

For Sale

# Professional Office Building

\$490,000



## 105 Ussery Road

Clarksville, Tennessee 37043

### Property Highlights

- 3,771 +/- square foot building previously used for medical offices
- 18 parking spaces at the front of the building
- 0.48 +/- acre lot
- Zoned O-1 Office and Civic District
- Located near the intersection of Memorial Drive
- Near medical and professional offices

### OFFERING SUMMARY

<b>Sale Price</b>	\$490,000
<b>Building Size</b>	3,771 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	5,976	\$68,221
<b>3 Miles</b>	34,032	\$67,805
<b>5 Miles</b>	73,211	\$71,937

For more information

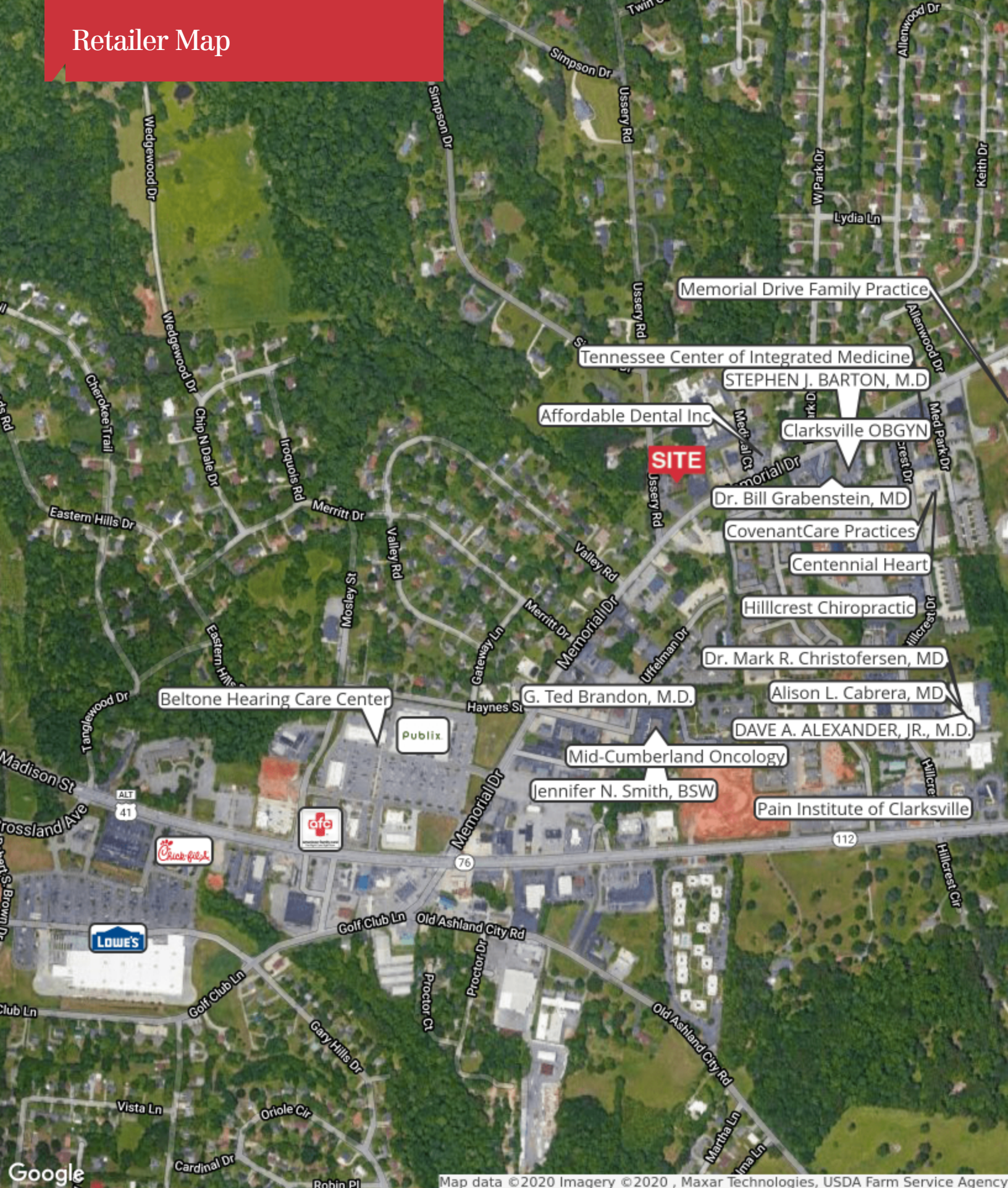
**Wayne Wilkinson, CCIM**

O: 931 648 4700 | C: 931 249 4700  
wpw@naiclarksville.com

Additional Photos



# Retailer Map



Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

# Community Profile

105 Ussery Rd, Clarksville, Tennessee, 37043  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.51909  
Longitude: -87.30912

