

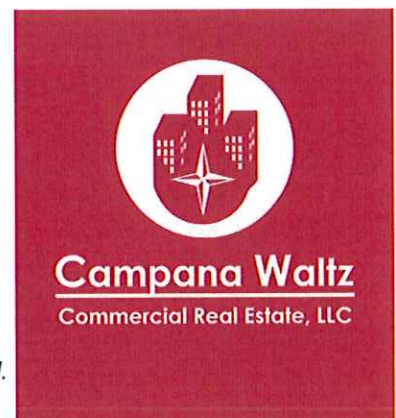
**904 Capitol Landing Road
Williamsburg, Virginia
Land For Sale**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
Newport News, Virginia 23606
757.327.0333
ron@campanawaltz.com

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



FOR SALE
904 Capitol Landing Road
Williamsburg, Virginia

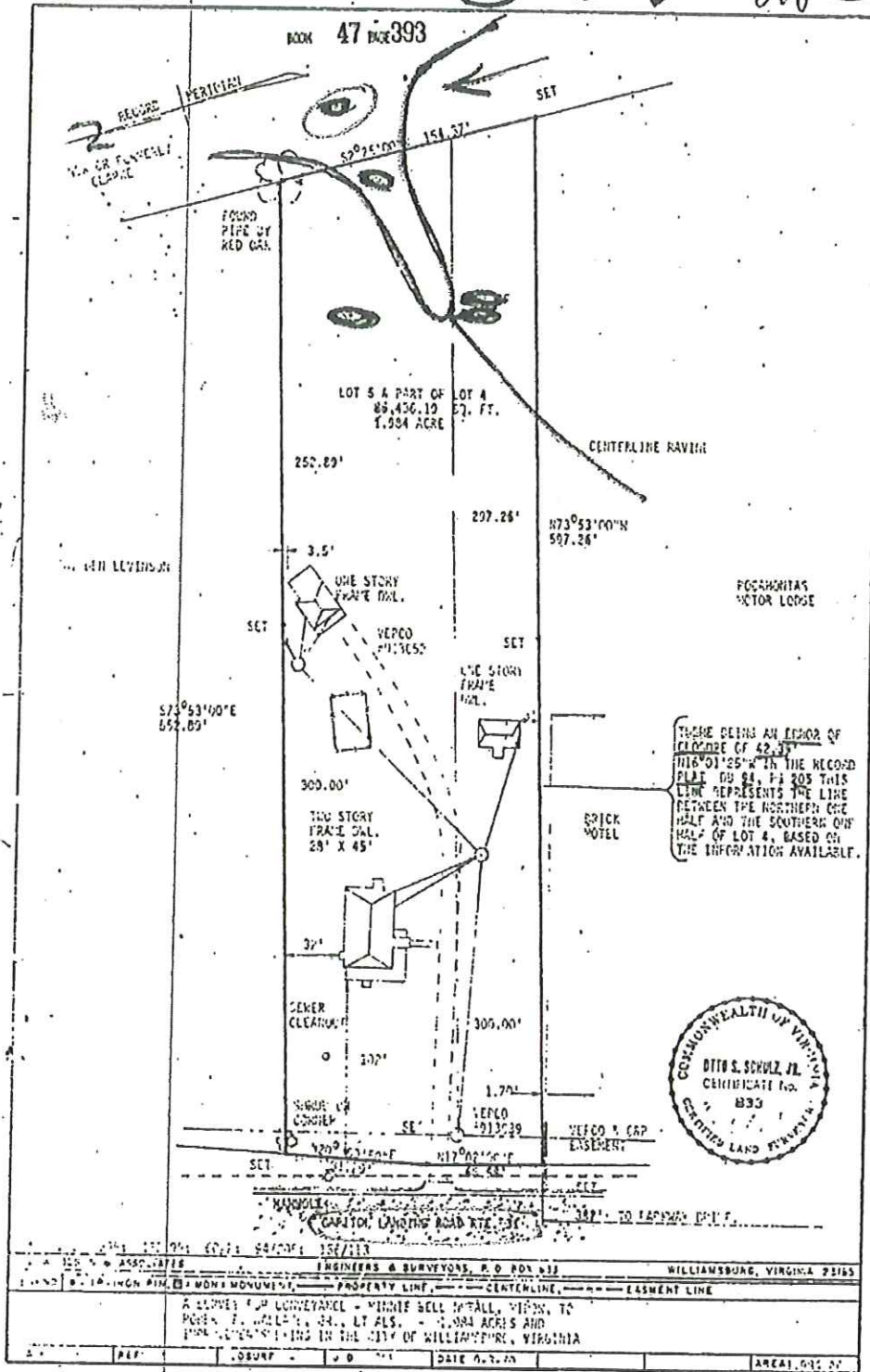
Location:	904 Capitol Landing Road Williamsburg, Virginia
Description:	The property is located in a primary retail corridor in the heart of Williamsburg in close proximity to Colonial Williamsburg & The College of William & Mary.
Total Land Size:	Approximately 1.98 Acres
Frontage:	Approximately 150 Feet on Capitol Landing Road
Asking Price:	\$475,000.00
Surrounding Uses:	Colonial Williamsburg (734,000 Visitors Per Year) The College of William & Mary (7,500 Students) Hotels Restaurants Gas / Convenience
Demographics:	21,741 people within a three-mile radius (2007) \$46,315 MHI within a three-mile radius (2007)
Zoning:	B-2- Tourist Business District
Additional Information:	<ul style="list-style-type: none">➤ Plat➤ Zoning Information➤ Tax Credits➤ Location Maps➤ Demographics

