

**Property Information Package**  
**14.78 Acres**

The Offices at St. Andrews N.  
Winston Rd. Knoxville, TN  
37919  
\$ 3,250,000  
Zoning: OP (Office Park)

**Oliver Smith**  
**Oliver Smith Realty & Development**  
**Company, Inc.**

**OFFICE:** 865-584-2000

**FAX:** 865-584-2515

**E-MAIL:** [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)

**WEBSITE:** [www.oliversmithrealty.com](http://www.oliversmithrealty.com)

**7216 Wellington Drive**  
**Suite One**  
**Knoxville, TN 37919**

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Community Information

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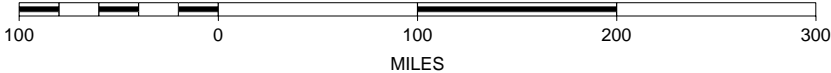
## **Traffic Report**

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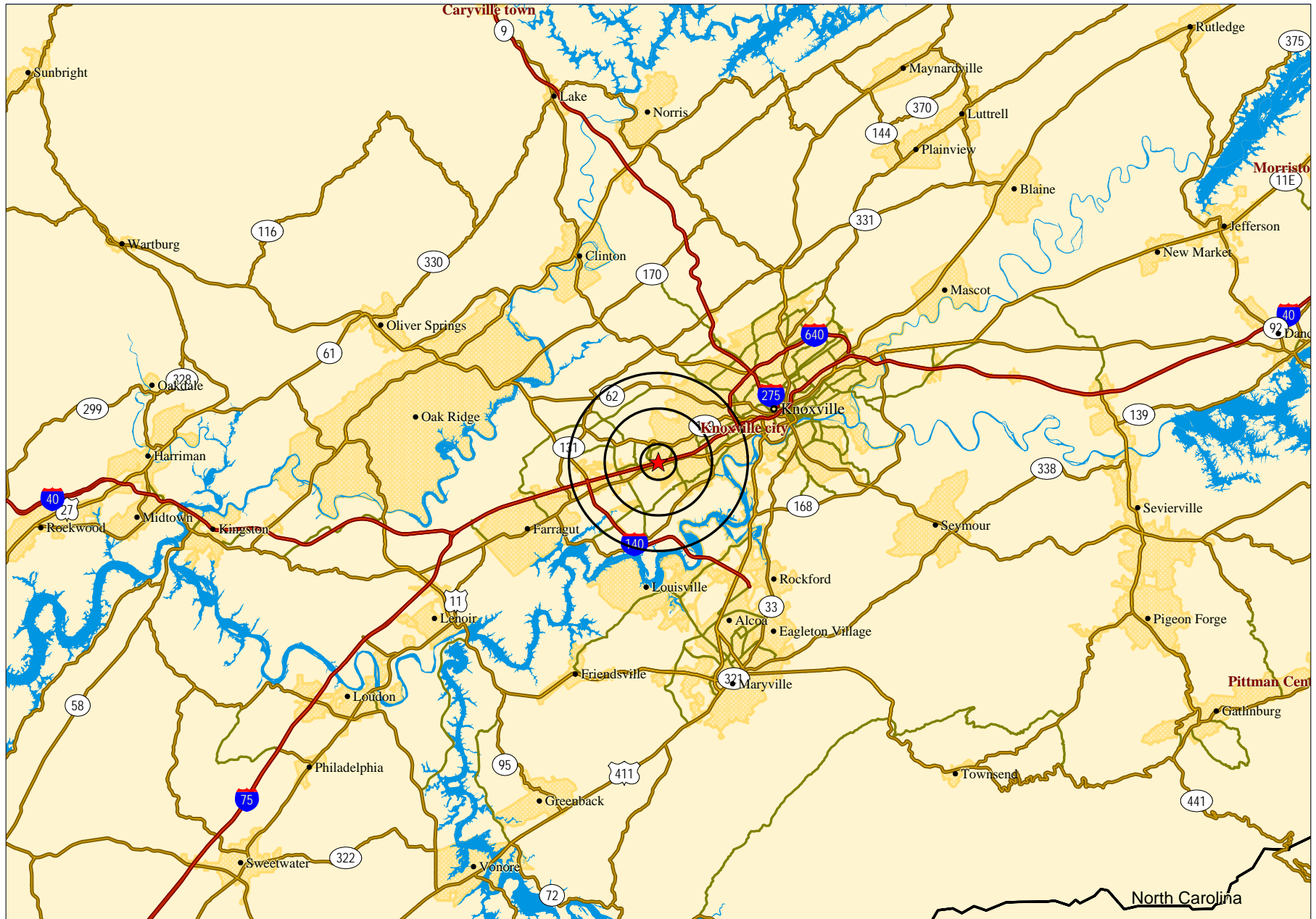
# State Overview



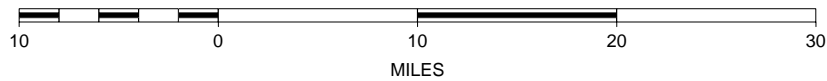
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# Metro Overview



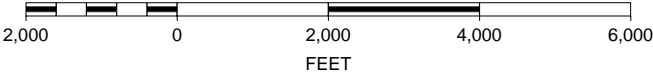
SCALE 1 : 548,598

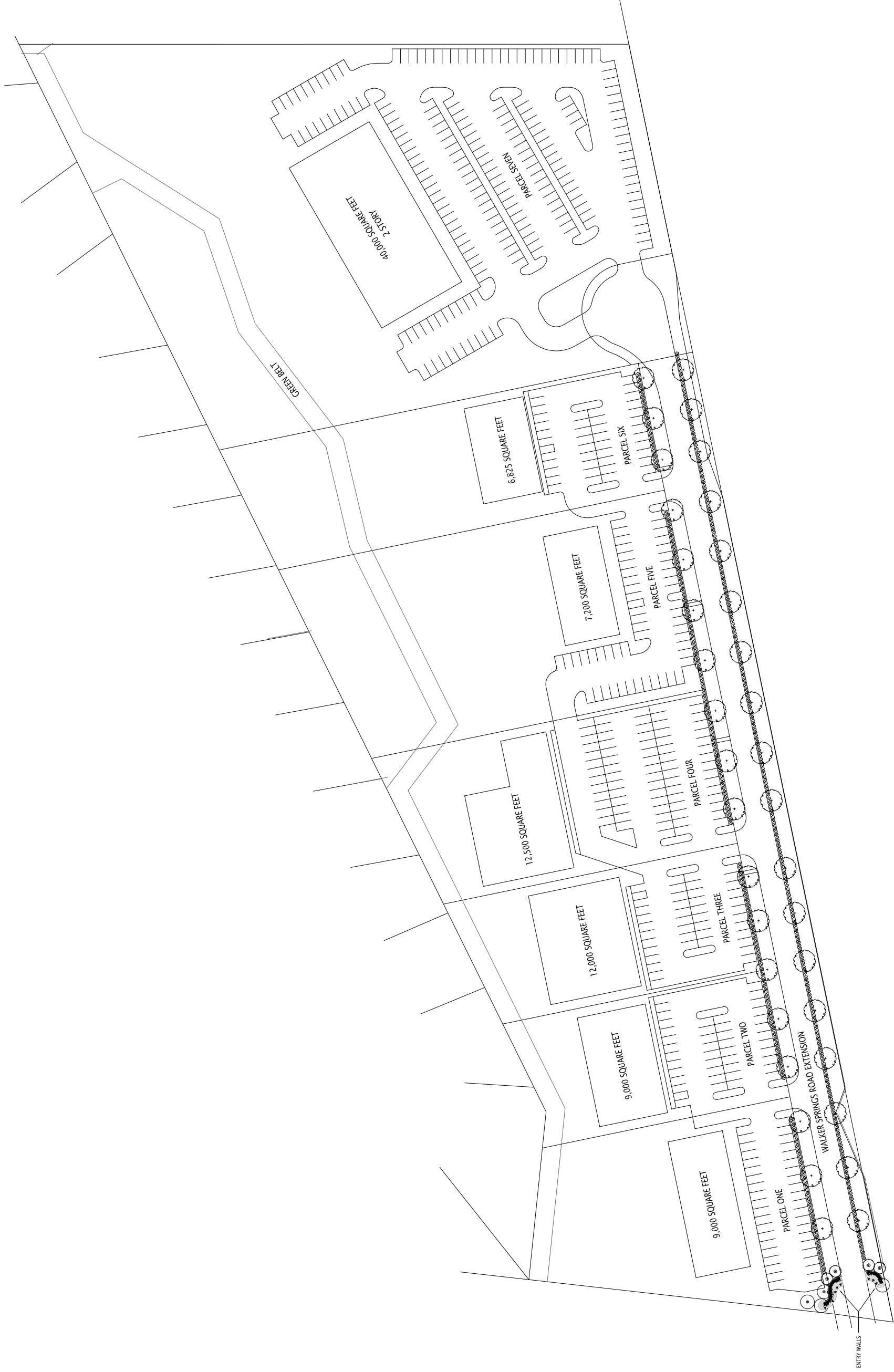


# Local Overview



SCALE 1 : 27,432





# THE OFFICES AT SAINT ANDREWS

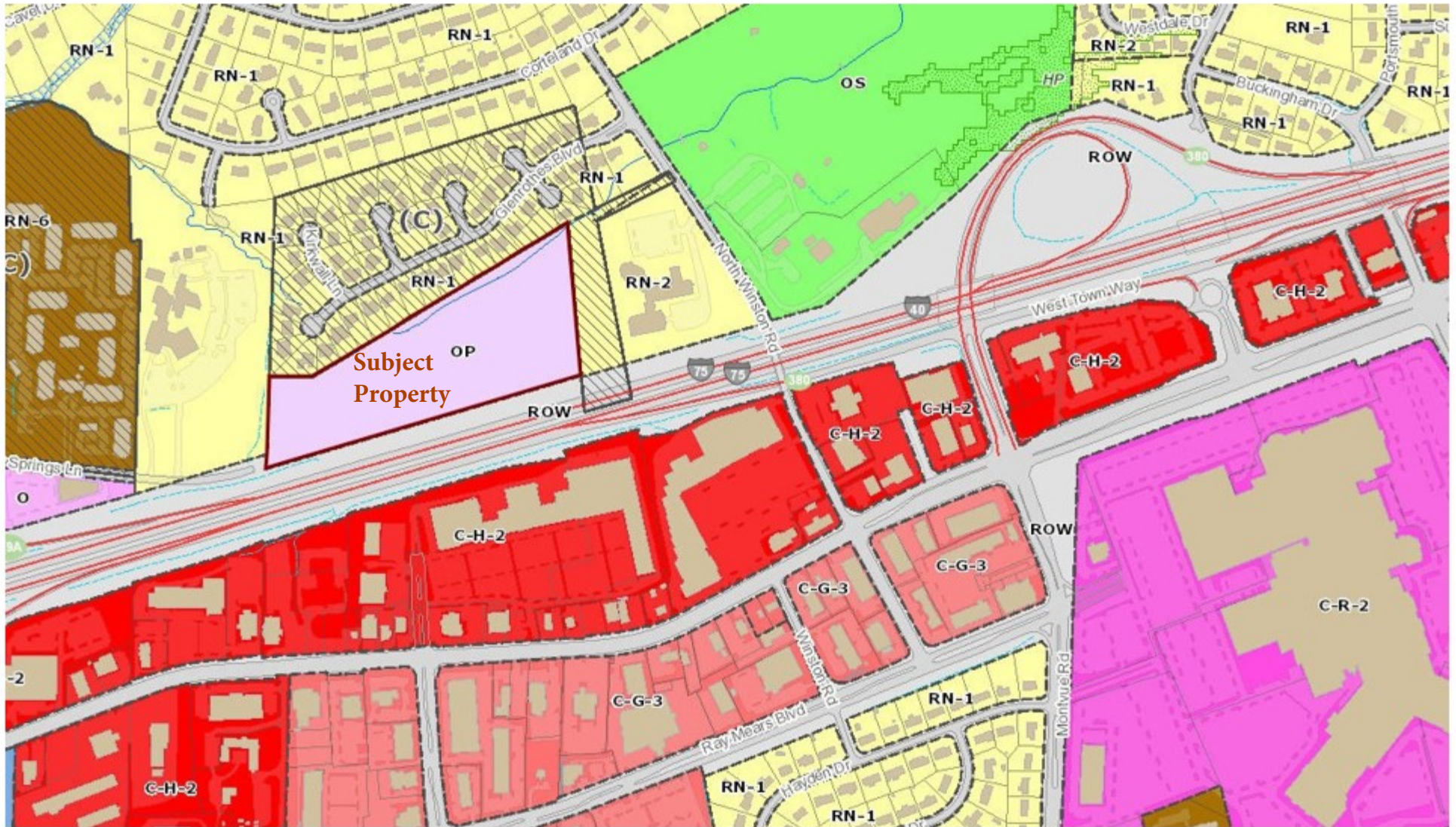




Aerial Image

**Property Name:** The Offices at St. Andrews  
**Address:** N. Winston Rd  
Knoxville, TN 37919

# Zoning Map and Definition



## 2. OP Office Park Zoning District

The OP Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.



