

SALE

CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Property Information



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PROPERTY DESCRIPTION

Coldwell Banker Commercial, Capital Advisors is pleased to offer for sale Capstone Industrial Park in Midland, TX. Capstone Industrial Park is a newly established Industrial park located just outside the southwest city limits of Midland, TX. Capstone has great visibility and access off of Business I-20. Situated just outside the city limits but within one mile from the quickly developing Tradewinds Blvd Corridor, gives the benefits of being outside the city limits while also providing quick access to entertainment, restaurant, and retail for tenants and their employees. Introducing an exceptional investment opportunity in Midland, TX. This impressive industrial/flex space property boasts 10 units totaling 82,994SF designed for a diverse tenant mix. The property offers versatile use options to investors. Currently at full capacity with 100% occupancy, this prime asset includes a spacious caliche yard, ample parking, and high ceilings for maximum usable space. Its strategic location close to major transportation routes further enhances its appeal.

OFFERING SUMMARY

Sale Price:	\$12,950,000.00
Number of Units:	10
Lot Size:	16.033 Acres
Building Size:	82,994 SF
NOI:	\$1,085,129.00
Cap Rate:	8.38%

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LOCATION DESCRIPTION

Midland, Texas, located in the heart of the Permian Basin, is a vibrant city known for its rich history, booming oil industry, and strong community spirit. With a population of around 140,000, Midland offers a unique blend of small-town charm and big-city amenities.

The economy of Midland is predominantly driven by the energy sector. The Permian Basin is one of the largest oil-producing regions in the United States, and Midland serves as a hub for energy companies and related businesses. The city is home to numerous oil and gas companies, including major players like Chevron and ConocoPhillips, as well as a myriad of service and support companies.

In addition to oil and gas, Midland has a diverse economy with sectors such as healthcare, education, and retail also contributing to its growth. The Midland Development Corporation works to attract new businesses and support economic development in the region.

Midland boasts a strong educational system, with Midland Independent School District (MISD) providing a range of public education options. The city is also home to Midland College, a comprehensive community college offering a variety of academic and vocational programs. Additionally, the University of Texas Permian Basin (UTPB) has a campus in nearby Odessa, providing further higher education opportunities.

SITE DESCRIPTION

Capstone Business Park has 10 buildings and is running at full capacity. The park is well maintained and operated. The tenant layout is simple, clean, modern, and efficient.

Capstone Industrial Park provides a unique VALUE ADD opportunity to an investors through new leases at Market rental rates. The tenants are on short term leases well below market rental rates for the area.



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PROPERTY HIGHLIGHTS

- Sales Price - \$12,950,000.00
- NOI - \$1,085,129.00
- Cap Rate - 8.38%
- 100% occupied
- Average Lease Rate - \$13.79/sf/yr
- 82,994 SF of industrial/flex space buildings
- 10 units ideal for diverse tenant mix
- Value-add property with under market rents
- Caliche Yard
- Ample parking for employees and visitors
- High ceilings for maximum usable space
- Close proximity to major transportation routes
- Buildings built from 2008-2013
- Utilities include public electricity, city sewer, and private water wells

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Value-Add Opportunity

Capstone Industrial Park is an industrial complex that encompasses 10 different buildings and stack lots ranging from 5,000 sf up to 12,975 sf. The historical occupancy of Capstone has remained close to 100% for the last 10 years. The property presents a unique value-add component due to short term leases and below market rental rates.

Short Term Leases

Capstone Industrial Park has 8 of 10 leases turning over within the next 2 years. This provides a new owner the opportunity to lease these spaces at current market rents within a quick timeframe. The remaining two leases have shorter term renewals, which are still below market rent, as reflected in the Rent Roll.

Below Market Rental Rates

A new owner has the very unique opportunity to really boost the value of this industrial park through the lease up of any vacancies at current market rents. As noted in the Lease Comparable Section of this OM, current market rental rates have been in the \$18.00-\$20.00/SF range, fully NNN. The average Rental Rate for this park is approx. \$13.00/SF Base rent. The current market rates, combined with the short term leases, provide a great opportunity to add value to this park over the next 2-3 years. On the lower end of market rates (\$18.00/sf on anything below 10,000 SF- \$16.00/sf on Anything above 10,000 SF), a new owner could increase their NOI by Approx. \$325,000 just in market rate lease up. At a capitalization rate of 8.00%, that is approx. \$4,062,500 of additional value.



