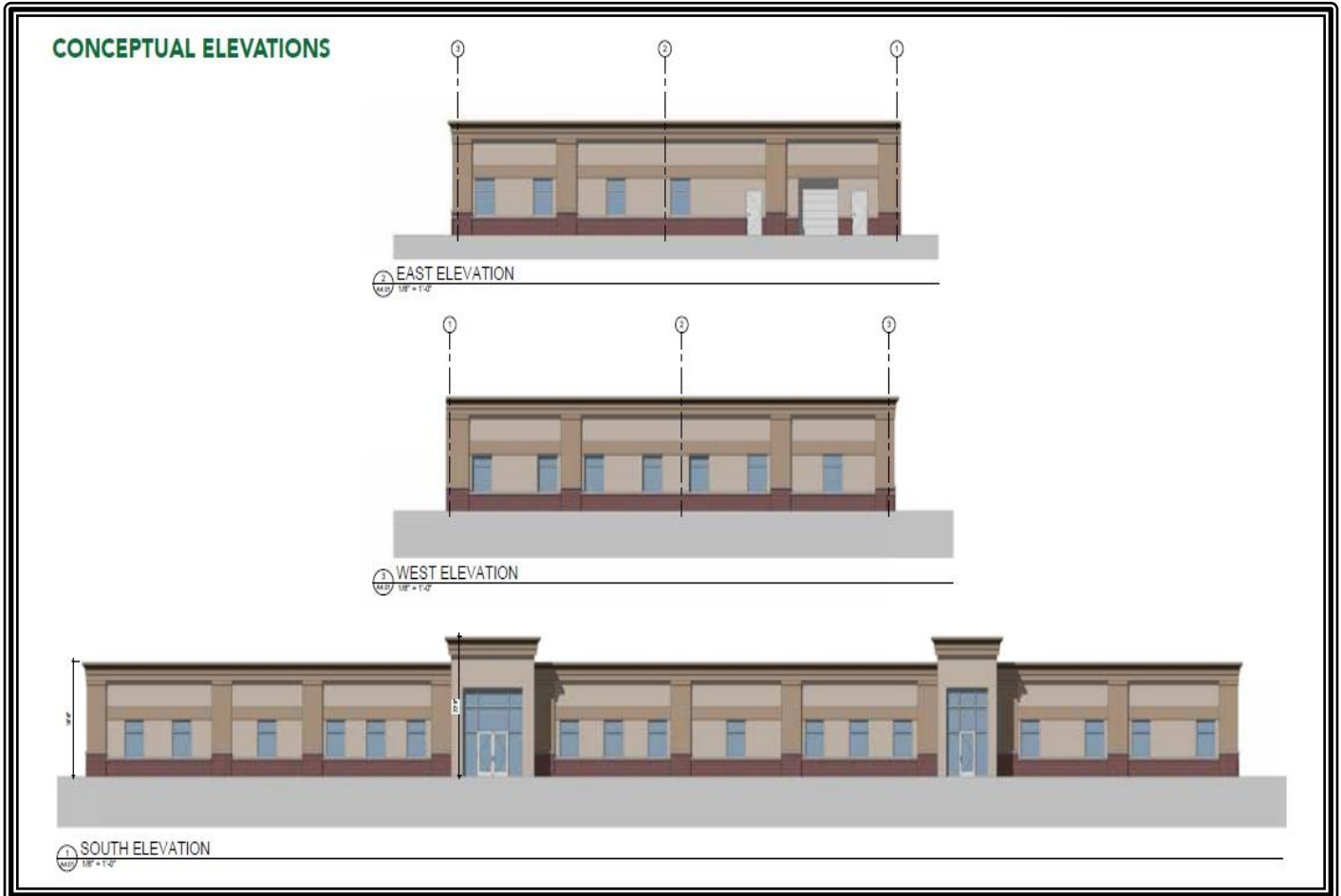


For Sale/Lease

New Construction Office / Warehouse

Custom Build to Suit

144 Stafford Court
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Ron@CampanaWaltz.com

www.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.*



New Office / Warehouse for Lease

144 Stafford Court

Williamsburg, Virginia

- Location:** Busch Industrial Park
144 Stafford Court, Williamsburg, Virginia
- Description:** Centrally located in Williamsburg, Virginia, Busch Industrial Park combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. The property is located in close proximity to Interstate 64 and is only minutes from Busch Corporate Office Park, Water Country USA, Colonial Williamsburg, and Route 199. This new construction facility is planned to be completed in Q4 of 2022.
- Improvements:** 3 Buildings = 20,000 Square Feet Each (5,000-20,000 SF Available)
- Site:** ± 7.53 Acres of Land
- Year Built:** Q4 of 2022
- Lease Rate:** **\$12.50/Square Foot.** (Landlord pays base year Real Estate Taxes, Major Peril Insurance, and CAM fees.)
- Sale Price:** Starting at **\$145.00/ Square Foot- Turn-key**
- Zoning:** **EO-** Economic Opportunity District.

