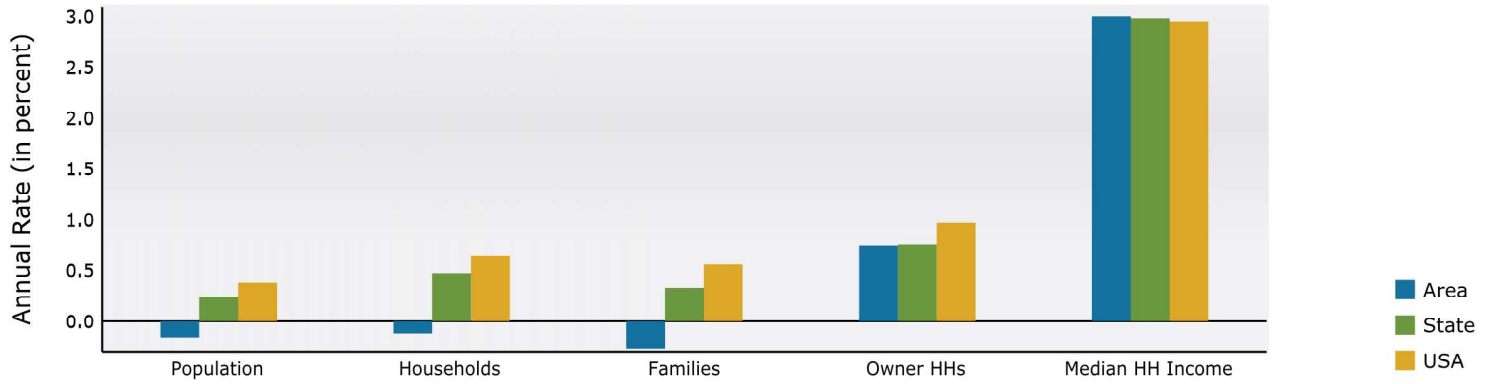
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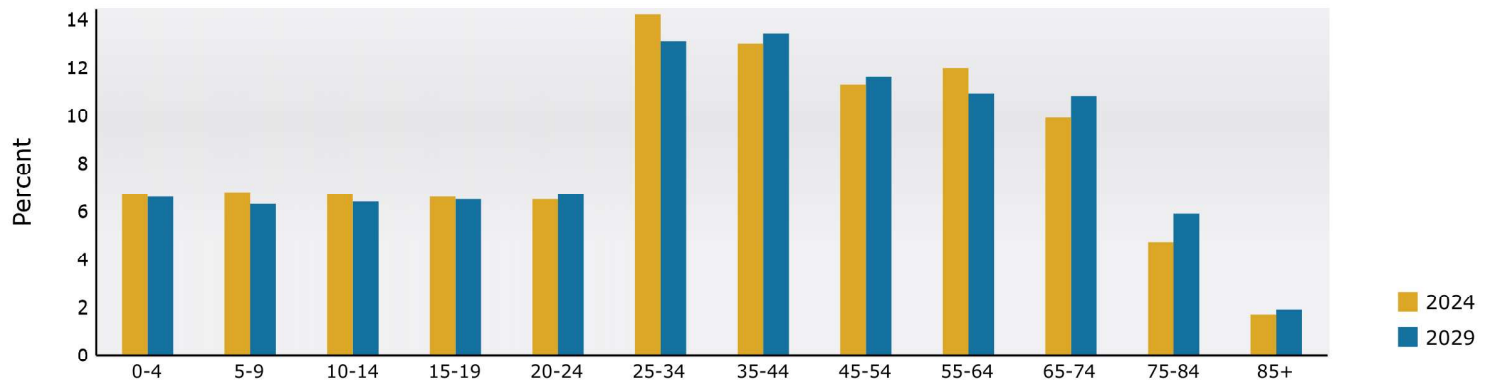