**TABLE 9-1: USE MATRIX**

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Agriculture																				P	P			
Airport																			P		S			9.3.?
Alternative Correctional Facility											S													
Amusement Facility— Indoor										P	P	P	P			P								
Amusement Facility— Outdoor											P	P				S								
Animal Care Facility— Large Animal																				P	P			
Animal Care Facility— Small Animal								S	P	P	P	P	S	S		P				P	P			9.3.A1
Animal Breeder																				P				9.3.A1
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							

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Bed and Breakfast	P	P	P	P																P				9.3.B
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility— With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P				P			
Campground																				S		P		9.3.C
Car Wash										S	P	P												9.3.D
Cemetery																						P		
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Conservation Area																				P		P	P	
Crematory										S	S	S												9.3.M
Country Club																						P		

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Cultural Facility		S	S	S	S	S	S	S	P	P	P	P	P	P		P						P		
Day Care Center									P	P	P	P	P	P		P	P							9.3.E
Day Care Home	P	P	P	P	P	P	P	P																9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P													P			
Drive-Through Facility										S	P	P												9.3.F
Drug/Alcohol Treatment Facility, Residential											S			S							P			
Drug Treatment Clinic										P	P	P		P	P						P			9.3.G
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3.I

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Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P			
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P			
Financial Institution									P	P	P	P	P	P	P		P							
Financial Service, Alternative										S	S	S												9.3.K
Food Bank																P			P	P				
Food Pantry										S	S										P			
Food Truck Park									S	P	P	P	P			P	P							9.3.L

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Fraternity/Sorority				S	S	S	S														P			
Funeral Home										S	S	S												9.3.M
<b>Garden, Community</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
<b>Garden, Market</b>	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
<b>Garden, Personal</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Gas Station									S	S	P	P				S	S	P	P					9.3.O
Golf Course/Driving Range											P	P										P		
<b>Government Office/Facility</b>									P	P	P	P	P	P	P	P	P	P	P		P			
Greenhouse/Nursery—Retail		S	S	S	S	S	S	S	S	P	P	P		S						P				
Group Home	P	P	P	P	P	P	P																	
Halfway House						S	S	S		P	P	P	P	S	S	S					P			

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Healthcare Facility												S			S		S				P			
Heavy Retail, Rental, and Service											P	P						P		S				
Heliport															S	S	S	S	S		S			
Homeless Shelter											S	S	S								P			
Hotel										P	P	P	P		P	P								
Impound Lot																			P					9.3.P
Independent Living Facility				S	S	P	P	P	P	P	P	P	P	S										
Industrial—Craft										P	P	P	P			P		P						9.3.Q
Industrial—General																P	P	P	P					
Industrial—Heavy																			P					
Industrial Design									P	P	P	P	P		P	P	P							
Kennel											S	S				S				P				9.3.A1

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Live Entertainment—Secondary Use										P	P	P	P			P								
Live Performance Venue										S	P	P	S			P								
Live/Work									P	P			P	P		P								9.3.R
Lodge/Meeting Hall									P	P	P	P	P	P		P	P	P	P	P				9.3.S
Marina										S						S		S				S		9.3.T
Medical/Dental Office/Clinic									S	P	P	P	P	P	P		S							
Micro-Brewery/Distillery/Winery									S	P	P	P	P			P		P						9.3.U
Neighborhood Nonresidential Reuse	S	S	S	S	S	S	S	S																9.3.V
Nightclub										S	S	S	S											
Office									P	P	P	P	P	P	P	P	P	P	P		P			
Parking Lot										S	S	P									P			Art. 11

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<b>Parking Structure</b>										P	P	P	P		P	P					P			Art. 11
Personal Service Establishment									P	P	P	P	P	P		P	P	P						
<b>Place of Worship</b>	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P					P	P			
Pre-School/Kindergarten	S	S	S	S	S	S	S	S	P	P	P	P	P	P		S						S		9.3.W
<b>Public Park</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
<b>Public Safety Facility</b>	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Works Facility											P	P				P		P	P	P				
Reception Facility										P	P	P	P			S				S				9.3.X
<b>Research and Development</b>										S					P	P	P	P						
Residential Care Facility						S	P	P	S	S	S	S	S								P			9.3.Y
Retail Goods Establishment									P	P	P	P	P			P	P	P						



**TABLE 9-1: USE MATRIX**

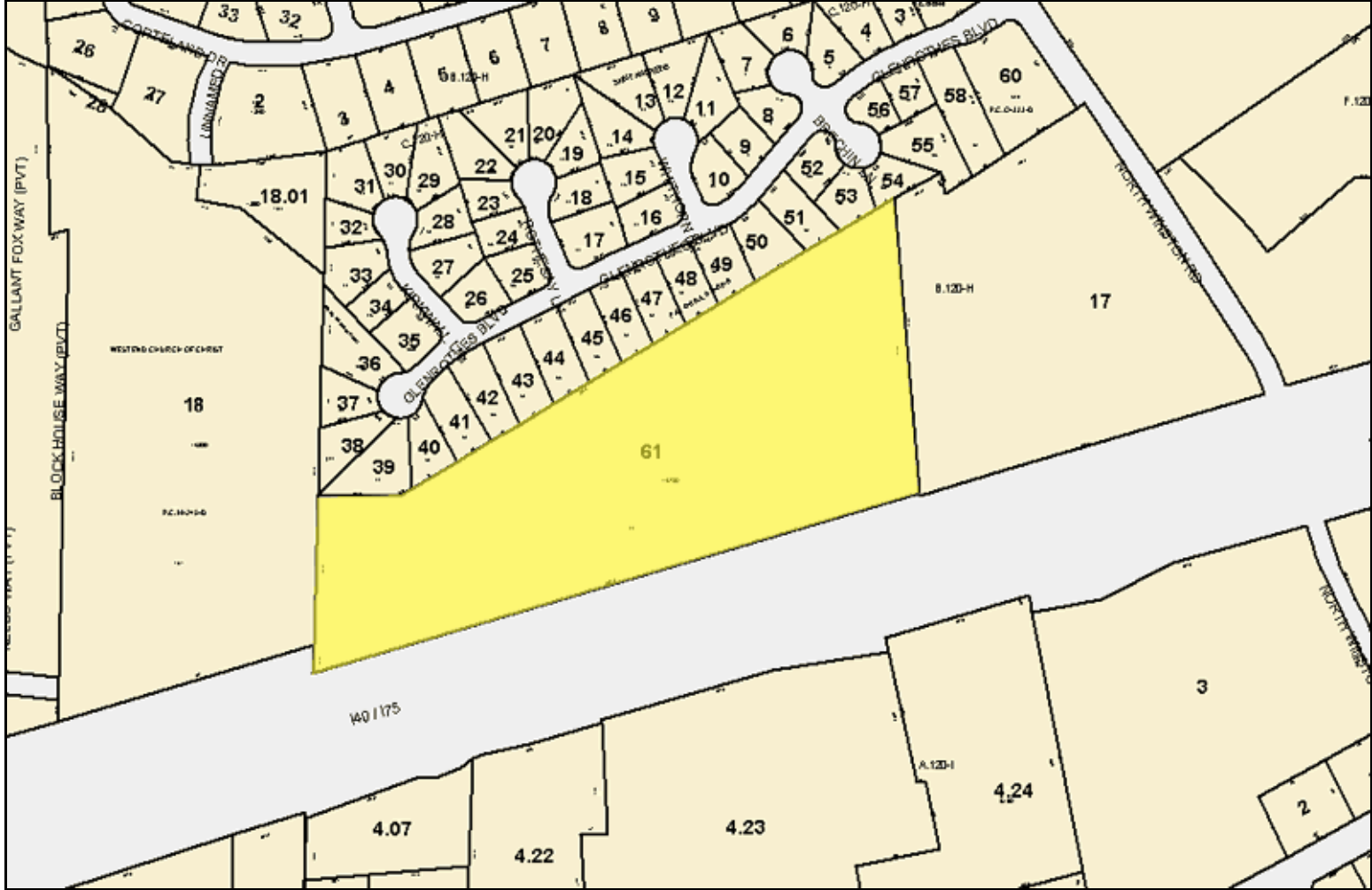
**P = Permitted Use S = Special Use T = Temporary Use**

<b>PRINCIPAL USE</b>	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Retail Liquor Stores										P	P	P	P			P								
Salvage Yard																		S						9.3.Z
Self-Storage Facility: Enclosed										S	P	P				P		P	P					9.3.AA
Self-Storage Facility: Outdoor											S	P						P	P					9.3.AA
Social Service Center										S	S	S	S								P			
<b>Solar Farm</b>					S	S	S	S			S	S			<b>P</b>		P	P	P	S	S			9.3.BB
Storage Yard, Outdoor											P							P	P					9.3.CC
Storage Yard, Outdoor—Secondary Use											P	P				S		P	P					9.3.CC
Vehicle Dealership											P	P												
Vehicle Operation Facility																		P	P					
Vehicle Rental—Indoor										S	P	P	S											

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Vehicle Rental—With Outdoor Storage/Display											P	P												
Vehicle Repair/Service										S	P	P				S								9.3.DD
Warehouse and Distribution																P	P	P	P					
Waste Transfer Station																			P					
Wholesale Establishment											S					S	P	P	P					
Wind Energy System																	S	S	S	S	S			9.3.EE
<b>Wireless Telecommunications</b>	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.FF