Additional Amenities:

- Ceiling heights of 20 ft in center and 17 ft on the corners
- 12 ft x 14 ft Grade Doors
- Flooring: 4-inch reinforced (3,500 psi) concrete floor.
- Ample Parking

Also included:

- Floor Plan
- Site Plan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

For Additional Information, Please Contact:

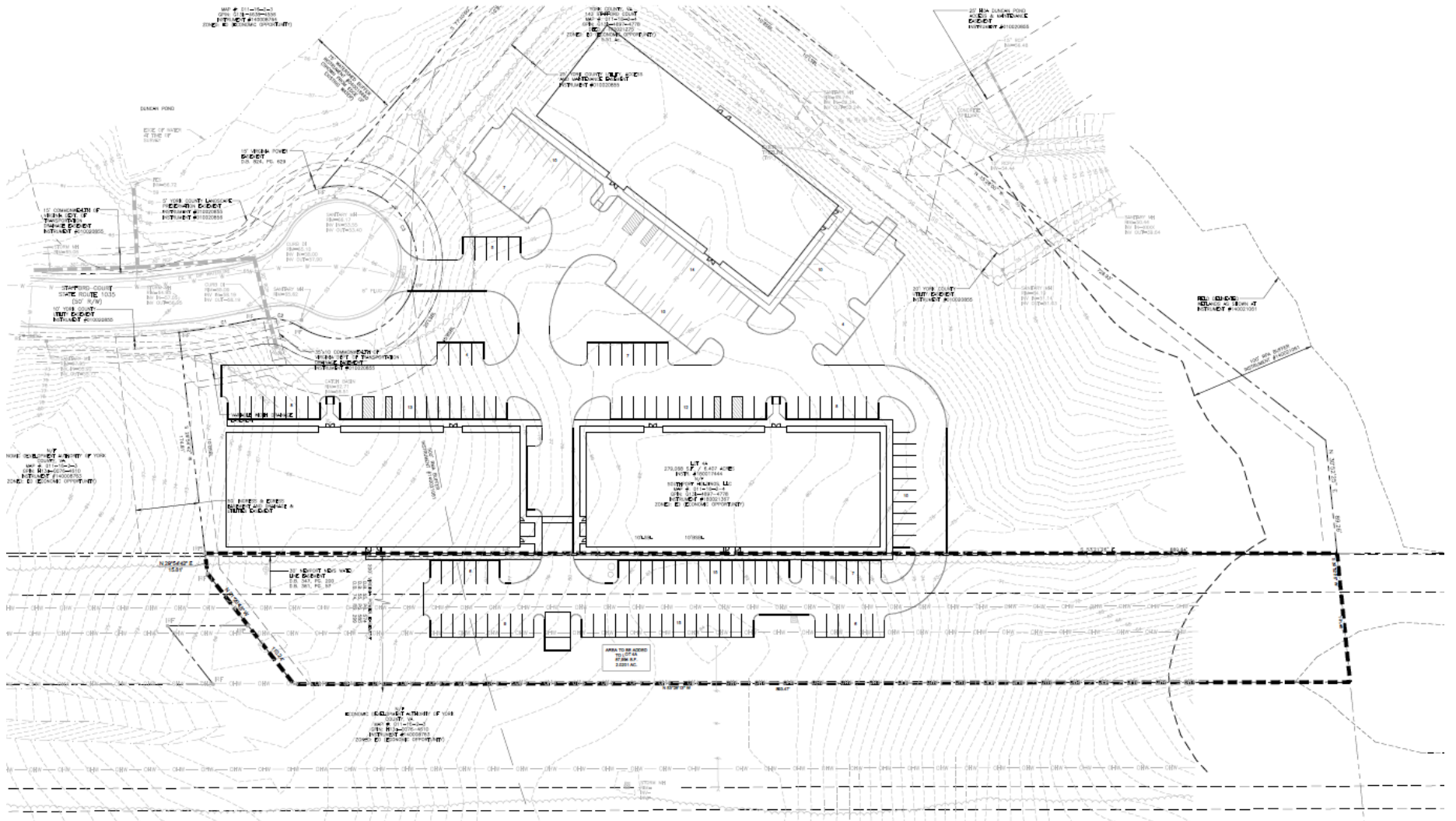
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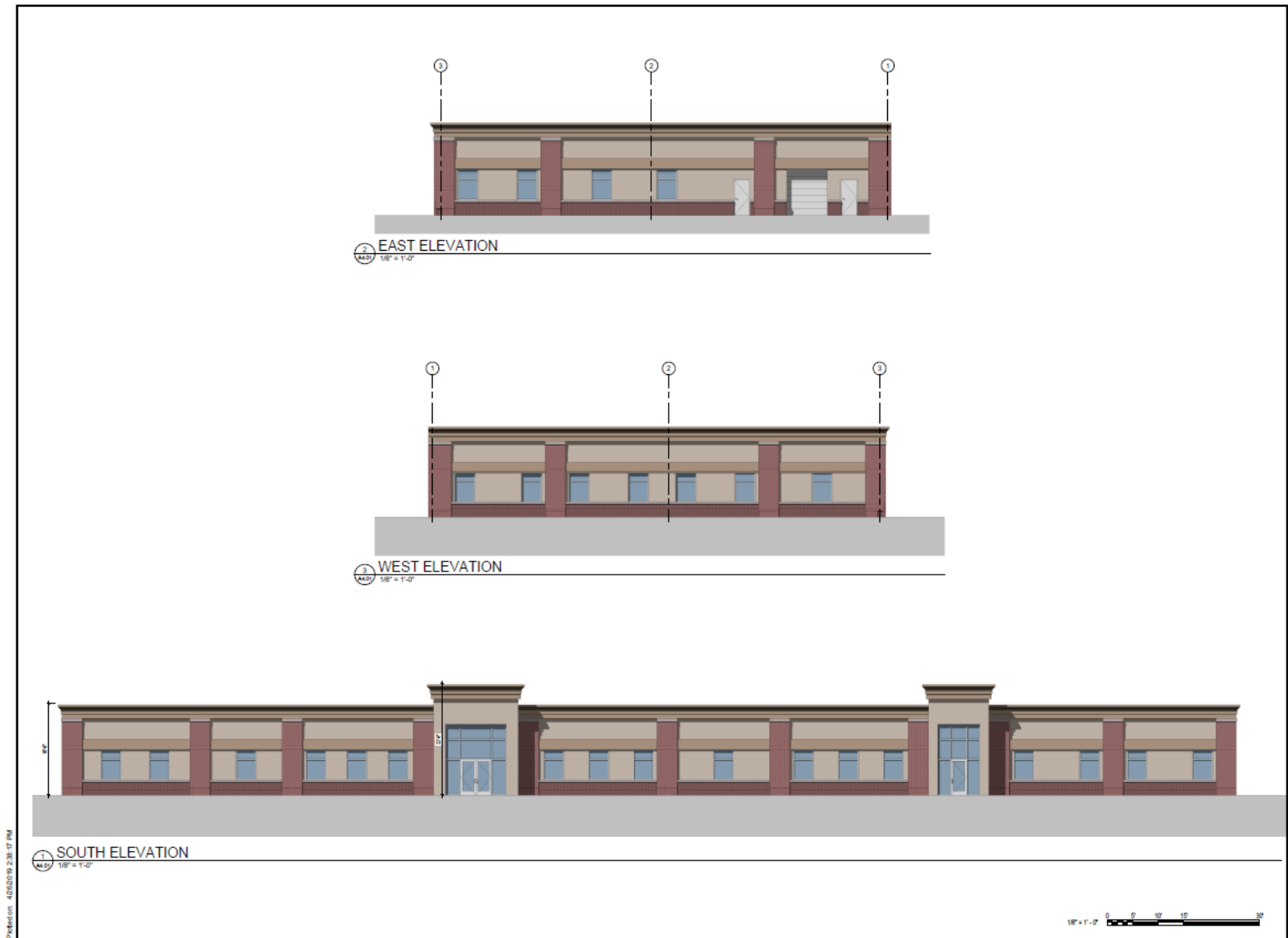
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144 Stafford Court, Williamsburg, Virginia