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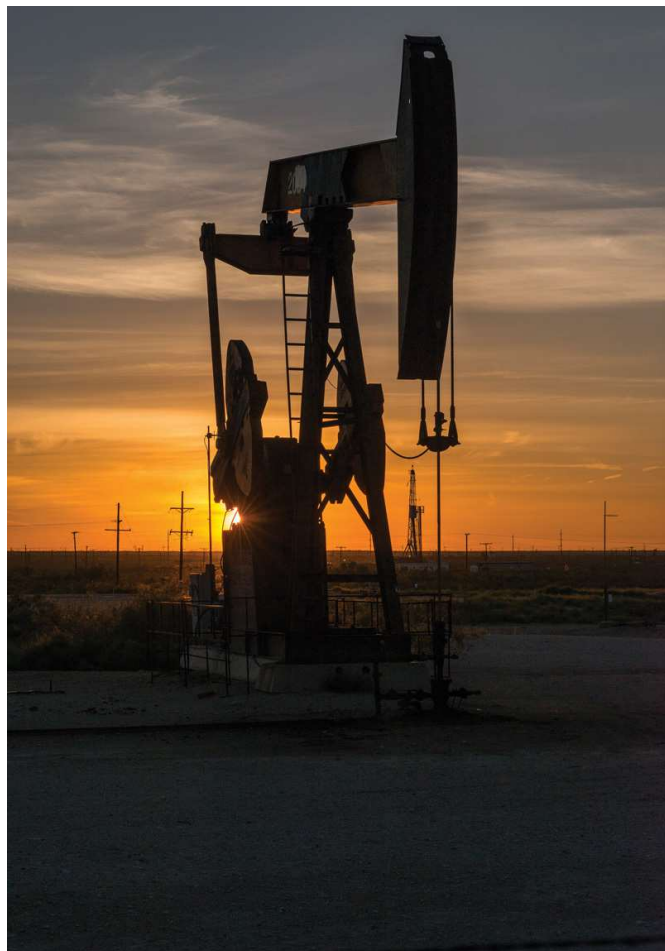


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MIDLAND, TX

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In addition to oil and gas, Midland has a diverse economy with sectors such as healthcare, education, and retail also contributing to its growth. The Midland Development Corporation works to attract new businesses and support economic development in the region.

Midland boasts a strong educational system, with Midland Independent School District (MISD) providing a range of public education options. The city is also home to Midland College, a comprehensive community college offering a variety of academic and vocational programs. Additionally, the University of Texas Permian Basin (UTPB) has a campus in nearby Odessa, providing further higher education opportunities. Sources below - <https://www.midlandtexas.gov/1120/Midland-Fast-Facts>

LOCATION DETAILS

Midland Population	140,232
Job Growth	Midland had largest percentage job growth of any region in country (Jan 2022- Jan 2023)
Midland GDP	GDP Per capita is \$242,730
Average Annual Household Income	\$123,556

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MIDLAND COLLEGE

Midland College, located in Midland, Texas, is a public community college established in 1972. Spanning approximately 224 acres, the college serves around 5,000 credit students and over 10,000 continuing education students annually. Midland College offers a diverse array of programs, including associate degrees, certificates, and workforce training, with fields of study ranging from arts and sciences to business, health sciences, and technical disciplines. The college provides comprehensive student services such as academic advising, career counseling, and tutoring, alongside modern facilities including a well-resourced library and advanced computer labs. Midland College is also home to the Chaparrals, its athletic teams, and supports a vibrant student life with various clubs, organizations, and cultural activities. Deeply engaged with the community, Midland College partners with local businesses for workforce development, offers continuing education courses, and hosts numerous outreach programs, cementing its reputation as a cornerstone of education and community involvement in Midland

MIDLAND COLLEGE DETAILS

City	Midland
Founded	1972
Type	Public Community College
Campus Size	Approximately 224 acres
Enrollment	Approx. 5,400 (2022)

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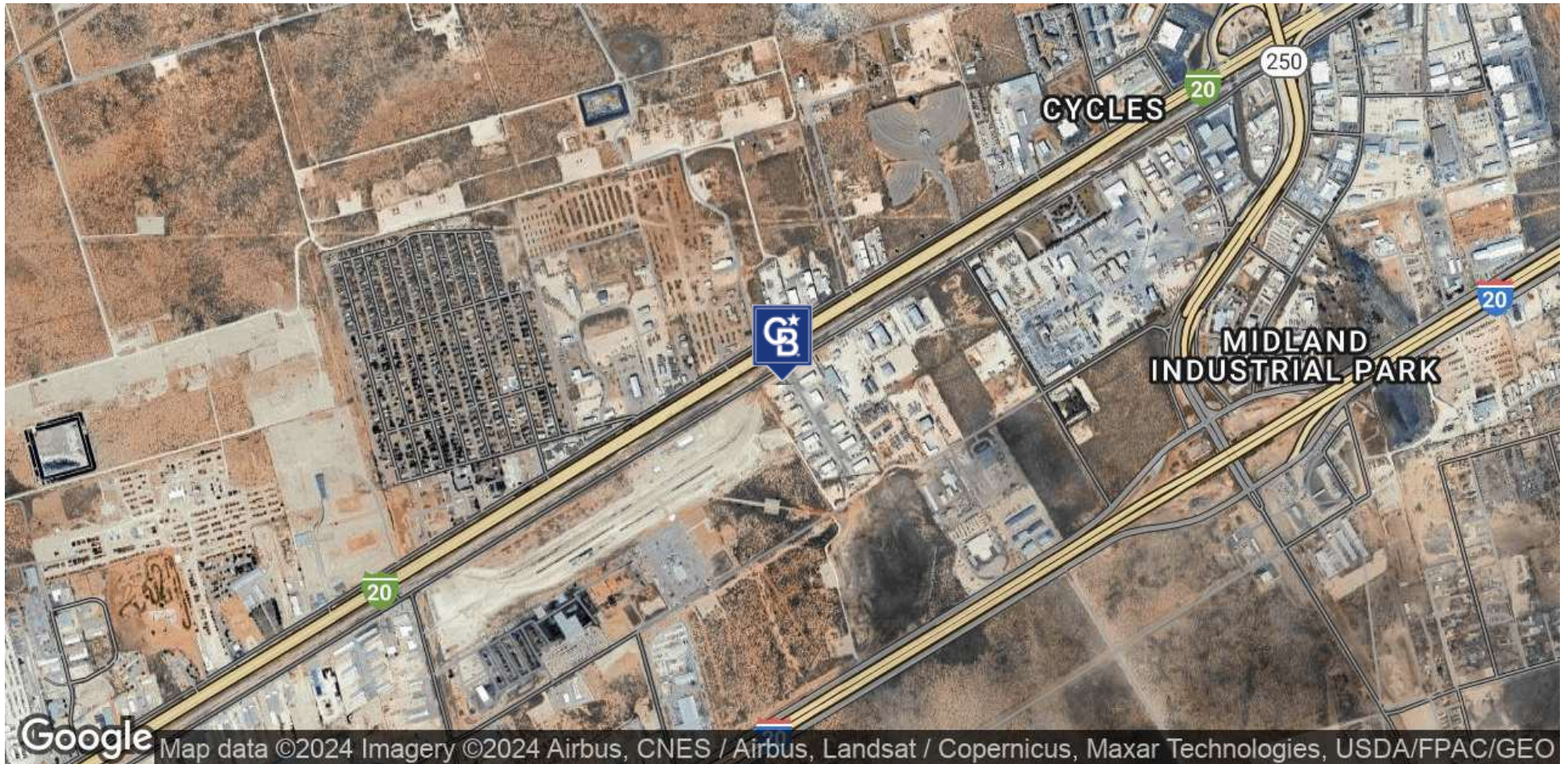