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
Phone (757) 327-0333 Fax (757) 327-0984

0E-804 28-I-31



THERE BEING AN ERROR OF
CLOSURE OF 42.35'
116°01'25\"W IN THE RECORD
PLAT OF 84, P. 205 THIS
LINE REPRESENTS THE LINE
BETWEEN THE NORTHERN ONE
HALF AND THE SOUTHERN ONE
HALF OF LOT 4, BASED ON
THE INFORMATION AVAILABLE.



A. J. SCHULZ & ASSOCIATES		ENGINEERS & SURVEYORS, P. O. BOX 112		WILLIAMSBURG, VIRGINIA 23165	
1. LAND		2. MONUMENTS		3. EASEMENT LINE	
A DEED OF CONVEYANCE - MINNIE BELL MALL, VIRGINIA, TO POWELL F. WILSON, JR., LT. ALS. - 1.034 ACRES AND POW. W. 1/4 SEC. 10, T. 10 N., R. 10 E., S. 10, IN THE CITY OF WILLIAMSBURG, VIRGINIA					
DATE	REF.	COMPUT.	DATE	DATE	AREA, 0.034 AC.
1-7-73			1-7-73		

(Ord. No. 862, 10-10-91; Ord. No. 16-99, 5-13-99)

DIVISION 9. TOURIST BUSINESS DISTRICT B-2

Sec. 21-321. Statement of intent.

This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses primarily serving tourists such as motels and restaurants. This district is applied primarily along those streets where a mixture of tourist-oriented activity now exists.
(Ord. No. 862, 10-10-91)

Sec. 21-322. Permitted uses.

The uses permitted in the tourist business district B-2 are as follows:

- (1) Multifamily dwellings, provided that not more than 50 percent of the gross floor area of any building may be devoted to multifamily use. All dwelling units and common elements in the multifamily development must be created and at all times maintained and operated as a condominium in accordance with Title 55, Chapter 4.2 of the Code of Virginia, as amended. All required condominium instruments must be recorded prior to the issuance of any certificate of occupancy.
 - (2) Automobile rental agencies with no storage of vehicles on the premises.
 - (3) Bake shops.
 - (4) Banks and financial institutions.
 - (5) Churches and other permanent buildings used for religious worship.
 - (6) Convenience service establishments such as, but not limited to, barbershops, beauty parlors, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
 - (7) Convenience stores.
 - (7.1) Freestanding automatic teller machines.
 - (8) Hotels/motels and timeshare units, and associated meeting facilities.
 - (9) Museums and art galleries.
 - (10) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
 - (11) Parking lots as a principal use.
 - (12) Playgrounds, parks and athletic fields.
 - (13) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
 - (14) Restaurants.
 - (15) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
 - (16) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.
 - (17) Storage of materials and supplies incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.
 - (18) Theaters and assembly halls, but excluding drive-in theaters.
 - (19) Offstreet parking and loading areas for permitted uses in accordance with article V.
 - (20) Signs in accordance with article VI.
 - (21) Accessory uses in accordance with section 21-603.
 - (22) Home occupations in accordance with section 21-606.
- (Ord. No. 862, 10-10-91; Ord. No. 2-94, § 4, 1-13-94; Ord. No. 11-98, 4-9-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-7, 4-12-01; Ord. No. 03-31, 11-13-03)

Sec. 21-323. Uses permitted as special exceptions.

Uses permitted in the tourist business district B-2 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows: no special exception uses are listed for this district.

(Ord. No. 862, 10-10-91)

- (14) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
 - (15) Parking lots as a principal use.
 - (16) Playgrounds, parks and athletic fields.
 - (17) Printing and photocopying shops.
 - (18) Private clubs and lodges.
 - (19) Restaurants.
 - (20) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
 - (21) Storage of materials and supplies, incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.
 - (22) Theaters and assembly halls, but excluding drive-in theaters.
 - (23) Ticket sales facilities.
 - (24) Offstreet parking and loading areas for permitted uses in accordance with article V.
 - (25) Signs in accordance with article VI.
 - (26) Accessory uses in accordance with section 21-603.
 - (27) Home occupations in accordance with section 21-606.
- (Ord. No. 862, 10-10-91; Ord. No. 11-98, 4-9-98; Ord. No. 01-7, 4-12-01)

Sec. 21-293. Uses permitted as special exceptions.

Uses permitted in the downtown business district B-1 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

- (1) Rental of bedrooms in a single-family detached dwelling to roomers and visitors in accordance with section 21-605.
- (Ord. No. 862, 10-10-91)

Sec. 21-294. Uses permitted with special use permit.

Uses permitted in the downtown business district B-1 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Automobile rental agencies with storage of vehicles on the premises.
 - (2) Bus and railroad stations.
 - (3) Convenience stores with gasoline sales.
 - (4) Farmers' markets, subject to the provisions of chapter 9, article II, of this Code.
 - (5) Hotels/motels and timeshare units with more than ten bedrooms, and associated meeting facilities.
 - (6) Meeting facilities for hotels/motels and timeshare units with ten or less bedrooms.
 - (6.1) Offices in buildings with a gross floor area exceeding 50,000 square feet.
 - (7) Parking garages.
 - (8) Public buildings erected and used by any department of the city, state or federal government.
 - (9) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
 - (10) Radio communications towers and antennae, provided that no such tower or antenna is visible from the Colonial Williamsburg historic area, and provided that the height of the tower shall not exceed 50 feet.
 - (10.1) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.
 - (11) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.
 - (12) Tourist or visitor information centers.
- (Ord. No. 862, 10-10-91; Ord. No. 2-94, §§ 4, 8, 9, 1-13-94; Ord. No. 01-7, 4-12-01)

Sec. 21-295. Lot area/density.

The lot area and density requirements in the downtown business district B-1 are as follows:

- (1) Dwelling units: There shall be a maximum density of 14 dwelling units per net acre. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

TABLE INSET:

(Ord. No. 862, 10-10-91)

Sec. 21-326. Lot width.

The minimum lot width at the building line in the tourist business district B-2 shall be 50 feet, and the lot width shall not be less than 25 feet at the street line.

(Ord. No. 862, 10-10-91)

Sec. 21-327. Yards.