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

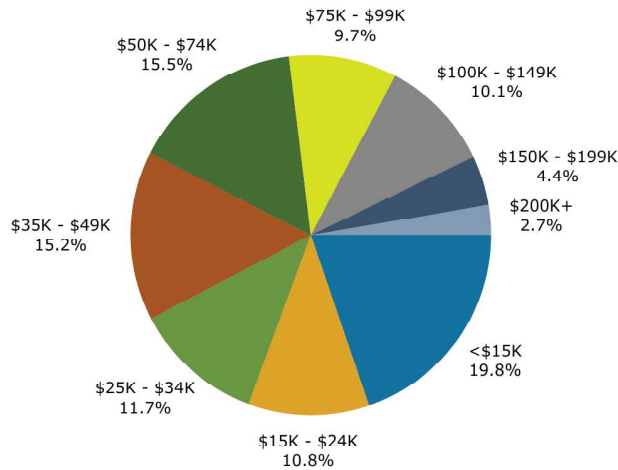
Trends 2024-2029



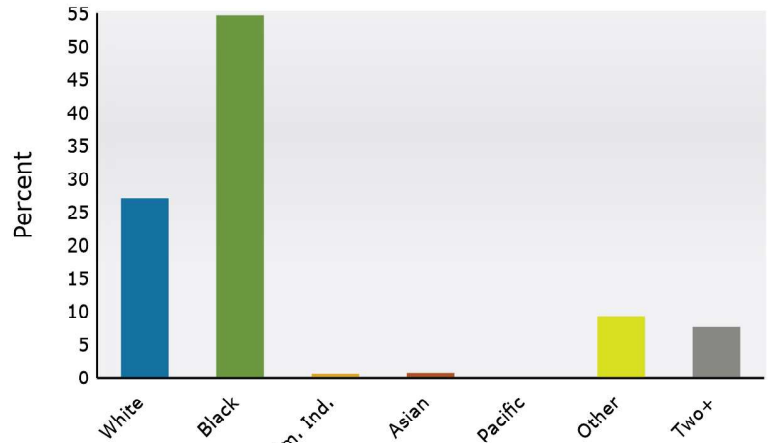
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 15.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	246,875	260,390	262,678	263,960
Households	103,124	109,651	110,896	111,591
Families	59,208	61,616	60,459	60,315
Average Household Size	2.37	2.36	2.35	2.35
Owner Occupied Housing Units	54,159	53,363	56,294	58,427
Renter Occupied Housing Units	48,965	56,288	54,602	53,164
Median Age	34.8	35.0	35.8	37.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.10%	0.24%	0.38%
Households	0.13%	0.47%	0.64%
Families	-0.05%	0.33%	0.56%
Owner HHs	0.75%	0.75%	0.97%
Median Household Income	3.38%	2.98%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	18,150	16.4%	16,445	14.7%
\$15,000 - \$24,999	9,609	8.7%	7,186	6.4%
\$25,000 - \$34,999	10,180	9.2%	8,841	7.9%
\$35,000 - \$49,999	14,791	13.3%	13,837	12.4%
\$50,000 - \$74,999	16,914	15.3%	16,251	14.6%
\$75,000 - \$99,999	12,636	11.4%	13,531	12.1%
\$100,000 - \$149,999	15,482	14.0%	18,547	16.6%
\$150,000 - \$199,999	6,362	5.7%	8,762	7.9%
\$200,000+	6,770	6.1%	8,192	7.3%

Median Household Income	\$52,904	\$62,455
Average Household Income	\$79,969	\$93,373
Per Capita Income	\$33,774	\$39,480

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,956	7.7%	17,902	6.9%	17,810	6.8%	17,365	6.6%
5 - 9	17,062	6.9%	17,994	6.9%	17,560	6.7%	16,374	6.2%
10 - 14	16,080	6.5%	17,805	6.8%	16,757	6.4%	16,388	6.2%
15 - 19	16,422	6.7%	15,720	6.0%	16,123	6.1%	16,001	6.1%
20 - 24	17,405	7.1%	16,701	6.4%	17,078	6.5%	17,648	6.7%
25 - 34	38,132	15.4%	44,138	17.0%	43,048	16.4%	38,626	14.6%
35 - 44	31,538	12.8%	35,315	13.6%	37,735	14.4%	39,283	14.9%
45 - 54	35,659	14.4%	29,083	11.2%	29,596	11.3%	31,565	12.0%
55 - 64	27,161	11.0%	31,816	12.2%	29,605	11.3%	27,279	10.3%
65 - 74	15,222	6.2%	21,108	8.1%	23,337	8.9%	25,864	9.8%
75 - 84	9,315	3.8%	9,338	3.6%	10,481	4.0%	13,517	5.1%
85+	3,924	1.6%	3,470	1.3%	3,550	1.4%	4,050	1.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	121,735	49.3%	115,021	44.2%	111,404	42.4%	107,438	40.7%
Black Alone	103,182	41.8%	100,108	38.4%	102,941	39.2%	104,741	39.7%
American Indian Alone	796	0.3%	1,539	0.6%	1,517	0.6%	1,540	0.6%
Asian Alone	2,051	0.8%	2,362	0.9%	2,632	1.0%	2,854	1.1%
Pacific Islander Alone	143	0.1%	122	0.0%	104	0.0%	110	0.0%
Some Other Race Alone	11,799	4.8%	20,988	8.1%	22,607	8.6%	24,553	9.3%
Two or More Races	7,168	2.9%	20,250	7.8%	21,472	8.2%	22,725	8.6%

Hispanic Origin (Any Race)	19,920	8.1%	36,329	14.0%	39,508	15.0%	42,642	16.2%
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Data Note: Income is expressed in current dollars.