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	5,514	28,801	53,124
2010 Total Population	5,453	30,801	62,402
2020 Total Population	5,976	34,032	73,211
2020 Group Quarters	92	1,642	2,280
2025 Total Population	6,328	36,084	79,210
2020-2025 Annual Rate	1.15%	1.18%	1.59%
2020 Total Daytime Population	6,511	36,974	75,151
Workers	3,466	18,356	35,593
Residents	3,045	18,618	39,558
<b>Household Summary</b>			
2000 Households	2,461	11,600	20,779
2000 Average Household Size	2.10	2.35	2.47
2010 Households	2,628	12,661	24,667
2010 Average Household Size	2.04	2.32	2.45
2020 Households	2,930	14,097	29,152
2020 Average Household Size	2.01	2.30	2.43
2025 Households	3,119	15,024	31,670
2025 Average Household Size	2.00	2.29	2.43
2020-2025 Annual Rate	1.26%	1.28%	1.67%
2010 Families	1,349	7,589	15,979
2010 Average Family Size	2.75	2.92	2.99
2020 Families	1,434	8,174	18,457
2020 Average Family Size	2.73	2.92	2.99
2025 Families	1,496	8,607	19,866
2025 Average Family Size	2.74	2.92	2.99
2020-2025 Annual Rate	0.85%	1.04%	1.48%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,627	12,530	22,674
Owner Occupied Housing Units	48.4%	52.3%	54.1%
Renter Occupied Housing Units	45.3%	40.3%	37.6%
Vacant Housing Units	6.3%	7.4%	8.4%
2010 Housing Units	2,957	14,028	27,426
Owner Occupied Housing Units	38.6%	48.3%	51.7%
Renter Occupied Housing Units	50.3%	41.9%	38.3%
Vacant Housing Units	11.1%	9.7%	10.1%
2020 Housing Units	3,270	15,739	32,631
Owner Occupied Housing Units	35.4%	45.3%	48.9%
Renter Occupied Housing Units	54.3%	44.3%	40.5%
Vacant Housing Units	10.4%	10.4%	10.7%
2025 Housing Units	3,474	16,734	35,354
Owner Occupied Housing Units	35.3%	45.8%	49.3%
Renter Occupied Housing Units	54.5%	44.0%	40.3%
Vacant Housing Units	10.2%	10.2%	10.4%
<b>Median Household Income</b>			
2020	\$46,868	\$46,028	\$52,154
2025	\$47,801	\$48,397	\$55,447
<b>Median Home Value</b>			
2020	\$175,311	\$184,347	\$188,193
2025	\$186,322	\$200,548	\$205,654
<b>Per Capita Income</b>			
2020	\$33,386	\$28,177	\$28,648
2025	\$34,250	\$30,357	\$31,259
<b>Median Age</b>			
2010	37.4	34.8	33.2
2020	39.0	36.4	35.0