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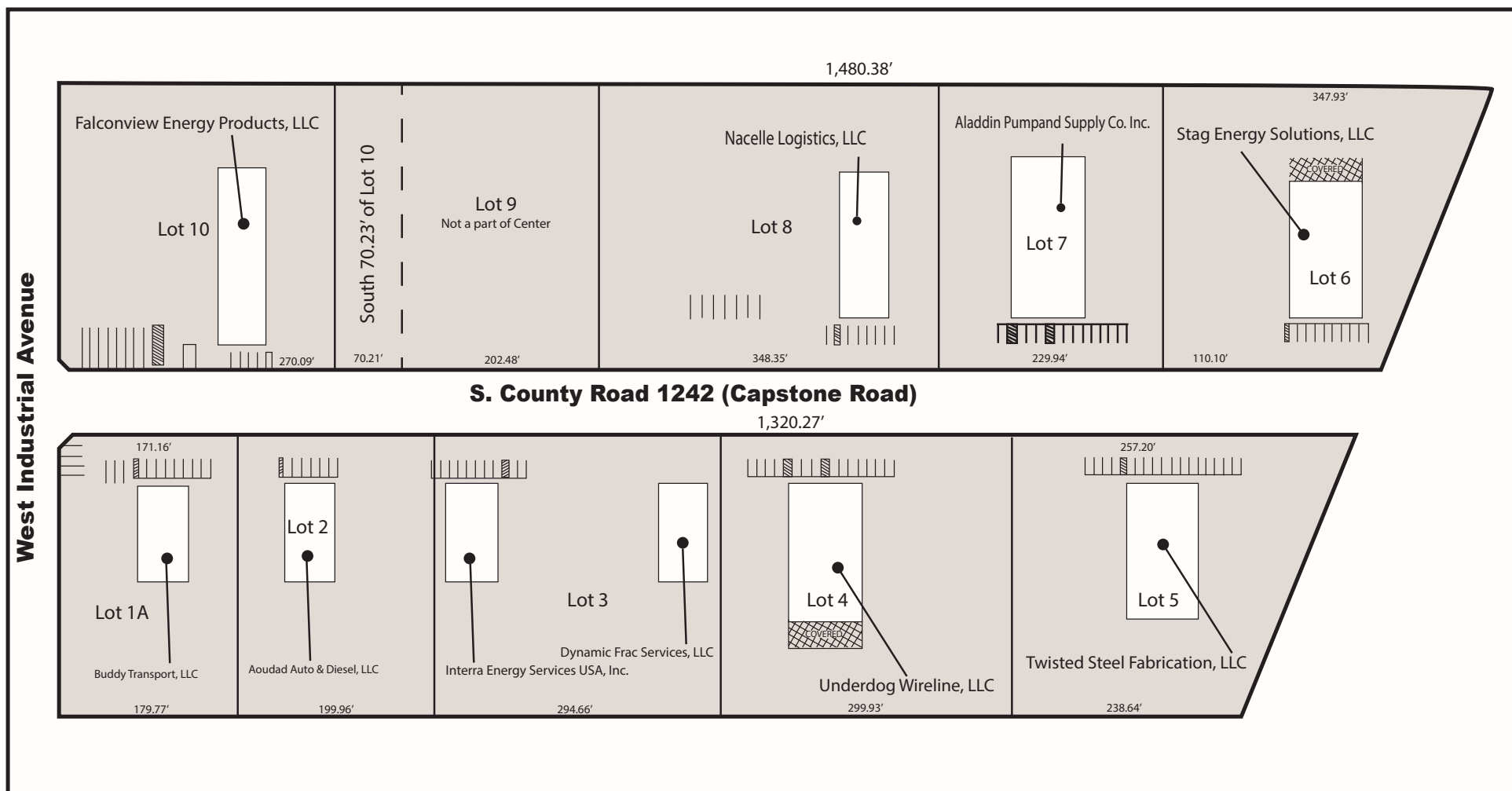