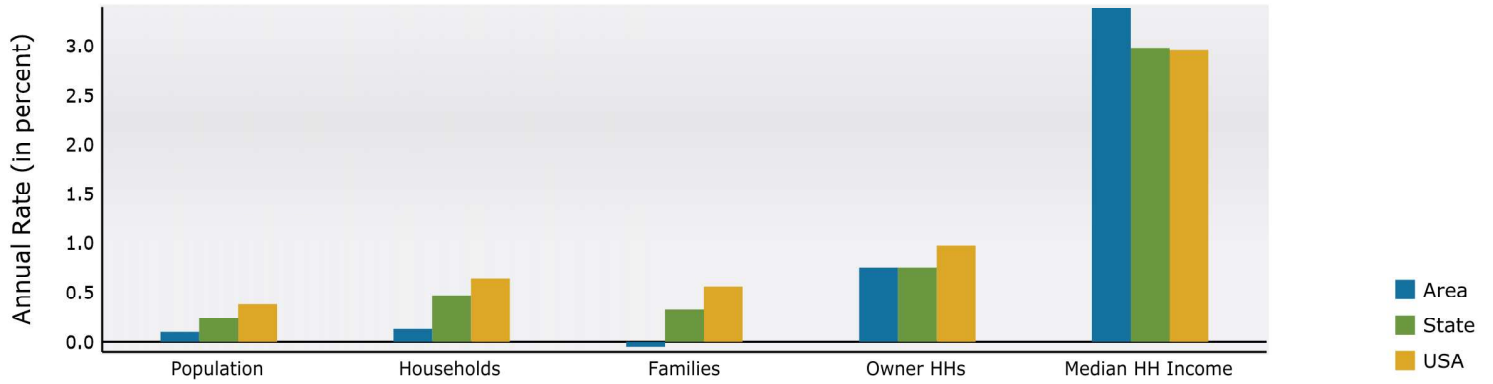
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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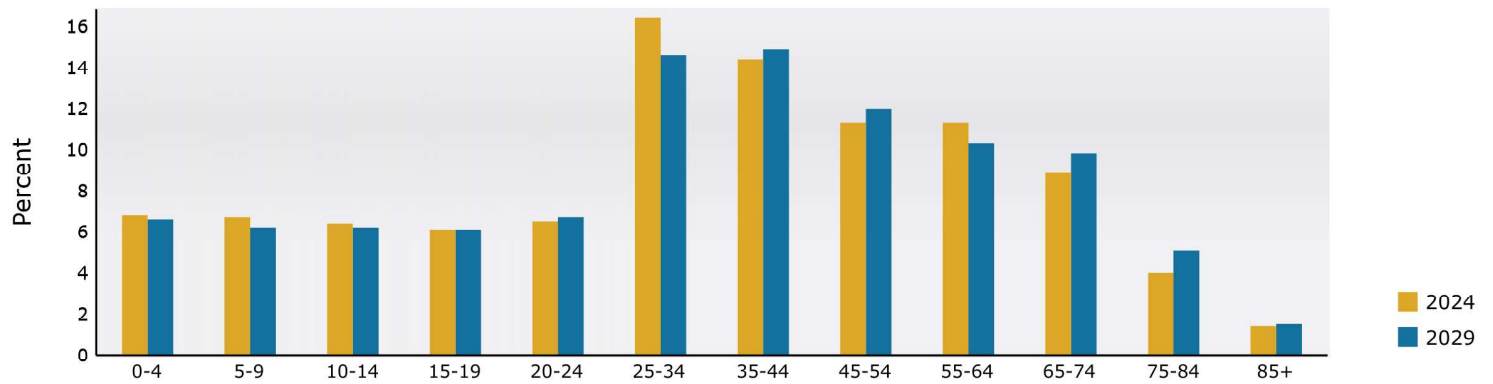
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