The yard requirements in the tourist business district B-2 are as follows:

(1) Front. There shall be a front yard of not less than 35 feet, except:

a. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.

b. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-327(1)a.

c. Gasoline pump islands, pump island canopies and outdoor dining areas shall be required to have a front yard of not less than 15 feet.

d. No accessory building shall be located in a front yard.

(2) Side.

a. Multifamily dwellings: For buildings containing multifamily dwellings, there shall be side yards of at least 15 feet.

b. Other uses: No side yard shall be required. However, if a building is not built on the property line, there shall be a side yard of at least 15 feet.

c. Corner lots: On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front yard. The other yard abutting the street shall be a side yard and shall not be less than 17 1/2 feet for both main and accessory buildings, unless a greater side yard is designated on a recorded subdivision plat. Gasoline pump islands, pump island canopies and outdoor dining areas shall be required to have a side yard of not less than 15 feet.

d. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.

e. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-327(4).

(3) Rear.

a. Multifamily dwellings: For buildings containing multifamily dwellings, there shall be a rear yard of not less than 25 feet.

b. Other uses: There shall be a rear yard of not less than 15 feet.

c. Rear yards for accessory buildings shall not be less than five feet.

d. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-327(4).

(4) Transitional screening.

a. A landscaped open space area for transitional screening at least 35 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district or to the Colonial Parkway, except that no transitional screening open space shall be required when multifamily dwellings adjoin multifamily zoning districts.

b. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).

c. Transitional screening open space shall not contain accessory buildings or be used for storage purposes. No more than 25 percent of a transitional screening open space area shall be used for stormwater management facilities.

d. Transitional screening open space shall be in addition to the required side and rear yards, but may be counted toward the landscaped open space required by section 21-329.

e. The planning commission may reduce the required width of transitional open space. A reduction shall not be approved unless it is found that:

a. A minimum of 200 square feet of recreation area shall be provided for each dwelling unit in a multifamily development of more than 25 dwelling units. Such areas shall be improved to provide active recreational opportunities for the residents of the development. Any playground equipment and other improvements specified on the approved site plan shall be installed prior to the issuance of certificates of occupancy, and shall be maintained in accordance with the approved site plan.

b. If the proposed project is designed and approved for development in two or more phases, the playground equipment and other improvements may be installed in phases, provided that such phasing plans are approved with the approval of the site plan. In the cases of phased development, the playground equipment and other improvements for each phase shall be installed prior to the issuance of certificates of occupancy for the units in each phase.

c. The planning commission may allow the developer to delay the installation of the playground equipment and other improvements until the development is completed, provided that an irrevocable bond or other surety acceptable to the city attorney, assuring full, timely and satisfactory completion, is posted prior to the issuance of any certificates of occupancy, and provided that the amount of the bond or surety is of an amount equal to the estimated costs of purchasing, constructing and/or installing the playground equipment and other improvements in accordance with the approved site plan. The playground equipment and other improvements shall be installed and/or constructed within 60 days following the issuance of the final certificate of occupancy for the development, unless modified plans for the playground equipment and other improvements are approved by the planning commission in accordance with subsection d. below during the 60-day period, in which case the installation shall be completed within 60 days from the date of the planning commission approval.

d. The developer may modify the playground equipment and other improvements approved in the final site plan if such modification is approved by the planning commission, provided that the modified playground equipment and other improvements provide active recreational opportunities for the residents of the development.

e. Recreation areas need not be concentrated in one central location but may be interspersed throughout the development, provided that the areas are to be reasonably accessible by pedestrians residing in all units. The minimum width for a recreation area shall be 25 feet. Recreation areas may be counted as a portion of the required landscaped open space. Recreation areas may be dedicated to the city (subject to acceptance by the city).

(2) Other uses: No recreation area required.

(Ord. No. 862, 10-10-91; Ord. No. 3-96, 3-14-96; Ord. No. 35-98, 11-12-98)

Sec. 21-330. Reserved.

Editor's note: Ord. No. 35-98, adopted Nov. 12, 1998, repealed § 21-330, which pertained to sidewalks for multifamily developments. See the Code Comparative Table.