2025	40.8	37.9	36.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2020 Households by Income</b>			
Household Income Base	2,930	14,097	29,152
<\$15,000	10.6%	14.5%	12.2%
\$15,000 - \$24,999	10.4%	10.9%	9.8%
\$25,000 - \$34,999	14.9%	12.2%	11.9%
\$35,000 - \$49,999	16.8%	15.7%	14.2%
\$50,000 - \$74,999	15.5%	13.4%	15.5%
\$75,000 - \$99,999	10.0%	11.2%	11.7%
\$100,000 - \$149,999	12.8%	13.9%	16.2%
\$150,000 - \$199,999	6.5%	5.1%	4.9%
\$200,000+	2.6%	3.2%	3.6%
Average Household Income	\$68,221	\$67,805	\$71,937
<b>2025 Households by Income</b>			
Household Income Base	3,119	15,024	31,670
<\$15,000	9.8%	13.4%	11.2%
\$15,000 - \$24,999	9.9%	10.2%	9.1%
\$25,000 - \$34,999	15.0%	12.0%	11.4%
\$35,000 - \$49,999	17.2%	15.6%	13.8%
\$50,000 - \$74,999	16.4%	13.6%	15.6%
\$75,000 - \$99,999	10.5%	11.6%	12.1%
\$100,000 - \$149,999	13.0%	14.8%	17.4%
\$150,000 - \$199,999	6.2%	5.4%	5.4%
\$200,000+	2.1%	3.4%	4.0%
Average Household Income	\$69,714	\$72,759	\$78,215
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	1,156	7,127	15,948
<\$50,000	0.6%	3.5%	3.5%
\$50,000 - \$99,999	13.4%	13.7%	11.8%
\$100,000 - \$149,999	21.9%	16.4%	16.9%
\$150,000 - \$199,999	27.9%	23.9%	23.3%
\$200,000 - \$249,999	10.3%	13.2%	15.9%
\$250,000 - \$299,999	5.0%	6.4%	6.6%
\$300,000 - \$399,999	14.6%	14.6%	14.1%
\$400,000 - \$499,999	3.8%	4.7%	4.6%
\$500,000 - \$749,999	1.8%	2.1%	2.1%
\$750,000 - \$999,999	0.2%	0.7%	0.5%
\$1,000,000 - \$1,499,999	0.5%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$210,921	\$224,355	\$223,100
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	1,225	7,662	17,425
<\$50,000	0.5%	3.0%	2.9%
\$50,000 - \$99,999	11.5%	11.3%	9.5%
\$100,000 - \$149,999	18.5%	13.3%	14.0%
\$150,000 - \$199,999	26.9%	22.2%	21.7%
\$200,000 - \$249,999	11.2%	13.7%	16.8%
\$250,000 - \$299,999	6.2%	7.4%	7.6%
\$300,000 - \$399,999	17.6%	18.2%	17.4%
\$400,000 - \$499,999	4.9%	6.1%	5.9%
\$500,000 - \$749,999	2.1%	2.9%	2.8%
\$750,000 - \$999,999	0.2%	0.9%	0.7%
\$1,000,000 - \$1,499,999	0.6%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.3%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$226,264	\$247,177	\$244,084