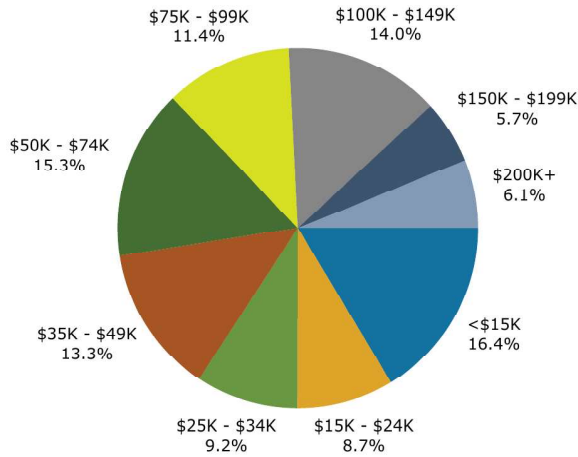
Trends 2024-2029



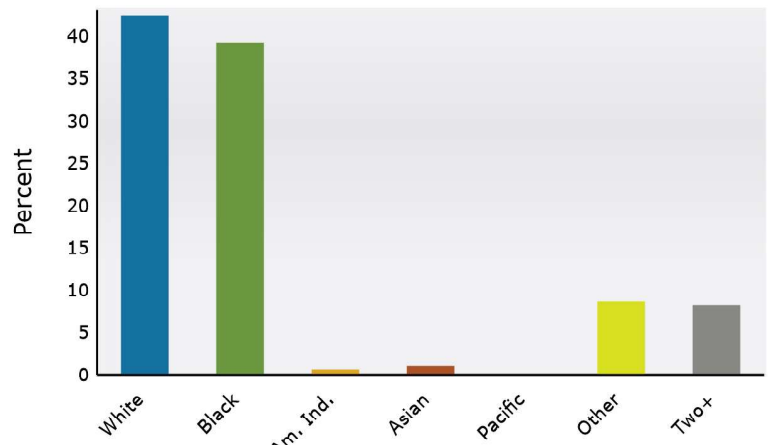
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 15.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	9,347	2024 Median Household Income	\$36,015
2024 Total Population	9,428	2029 Median Household Income	\$40,292
2029 Total Population	9,367	2024-2029 Annual Rate	2.27%
2024-2029 Annual Rate	-0.13%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,927	100.0%	3,932	100.0%	3,943	100.0%
Occupied	3,500	89.1%	3,502	89.1%	3,484	88.4%
Owner	1,770	45.1%	1,866	47.5%	1,940	49.2%
Renter	1,730	44.1%	1,636	41.6%	1,544	39.2%
Vacant	415	10.6%	430	10.9%	459	11.6%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	1,866	100.0%	1,939	100.0%
<\$50,000	183	9.8%	140	7.2%
\$50,000-\$99,999	949	50.9%	417	21.5%
\$100,000-\$149,999	224	12.0%	137	7.1%
\$150,000-\$199,999	256	13.7%	432	22.3%
\$200,000-\$249,999	85	4.6%	255	13.2%
\$250,000-\$299,999	48	2.6%	116	6.0%
\$300,000-\$399,999	30	1.6%	86	4.4%
\$400,000-\$499,999	26	1.4%	92	4.7%
\$500,000-\$749,999	35	1.9%	173	8.9%
\$750,000-\$999,999	15	0.8%	51	2.6%
\$1,000,000-\$1,499,999	6	0.3%	15	0.8%
\$1,500,000-\$1,999,999	5	0.3%	14	0.7%
\$2,000,000+	4	0.2%	11	0.6%
Median Value	\$89,515		\$181,887	
Average Value	\$141,117		\$262,519	

Census 2020 Housing Units	Number	Percent
Total	3,927	100.0%
Housing Units In Urbanized Areas	3,927	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,770	100.0%
Owned with a Mortgage/Loan	1,099	62.1%
Owned Free and Clear	671	37.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 1 MILE RADIUS)

Census 2020 Vacant Housing Units by Status		
	Number	Percent
Total	415	100.0%
For Rent	221	53.3%
Rented- Not Occupied	17	4.1%
For Sale Only	21	5.1%
Sold - Not Occupied	12	2.9%
Seasonal/Recreational/Occasional Use	7	1.7%
For Migrant Workers	0	0.0%
Other Vacant	137	33.0%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,500	1,770	50.6%
15-24	106	14	13.2%
25-34	471	88	18.7%
35-44	563	190	33.7%
45-54	583	287	49.2%
55-59	313	173	55.3%
60-64	362	220	60.8%
65-74	652	434	66.6%
75-84	357	292	81.8%
85+	92	72	78.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,500	1,770	50.6%
White Alone	439	256	58.3%
Black/African American Alone	2,678	1,332	49.7%
American Indian/Alaska Native	13	5	38.5%
Asian Alone	10	4	40.0%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	214	104	48.6%
Two or More Races	144	68	47.2%
Hispanic Origin	279	141	50.5%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,500	1,770	50.6%
1-Person	1,070	537	50.2%
2-Person	1,021	612	59.9%
3-Person	610	309	50.7%
4-Person	430	163	37.9%
5-Person	203	76	37.4%
6-Person	102	41	40.2%
7+ Person	64	32	50.0%

2024 Housing Affordability	
Housing Affordability Index	157
Percent of Income for Mortgage	15.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 3 MILE RADIUS)