Plat

**Property Name:** The Offices at St. Andrews  
**Address:** N. Winston Rd  
Knoxville, TN 37919

## The Offices at St. Andrews Property Description

Finished Office Condominiums

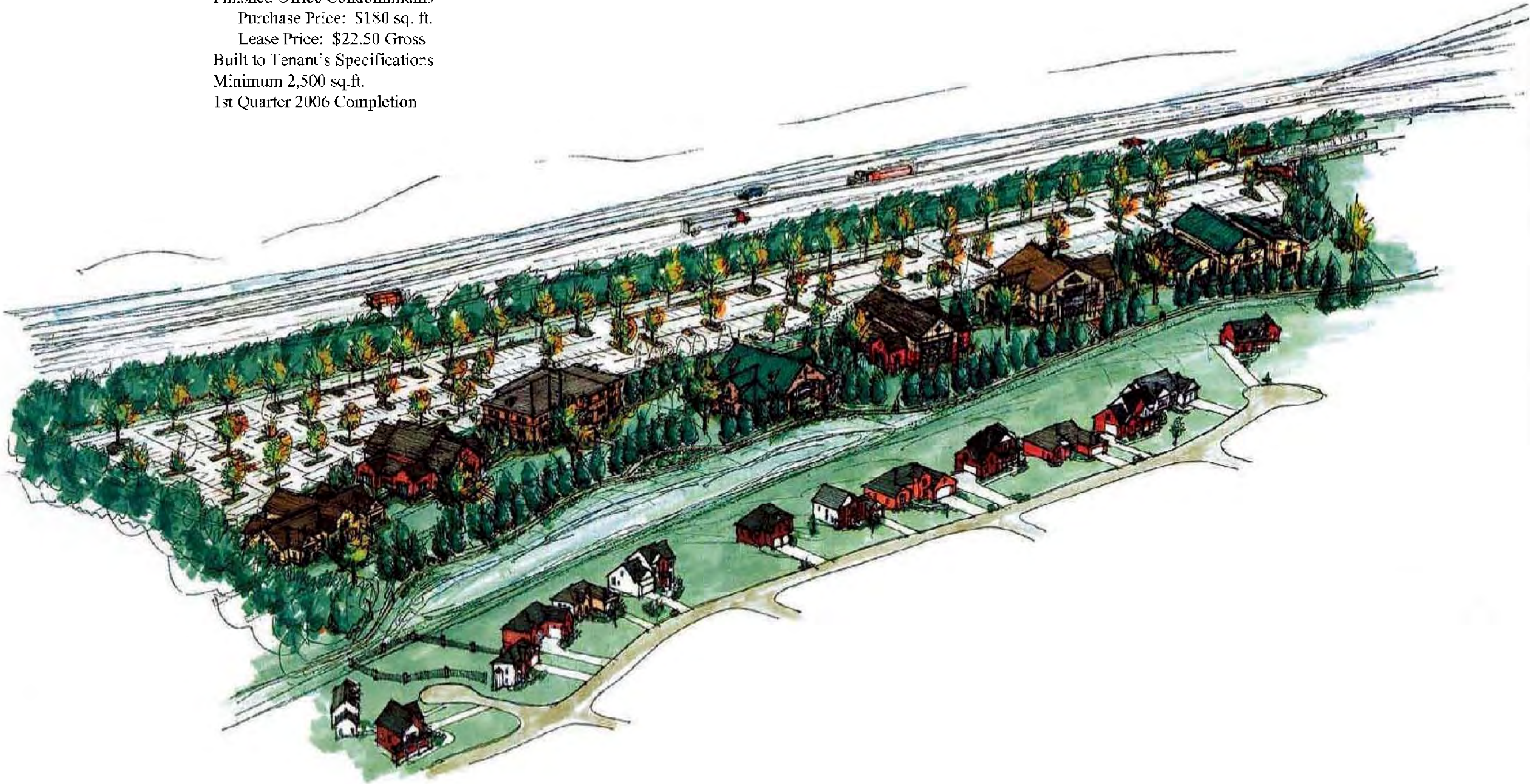
Purchase Price: \$180 sq. ft.

Lease Price: \$22.50 Gross

Built to Tenant's Specifications

Minimum 2,500 sq.ft.

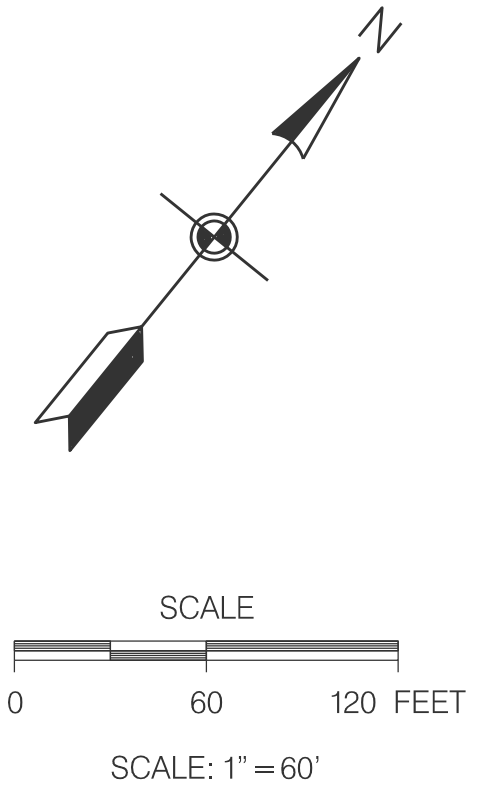
1st Quarter 2006 Completion





Site Plan

**Property Name:** The Offices at St. Andrews  
**Address:** N. Winston Rd  
Knoxville, TN 37919



**LEGEND:**

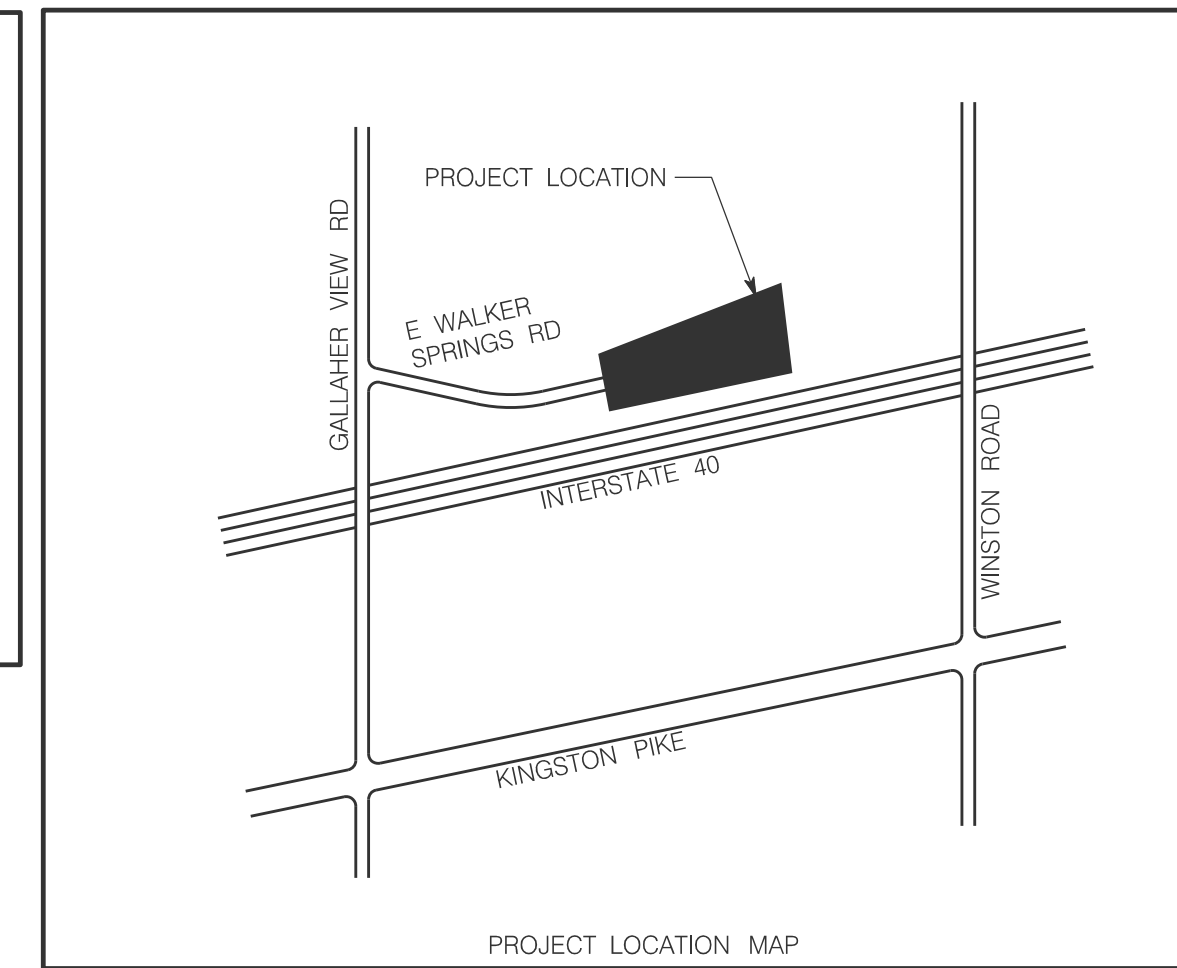
EXISTING	PROPOSED	
- - - 535	- - - 535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Rectangle]	[Rectangle]	STRUCTURE
- - - - -	- - - - -	PROPERTY LINE
- - - - -	- - - - -	EASEMENT
- - - - -	- - - - -	EDGE OF PAVEMENT
- - - SD	- - - SD	STORM DRAIN
- - - SS	- - - SS	SANITARY SEWER
- - - FW	- - - FW	POTABLE WATER
- - - NG	- - - NG	NATURAL GAS
- - - UE	- - - UE	UNDERGROUND ELECTRICAL
○	●	MANHOLE
⊙	⊙	WATER METER
⊕	NA	FIRE HYDRANT
☆	→	SURFACE FLOW
NA	- - - X	SILT FENCING
NA	[Haybale symbol]	STAKED HAYBALES
NA	[Curb symbol]	CURB
NA	[Concrete texture]	CONCRETE PAVEMENT
NA	[Asphalt texture]	ASPHALT PAVEMENT
NA	[Rip rap texture]	RIP RAP

- NOTES:**
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION, DATUM NAVD 88.
  - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PLS DATED 6/05. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  - MAP/PARCEL 120HC061
  - WARD 46 BLOCK 46380
  - THIS PROPERTY COMPRISES 14.78 ACRES.
  - DEED REFERENCE: 20010622-0090952
  - ZONING: 0-1
  - SETBACKS: FRONT: 25' SIDE: 15' REAR: 35'
  - CONTRACTOR SHALL REPLACE ANY RIGHT OF WAY MONUMENTS THAT ARE DESTROYED OR DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE TDOT FENCING WITH FENCING THAT IS APPROVED BY THE TDOT MAINTENANCE OFFICE FOR THE LIMITS OF THIS PROJECT. IF FENCING IS TO BE REMOVED FOR GRADING THEN TEMPORARY FENCING AND SILT FENCING SHALL BE INSTALLED. CONTACT ED LAIL, REGION ONE HORTICULTURALIST, FOR PERMITTING CONCERNING VEGETATION REMOVAL.