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.51909  
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	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	5,454	30,801	62,403
0 - 4	6.1%	6.5%	7.3%
5 - 9	5.0%	5.9%	6.7%
10 - 14	4.8%	5.7%	6.4%
15 - 24	16.9%	18.4%	17.3%
25 - 34	14.5%	13.8%	14.8%
35 - 44	10.8%	12.0%	12.9%
45 - 54	11.6%	13.5%	13.6%
55 - 64	10.1%	11.1%	10.3%
65 - 74	8.7%	6.8%	5.9%
75 - 84	7.4%	4.5%	3.6%
85 +	3.9%	1.8%	1.3%
18 +	81.3%	78.3%	75.7%
<b>2020 Population by Age</b>			
Total	5,976	34,033	73,212
0 - 4	5.6%	5.8%	6.6%
5 - 9	5.3%	5.7%	6.4%
10 - 14	5.1%	5.6%	6.2%
15 - 24	11.0%	15.0%	14.1%
25 - 34	17.6%	16.1%	16.6%
35 - 44	12.0%	12.0%	13.0%
45 - 54	10.7%	11.4%	11.6%
55 - 64	11.2%	11.9%	11.5%
65 - 74	9.9%	9.6%	8.4%
75 - 84	6.9%	4.7%	3.9%
85 +	4.6%	2.2%	1.6%
18 +	81.2%	79.8%	77.3%
<b>2025 Population by Age</b>			
Total	6,330	36,083	79,207
0 - 4	5.5%	5.9%	6.6%
5 - 9	5.0%	5.5%	6.3%
10 - 14	5.1%	5.7%	6.3%
15 - 24	11.6%	14.8%	13.9%
25 - 34	13.1%	13.4%	14.3%
35 - 44	14.9%	14.4%	15.1%
45 - 54	10.7%	11.0%	11.2%
55 - 64	10.8%	10.8%	10.6%
65 - 74	10.8%	10.3%	9.2%
75 - 84	7.9%	5.9%	4.9%
85 +	4.6%	2.3%	1.7%
18 +	81.6%	79.8%	77.3%
<b>2010 Population by Sex</b>			
Males	2,560	14,884	30,228
Females	2,893	15,917	32,174
<b>2020 Population by Sex</b>			
Males	2,829	16,464	35,513
Females	3,147	17,568	37,698
<b>2025 Population by Sex</b>			
Males	2,999	17,464	38,409
Females	3,329	18,620	40,801