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144 Stafford Court, Williamsburg, Virginia



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§ 24.1-340. EO-Economic opportunity district. [Ord. No. 05-13(R), 5-17-2005; Ord. No. 10-24, 12-21-2010]

- (a) Statement of intent. The EO district is intended to guide a mix of commercial, tourist-related, and limited industrial uses to certain portions of the County identified in the comprehensive plan that have or are projected to have the access and infrastructure necessary to support both capital and employment intensive uses. Development in these locations is expected to be in keeping with that of the surrounding development and sensitive to the natural environment.
- (b) Dimensional standards. Each lot created or used shall be subject to the following dimensional standards:

EO-Economic Opportunity District						
Use Classification	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Building Height
	Area	Width	Front	Side	Rear	
All Permitted & Special Uses	20,000 square feet	100 feet	45 feet	10 feet	10 feet	75 feet
	1,850m ²	30m	12.5m	3m	3m	22.5m

Minimum district size: none

NOTE:

These minimum lot requirements apply where both public water and public sewer are available. For lots not served by public water and public sewer, refer to § 24.1-204.

Performance standards and special use permit requirements or conditions may increase yard and lot requirements. See Article IV.

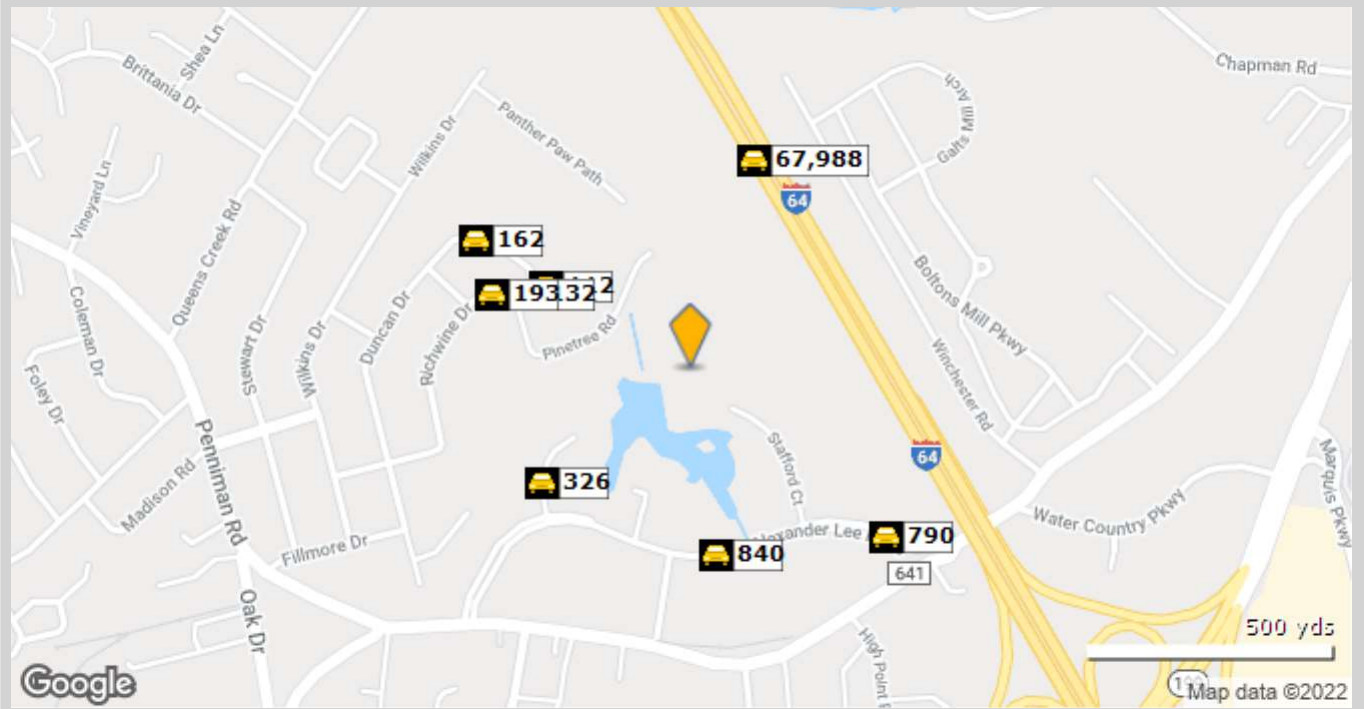
- (c) Special requirements.
 - (1) Outdoor storage of goods or materials shall:
 - a. Not be permitted in any front yards;
 - b. Not encroach upon any required landscaping;
 - c. Not encroach upon any required parking or loading zoning space;
 - d. Be screened from public rights-of-way or adjoining properties which are zoned or used less intensively.
 - (2) Outdoor display of merchandise shall be permitted in any yard area provided that such display:
 - a. Shall not encroach upon any required perimeter infiltration yards adjoining a lot line;
 - b. Shall not encroach upon any required parking or loading space;
 - c. When located in any front yard, shall be limited to that merchandise which is in working order and ready for sale; and
 - d. Shall not cause injury or harm or reduce the viability of any required landscaping.