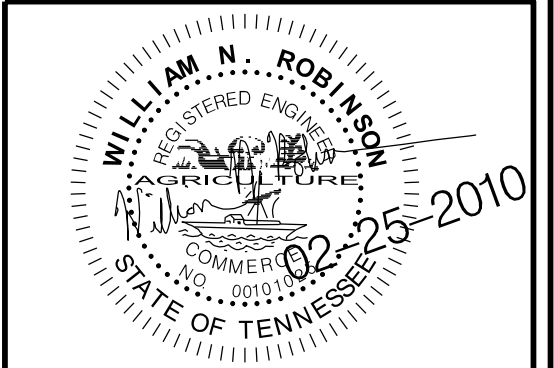
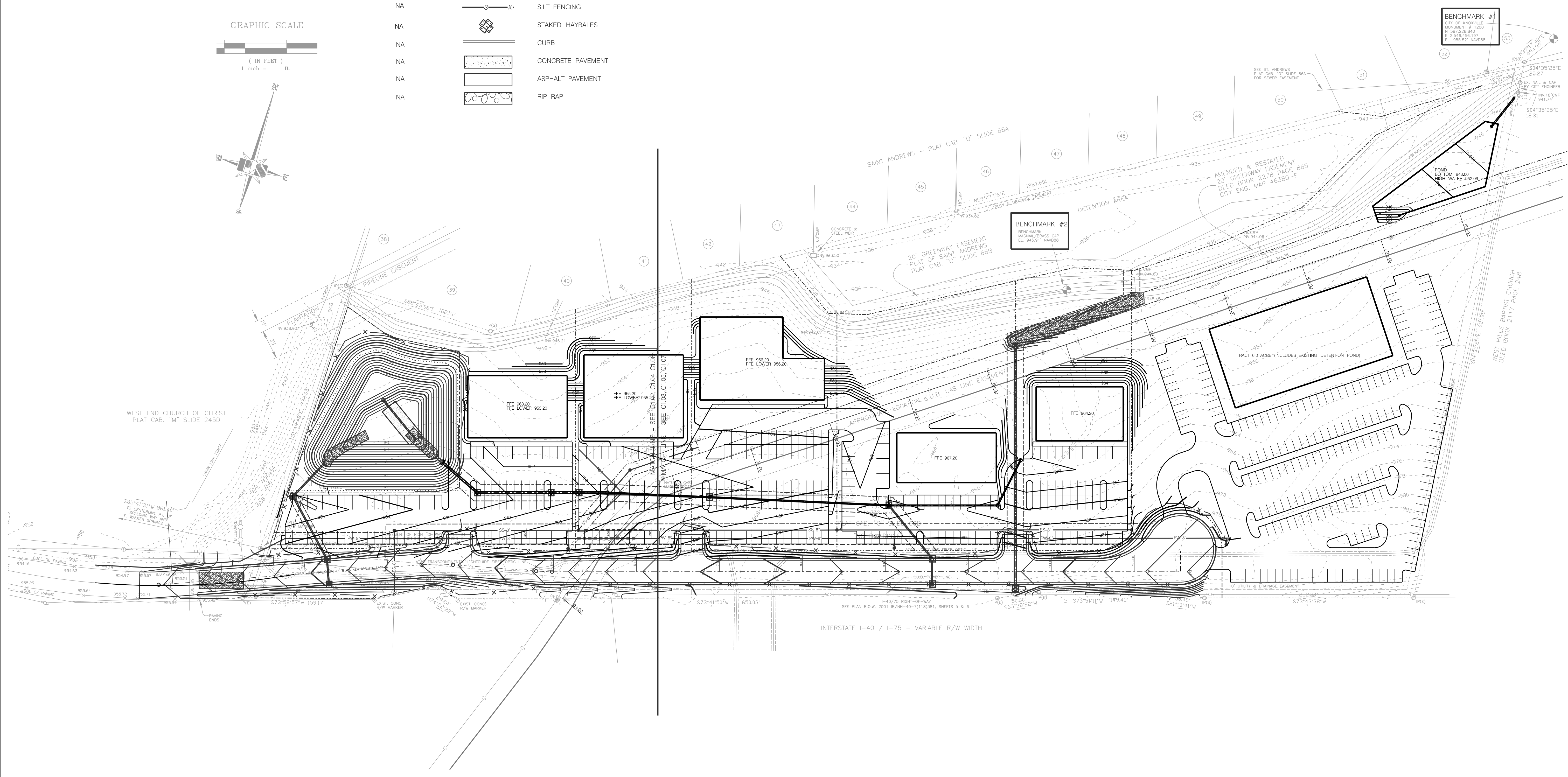
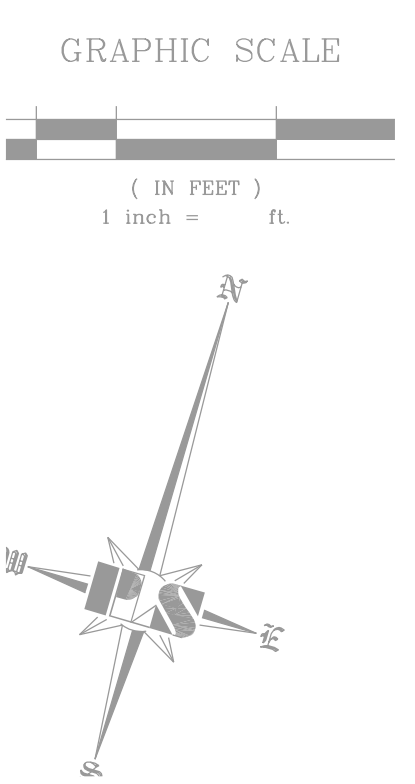
OWNER:  
OLIVER SMITH REALTY  
7216 WELLINGTON DR  
KNOXVILLE, TN 37919  
PHONE: 865-584-2000  
FAX: 865-584-2001  
CONTACT: OLIVER SMITH

ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1248 N SHOREWOOD LN  
CARYVILLE, TN 37714  
PHONE: 865-426-7918  
FAX: 865-426-8166  
CONTACT: WILL ROBINSON

CONTRACTOR:  
TO BE DETERMINED



**WILL ROBINSON & ASSOCIATES**  
131 Brentwood Dr  
Oak Ridge, TN 37830  
(865) 586-4200

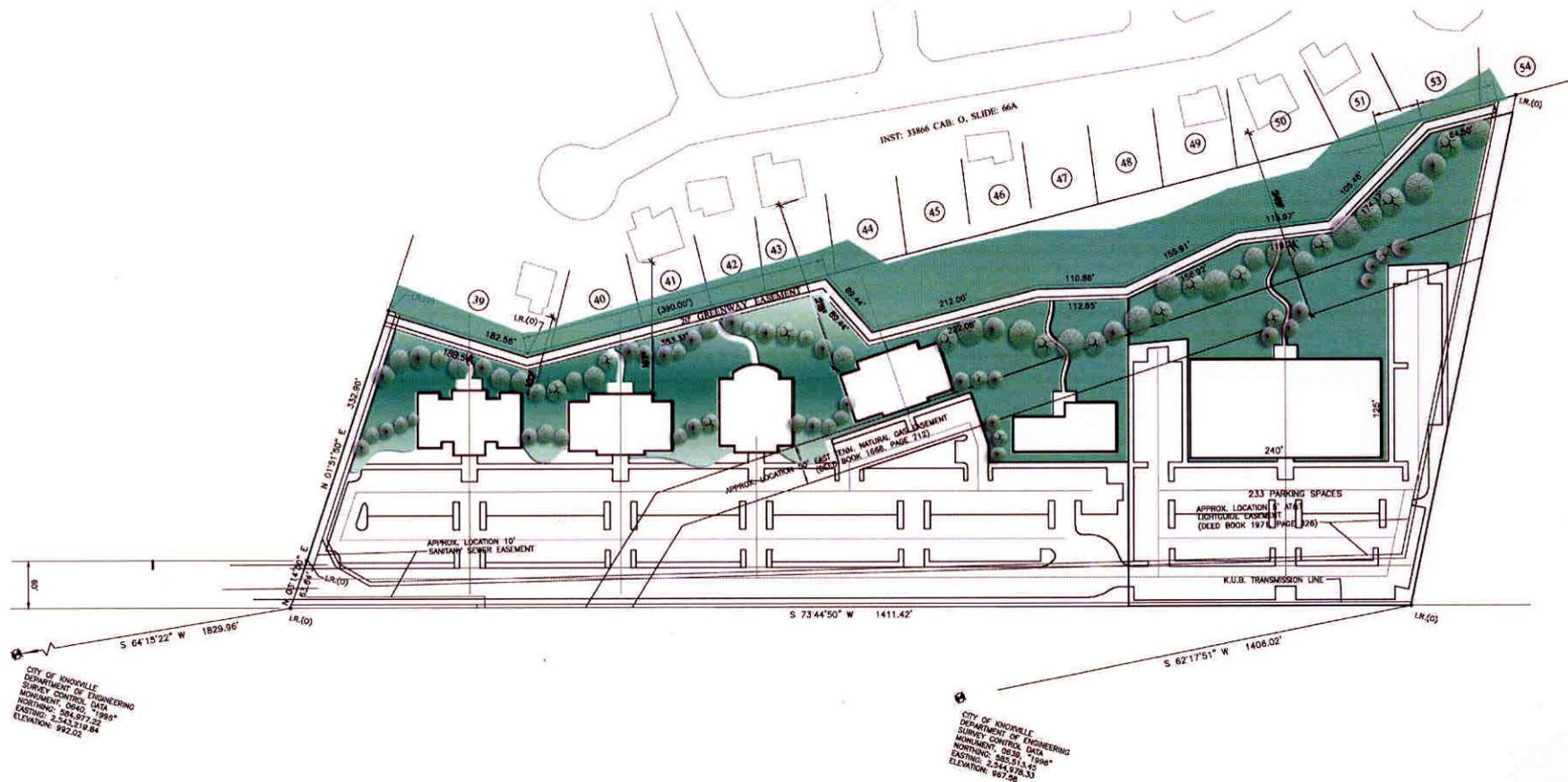


A New Center For:  
**Saint Andrews**  
Walker Springs Road  
Knoxville, Tennessee

REVISIONS:  
11/2009 CITY COMMENTS  
02/25/2010 CITY COMMENTS  
04/25/2010 NATURAL GAS EASEMENT CHANGE

DRAWN: WNR  
CHECKED: WNR  
DATE: 03  
FILE NAME:  
PROJECT NO:

**C1.01**  
OVERALL SITE PLAN  
DRAWING



option 2

# THE OFFICES AT ST. ANDREWS

DEVELOPED BY:  
 OLIVER SMITH REALTY & AUCTION, INC.

PRELIMINARY NOT FOR CONSTRUCTION  
 CONCEPTUAL DESIGN IS SUBJECT TO  
 CHANGE WITH PROJECT DEVELOPMENT

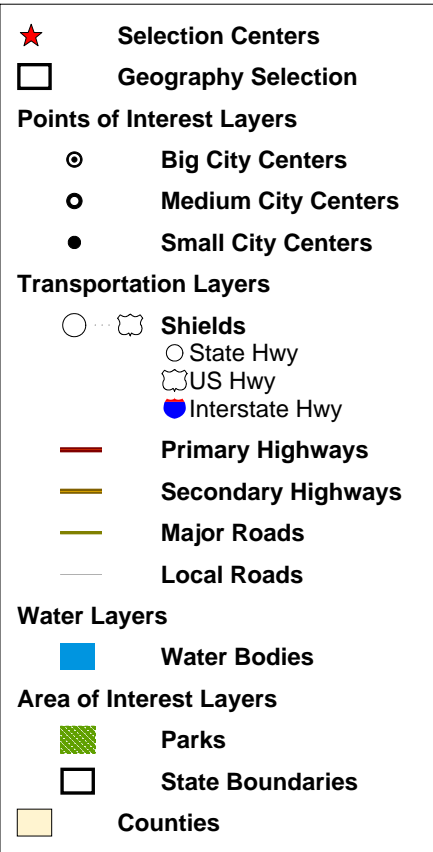
DESIGN  
 INNOVATIONS  
 ARCHITECTS



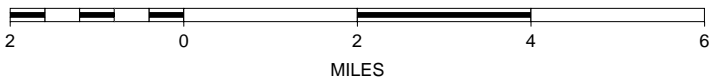




# Site Overview



SCALE 1 : 126,410



**Date:** 12/28/05  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: N. Winston Rd.  
 Knoxville, TN 37919  
**Your title for this geography:** The Offices at St Andrews

**Lat:** 35.927354 **Long:** -84.051020  
**City:** Knoxville city **Pop:** 178,141  
**County:** Knox County **Pop:** 400,313  
**Zip:** 37909 **Pop:** 13,576

## Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>2005 Demographics</b>			
Total Population	6,999	60,645	114,358
Total Households	3,564	27,223	49,175
Female Population	3,815	31,468	58,810
% Female	54.5%	51.9%	51.4%
Male Population	3,184	29,176	55,548
% Male	45.5%	48.1%	48.6%
Population Density (per Sq. Mi.)	2,227.9	2,144.9	1,456.1
<b>Age:</b>			
Age 0 - 4	5.1%	5.9%	6.2%
Age 5 - 14	7.8%	11.2%	12.0%
Age 15 - 19	4.4%	5.3%	5.4%
Age 20 - 24	9.4%	7.8%	7.2%
Age 25 - 34	15.9%	17.6%	17.2%
Age 35 - 44	10.8%	15.0%	15.5%
Age 45 - 54	11.9%	14.2%	14.7%
Age 55 - 64	9.2%	10.1%	10.1%
Age 65 - 74	8.4%	6.1%	6.0%
Age 75 - 84	10.0%	4.5%	4.1%
Age 85 +	7.0%	2.3%	1.8%
Median Age	42.0	36.5	36.3
<b>Housing Units</b>			
Total Housing Units	3,975	30,253	54,325
Owner Occupied Housing Units	32.1%	46.7%	51.9%
Renter Occupied Housing Units	57.6%	43.3%	38.6%
Vacant Housing Units	10.3%	10.0%	9.5%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian or Pacific Islander	2.1%	1.9%	1.8%
Black	5.5%	5.7%	5.9%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	90.0%	90.0%	90.1%
Other	0.7%	0.7%	0.6%
Multi-Race	1.5%	1.5%	1.4%
Hispanic Ethnicity	2.8%	2.3%	1.9%
Not of Hispanic Ethnicity	97.2%	97.7%	98.1%