Population		Households	
2020 Total Population	88,501	2024 Median Household Income	\$41,354
2024 Total Population	87,363	2029 Median Household Income	\$47,952
2029 Total Population	86,645	2024-2029 Annual Rate	3.00%
2024-2029 Annual Rate	-0.16%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	41,661	100.0%	41,487	100.0%	41,627	100.0%
Occupied	36,880	88.5%	36,790	88.7%	36,562	87.8%
Owner	16,632	39.9%	17,470	42.1%	18,127	43.5%
Renter	20,248	48.6%	19,320	46.6%	18,435	44.3%
Vacant	4,752	11.4%	4,697	11.3%	5,065	12.2%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	17,470	100.0%	18,128	100.0%
<\$50,000	1,438	8.2%	774	4.3%
\$50,000-\$99,999	4,843	27.7%	1,929	10.6%
\$100,000-\$149,999	2,004	11.5%	1,169	6.4%
\$150,000-\$199,999	2,722	15.6%	3,101	17.1%
\$200,000-\$249,999	1,688	9.7%	2,492	13.7%
\$250,000-\$299,999	1,610	9.2%	2,731	15.1%
\$300,000-\$399,999	1,732	9.9%	2,924	16.1%
\$400,000-\$499,999	375	2.1%	883	4.9%
\$500,000-\$749,999	644	3.7%	1,283	7.1%
\$750,000-\$999,999	291	1.7%	591	3.3%
\$1,000,000-\$1,499,999	42	0.2%	81	0.4%
\$1,500,000-\$1,999,999	38	0.2%	74	0.4%
\$2,000,000+	43	0.2%	96	0.5%
Median Value	\$158,266		\$241,954	
Average Value	\$205,861		\$295,181	

Census 2020 Housing Units	Number	Percent
Total	41,661	100.0%
Housing Units In Urbanized Areas	41,661	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	16,633	100.0%
Owned with a Mortgage/Loan	11,343	68.2%
Owned Free and Clear	5,290	31.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 3 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	4,752	100.0%
For Rent	2,801	58.9%
Rented- Not Occupied	177	3.7%
For Sale Only	347	7.3%
Sold - Not Occupied	227	4.8%
Seasonal/Recreational/Occasional Use	88	1.9%
For Migrant Workers	0	0.0%
Other Vacant	1,112	23.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,880	16,632	45.1%
15-24	1,750	203	11.6%
25-34	6,517	1,574	24.2%
35-44	6,327	2,208	34.9%
45-54	6,062	2,776	45.8%
55-59	3,452	1,739	50.4%
60-64	3,710	2,092	56.4%
65-74	5,421	3,386	62.5%
75-84	2,650	1,930	72.8%
85+	988	722	73.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,880	16,632	45.1%
White Alone	12,243	7,430	60.7%
Black/African American Alone	20,154	7,311	36.3%
American Indian/Alaska Native	194	73	37.6%
Asian Alone	253	128	50.6%
Pacific Islander Alone	14	6	42.9%
Other Race Alone	2,081	876	42.1%
Two or More Races	1,941	808	41.6%
Hispanic Origin	3,383	1,427	42.2%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36,880	16,632	45.1%
1-Person	12,680	5,356	42.2%
2-Person	11,139	5,889	52.9%
3-Person	5,720	2,481	43.4%
4-Person	3,880	1,552	40.0%
5-Person	1,978	778	39.3%
6-Person	945	369	39.0%
7+ Person	538	207	38.5%

2024 Housing Affordability

Housing Affordability Index	102
Percent of Income for Mortgage	24.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	260,390	2024 Median Household Income	\$52,904
2024 Total Population	262,678	2029 Median Household Income	\$62,455
2029 Total Population	263,960	2024-2029 Annual Rate	3.38%
2024-2029 Annual Rate	0.10%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	123,602	100.0%	124,337	100.0%	125,237	100.0%
Occupied	109,651	88.7%	110,896	89.2%	111,591	89.1%
Owner	53,363	43.2%	56,294	45.3%	58,427	46.7%
Renter	56,288	45.5%	54,602	43.9%	53,164	42.5%
Vacant	14,003	11.3%	13,441	10.8%	13,646	10.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	56,287	100.0%	58,417	100.0%
<\$50,000	3,812	6.8%	1,998	3.4%
\$50,000-\$99,999	8,574	15.2%	3,465	5.9%
\$100,000-\$149,999	4,962	8.8%	2,666	4.6%
\$150,000-\$199,999	7,353	13.1%	6,736	11.5%
\$200,000-\$249,999	7,607	13.5%	8,372	14.3%
\$250,000-\$299,999	7,037	12.5%	9,684	16.6%
\$300,000-\$399,999	9,209	16.4%	13,212	22.6%
\$400,000-\$499,999	3,384	6.0%	5,400	9.2%
\$500,000-\$749,999	3,106	5.5%	4,854	8.3%
\$750,000-\$999,999	744	1.3%	1,203	2.1%
\$1,000,000-\$1,499,999	283	0.5%	412	0.7%
\$1,500,000-\$1,999,999	86	0.2%	156	0.3%
\$2,000,000+	130	0.2%	259	0.4%
Median Value	\$222,627		\$280,832	
Average Value	\$256,313		\$323,194	