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	5,454	30,802	62,401
White Alone	81.9%	72.9%	73.0%
Black Alone	11.2%	20.4%	19.1%
American Indian Alone	0.6%	0.4%	0.5%
Asian Alone	1.3%	1.3%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	1.7%	1.4%	1.8%
Two or More Races	3.2%	3.3%	3.6%
Hispanic Origin	5.6%	4.9%	5.8%
Diversity Index	38.8	48.0	49.2
<b>2020 Population by Race/Ethnicity</b>			
Total	5,976	34,032	73,211
White Alone	78.7%	69.6%	69.8%
Black Alone	12.6%	22.2%	20.5%
American Indian Alone	0.8%	0.5%	0.5%
Asian Alone	1.5%	1.5%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.2%	1.9%	2.3%
Two or More Races	4.2%	4.2%	4.6%
Hispanic Origin	8.0%	6.8%	7.9%
Diversity Index	45.8	53.4	54.7
<b>2025 Population by Race/Ethnicity</b>			
Total	6,329	36,084	79,210
White Alone	76.8%	67.9%	68.0%
Black Alone	13.2%	22.9%	21.2%
American Indian Alone	0.9%	0.5%	0.6%
Asian Alone	1.6%	1.6%	2.2%
Pacific Islander Alone	0.0%	0.1%	0.2%
Some Other Race Alone	2.5%	2.1%	2.6%
Two or More Races	4.9%	4.8%	5.3%
Hispanic Origin	9.1%	7.6%	8.8%
Diversity Index	49.3	55.8	57.4
<b>2010 Population by Relationship and Household Type</b>			
Total	5,453	30,801	62,402
In Households	98.5%	95.3%	96.8%
In Family Households	70.5%	74.5%	79.1%
Householder	24.7%	24.6%	25.5%
Spouse	16.9%	16.5%	17.7%
Child	23.8%	27.5%	30.1%
Other relative	2.6%	3.3%	3.2%
Nonrelative	2.5%	2.6%	2.6%
In Nonfamily Households	28.0%	20.8%	17.7%
In Group Quarters	1.5%	4.7%	3.2%
Institutionalized Population	1.5%	1.7%	1.3%
Noninstitutionalized Population	0.0%	3.0%	1.9%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	4,358	23,106	48,826
Less than 9th Grade	1.3%	2.4%	2.3%
9th - 12th Grade, No Diploma	4.2%	5.6%	5.5%
High School Graduate	22.2%	23.0%	24.4%
GED/Alternative Credential	2.5%	5.0%	4.9%
Some College, No Degree	24.5%	24.3%	23.5%
Associate Degree	10.1%	8.5%	8.4%
Bachelor's Degree	25.5%	19.6%	19.7%
Graduate/Professional Degree	9.6%	11.6%	11.3%
<b>2020 Population 15+ by Marital Status</b>			
Total	5,018	28,197	59,113
Never Married	33.8%	34.8%	32.6%
Married	37.2%	44.0%	48.1%
Widowed	9.0%	6.1%	5.5%
Divorced	20.0%	15.1%	13.8%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	3,099	16,674	35,909
Population 16+ Employed	89.5%	87.8%	88.4%
Population 16+ Unemployment rate	10.4%	12.2%	11.6%
Population 16-24 Employed	10.7%	14.2%	13.6%
Population 16-24 Unemployment rate	22.6%	22.2%	20.2%
Population 25-54 Employed	71.0%	66.6%	68.7%
Population 25-54 Unemployment rate	8.9%	10.5%	10.2%
Population 55-64 Employed	12.7%	13.8%	13.5%
Population 55-64 Unemployment rate	8.3%	10.4%	10.4%
Population 65+ Employed	5.6%	5.4%	4.2%
Population 65+ Unemployment rate	7.2%	7.3%	7.5%
<b>2020 Employed Population 16+ by Industry</b>			
Total	2,775	14,637	31,728
Agriculture/Mining	0.8%	0.4%	0.4%
Construction	7.7%	7.8%	8.5%
Manufacturing	16.9%	14.3%	13.6%
Wholesale Trade	1.5%	1.6%	1.6%
Retail Trade	10.1%	10.8%	11.0%
Transportation/Utilities	4.4%	4.5%	4.9%
Information	0.5%	1.3%	1.5%
Finance/Insurance/Real Estate	6.9%	5.0%	4.7%
Services	47.2%	48.3%	47.6%
Public Administration	3.9%	5.9%	6.2%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	2,774	14,640	31,727
White Collar	57.7%	59.3%	59.6%
Management/Business/Financial	10.6%	11.8%	12.2%
Professional	27.4%	23.5%	22.7%
Sales	9.8%	9.8%	9.6%
Administrative Support	9.8%	14.2%	15.0%
Services	13.9%	15.8%	15.8%
Blue Collar	28.4%	25.0%	24.5%
Farming/Forestry/Fishing	0.2%	0.2%	0.2%
Construction/Extraction	7.4%	6.6%	6.0%
Installation/Maintenance/Repair	4.1%	2.9%	3.8%
Production	9.0%	7.7%	8.1%
Transportation/Material Moving	7.6%	7.5%	6.3%