**Marital Status:**

Age 15 + Population	6,092	50,281	93,613
Divorced	11.5%	12.4%	11.6%
Never Married	29.0%	27.4%	26.0%
Now Married	42.7%	50.4%	53.2%
Separated	4.4%	3.9%	3.5%
Widowed	12.3%	5.7%	5.5%

**Educational Attainment:**

Total Population Age 25+	5,125	42,343	79,260
Grade K - 8	3.1%	3.2%	3.5%
Grade 9 - 12	5.6%	5.9%	6.6%
High School Graduate	24.1%	25.1%	25.8%
Associates Degree	5.7%	7.2%	6.9%
Bachelor's Degree	21.4%	23.5%	23.2%
Graduate Degree	16.7%	13.6%	13.3%
Some College, No Degree	23.3%	21.6%	20.8%

**Household Income:**

Income \$ 0 - \$9,999	9.1%	6.5%	7.4%
Income \$ 10,000 - \$14,999	8.1%	5.0%	4.8%
Income \$ 15,000 - \$24,999	12.3%	10.9%	11.0%
Income \$ 25,000 - \$34,999	12.0%	11.4%	10.7%
Income \$ 35,000 - \$49,999	17.3%	16.8%	16.1%
Income \$ 50,000 - \$74,999	16.4%	19.9%	19.8%
Income \$ 75,000 - \$99,999	11.1%	12.3%	12.2%
Income \$100,000 - \$124,999	6.5%	7.1%	7.3%
Income \$125,000 - \$149,999	2.6%	3.5%	3.7%
Income \$150,000 +	4.5%	6.7%	7.0%
Average Household Income	\$53,029	\$61,332	\$62,993
Median Household Income	\$42,084	\$49,359	\$50,076
Per Capita Income	\$27,762	\$27,619	\$27,380

**Vehicles Available:**

0 Vehicles Available	13.3%	8.0%	7.5%
1 Vehicle Available	42.0%	35.9%	33.4%
2+ Vehicles Available	44.7%	56.1%	59.1%
Average Vehicles Per Household	1.70	1.90	2.00
Total Vehicles Available	5,997	52,253	96,417

**Business and Employment:**

Number of Employees	10,600	38,464	76,459
Number of Establishments	687	3,865	7,380

1 Miles:

3 Miles:

5 Miles:

**2010 Demographics**

Total Population	7,494	63,553	119,648
Total Households	3,802	28,533	51,354
Female Population	4,076	32,866	61,309

% Female	54.4%	51.7%	51.2%
Male Population	3,418	30,687	58,339
% Male	45.6%	48.3%	48.8%

#### Age:

Age 0 - 4	5.0%	5.7%	6.0%
Age 5 - 14	7.7%	11.0%	11.7%
Age 15 - 19	4.1%	4.9%	5.1%
Age 20 - 24	8.0%	6.8%	6.2%
Age 25 - 34	15.3%	17.2%	16.8%
Age 35 - 44	10.3%	14.5%	14.9%
Age 45 - 54	11.9%	14.3%	14.7%
Age 55 - 64	10.7%	11.7%	11.6%
Age 65 - 74	9.5%	7.0%	6.9%
Age 75 - 84	10.0%	4.5%	4.1%
Age 85 +	7.5%	2.4%	1.9%
Median Age	44.6	37.9	37.7

#### Housing Units Trend

Total Housing Units	4,360	32,625	58,359
Owner Occupied Housing Units	28.0%	40.4%	45.1%
Renter Occupied Housing Units	59.2%	47.1%	42.9%
Vacant Housing Units	12.8%	12.5%	12.0%

#### Race and Ethnicity

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	1.7%	1.6%	1.5%
Black	6.5%	6.6%	6.9%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	89.2%	89.3%	89.3%
Other	0.8%	0.8%	0.7%
Multi-Race	1.6%	1.5%	1.4%
Hispanic Ethnicity	3.1%	2.6%	2.1%
Not of Hispanic Ethnicity	96.9%	97.4%	97.9%

#### Marital Status:

Age 15 + Population	6,540	52,972	98,460
Divorced	12.1%	13.1%	12.3%
Never Married	29.1%	27.8%	26.6%
Now Married	42.1%	48.3%	50.9%
Separated	5.4%	4.9%	4.5%
Widowed	11.2%	5.7%	5.6%

#### Educational Attainment:

Total Population Age 25+	5,639	45,624	85,225
Grade K - 9	3.0%	3.0%	3.2%
Grade 9 - 12	5.3%	5.5%	6.2%
High School Graduate	25.3%	26.2%	26.9%
Associates Degree	6.1%	7.7%	7.4%
Bachelor's Degree	21.8%	23.9%	23.6%
Graduate Degree	17.2%	14.0%	13.6%
Some College, No Degree	21.3%	19.7%	19.0%

**Household Income:**

Income \$ 0 - \$9,999	8.7%	6.3%	7.1%
Income \$ 10,000 - \$14,999	7.2%	4.4%	4.3%
Income \$ 15,000 - \$24,999	11.1%	9.3%	9.4%
Income \$ 25,000 - \$34,999	12.6%	11.2%	10.5%
Income \$ 35,000 - \$49,999	14.3%	14.5%	14.0%
Income \$ 50,000 - \$74,999	14.8%	18.8%	18.5%
Income \$ 75,000 - \$99,999	12.5%	12.6%	12.5%
Income \$100,000 - \$124,999	7.6%	8.7%	8.7%
Income \$125,000 - \$149,999	5.1%	5.2%	5.5%
Income \$150,000 +	6.2%	9.1%	9.6%
Average Household Income	\$59,494	\$68,485	\$70,157
Median Household Income	\$47,092	\$54,936	\$55,691
Per Capita Income	\$31,055	\$30,848	\$30,437

**Vehicles Available**

0 Vehicles Available	15.0%	9.5%	8.9%
1 Vehicle Available	40.3%	34.8%	32.5%
2+ Vehicles Available	44.7%	55.7%	58.6%
Average Vehicles Per Household	2.00	2.20	2.20
Total Vehicles Available	7,078	59,996	109,931

1 Miles:

3 Miles:

5 Miles:

**2000 Census Demographics**

Total Population	6,473	57,570	108,757
Total Households	3,307	25,823	46,845
Female Population	3,537	29,990	56,161
% Female	54.6%	52.1%	51.6%
Male Population	2,936	27,581	52,596
% Male	45.4%	47.9%	48.4%

**Age:**

Age 0 - 4	5.5%	6.1%	6.4%
Age 5 - 14	8.2%	11.8%	12.6%
Age 15 - 19	4.9%	5.6%	5.7%
Age 20 - 24	11.0%	8.9%	8.2%
Age 25 - 34	15.7%	17.2%	16.8%
Age 35 - 44	11.8%	16.2%	16.6%
Age 45 - 54	11.5%	13.6%	14.0%
Age 55 - 64	7.7%	8.3%	8.3%
Age 65 - 74	8.5%	6.1%	6.0%
Age 75 - 84	9.5%	4.3%	3.9%
Age 85 +	5.8%	1.9%	1.5%
Median Age	39.1	35.2	35.2

**Housing Units Trend**

Total Housing Units	3,574	27,783	50,105
Owner Occupied Housing Units	36.7%	54.1%	59.9%

Renter Occupied Housing Units	55.8%	38.9%	33.6%
Vacant Housing Units	7.5%	7.0%	6.5%

**Race and Ethnicity**

American Indian, Eskimo, Aleut Islander	0.2%	0.3%	0.2%
Asian, and Hawaiian or other Pacific Islander	2.5%	2.2%	2.1%
Black	4.6%	4.8%	4.9%
White	90.6%	90.8%	90.9%
Other	0.7%	0.6%	0.6%
Two or More Races	1.4%	1.4%	1.3%
Hispanic Ethnicity	2.4%	2.0%	1.7%
Not of Hispanic Ethnicity	97.6%	98.0%	98.3%

**Marital Status:**

Age 15 + Population	5,591	47,244	88,117
Divorced	11.3%	12.2%	11.3%
Never Married	29.2%	27.4%	25.9%
Now Married	42.7%	51.2%	54.2%
Separated	4.0%	3.6%	3.1%
Widowed	12.7%	5.7%	5.5%

**Educational Attainment:**

Total Population Age 25+	4,565	38,881	73,051
Grade K - 9	2.1%	1.8%	2.1%
Grade 9 - 11, No diploma	4.2%	4.7%	5.6%
High School Graduate	17.3%	18.6%	19.2%
Associates Degree	4.9%	6.6%	6.3%
Bachelor's Degree	24.5%	27.3%	27.1%
Graduate Degree	21.5%	17.2%	17.0%
Some College, No Degree	25.6%	23.5%	22.3%
No Schooling Completed	0.0%	0.3%	0.4%
Public School Enrollment	83.9%	78.6%	79.3%
Private School Enrollment	16.1%	21.4%	20.7%

**Household Income:**

Income \$ 0 - \$9,999	9.4%	6.7%	7.6%
Income \$ 10,000 - \$14,999	8.9%	5.4%	5.2%
Income \$ 15,000 - \$24,999	13.7%	12.5%	12.5%
Income \$ 25,000 - \$34,999	12.6%	12.7%	11.9%
Income \$ 35,000 - \$49,999	17.9%	17.8%	17.0%
Income \$ 50,000 - \$74,999	18.0%	20.5%	20.5%
Income \$ 75,000 - \$99,999	9.3%	10.9%	10.9%
Income \$100,000 - \$124,999	5.1%	5.5%	5.9%
Income \$125,000 - \$149,999	1.5%	2.7%	2.8%
Income \$150,000 - \$199,999	2.5%	2.6%	2.6%
Income \$200,000 or More	1.1%	2.6%	3.1%
Average Household Income	\$50,677	\$59,343	\$61,761
Median Household Income	\$38,260	\$45,221	\$45,952
Per Capita Income	\$25,892	\$26,619	\$26,602

**Vehicles Available**

0 Vehicles Available	8.4%	4.4%	4.4%
1 Vehicle Available	45.2%	38.4%	35.5%
2 Vehicles Available	36.1%	43.1%	44.1%
3+ Vehicles Available	10.3%	14.1%	16.0%
Average Vehicles Per Household	1.40	1.60	1.60
Total Vehicles Available	4,993	44,092	82,542
Blue Collar Occupations	724	7,519	14,293
White Collar Occupations	2,511	24,362	44,260
% Blue Collar Workers	22.4%	23.6%	24.4%
% White Collar Workers	77.6%	76.4%	75.6%

1 Miles:

3 Miles:

5 Miles:

**1990 Demographics**

Total Population	5,960	48,129	90,265
Total Households	2,851	20,515	37,522
Female Population	3,320	25,183	46,850
% Female	55.7%	52.3%	51.9%
Male Population	2,640	22,946	43,415
% Male	44.3%	47.7%	48.1%

**Age:**

Total Population	5,960	48,129	90,265
Age 0 - 4	5.0%	6.7%	6.8%
Age 5 - 14	9.3%	12.0%	12.3%
Age 15 - 19	4.8%	5.9%	5.9%
Age 20 - 24	10.7%	8.9%	8.5%
Age 25 - 34	17.6%	20.5%	20.2%
Age 35 - 44	12.9%	17.1%	17.3%
Age 45 - 54	9.4%	10.7%	10.6%
Age 55 - 64	9.7%	7.7%	8.0%
Age 65 - 74	9.5%	6.0%	6.1%
Age 75 - 84	7.3%	3.3%	3.2%
Age 85 +	3.8%	1.3%	1.1%
Median Age	36.9	33.0	33.1

**Housing Units**

Total Housing Units	3,076	21,879	39,917
Owner Occupied Housing Units	40.3%	53.2%	57.5%
Renter Occupied Housing Units	52.4%	40.5%	36.5%
Vacant Housing Units	7.3%	6.2%	6.0%