- (3) All uses shall be conducted so as not to produce hazardous, objectionable or offensive conditions at or beyond property line boundaries by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, glare, solid and liquid wastes, fire or explosion.
- (4) Other provisions of this ordinance notwithstanding, the use of trailers, as defined in § 24.1-104, for outdoor storage purposes in conjunction with a principal permitted use shall be permitted by special exception approved by the board of supervisors subsequent to conducting a duly advertised public hearing. Such activity shall be subject to the following standards and such others as the board may deem appropriate:
 - a. The use of trailers/cargo units shall be clearly accessory and incidental to the principal use of the property.
 - b. Such trailer or cargo unit shall not be visible from any adjacent right-of-way and shall be screened from view from such rights-of-way and adjacent properties by a walled enclosure at least two feet higher than the height of the tallest trailer/cargo unit with such wall being constructed of as an extension of the principal building.
 - c. The exterior finish of the enclosure wall shall match and/or complement the faces of the principal building with which it is aligned.
 - d. The wall shall incorporate articulations, pilasters, belt and/or header courses or other decorative treatments to break up any continuous linear expanse greater than 25 feet in length.
 - e. Landscaping shall be placed around the perimeter of the enclosure in accordance with the building perimeter landscaping requirements specified by this chapter.
 - f. The above provisions notwithstanding, the zoning administrator may authorize the placement of such trailers/cargo units on a site without need for installation of the walled enclosure in situations where the trailers/cargo units are totally obscured from view from any public roadway or customer parking area by virtue of their placement behind a building or buildings on the site and when such units can be effectively screened from view from adjacent properties by buildings, fencing, landscaping, topography or distance.

Traffic Count Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **40,000 SF**
 Land Area: **7.5 AC**
 Total Available: **40,000 SF**
 Warehouse Avail: **40,000 SF**
 Office Avail: -
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blalock Dr	Not Available	0.00 No	2020	112	MPSI	.20
2	Richwine Dr	Duncan Dr	0.01 N	2020	132	MPSI	.21
3	Warwick Ct	Alexander Lee Pkwy	0.04 S	2020	326	MPSI	.22
4	Alexander Lee Pkwy	Warwick Ct	0.21 W	2018	776	MPSI	.22
5	Alexander Lee Pkwy	Warwick Ct	0.21 W	2020	840	MPSI	.22
6	Richwine Dr	Pinetree Rd	0.03 E	2020	193	MPSI	.25
7	I- 64	Penniman Rd	0.51 SE	2018	65,178	MPSI	.26
8	I- 64	Penniman Rd	0.51 SE	2020	67,988	MPSI	.26
9	Duncan Dr	Jason Dr	0.07 SW	2020	162	MPSI	.30
10	Alexander Lee Pkwy	Penniman Rd	0.08 E	2018	790	MPSI	.30

Demographic Trend Report

1 Mile Radius

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **40,000 SF**
 Land Area: **7.5 AC**
 Total Available: **40,000 SF**