Census 2020 Housing Units	Number	Percent
Total	123,602	100.0%
Housing Units In Urbanized Areas	123,602	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	53,363	100.0%
Owned with a Mortgage/Loan	38,172	71.5%
Owned Free and Clear	15,191	28.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	14,003	100.0%
For Rent	7,541	53.9%
Rented- Not Occupied	496	3.5%
For Sale Only	1,343	9.6%
Sold - Not Occupied	768	5.5%
Seasonal/Recreational/Occasional Use	341	2.4%
For Migrant Workers	0	0.0%
Other Vacant	3,514	25.1%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	109,651	53,363	48.7%
15-24	5,697	706	12.4%
25-34	22,824	7,354	32.2%
35-44	20,257	8,794	43.4%
45-54	17,409	8,940	51.4%
55-59	9,866	5,555	56.3%
60-64	10,168	6,025	59.3%
65-74	14,452	9,475	65.6%
75-84	6,562	4,772	72.7%
85+	2,416	1,742	72.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	109,651	53,363	48.7%
White Alone	54,260	34,257	63.1%
Black/African American Alone	41,747	13,278	31.8%
American Indian/Alaska Native	521	223	42.8%
Asian Alone	1,010	492	48.7%
Pacific Islander Alone	34	13	38.2%
Other Race Alone	5,857	2,454	41.9%
Two or More Races	6,221	2,645	42.5%
Hispanic Origin	10,074	4,232	42.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	109,651	53,363	48.7%
1-Person	37,624	15,773	41.9%
2-Person	34,498	19,371	56.2%
3-Person	16,296	7,988	49.0%
4-Person	11,455	5,774	50.4%
5-Person	5,761	2,693	46.7%
6-Person	2,542	1,149	45.2%
7+ Person	1,475	615	41.7%

2024 Housing Affordability

Housing Affordability Index	93
Percent of Income for Mortgage	26.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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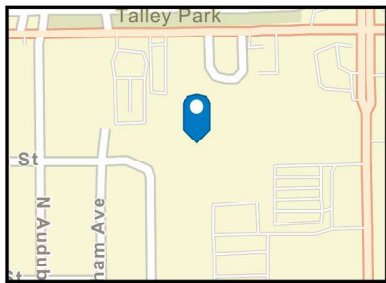
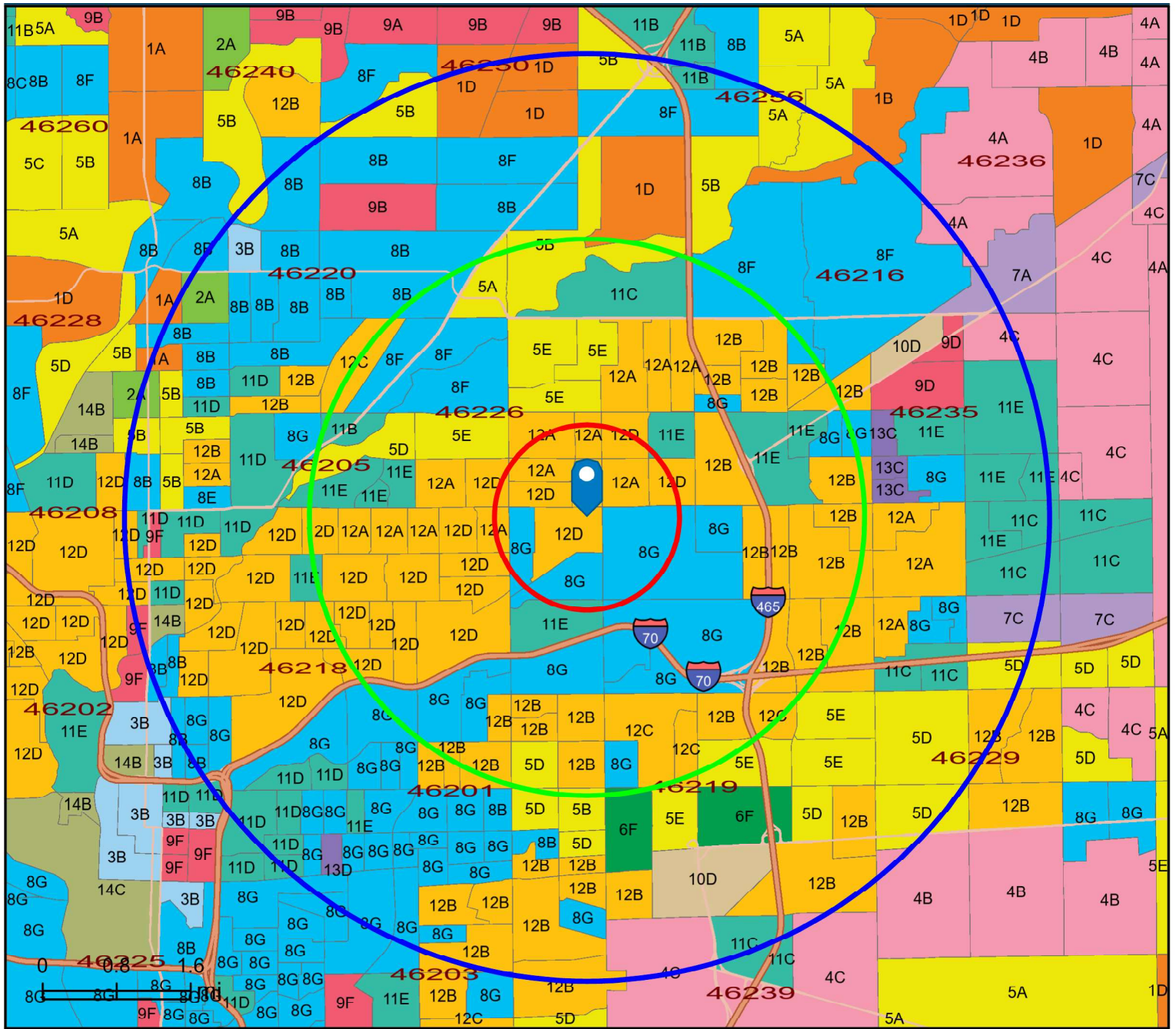
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DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS)