**Race and Ethnicity**

American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	1.9%	2.0%	1.7%
Black	5.4%	4.0%	3.9%
White	92.4%	93.6%	93.9%
Other	0.3%	0.2%	0.2%

Hispanic Ethnicity	0.9%	0.9%	0.9%
Not of Hispanic Ethnicity	99.1%	99.0%	99.1%

**Educational Attainment:**

Total Population Age 25+	4,182	32,011	60,041
Grade K - 9	3.5%	3.5%	4.6%
Grade 9 - 12	7.1%	6.8%	8.0%
High School Graduate	17.5%	20.0%	20.1%
Associates Degree	5.7%	5.1%	5.2%
Bachelor's Degree	25.1%	27.5%	26.2%
Graduate Degree	20.1%	16.3%	15.5%
Some College, No Degree	20.9%	20.9%	20.5%

**1990 Household Income:**

Income \$ 0 - \$9,999	11.9%	9.2%	10.7%
Income \$ 10,000 - \$19,999	18.1%	15.8%	15.5%
Income \$ 20,000 - \$29,999	19.0%	17.4%	16.9%
Income \$ 30,000 - \$39,999	13.2%	15.1%	14.7%
Income \$ 40,000 - \$49,999	8.4%	11.0%	11.5%
Income \$ 50,000 - \$59,999	7.3%	8.9%	8.7%
Income \$ 60,000 - \$74,999	8.5%	10.7%	10.1%
Income \$ 75,000 - \$99,999	5.3%	5.8%	5.9%
Income \$100,000 - \$124,999	2.6%	2.4%	2.3%
Income \$125,000 - \$149,999	1.7%	0.8%	0.8%
Income \$150,000 +	3.9%	2.9%	3.0%

Average Household Income	\$47,087	\$45,366	\$45,151
Median Household Income	\$30,793	\$34,886	\$34,616
Per Capita Income	\$22,766	\$19,325	\$18,891

**Vehicles Available**

0 Vehicles Available	4.4%	2.4%	3.5%
1 Vehicle Available	34.6%	32.1%	30.5%
2+ Vehicles Available	61.0%	65.4%	66.1%
Average Vehicles Per Household	1.70	1.80	1.80
Total Vehicles Available	4,805	37,331	69,212

	1 Miles:	3 Miles:	5 Miles:
<b>Population Trend</b>			
1990	5,960	48,129	90,265
2000	6,473	57,570	108,757
Change 1990 to 2000	8.6%	19.6%	20.5%
2005	6,999	60,645	114,358
2010	7,494	63,553	119,648
Change 2005 to 2010	7.1%	4.8%	4.6%

**Household Trend**

1990	2,851	20,515	37,522
2000	3,307	25,823	46,845



Change 1990 to 2000	16.0%	25.9%	24.8%
2005	3,564	27,223	49,175
2010	3,802	28,533	51,354
Change 2005 to 2010	6.7%	4.8%	4.4%

#### Average Household Size Trend

1990	1.98	2.31	2.37
2000	1.85	2.19	2.29
2005	1.87	2.19	2.29
2010	1.88	2.19	2.30

#### Median Age Trend

1990	37	33	33
2000	39	35	35
Change 1990 to 2000	5.9%	6.8%	6.3%
2005	42	36	36
2010	45	38	38
Change 2005 to 2010	6.2%	4.1%	3.7%

#### Housing Units Trend

##### Total Housing Units

Change 1990 to 2000	16.2%	27.0%	25.5%
Change 2005 to 2010	9.7%	7.8%	7.4%

##### Owner Occupied Housing Units

Change 1990 to 2000	5.8%	29.0%	30.7%
Change 2005 to 2010	-4.1%	-6.7%	-6.7%

##### Renter Occupied Housing Units

Change 1990 to 2000	23.9%	21.8%	15.6%
Change 2005 to 2010	12.7%	17.2%	19.4%

##### Vacant Housing Units

Change 1990 to 2000	18.3%	43.7%	36.2%
Change 2005 to 2010	35.9%	35.0%	36.0%

#### Race and Ethnicity Trend

##### American Indian, Eskimo, Aleut

Change 1990 to 2000	42.6%	84.3%	51.2%
Change 2005 to 2010	-11.9%	-22.1%	-22.8%

##### Asian or Pacific Islander

Change 1990 to 2000	47.1%	34.6%	47.2%
Change 2005 to 2010	-11.8%	-11.3%	-11.4%

##### Black

Change 1990 to 2000	-7.8%	41.4%	51.0%
Change 2005 to 2010	25.8%	22.3%	22.2%

##### White

Change 1990 to 2000	6.5%	16.0%	16.6%
Change 2005 to 2010	6.1%	3.9%	3.7%

##### Other

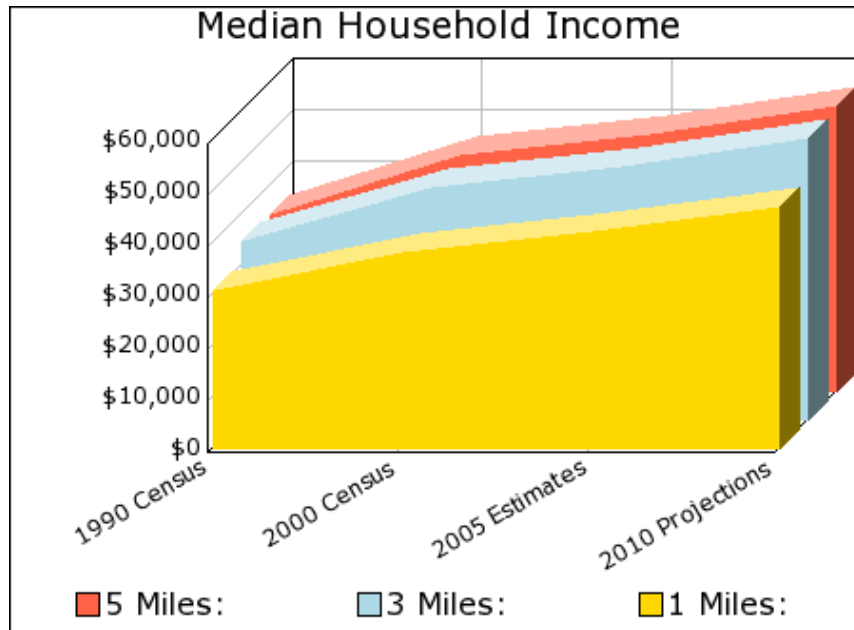
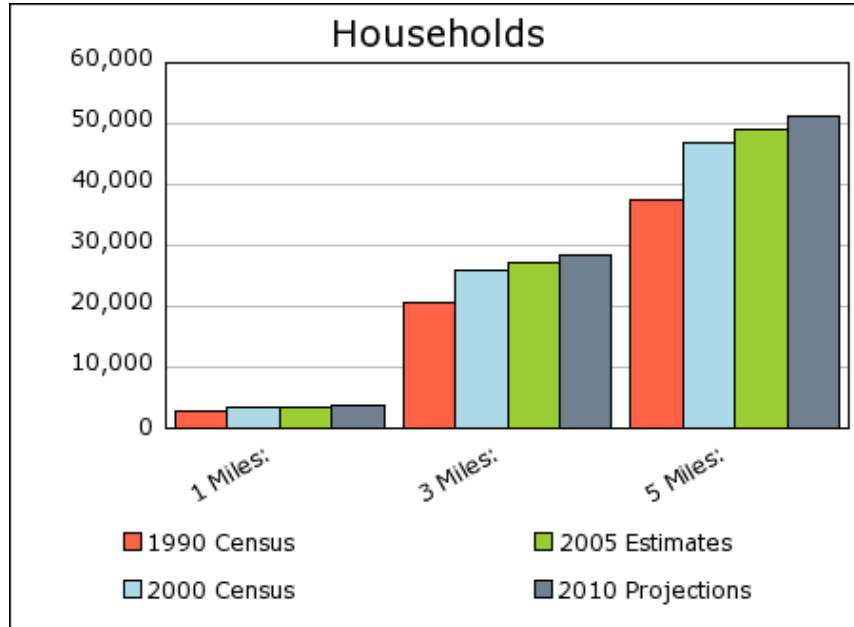
Change 1990 to 2000	202.9%	218.2%	181.3%
Change 2005 to 2010	21.7%	34.5%	28.5%

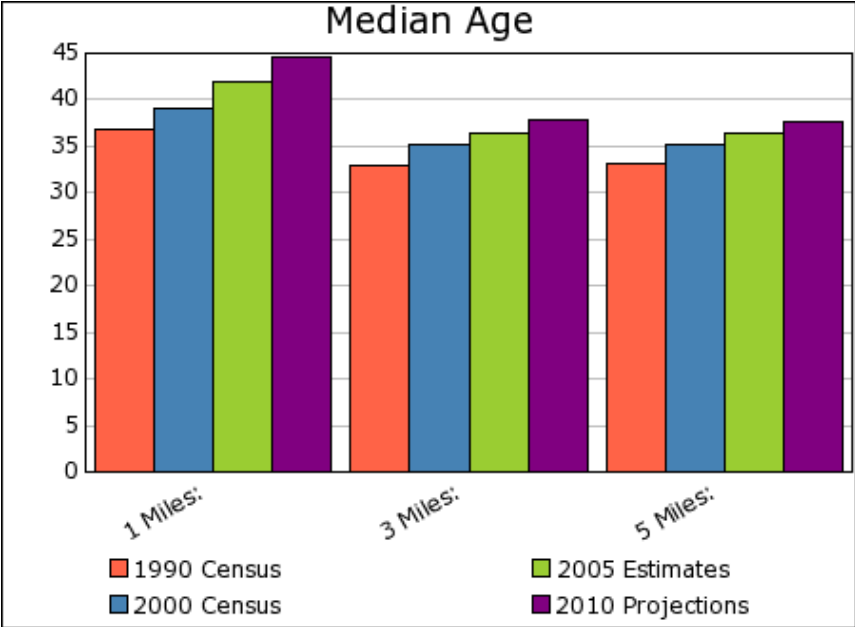
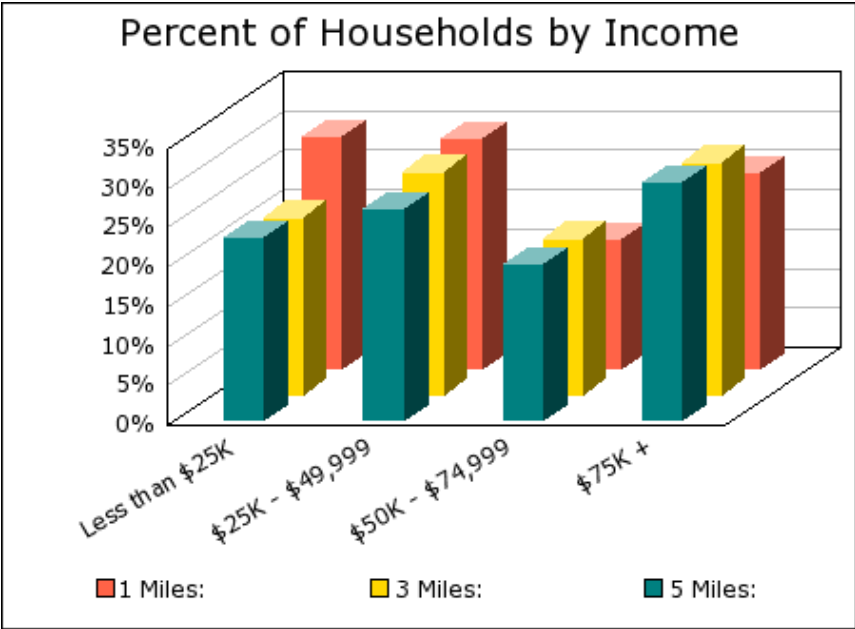
##### Hispanic Ethnicity