Warehse Avail: **40,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Description	2010	2021	2026
Population	4,797	5,362	5,490
Age 0 - 4	315 6.57%	320 5.97%	314 5.72%
Age 5 - 9	354 7.38%	395 7.37%	345 6.28%
Age 10 - 14	372 7.75%	392 7.31%	378 6.89%
Age 15 - 19	358 7.46%	362 6.75%	383 6.98%
Age 20 - 24	252 5.25%	309 5.76%	356 6.48%
Age 25 - 29	329 6.86%	300 5.59%	323 5.88%
Age 30 - 34	355 7.40%	360 6.71%	327 5.96%
Age 35 - 39	355 7.40%	463 8.63%	379 6.90%
Age 40 - 44	377 7.86%	412 7.68%	416 7.58%
Age 45 - 49	388 8.09%	347 6.47%	396 7.21%
Age 50 - 54	342 7.13%	324 6.04%	355 6.47%
Age 55 - 59	264 5.50%	348 6.49%	333 6.07%
Age 60 - 64	241 5.02%	294 5.48%	313 5.70%
Age 65 - 69	147 3.06%	224 4.18%	266 4.85%
Age 70 - 74	125 2.61%	193 3.60%	216 3.93%
Age 75 - 79	94 1.96%	141 2.63%	163 2.97%
Age 80 - 84	74 1.54%	89 1.66%	112 2.04%
Age 85+	54 1.13%	87 1.62%	113 2.06%
Age 15+	3,755 78.28%	4,253 79.32%	4,451 81.07%
Age 20+	3,397 70.82%	3,891 72.57%	4,068 74.10%
Age 65+	494 10.30%	734 13.69%	870 15.85%
Median Age	36	38	39
Average Age	35.80	37.60	38.90
Population By Race	4,797	5,362	5,490
White	2,824 58.87%	3,097 57.76%	3,126 56.94%
Black	1,585 33.04%	1,716 32.00%	1,753 31.93%
Am. Indian & Alaskan	36 0.75%	49 0.91%	58 1.06%
Asian	126 2.63%	180 3.36%	194 3.53%
Hawaiian & Pacific Islander	13 0.27%	24 0.45%	27 0.49%
Other	207 4.32%	296 5.52%	331 6.03%

Demographic Trend Report

1 Mile Radius

144 Stafford Ct, Williamsburg, VA 23185

Description	2010	2021	2026
Population by Race (Hispanic)	310	496	562
White	245 79.03%	374 75.40%	415 73.84%
Black	23 7.42%	40 8.06%	47 8.36%
Am. Indian & Alaskan	6 1.94%	16 3.23%	19 3.38%
Asian	6 1.94%	8 1.61%	9 1.60%
Hawaiian & Pacific Islander	0 0.00%	1 0.20%	1 0.18%
Other	30 9.68%	58 11.69%	71 12.63%
Household by Household Income	1,727	1,903	1,944
<\$25,000	252 14.59%	172 9.04%	179 9.21%
\$25,000 - \$50,000	447 25.88%	301 15.82%	287 14.76%
\$50,000 - \$75,000	394 22.81%	435 22.86%	438 22.53%
\$75,000 - \$100,000	367 21.25%	296 15.55%	283 14.56%
\$100,000 - \$125,000	85 4.92%	344 18.08%	376 19.34%
\$125,000 - \$150,000	105 6.08%	174 9.14%	186 9.57%
\$150,000 - \$200,000	52 3.01%	52 2.73%	54 2.78%
\$200,000+	25 1.45%	129 6.78%	141 7.25%
Average Household Income	\$67,800	\$93,903	\$96,072
Median Household Income	\$58,266	\$78,674	\$81,007

Demographic Summary Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **40,000 SF**
 Land Area: **7.5 AC**
 Total Available: **40,000 SF**

Warehse Avail: **40,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	5,490	20,526	43,217
2021 Estimate	5,362	19,977	42,000
2010 Census	4,797	17,950	38,014
Growth 2021 - 2026	2.39%	2.75%	2.90%
Growth 2010 - 2021	11.78%	11.29%	10.49%
2021 Population by Hispanic Origin	497	1,532	3,035
2021 Population	5,362	19,977	42,000
White	3,097 57.76%	14,108 70.62%	30,580 72.81%
Black	1,716 32.00%	4,061 20.33%	7,802 18.58%
Am. Indian & Alaskan	49 0.91%	131 0.66%	255 0.61%
Asian	180 3.36%	871 4.36%	1,792 4.27%
Hawaiian & Pacific Island	24 0.45%	48 0.24%	69 0.16%
Other	296 5.52%	758 3.79%	1,501 3.57%
U.S. Armed Forces	223	546	690
Households			
2026 Projection	1,945	8,100	16,254
2021 Estimate	1,903	7,868	15,725
2010 Census	1,725	7,068	14,009
Growth 2021 - 2026	2.21%	2.95%	3.36%
Growth 2010 - 2021	10.32%	11.32%	12.25%
Owner Occupied	1,442 75.78%	5,628 71.53%	10,336 65.73%
Renter Occupied	461 24.22%	2,240 28.47%	5,389 34.27%
2021 Households by HH Income	1,903	7,870	15,724
Income: <\$25,000	172 9.04%	779 9.90%	2,194 13.95%
Income: \$25,000 - \$50,000	301 15.82%	1,115 14.17%	2,405 15.30%
Income: \$50,000 - \$75,000	435 22.86%	1,220 15.50%	2,576 16.38%
Income: \$75,000 - \$100,000	296 15.55%	1,055 13.41%	2,165 13.77%
Income: \$100,000 - \$125,000	344 18.08%	1,139 14.47%	1,890 12.02%
Income: \$125,000 - \$150,000	174 9.14%	756 9.61%	1,254 7.98%
Income: \$150,000 - \$200,000	52 2.73%	641 8.14%	1,326 8.43%
Income: \$200,000+	129 6.78%	1,165 14.80%	1,914 12.17%
2021 Avg Household Income	\$93,903	\$118,144	\$107,078
2021 Med Household Income	\$78,674	\$94,454	\$82,933