Source: Esri

Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots



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DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS) | Page : 25

DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS)

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

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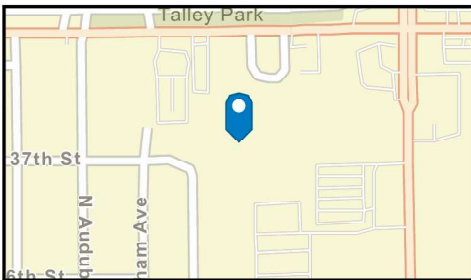
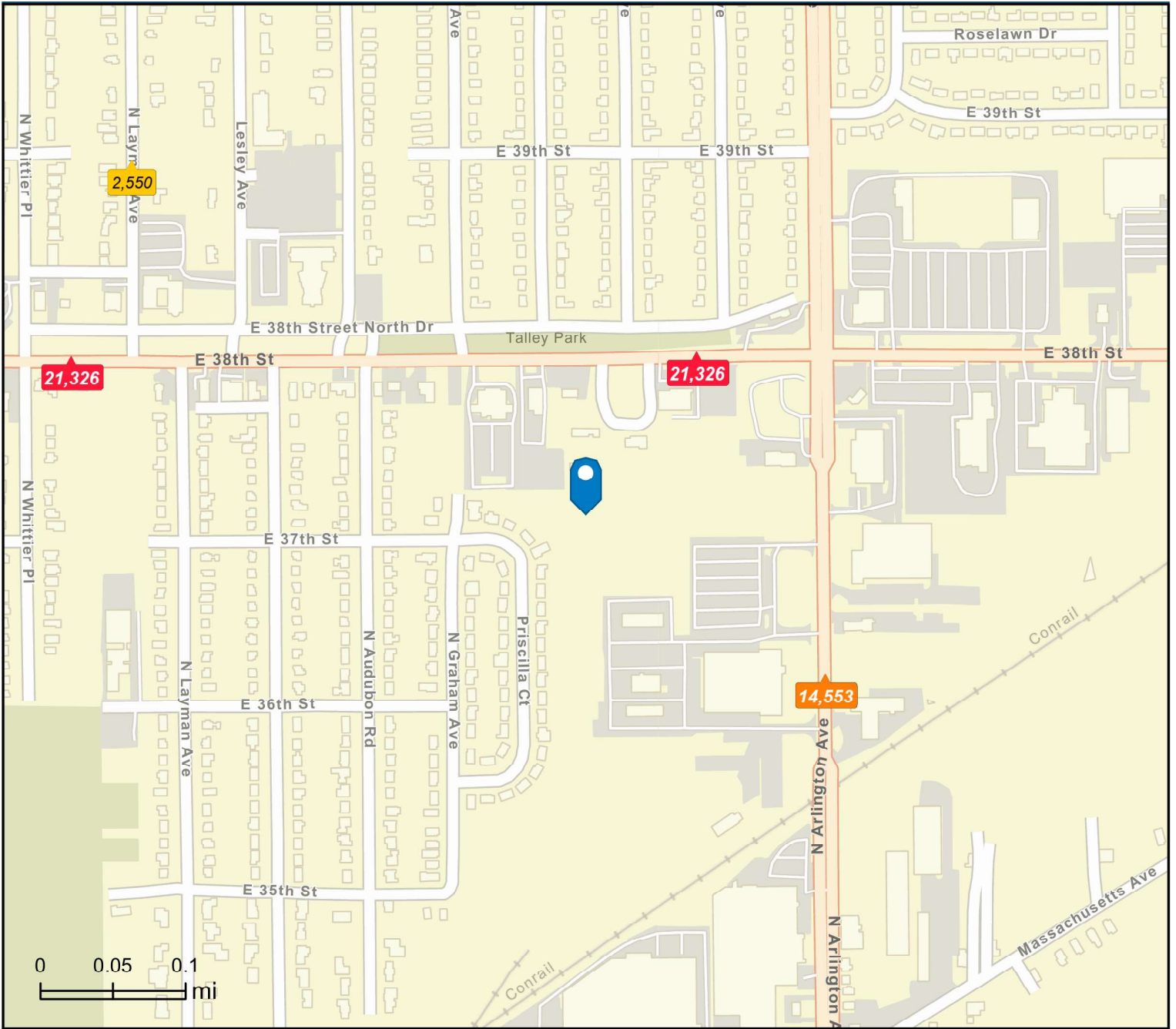