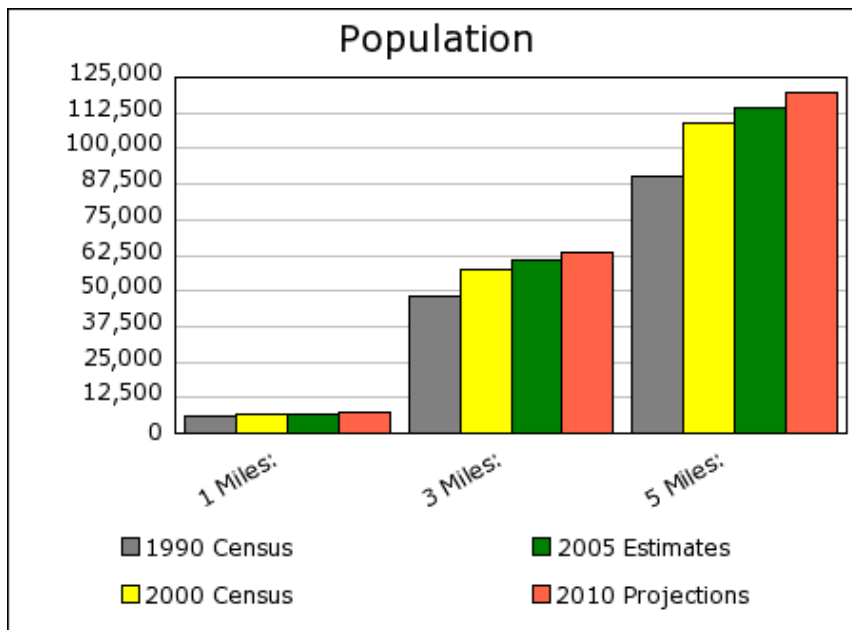
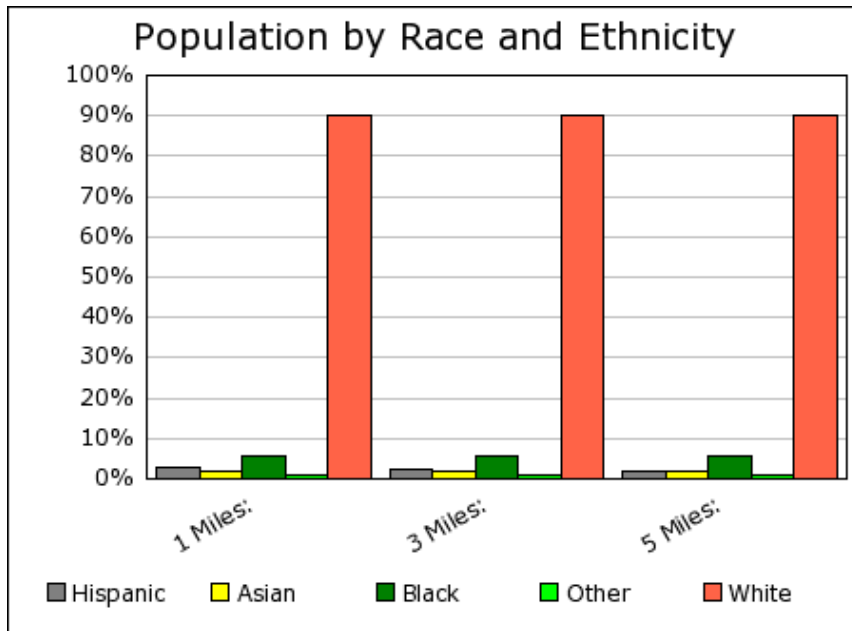
Change 1990 to 2000	187.4%	152.1%	132.3%
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Change 2005 to 2010	18.5%	16.7%	16.0%
<b>Not of Hispanic Ethnicity</b>			
Change 1990 to 2000	7.0%	18.4%	19.5%
Change 2005 to 2010	6.7%	4.5%	4.4%

## Demographic Snapshot Comparison Report with Charts

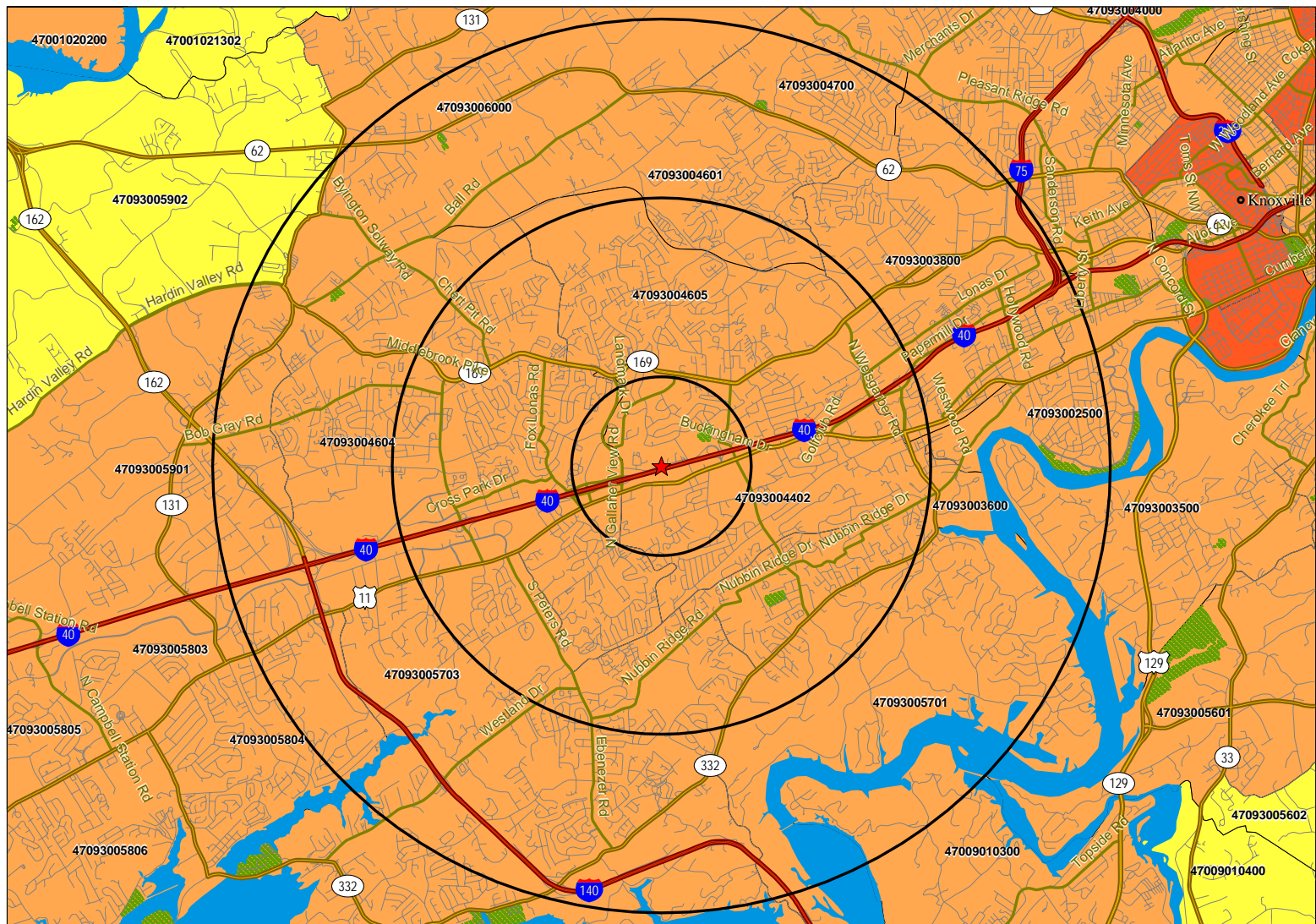
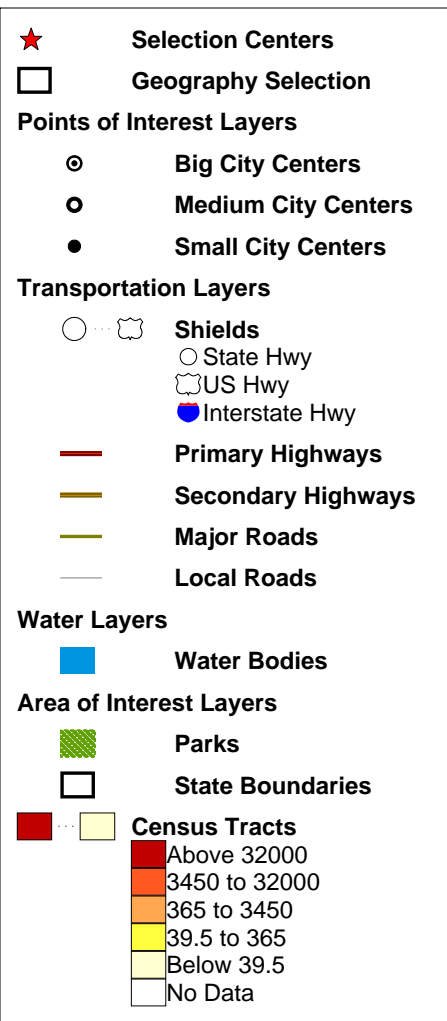




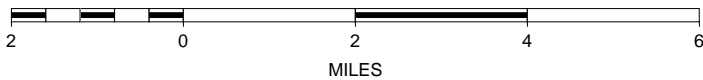


Current year data is for the year **2005**, 5 year projected data is for the year **2010**. More [About Our Data](#).  
 Demographic data © 2005 by Experian/Applied Geographic Solutions.  
 Traffic Count data © 2005 by GDT. All rights reserved.