Demographic Market Comparison Report

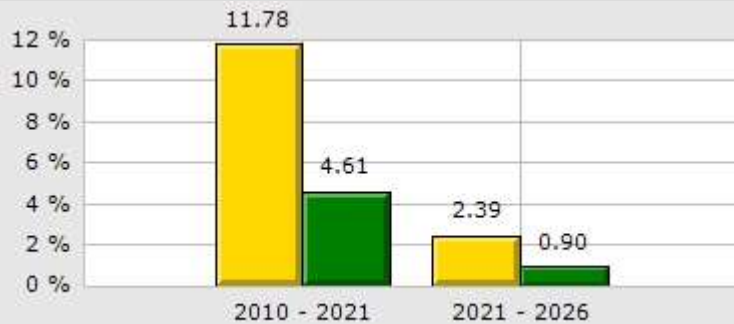
1 mile radius

144 Stafford Ct, Williamsburg, VA 23185

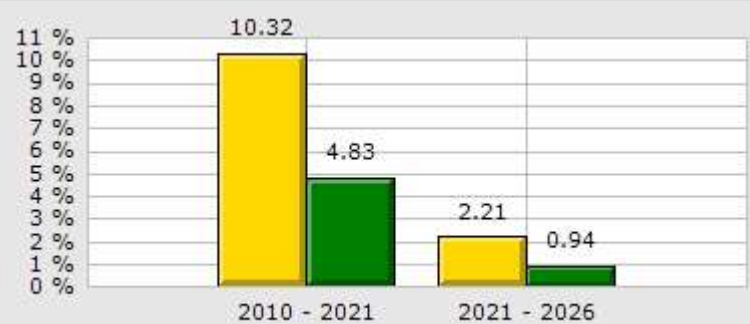
Type: **Industrial/Warehouse**
 County: **York**

■ 1 Mile
■ County

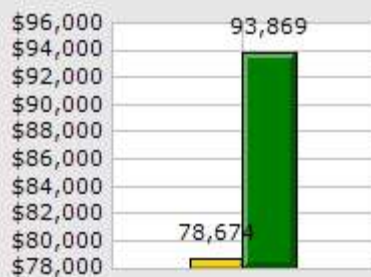
Population Growth



Household Growth



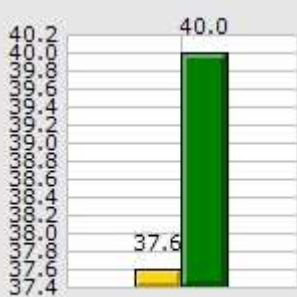
2021 Med Household Inc



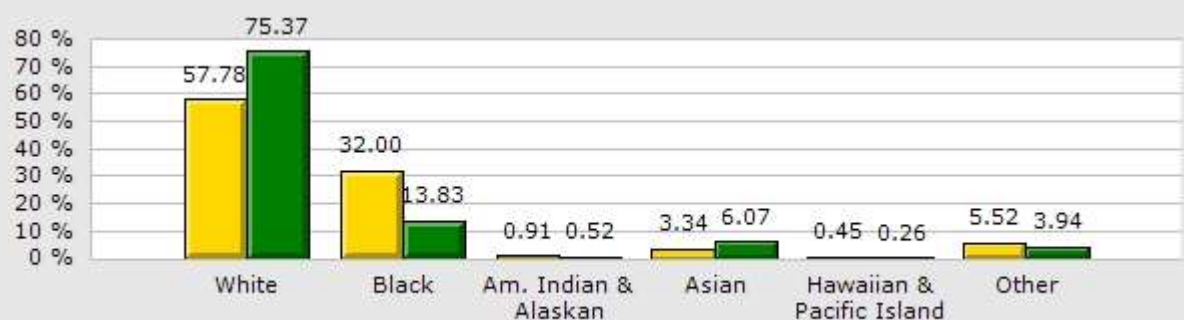
2021 Households by Household Income



2021 Median Age



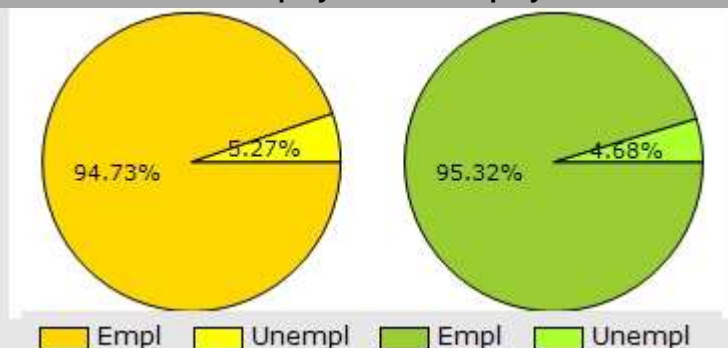
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