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TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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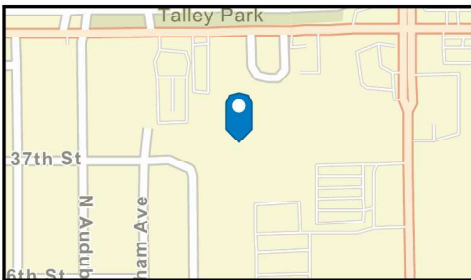
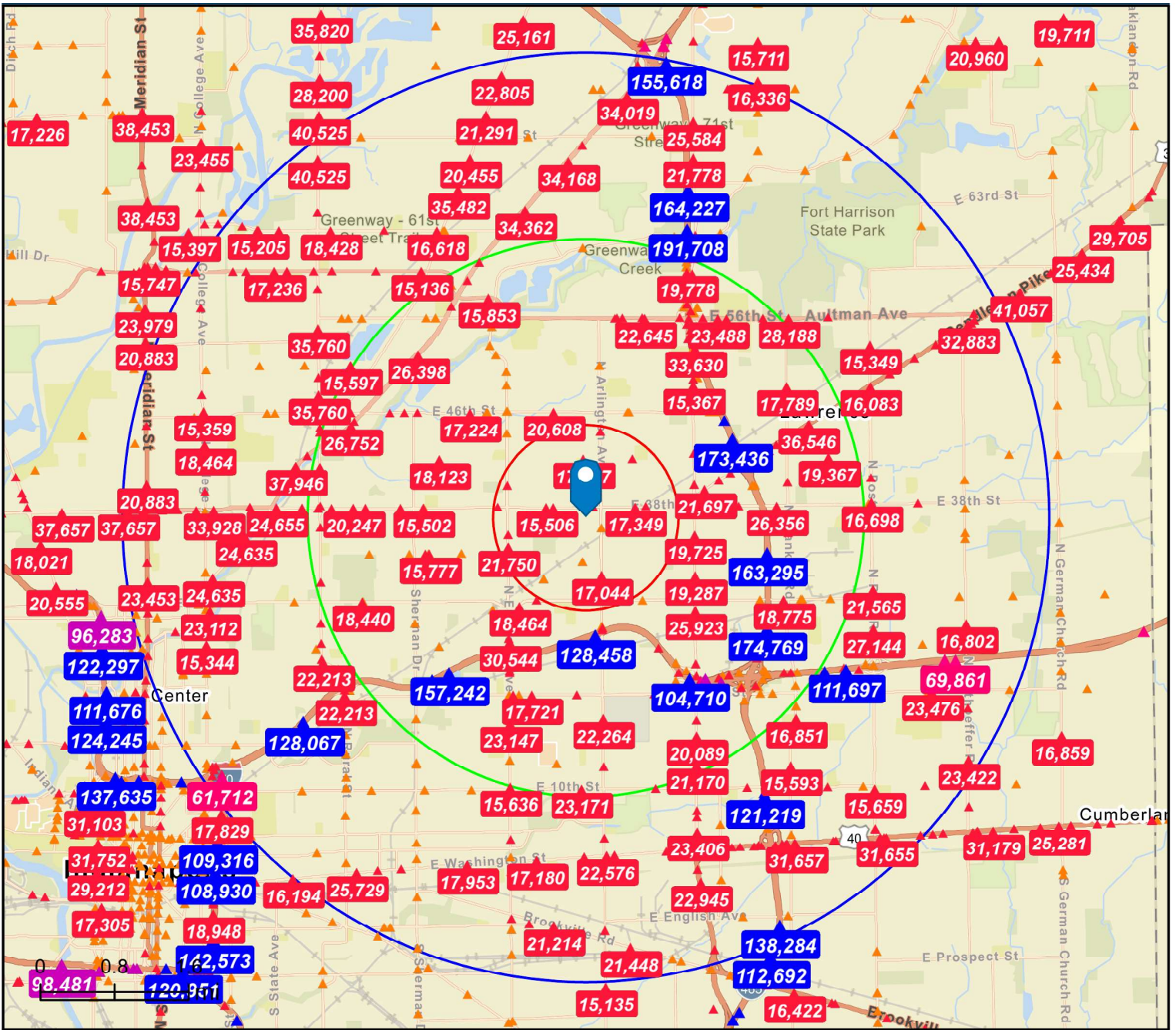
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TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



Mixed Use/Commercial Redevelopment

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USE/COMMERCIAL
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