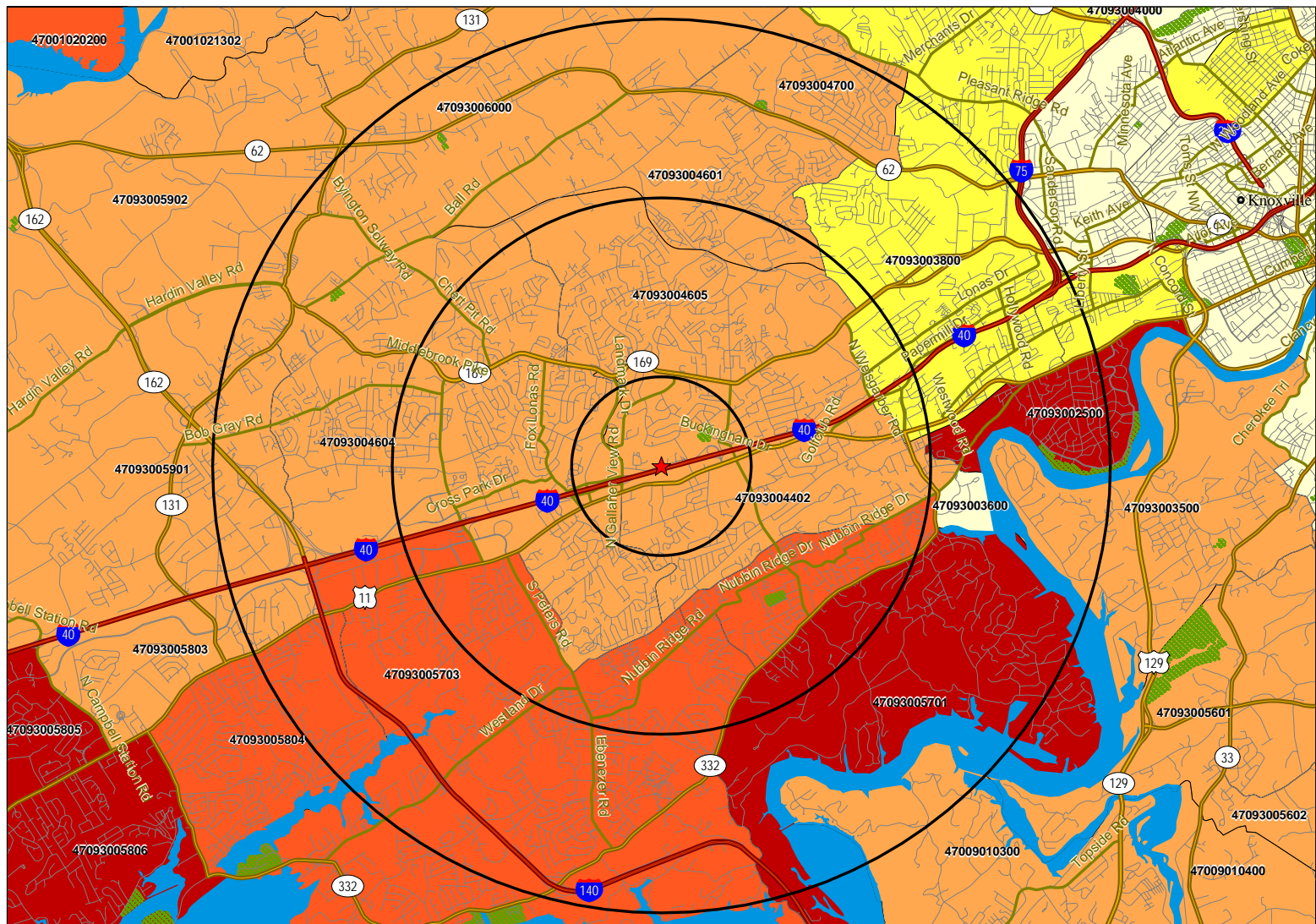
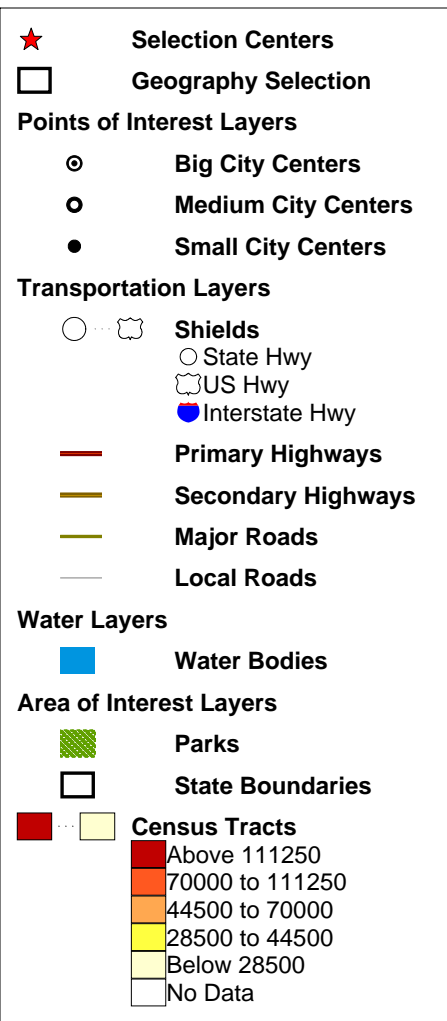
# Population Density



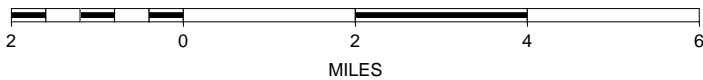
SCALE 1 : 127,520



# Average Income

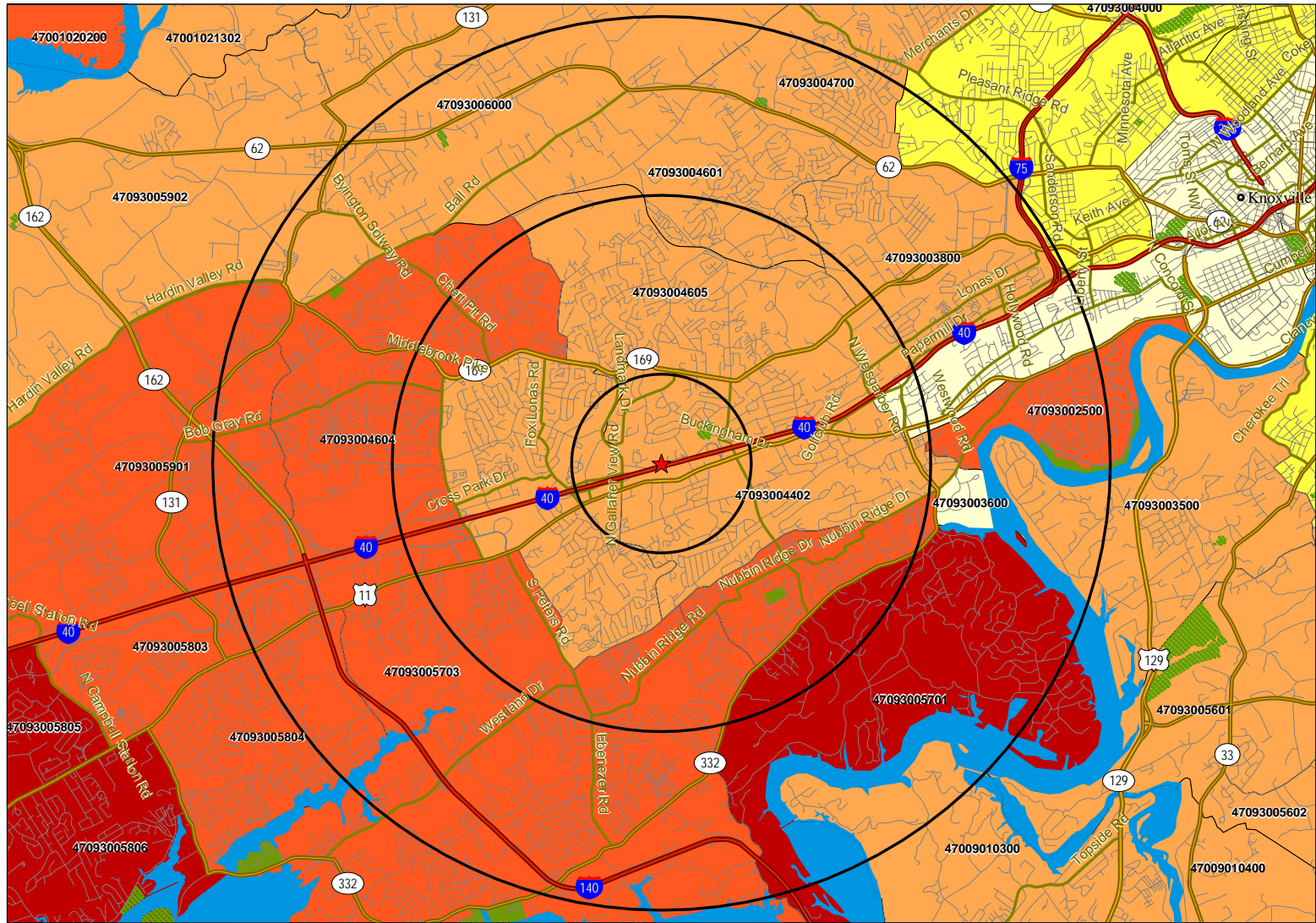


SCALE 1 : 127,520

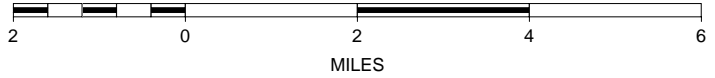


# Median Income

- ★ Selection Centers
- Geography Selection
- Points of Interest Layers**
  - ⊙ Big City Centers
  - Medium City Centers
  - Small City Centers
- Transportation Layers**
  - Shields
    - State Hwy
    - ⊞ US Hwy
    - ⦿ Interstate Hwy
  - Primary Highways
  - Secondary Highways
  - Major Roads
  - Local Roads
- Water Layers**
  - Water Bodies
- Area of Interest Layers**
  - Parks
  - State Boundaries
- Census Tracts**
  - Above 88000
  - 55000 to 88000
  - 34500 to 55000
  - 21750 to 34500
  - Below 21750
  - No Data

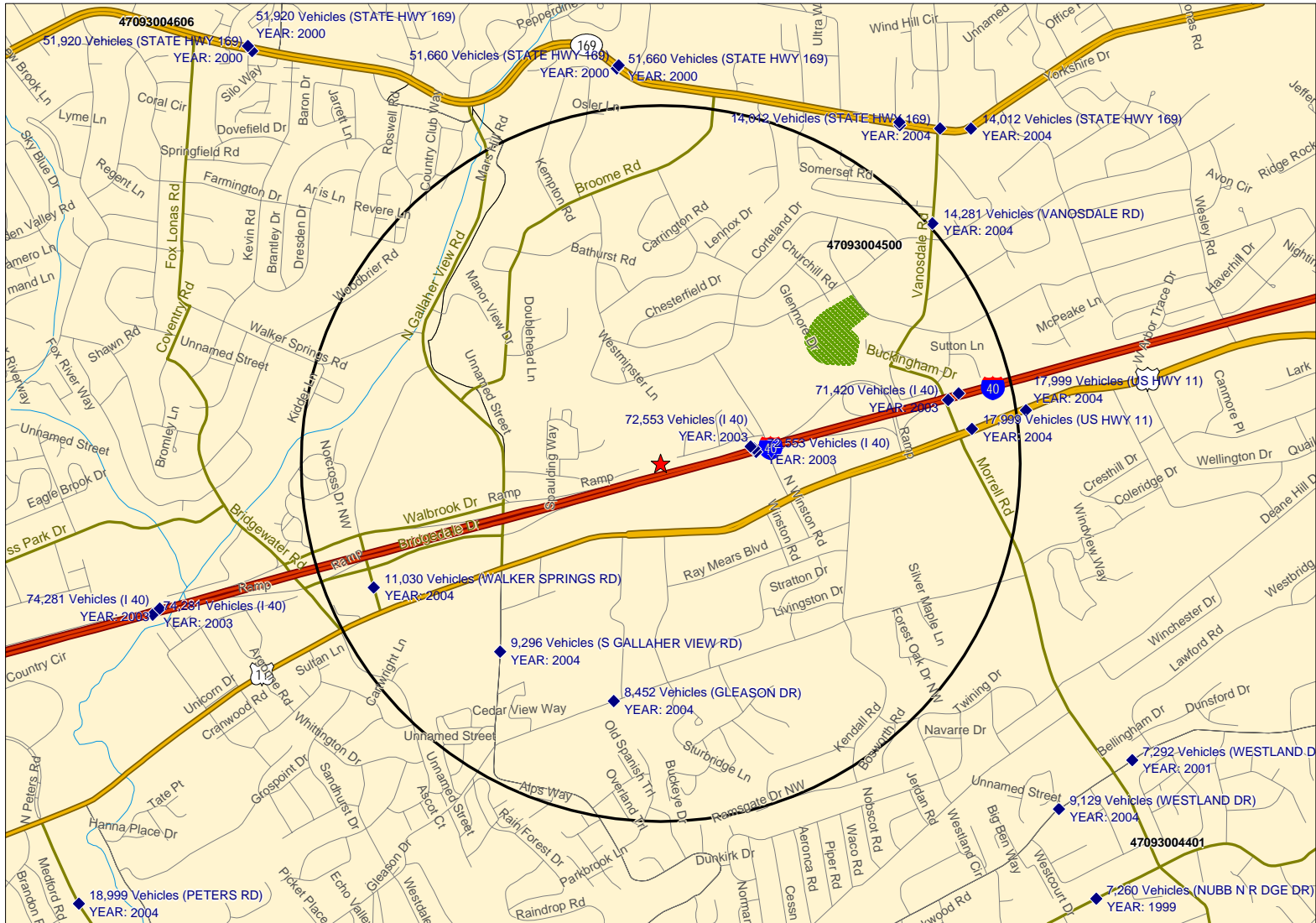


SCALE 1 : 127,520



# Traffic Counts

- ★ Selection Centers
- ◆ Traffic Counts
- Geography Selection
- Points of Interest Layers**
- ⊙ Big City Centers
- Medium City Centers
- Small City Centers
- Transportation Layers**
- Shields
- State Hwy
- ⊕ US Hwy
- Interstate Hwy
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Water Layers**
- Water Bodies
- Rivers
- Area of Interest Layers**
- Airports
- Parks
- State Boundaries
- Census Tracts
- States



SCALE 1 : 31,601