144 Stafford Ct, Williamsburg, VA 23185

Type: **Industrial/Warehouse**
 County: **York**

	1 Mile		County	
Population Growth				
Growth 2010 - 2021	11.78%		4.61%	
Growth 2021 - 2026	2.39%		0.90%	
Empl	2,534	94.73%	31,526	95.32%
Unempl	141	5.27%	1,549	4.68%
2021 Population by Race				
	5,362		68,447	
White	3,098	57.78%	51,591	75.37%
Black	1,716	32.00%	9,465	13.83%
Am. Indian & Alaskan	49	0.91%	358	0.52%
Asian	179	3.34%	4,157	6.07%
Hawaiian & Pacific Island	24	0.45%	180	0.26%
Other	296	5.52%	2,696	3.94%
Household Growth				
Growth 2010 - 2021	10.32%		4.83%	
Growth 2021 - 2026	2.21%		0.94%	
Renter Occupied	461	24.22%	6,549	26.08%
Owner Occupied	1,442	75.78%	18,567	73.92%
2021 Households by Household Income				
	1,903		25,116	
Income <\$25K	172	9.04%	3,030	12.06%
Income \$25K - \$50K	301	15.82%	2,541	10.12%
Income \$50K - \$75K	435	22.86%	3,946	15.71%
Income \$75K - \$100K	296	15.55%	4,029	16.04%
Income \$100K - \$125K	344	18.08%	3,128	12.45%
Income \$125K - \$150K	174	9.14%	2,808	11.18%
Income \$150K - \$200K	52	2.73%	2,127	8.47%
Income \$200K+	129	6.78%	3,507	13.96%
2021 Med Household Inc	\$78,674		\$93,869	
2021 Median Age	37.60		40.00	

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **40,000 SF**
 Land Area: **7.5 AC**
 Total **40,000 SF**

Warehse Avail: **40,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	5,490	20,526	43,217
2021 Estimate	5,362	19,977	42,000
2010 Census	4,797	17,950	38,014
Growth 2021 - 2026	2.39%	2.75%	2.90%
Growth 2010 - 2021	11.78%	11.29%	10.49%
2021 Population by Age			
	5,362	19,977	42,000
Age 0 - 4	320 5.97%	849 4.25%	1,823 4.34%
Age 5 - 9	395 7.37%	1,061 5.31%	2,064 4.91%
Age 10 - 14	392 7.31%	1,095 5.48%	2,011 4.79%
Age 15 - 19	362 6.75%	1,588 7.95%	3,793 9.03%
Age 20 - 24	309 5.76%	1,546 7.74%	4,439 10.57%
Age 25 - 29	300 5.59%	943 4.72%	2,316 5.51%
Age 30 - 34	360 6.71%	1,008 5.05%	2,392 5.70%
Age 35 - 39	463 8.63%	1,156 5.79%	2,444 5.82%
Age 40 - 44	412 7.68%	1,082 5.42%	2,098 5.00%
Age 45 - 49	347 6.47%	1,035 5.18%	1,977 4.71%
Age 50 - 54	324 6.04%	1,139 5.70%	2,188 5.21%
Age 55 - 59	348 6.49%	1,379 6.90%	2,604 6.20%
Age 60 - 64	294 5.48%	1,369 6.85%	2,581 6.15%
Age 65 - 69	224 4.18%	1,281 6.41%	2,435 5.80%
Age 70 - 74	193 3.60%	1,235 6.18%	2,315 5.51%
Age 75 - 79	141 2.63%	956 4.79%	1,803 4.29%
Age 80 - 84	89 1.66%	652 3.26%	1,295 3.08%
Age 85+	87 1.62%	603 3.02%	1,421 3.38%
Age 65+	734 13.69%	4,727 23.66%	9,269 22.07%
Median Age	37.60	43.40	39.40
Average Age	37.60	42.80	41.40

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	5,362	19,977	42,000
White	3,097 57.76%	14,108 70.62%	30,580 72.81%
Black	1,716 32.00%	4,061 20.33%	7,802 18.58%
Am. Indian & Alaskan	49 0.91%	131 0.66%	255 0.61%
Asian	180 3.36%	871 4.36%	1,792 4.27%
Hawaiian & Pacific Island	24 0.45%	48 0.24%	69 0.16%
Other	296 5.52%	758 3.79%	1,501 3.57%
Population by Hispanic Origin	5,362	19,977	42,000
Non-Hispanic Origin	4,866 90.75%	18,445 92.33%	38,965 92.77%
Hispanic Origin	496 9.25%	1,532 7.67%	3,035 7.23%
2021 Median Age, Male	36.60	42.00	38.30
2021 Average Age, Male	36.40	42.00	40.40
2021 Median Age, Female	38.60	44.70	40.70
2021 Average Age, Female	38.60	43.60	42.20
2021 Population by Occupation Classification	4,182	16,652	35,337
Civilian Employed	2,534 60.59%	9,069 54.46%	18,102 51.23%
Civilian Unemployed	141 3.37%	641 3.85%	1,319 3.73%
Civilian Non-Labor Force	1,293 30.92%	6,415 38.52%	15,246 43.14%
Armed Forces	214 5.12%	527 3.16%	670 1.90%
Households by Marital Status			
Married	1,042	4,330	7,642
Married No Children	516	2,850	5,164
Married w/Children	526	1,480	2,478
2021 Population by Education	3,963	15,095	30,819
Some High School, No Diploma	463 11.68%	889 5.89%	1,710 5.55%
High School Grad (Incl Equivalency)	989 24.96%	2,526 16.73%	5,698 18.49%
Some College, No Degree	1,127 28.44%	3,769 24.97%	7,353 23.86%
Associate Degree	380 9.59%	1,257 8.33%	2,950 9.57%
Bachelor Degree	606 15.29%	3,474 23.01%	6,773 21.98%
Advanced Degree	398 10.04%	3,180 21.07%	6,335 20.56%