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<b>2010 Households by Type</b>			
Total	2,627	12,661	24,667
Households with 1 Person	40.8%	32.0%	27.9%
Households with 2+ People	59.2%	68.0%	72.1%
Family Households	51.4%	59.9%	64.8%
Husband-wife Families	35.0%	40.2%	44.9%
With Related Children	11.9%	15.8%	19.7%
Other Family (No Spouse Present)	16.3%	19.7%	19.9%
Other Family with Male Householder	4.2%	4.6%	4.6%
With Related Children	2.6%	2.5%	2.7%
Other Family with Female Householder	12.1%	15.1%	15.2%
With Related Children	8.4%	10.5%	10.9%
Nonfamily Households	7.8%	8.0%	7.3%
All Households with Children	23.3%	29.4%	33.9%
Multigenerational Households	2.4%	3.4%	3.7%
Unmarried Partner Households	6.8%	6.7%	6.7%
Male-female	6.2%	6.1%	6.2%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	2,627	12,662	24,667
1 Person Household	40.8%	32.0%	27.9%
2 Person Household	33.2%	33.9%	33.5%
3 Person Household	13.7%	16.3%	17.6%
4 Person Household	8.3%	10.5%	12.3%
5 Person Household	2.5%	4.6%	5.6%
6 Person Household	1.0%	1.7%	2.0%
7 + Person Household	0.5%	0.9%	1.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,628	12,661	24,667
Owner Occupied	43.5%	53.6%	57.4%
Owned with a Mortgage/Loan	24.2%	35.9%	41.7%
Owned Free and Clear	19.3%	17.6%	15.7%
Renter Occupied	56.5%	46.4%	42.6%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	146	137	153
Percent of Income for Mortgage	15.6%	16.7%	15.1%
Wealth Index	68	69	70
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,957	14,028	27,426
Housing Units Inside Urbanized Area	100.0%	96.7%	92.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	3.3%	7.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	5,453	30,801	62,402
Population Inside Urbanized Area	100.0%	96.1%	91.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	3.9%	8.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Set to Impress (11D)	Set to Impress (11D)	Middleburg (4C)
2.	Midlife Constants (5E)	Midlife Constants (5E)	Bright Young Professionals (8C)
3.	Retirement Communities (9E)	Middleburg (4C)	Soccer Moms (4A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,879,313	\$23,328,888	\$51,257,428
Average Spent	\$1,665.29	\$1,654.88	\$1,758.28
Spending Potential Index	78	77	82
Education: Total \$	\$3,807,398	\$18,481,854	\$39,761,457
Average Spent	\$1,299.45	\$1,311.05	\$1,363.94
Spending Potential Index	73	73	76
Entertainment/Recreation: Total \$	\$7,297,459	\$34,837,648	\$76,115,190
Average Spent	\$2,490.60	\$2,471.28	\$2,610.98
Spending Potential Index	77	76	80
Food at Home: Total \$	\$12,338,153	\$58,017,396	\$126,265,197
Average Spent	\$4,210.97	\$4,115.58	\$4,331.27
Spending Potential Index	79	77	81
Food Away from Home: Total \$	\$8,546,599	\$40,715,427	\$89,632,909
Average Spent	\$2,916.93	\$2,888.23	\$3,074.67
Spending Potential Index	77	77	82
Health Care: Total \$	\$13,250,594	\$63,107,720	\$137,060,851
Average Spent	\$4,522.39	\$4,476.68	\$4,701.59
Spending Potential Index	79	78	82
HH Furnishings & Equipment: Total \$	\$4,894,844	\$23,697,527	\$52,213,289
Average Spent	\$1,670.60	\$1,681.03	\$1,791.07
Spending Potential Index	76	77	82
Personal Care Products & Services: Total \$	\$2,124,898	\$10,098,648	\$22,190,792
Average Spent	\$725.22	\$716.37	\$761.21
Spending Potential Index	79	78	83
Shelter: Total \$	\$43,920,216	\$204,726,979	\$446,578,631
Average Spent	\$14,989.83	\$14,522.73	\$15,318.97
Spending Potential Index	77	75	79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,343,617	\$25,457,695	\$56,099,466
Average Spent	\$1,823.76	\$1,805.89	\$1,924.38
Spending Potential Index	78	77	82
Travel: Total \$	\$5,184,440	\$24,822,094	\$54,903,974
Average Spent	\$1,769.43	\$1,760.81	\$1,883.37
Spending Potential Index	73	73	78
Vehicle Maintenance & Repairs: Total \$	\$2,869,114	\$13,147,147	\$28,363,724
Average Spent	\$979.22	\$932.62	\$972.96
Spending Potential Index	84	80	84

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.