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Financial Summary



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INVESTMENT OVERVIEW

OPERATING DATA

Gross Scheduled Income	\$1,098,900
Total Scheduled Income	\$1,258,956
Gross Income	\$1,258,956
Operating Expenses	\$173,827
Net Operating Income	\$1,085,129
Pre-Tax Cash Flow	\$1,085,129

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INCOME SUMMARY

Gross Potential Rent	\$1,098,900
Operating Cost Recoveries (CAM)	\$27,690
Operating Cost Recoveries (TAX)	\$81,424
Operating Cost Recoveries (INS)	\$50,942
Vacancy Cost	\$0
GROSS INCOME	\$1,258,956

EXPENSES SUMMARY

Management Fee (2.25% pro-forma)	\$24,725
Utilities	\$1,649
CAM - Landscape	\$158
CAM - R&M Electrical	\$632
CAM - Parking Lot	\$526
R&M - HVAC	\$367
R&M - Electrical	\$522
R&M - Plumbing	\$6,645
R&M - Bldg/Roof	\$4,067
R&M - Doors, Locks, Repairs	\$749
R&M - Sundry and Repair	\$162

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Supplies - Electric	\$197
Supplies - MISC	\$91
Supplies - HVAC	\$907
Supplies - Plumbing	\$64
Property Taxes	\$81,424
Property Insurance	\$50,942
OPERATING EXPENSES	\$173,827
NET OPERATING INCOME	\$1,085,129

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
2604	Integrity Pump & Equipment	5,000 SF	6.02%	\$19.20	\$8,000	\$96,000	11/1/2024	10/31/2027
2605	Falconview Energy Products, LLC	9,000 SF	10.84%	\$15.30	\$11,475	\$137,700	3/10/2016	3/31/2026
2608	Aoudad Auto & Diesel, LLC	5,000 SF	6.02%	\$13.80	\$5,750	\$69,000	11/15/2021	11/30/2024
2612	Interra Energy Services USA, Inc.	5,000 SF	6.02%	\$13.50	\$5,625	\$67,500	4/1/2022	3/31/2025
2700	Dynamic Frac Services, LLC	5,000 SF	6.02%	\$15.00	\$6,250	\$75,000	4/1/2024	5/30/2025
2705	Aladdin Pump & Supply Co Inc	7,500 SF	9.04%	\$14.40	\$9,000	\$108,000	9/1/2024	8/31/2025
2708	Underdog Wireline, LLC	10,500 SF	12.65%	\$10.91	\$9,548	\$114,576	3/1/2022	2/28/2025
2801	Nacelle Logistics, LLC	12,519 SF	15.08%	\$13.00	\$13,562	\$162,744	9/1/2024	8/31/2025
2804	Twisted Steel Fabrication, LLC	10,500 SF	12.65%	\$11.27	\$9,865	\$118,380	10/1/2024	9/30/2025
2807	Stag Energy Solutions, LLC	12,975 SF	15.63%	\$11.56	\$12,500	\$150,000	1/1/2023	4/30/2026
TOTALS		82,994 SF	99.97%	\$137.95	\$91,575	\$1,098,900		

*FalconView Energy products has one (1) Five-Year renewal option at \$16.00/SF/Base Rent.

*Aoudad Auto & Diesel has Two (2) one-year renewal options at \$14.40/SF/Base and \$15.00/SF/Base Rent.

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Tenant Information



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ABOUT FALCONVIEW ENERGY PRODUCTS

FalconView Energy Products is a leading provider of energy conservation products and services, located at 2605 S County Road 1242 in Midland, TX 79706. The company specialized in the distribution of API Spec 6A oilfield products, catering to the needs of the oil and gas industry in the Permian Basin region.

FalconView Energy products is committed to delivering high-quality products and exceptional customer service. Their extensive product line includes a variety of energy conservation solutions designed to enhance efficiency and reduce costs for their clients. The company's expertise in the oilfield products sector positions them as a trusted partner for business operating in the Midland area.

As a reputable energy products distributor, FalconView Energy Products continues to grow and expand its services, solidifying its position as a key player in the Midland energy sector.

Address	2605 S CR 1242
Square Footage	9,000 SF
Lease Commencement	03/10/2016
Lease Expiration	03/31/2026
Rental Rate	\$15.30/SF/Base

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Address	2608 S CR 1242.
Square Footage	5,000 SF
Lease Commencement	11/15/2021
Lease Expiration	11/30/2024
Rental Rate	\$13.80/SF/Base

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ABOUT AODAD AUTO & DIESEL

Aoudad Auto & Diesel, LLC is a reputable automotive repair shop located at 2608 S County Road 1242 in Midland, TX 79706. This locally-owned business has established itself as a trusted service provider in the Midland area, specializing in both auto and diesel vehicle repairs.