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2021 Population by Occupation	4,626	16,664	32,828
Real Estate & Finance	100 2.16%	493 2.96%	900 2.74%
Professional & Management	1,314 28.40%	5,446 32.68%	10,415 31.73%
Public Administration	167 3.61%	559 3.35%	1,091 3.32%
Education & Health	631 13.64%	2,536 15.22%	5,226 15.92%
Services	530 11.46%	1,323 7.94%	3,245 9.88%
Information	18 0.39%	108 0.65%	156 0.48%
Sales	590 12.75%	2,283 13.70%	4,172 12.71%
Transportation	4 0.09%	149 0.89%	358 1.09%
Retail	403 8.71%	1,212 7.27%	2,318 7.06%
Wholesale	51 1.10%	229 1.37%	296 0.90%
Manufacturing	175 3.78%	539 3.23%	989 3.01%
Production	273 5.90%	626 3.76%	1,236 3.77%
Construction	127 2.75%	442 2.65%	1,006 3.06%
Utilities	55 1.19%	231 1.39%	485 1.48%
Agriculture & Mining	8 0.17%	17 0.10%	54 0.16%
Farming, Fishing, Forestry	8 0.17%	17 0.10%	47 0.14%
Other Services	172 3.72%	454 2.72%	834 2.54%
2021 Worker Travel Time to Job	2,643	9,017	17,505
<30 Minutes	1,979 74.88%	6,387 70.83%	12,909 73.74%
30-60 Minutes	420 15.89%	1,824 20.23%	3,229 18.45%
60+ Minutes	244 9.23%	806 8.94%	1,367 7.81%
2010 Households by HH Size	1,726	7,068	14,011
1-Person Households	341 19.76%	1,664 23.54%	3,788 27.04%
2-Person Households	516 29.90%	2,787 39.43%	5,496 39.23%
3-Person Households	346 20.05%	1,104 15.62%	2,132 15.22%
4-Person Households	329 19.06%	951 13.46%	1,624 11.59%
5-Person Households	131 7.59%	374 5.29%	645 4.60%
6-Person Households	41 2.38%	123 1.74%	212 1.51%
7 or more Person Households	22 1.27%	65 0.92%	114 0.81%
2021 Average Household Size	2.80	2.50	2.30
Households			
2026 Projection	1,945	8,100	16,254
2021 Estimate	1,903	7,868	15,725
2010 Census	1,725	7,068	14,009
Growth 2021 - 2026	2.21%	2.95%	3.36%
Growth 2010 - 2021	10.32%	11.32%	12.25%

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	1,903	7,870	15,724
<\$25,000	172 9.04%	779 9.90%	2,194 13.95%
\$25,000 - \$50,000	301 15.82%	1,115 14.17%	2,405 15.30%
\$50,000 - \$75,000	435 22.86%	1,220 15.50%	2,576 16.38%
\$75,000 - \$100,000	296 15.55%	1,055 13.41%	2,165 13.77%
\$100,000 - \$125,000	344 18.08%	1,139 14.47%	1,890 12.02%
\$125,000 - \$150,000	174 9.14%	756 9.61%	1,254 7.98%
\$150,000 - \$200,000	52 2.73%	641 8.14%	1,326 8.43%
\$200,000+	129 6.78%	1,165 14.80%	1,914 12.17%
2021 Avg Household Income	\$93,903	\$118,144	\$107,078
2021 Med Household Income	\$78,674	\$94,454	\$82,933
2021 Occupied Housing	1,903	7,868	15,725
Owner Occupied	1,442 75.78%	5,628 71.53%	10,336 65.73%
Renter Occupied	461 24.22%	2,240 28.47%	5,389 34.27%
2010 Housing Units	2,031	8,747	17,218
1 Unit	1,865 91.83%	6,887 78.74%	12,290 71.38%
2 - 4 Units	76 3.74%	509 5.82%	1,074 6.24%
5 - 19 Units	51 2.51%	1,061 12.13%	2,649 15.39%
20+ Units	39 1.92%	290 3.32%	1,205 7.00%
2021 Housing Value	1,442	5,628	10,336
<\$100,000	12 0.83%	78 1.39%	500 4.84%
\$100,000 - \$200,000	278 19.28%	645 11.46%	1,632 15.79%
\$200,000 - \$300,000	858 59.50%	1,631 28.98%	2,646 25.60%
\$300,000 - \$400,000	249 17.27%	1,208 21.46%	2,083 20.15%
\$400,000 - \$500,000	13 0.90%	527 9.36%	1,068 10.33%
\$500,000 - \$1,000,000	1 0.07%	1,298 23.06%	1,960 18.96%
\$1,000,000+	31 2.15%	241 4.28%	447 4.32%
2021 Median Home Value	\$250,233	\$338,079	\$318,723
2021 Housing Units by Yr Built	2,068	8,850	18,005
Built 2010+	222 10.74%	896 10.12%	1,680 9.33%
Built 2000 - 2010	425 20.55%	1,196 13.51%	3,777 20.98%
Built 1990 - 1999	324 15.67%	1,282 14.49%	2,675 14.86%
Built 1980 - 1989	103 4.98%	1,886 21.31%	3,467 19.26%
Built 1970 - 1979	203 9.82%	1,516 17.13%	2,471 13.72%
Built 1960 - 1969	237 11.46%	759 8.58%	1,625 9.03%
Built 1950 - 1959	423 20.45%	804 9.08%	1,298 7.21%
Built <1949	131 6.33%	511 5.77%	1,012 5.62%
2021 Median Year Built	1983	1983	1986

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