DIVISION 10. GENERAL BUSINESS DISTRICT B-3

Sec. 21-351. Statement of intent.

This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile. This district is oriented more toward local shopping needs than the tourist business district B-2, and allows more intensive commercial uses which may be compatible with this district (such as automobile sales, contractor's establishments and wholesale businesses) with a special use permit. This district is applied primarily along those streets where such a mixture of uses now exists.

(Ord. No. 862, 10-10-91)

Sec. 21-352. Permitted uses.

The uses permitted in the general business district B-3 are as follows:

(1) Multifamily dwellings, provided that not more than 50 percent of the gross floor area of any building may be devoted to multifamily use. All dwelling units and common elements in the multifamily development must be created and at all times maintained and operated as a condominium in accordance with Title 55, Chapter 4.2 of the Code of Virginia, as amended. All required condominium instruments must be recorded prior to the issuance of any certificate of occupancy.

(2) Automobile rental agencies with no storage of vehicles on the premises.






New Market Tax Credits

Capitol Landing Road in Williamsburg is eligible for New Market Tax Credits

The federal New Market Tax Credit (NMTC) program is currently the largest federal economic development incentive program. It is designed to channel \$15 billion dollars in **new, private investment capital** into businesses in economically distressed census tracts across the country.

Authorized by the Community Renewal Tax Relief Act of 2000, the NMTC program is relatively new and not widely known. Community and economic development professionals, as well as business owners, and financial institutions are just beginning to recognize the numerous ways in which the new market program can help them to finance and stimulate economic growth. The new market program differs in many important ways from other federal development incentives and from the historic and the housing tax credit program.

The following points briefly summarize key points about the NMTC program.

-  NMTC creates a network of specialized financial institutions across the country specifically designed to make loans to, and investments in businesses located in eligible census tracts. These financial institutions are known as **Community Development Entities (CDE)**.
-  Generally, CDE business loans are at lower interest rates and more flexible terms than loans from a commercial bank. Many CDEs will make loans that are approximately 100 to 150 basis points below comparable bank rates.
-  Many CDEs work with commercial banks to finance projects and businesses.
-  Most types of businesses, including not-for-profit businesses are eligible for NMTC investments. Ineligible businesses include: country clubs, golf courses, gaming businesses, massage parlors, and tanning salons. In addition, there are some restrictions on making investments in large businesses with multiple locations in different census tracts.
-  The NMTC program provides a significant financial incentive to investors to make investments in CDEs. The incentive is a credit against federal tax liability equal to thirty-nine percent (39%) of the amount invested in the CDE. The CDE uses the invested

capital to fund business loans and/or equity investments in eligible businesses in eligible census tracts. The tax credit goes to the investors in the CDE. The tax credit does not go to the owners of the businesses in which the CDE invests or make loans.

💰 CDEs have been established to serve specific and targeted markets such as particular cities; counties or states. In addition, some CDEs target specific industries or specific types of borrowers.

💰 The NMTC program is administered by the Community Development Financial Institutions Fund (CDFI) of the US Department of the Treasury.



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904 Capitol Landing Road

Result 1 of 14 Next >

904 Capitol Landing Road
Williamsburg, VA 23185
County: James City

For more information, click to email:
[Skip Campana](#) (757) 327-0333
Ext: 203

**Campana Waltz Commercial
Real Estate, LLC**

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AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.


Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC

904 Capitol Landing Road 
Williamsburg, VA 23185
County: James City

For more information, click to
email:
Skip Campana (757) 327-0333
Ext: 203

**Campana Waltz Commercial
Real Estate, LLC**

Population	1-mi.	3-mi.	5-mi.
2005 Male Population	1,205	10,107	22,709
2005 Female Population	1,359	11,634	25,531
% 2005 Male Population	47.00%	46.49%	47.08%
% 2005 Female Population	53.00%	53.51%	52.92%
2005 Age 0-5	158	939	2,518
2005 Age 6-13	202	1,425	3,961
2005 Age 14-17	118	890	2,271
2005 Age 18-20	107	2,959	3,836
2005 Age 21-24	283	2,898	4,437
2005 Age 25-29	357	1,414	2,850
2005 Age 30-34	180	1,045	2,487
2005 Age 35-39	164	1,033	2,732
2005 Age 40-44	197	1,231	3,172
2005 Age 45-49	161	1,156	3,130
2005 Age 50-54	113	1,119	3,069
2005 Age 55-59	118	1,038	2,704
2005 Age 60-64	99	941	2,377
2005 Age 65-69	85	964	2,432
2005 Age 70-74	77	850	2,181
2005 Age 75-79	74	743	1,818
2005 Age 80-84	50	595	1,224
2005 Age 85+	20	501	1,039
% 2005 Age 0-5	6.16%	4.32%	5.22%
% 2005 Age 6-13	7.88%	6.55%	8.21%
% 2005 Age 14-17	4.60%	4.09%	4.71%
% 2005 Age 18-20	4.17%	13.61%	7.95%
% 2005 Age 21-24	11.04%	13.33%	9.20%
% 2005 Age 25-29	13.93%	6.50%	5.91%
% 2005 Age 30-34	7.02%	4.81%	5.16%
% 2005 Age 35-39	6.40%	4.75%	5.66%
% 2005 Age 40-44	7.69%	5.66%	6.58%
% 2005 Age 45-49	6.28%	5.32%	6.49%
% 2005 Age 50-54	4.41%	5.15%	6.36%
% 2005 Age 55-59	4.60%	4.77%	5.61%
% 2005 Age 60-64	3.86%	4.33%	4.93%
% 2005 Age 65-69	3.32%	4.43%	5.04%
% 2005 Age 70-74	3.00%	3.91%	4.52%
% 2005 Age 75-79	2.89%	3.42%	3.77%
% 2005 Age 80-84	1.95%	2.74%	2.54%

% 2005 Age 85+	0.78%	2.30%	2.15%
2005 White Population	1,751	16,777	38,745
2005 Black Population	642	3,516	7,005
2005 Asian/Hawallian/Pacific Islander	81	854	1,357
2005 American Indian/Alaska Native	10	81	130
2005 Other Population (Incl 2+ Races)	80	514	1,002
2005 Hispanic Population	68	503	1,014
2005 Non-Hispanic Population	2,497	21,238	47,226
% 2005 White Population	68.29%	77.16%	80.32%
% 2005 Black Population	25.04%	16.17%	14.52%
% 2005 Asian/Hawallian/Pacific Islander	3.16%	3.93%	2.81%
% 2005 American Indian/Alaska Native	0.39%	0.37%	0.27%
% 2005 Other Population (Incl 2+ Races)	3.12%	2.36%	2.08%
% 2005 Hispanic Population	2.65%	2.31%	2.10%
% 2005 Non-Hispanic Population	97.35%	97.69%	97.90%
2000 Non-Hispanic White	1,838	16,289	35,235
2000 Non-Hispanic Black	788	3,398	6,224
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	65	193
2000 Non-Hispanic Asian	112	684	1,157
2000 Non-Hispanic Hawallian/Pacific Islander	n/a	n/a	9
2000 Non-Hispanic Some Other Race	1	24	28
2000 Non-Hispanic Two or More Races	49	322	506
% 2000 Non-Hispanic White	65.93%	78.38%	81.28%
% 2000 Non-Hispanic Black	28.26%	16.35%	14.36%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.31%	0.45%
% 2000 Non-Hispanic Asian	4.02%	3.29%	2.67%
% 2000 Non-Hispanic Hawallian/Pacific Islander	0.00%	0.00%	0.02%
% 2000 Non-Hispanic Some Other Race	0.04%	0.12%	0.06%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	2,076	17,761	31,163
Total Establishments	127	1,326	2,474
2005 Total Population	2,565	21,741	48,240
2005 Total Households	1,376	8,281	19,351
Population Change 1990-2005	-43	3,120	11,913
Household Change 1990-2005	210	2,075	6,620
% Population Change 1990-2005	-1.65%	16.76%	32.79%
% Household Change 1990-2005	18.01%	33.44%	52.00%
Population Change 2000-2005	-170	496	4,262
Household Change 2000-2005	95	901	2,723
% Population Change 2000-2005	-6.22%	2.33%	9.69%
% Households Change 2000-2005	7.42%	12.21%	16.38%


Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,351	7,823	18,050
2000 Occupied Housing Units	1,281	7,364	16,662

2000 Owner Occupied Housing Units	378	4,383	11,208
2000 Renter Occupied Housing Units	902	2,981	5,454
2000 Vacant Housing Units	70	459	1,388
% 2000 Occupied Housing Units	94.82%	94.13%	92.31%
% 2000 Owner Occupied Housing Units	28.00%	56.03%	62.09%
% 2000 Renter Occupied Housing Units	66.81%	38.11%	30.22%
% 2000 Vacant Housing Units	5.19%	5.87%	7.69%

Income	1-mi.	3-mi.	5-mi.
2005 Median Household Income	\$33,728	\$46,315	\$56,532
2005 Per Capita Income	\$24,158	\$27,194	\$33,853
2005 Household Income < \$10,000	133	552	1,025
2005 Household Income \$10,000-\$14,999	109	492	970
2005 Household Income \$15,000-\$19,999	111	467	1,014
2005 Household Income \$20,000-\$24,999	146	519	937
2005 Household Income \$25,000-\$29,999	99	461	843
2005 Household Income \$30,000-\$34,999	120	579	1,126
2005 Household Income \$35,000-\$39,999	112	522	989
2005 Household Income \$40,000-\$44,999	59	444	880
2005 Household Income \$45,000-\$49,999	99	395	790
2005 Household Income \$50,000-\$59,999	130	812	1,686
2005 Household Income \$60,000-\$74,999	116	861	2,094
2005 Household Income \$75,000-\$99,999	67	914	3,110
2005 Household Income \$100,000-\$124,999	35	412	1,433
2005 Household Income \$125,000-\$149,999	16	338	915
2005 Household Income \$150,000-\$199,999	16	306	789
2005 Household Income \$200,000-\$249,999	1	49	182
2005 Household Income \$250,000-\$499,999	6	148	539
2005 Household Income \$500,000+	n/a	9	29
2005 Household Income \$200,000+	7	206	750
% 2005 Household Income < \$10,000	9.67%	6.67%	5.30%
% 2005 Household Income \$10,000-\$14,999	7.93%	5.94%	5.01%
% 2005 Household Income \$15,000-\$19,999	8.07%	5.64%	5.24%
% 2005 Household Income \$20,000-\$24,999	10.62%	6.27%	4.84%
% 2005 Household Income \$25,000-\$29,999	7.20%	5.57%	4.36%
% 2005 Household Income \$30,000-\$34,999	8.73%	6.99%	5.82%
% 2005 Household Income \$35,000-\$39,999	8.15%	6.30%	5.11%
% 2005 Household Income \$40,000-\$44,999	4.29%	5.36%	4.55%
% 2005 Household Income \$45,000-\$49,999	7.20%	4.77%	4.08%
% 2005 Household Income \$50,000-\$59,999	9.45%	9.81%	8.71%
% 2005 Household Income \$60,000-\$74,999	8.44%	10.40%	10.82%
% 2005 Household Income \$75,000-\$99,999	4.87%	11.04%	16.07%
% 2005 Household Income \$100,000-\$124,999	2.55%	4.98%	7.41%
% 2005 Household Income \$125,000-\$149,999	1.16%	4.08%	4.73%
% 2005 Household Income \$150,000-\$199,999	1.16%	3.70%	4.08%
% 2005 Household Income \$200,000-\$249,999	0.07%	0.59%	0.94%

% 2005 Household Income \$250,000-\$499,999	0.44%	1.79%	2.79%
% 2005 Household Income \$500,000+	0.00%	0.11%	0.15%
% 2005 Household Income \$200,000+	0.51%	2.49%	3.88%

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