The company has earned a solid reputation for its quality work and customer service, as evidenced by its BBB accreditation since May of 2022. Aoudad Auto & Diesel is known for offering fast and cost-effective services, with customers praising their efficiency and affordability.

As a full-service auto repair shop, Aoudad handles a wide range of automotive issues, from routine maintenance to complex repairs for both personal vehicles and commercial trucks. Their expertise in diesel engines makes them particularly valuable in the Midland area, where many businesses rely on diesel-powered vehicles and equipment.

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Address	2612 S CR 1242
Square Footage	5,000 SF
Lease Commencement	04/01/2022
Lease Expiration	03/31/2025
Rental Rate	\$13.50/SF/Base

ABOUT INTERRA ENERGY SERVICE USA

Interra Energy Services USA, located at 2612 S County Road 1242 in Midland, TX 79706, is a dynamic and innovative company specializing in downhole tool design, engineering, manufacturing, and services for the oil and gas industry. As the US head office, this Midland location plays a crucial role in serving clients throughout the Permian Basin and beyond.

The company is known for its agile and responsive approach, focusing on providing cutting-edge solutions to address specific industry challenges. Interra's product line includes a wide array of completion systems, such as the StrataJet Multistage Coil Frac Sleeve, Raptor OC coil sleeves, and the RPG system, all designed to enhance efficiency and performance in horizontal completion plays.

Interra Energy Services prioritizes safety and environmental responsibility, designing tools that reduce environmental impact while improving operational efficiency. The company's commitment to innovation is reflected in its tagline, "Technology for Innovative Minds," which also defines its corporate culture.

With a strong presence in Midland, Interra Energy Services USA continues to expand its team. The company's focus on technological advancement and customer satisfaction positions it as a key player in the regions energy sector.

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Dynamic Pressure Testing

Address	2700 S CR 1242
Square Footage	5,000 SF
Lease Commencement	04/01/2024
Lease Expiration	05/30/2025
Rental Rate	\$15.00/SF/Base

ABOUT DYNAMIC PRESSURE TESTING

Dynamic Pressure Testing, located at 2700 S County Road 1242 in Midland, Tx 79706, is a specialized service provider in the oil and gas industry. The company offers pressure testing services, which are crucial for ensuring the integrity and safety of equipment used in hydraulic fracturing (fracking) operations. Their expertise extends to various aspects of well testing and evaluation, supporting the efficiency and safety of oil and gas extraction processes in the Permian Basin Region.

Dynamic Pressure Testing's strategic location in Midland places them at the heart of one of the most productive oil and gas regions in the United States. This positioning allows them to serve a wide range of clients in the area's thriving energy sector.

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Address	2705 S CR 1242
Square Footage	7,500 SF
Lease Commencement	07/01/2022
Lease Expiration	06/30/2024
Rental Rate	\$13.60/SF/Base

ABOUT ALADDIN PUMP & SUPPLY CO.

Aladdin Pump & Supply Co, located at 2705 S County Road 1242 in Midland, TX 79706 is a well-established provider of pumping equipment, parts, fittings, and expert services for the oil and gas industry. Aladdin has built a strong reputation for excellence in the Permian Basin region.

The company prides itself on delivering exceptional customer service, with clients praising their responsiveness and reliability. Once customer testimonial states, "Aladdin service has been above and beyond, any time of day we need them, they take care of what we need". This commitment to customer satisfaction has likely contributed to their growth and success in the competitive oil and gas supply sector.

Aladdin Pump & Supply Co operates with a team of 11-50 employees, indicating a mid-sized operation capable of handling diverse client needs. Their services extend beyond Midland, with an additional location in Alice, TX, allowing them to serve a broader market.

The company offers a comprehensive range of products and services, including pumps, parts, fittings, and supplies. They also provide expert technical support and service, positioning themselves as a one-stop solution for their clients' pumping needs. With their focus on quality products and superior service, Aladdin Pump & Supply Co continues to be a valuable partner for businesses in the oil and gas industry.

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ABOUT UNDERDOG WIRELINE

Underdog Wireline, LLC, is a locally owned and operated wireline company based at 2708 S County Road 1242 in Midland, TX 79706. Founded in 2012, this self-owned business has established itself as a key player in the oil and gas industry in the Permian Basin region.

Specializing in high-quality logging, perforating, and workover needs, Underdog Wireline is committed to providing essential services to the energy sector. The company's strategic location at Capstone Industrial Park allows it to serve a wide range of clients in the area's thriving oil fields.

Underdog Wireline operates under the DBA name of Underdog Rentals LP, which offers equipment rental services to complement their wireline operations. This diversification enhances their value proposition to clients in the industry

With a focus on local ownership and operation, Underdog Wireline is well-positioned to understand and respond to the unique needs of the Midland oil community. Their commitment to quality service and industry expertise has contributed to their growth and reputation in the competitive wireline services market since their establishment over a decade ago.

Address	2708 S CR 1242
Square Footage	10,500 SF
Lease Commencement	03/01/2022
Lease Expiration	02/28/2025
Rental Rate	\$10.91/SF/Base

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Address	2801 S CR 1242
Square Footage	12,519 SF
Lease Commencement	03/01/2022
Lease Expiration	08/31/2024
Rental rate	\$12.46/SF/Base

ABOUT NACELLE LOGISTICS

Nacelle Logistics, LLC, located at 2801 S County Road 1242 in Midland, TX, is a pioneering company in the oil & Gas and Renewable Natural Gas (RNG) industries. Founded in 2014, Nacelle Logistics has focused on leveraging field gas to fuel oil and gas operations, offering a cost-effective, environmentally friendly alternative to traditional fuels like diesel, LNG, and CNG. This approach significantly lowers operating costs, reduces emissions, enhances safety, and decreases truck traffic in local communities.

Nacelle Logistics has developed multiple product lines for conditioning and preparing field gas for onsite operations, serving over 50 customers across various shale plays, including the Marcellus, Utica, Permian, Eagleford, and Haynseville. Their expertise and commitment to operational excellence have also led them to collaborate with developers of RNG projects, deploying their gas processing and conditioning technologies to produce renewable energy from organic waste and manure. This initiative has resulted in several successful operating biogas upgrading plants, contributing to the displacement of diesel fuel in the transportation market and providing power to homes, businesses, and communities.

Nacelle's innovative solutions and dedication to sustainability have made them a key player in both traditional and renewable energy sectors, enhancing the environmental footprint and economic viability of their clients' operations.

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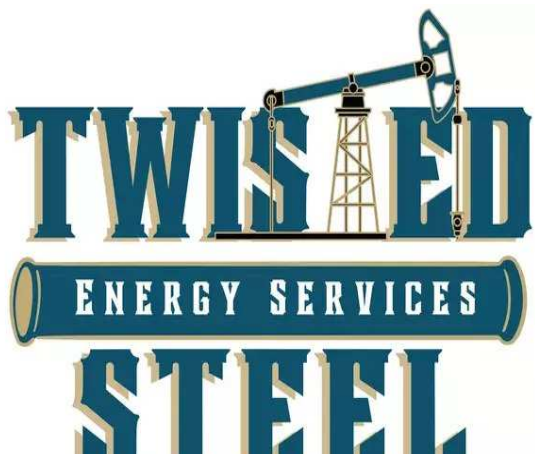


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SALE

CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706



Address	2804 S CR 1242
Square Footage	10,500
Lease Commencement	01/01/2023
Lease Expiration	09/30/2024
Rental Rate	\$10.25/SF/Base

ABOUT TWISTED STEEL ENERGY SERVICES

Twisted Steel Energy Services, located at 2804 S County Road 1242 in Midland, TX, is a mid-size energy services company that had evolved from humble beginnings. Founded in 2018 as a small fabrication shop, Twisted Steel Fabrication has grown into a reputable energy services provider, now known as twisted Steel Energy Services.

The company specializes in various aspects of the oil and gas industry, including steel and poly fusion pipeline services. They pride themselves on owning one of the few Fast Fusion Machines in West Texas, capable of handling up to 20" pipe, with highly experienced and certified technicians.

Twisted Steel Energy Services has built its reputation on delivering quality work while adhering to strict time constraints and project deadlines. Their growth has been fueled by core relationships with customers, allowing to expand into different areas of the oil and gas sector.

The company's services extend beyond fabrication, encompassing a range and energy-related offerings to meet the diverse needs of the Permian Basin's thriving oil and gas industry. With a focus on customer satisfaction and industry expertise, Twisted Steel energy Services continues to be a valuable partner for businesses in the Midland area and beyond.

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CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706



Address	2807 S CR 1242
Square Footage	12,975 SF
Lease Commencement	01/01/2023
Lease Expiration	04/30/2026
Rental Rate	\$11.56/SF/Base

ABOUT STAG ENERGY SOLUTIONS

Stag Energy Solutions is a privately held company located at 2807 S County Road 1242 in Midland, TX 79706. As an experienced mechanical and instrumentation & electrical (I&E) service provider, Stag Energy Solutions specializes in equipment maintenance and employs highly trained service experts to meet their clients' needs.

The company's facility in Midland features a fully fenced yard with security lighting and two 20-foot rolling gates, ensuring a secure environment for their operations. The property is serviced by city sewer and has its own water well, providing essential utilities for their industrial activities.

Stag Energy Solutions serves the oil and gas industry well with its location in the heart of the Permian Basin. Their expertise in mechanical and I&E services positions them as a valuable partner for energy companies operating in the region. The company's focus on equipment maintenance allows them to play a crucial role in keeping oil and gas operations running smoothly and efficiently.

Stag's presence in Midland, a hub for energy production, shows their commitment to supporting the local and regional energy sector.

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CAPSTONE INDUSTRIAL PARK
2600 S County Road 1242 Midland, Tx 79706

Lease Comparables

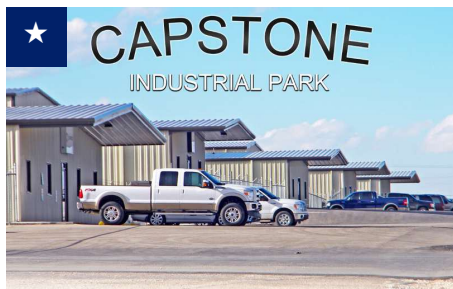


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CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706



CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242, Midland, TX 79706

Lease Rate Negotiable Lease Term:

No. Units: 10

Negotiable



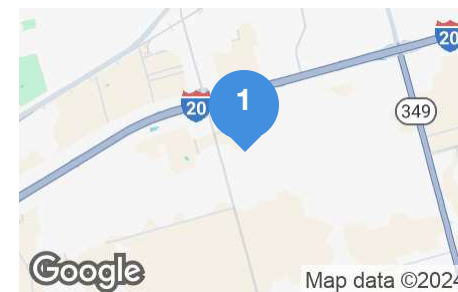
3004 S CR 1207

3004 S CR 1207, Midland, TX 79706

Lease Rate \$18.50 /SF/yr Lease Type:

Space Size: 6,500 SF

NNN



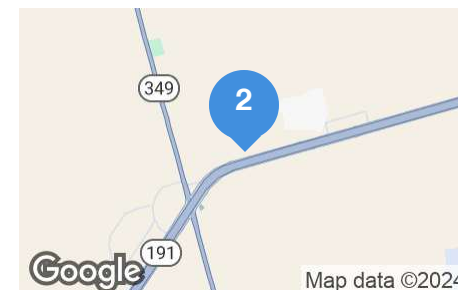
10708 STATE HIGHWAY 191

10708 State Highway 191, Midland, TX 79706

Lease Rate \$18.00 /SF/yr Lease Type:

Space Size: 10,500 SF

NNN



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CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706

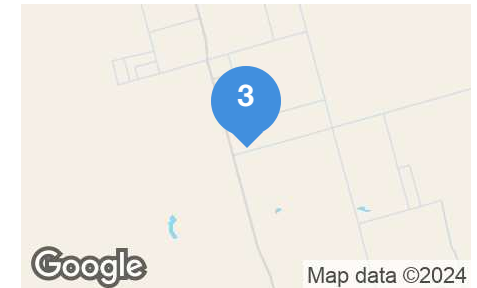


10200 W CR 160

10200 W CR 160, Midland, TX 79706

Lease Rate \$18.00 /SF/yr Lease Type:
Space Size: 9,580 SF

NNN



S CR 1239

S CR 1239, Midland, TX 79706

Lease Rate \$18.00 /SF/yr Lease Type:
Space Size: 7,500 SF

NNN

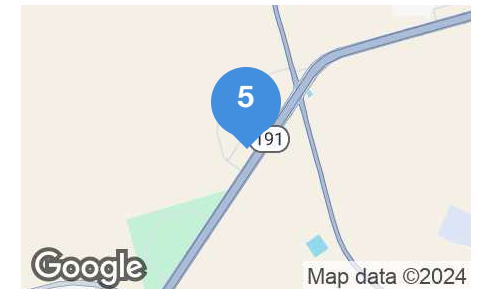


12200 STATE HIGHWAY 191

12200 State highway 191, Midland, TX 79706

Lease Rate \$21.72 /SF/yr Lease Type:
Space Size: 6,629 SF

NNN



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1803 COUNTY 114 RD

1803 County 114 Rd, Midland, TX 79706

Lease Rate \$18.00 /SF/yr

Space Size: 5,000 SF

Lease Type:

CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706

NNN



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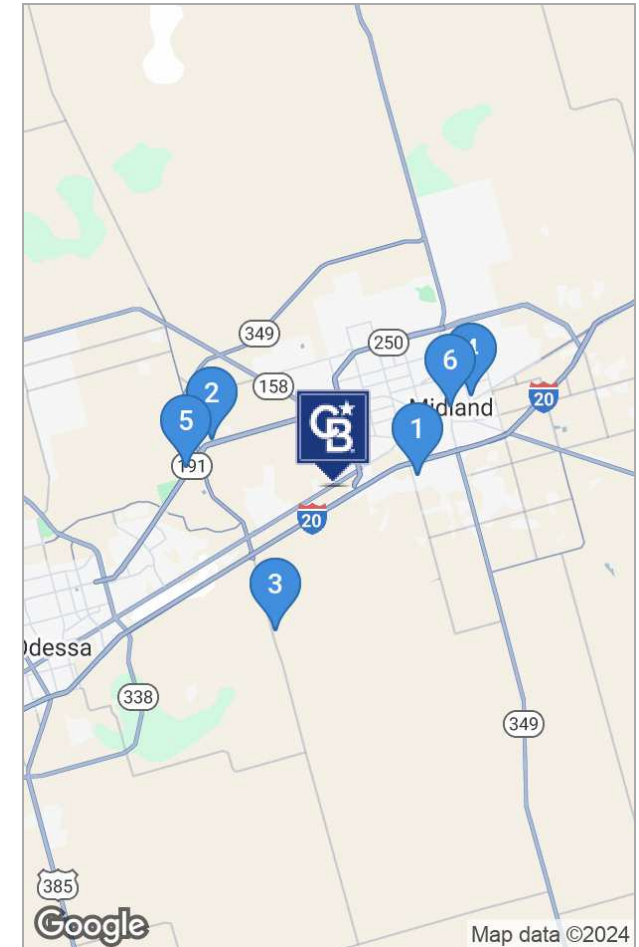
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CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706

	NAME/ADDRESS	LEASE RATE	LEASE TERM	NO. UNITS	LEASE TYPE	SPACE SIZE
★	Capstone Industrial Park 2600 S County Rd 1242 Midland, TX	Negotiable	Negotiable	10	-	-
1	3004 S CR 1207 3004 S CR 1207 Midland, TX	\$18.50 /SF/yr	-	-	NNN	6,500 SF
2	10708 State Highway 191 10708 State Highway 191 Midland, TX	\$18.00 /SF/yr	-	-	NNN	10,500 SF
3	10200 W CR 160 10200 W CR 160 Midland, TX	\$18.00 /SF/yr	-	-	NNN	9,580 SF
4	S CR 1239 S CR 1239 Midland, TX	\$18.00 /SF/yr	-	-	NNN	7,500 SF
5	12200 State Highway 191 12200 State highway 191 Midland, TX	\$21.72 /SF/yr	-	-	NNN	6,629 SF
6	1803 County 114 rd 1803 County 114 Rd Midland, TX	\$18.00 /SF/yr	-	-	NNN	5,000 SF
AVERAGES		\$18.70 /SF/YR	NAN MONTHS			7,618 SF



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CAPSTONE INDUSTRIAL PARK
2600 S County Road 1242 Midland, Tx 79706

Demographics



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SALE

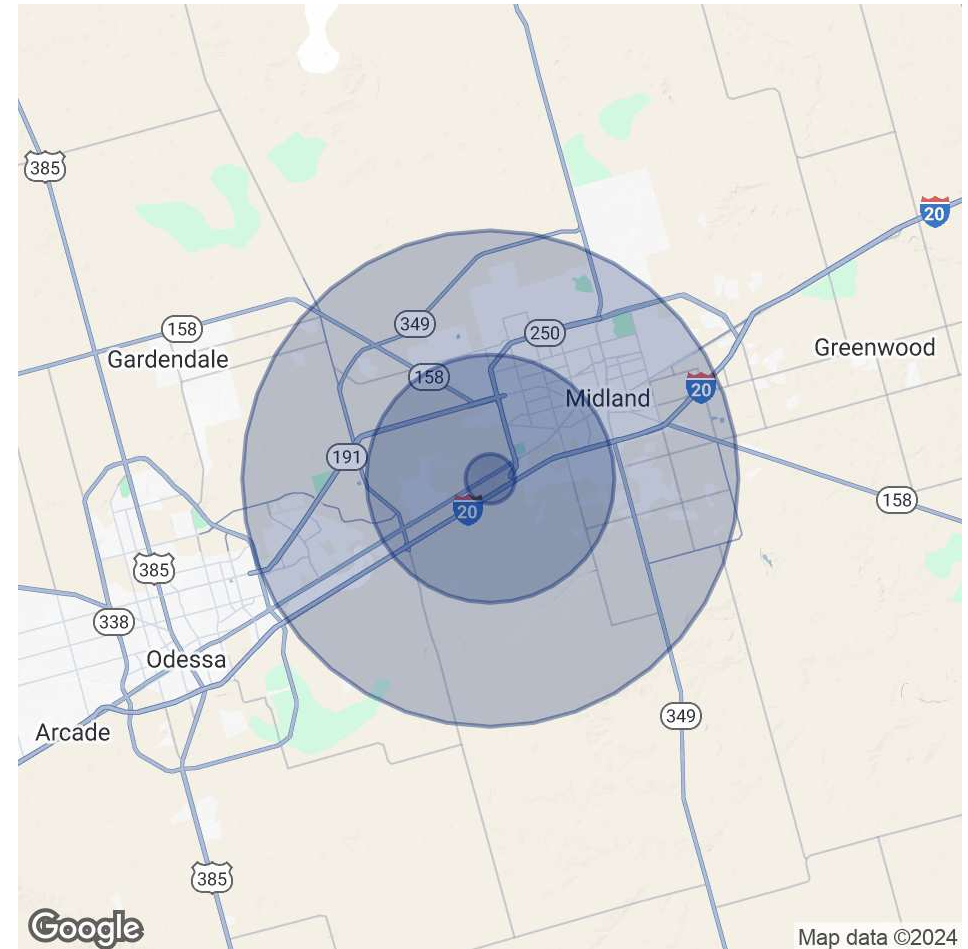
CAPSTONE INDUSTRIAL PARK

2600 S County Rd 1242 Midland, TX 79706

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	242	50,861	135,696
Average Age	35.5	31.2	33.5
Average Age (Male)	36.2	30.4	32.1
Average Age (Female)	34.8	32.9	35

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	90	18,504	51,057
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,559	\$65,156	\$80,981
Average House Value	\$166,582	\$122,153	\$157,791

2020 American Community Survey (ACS)



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