

**FOR LEASE**  
**± 15,000 SF INDUSTRIAL WAREHOUSE**  
**HOUSTON RUN INDUSTRIAL PARK**



**U.S. COMMERCIAL REALTY**

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# SALIENT INFORMATION

**LOCATION:** Houston Run Industrial Park, Brackbill Road, Salisbury Township, Gap, PA 17527

**BUILDING SF:** Office: ± 3,000 SF (± 3-4 offices and men/women bathrooms)  
Warehouse: ± 12,000 SF

**LOT SIZE:** ± 1.65 Acres

**FEATURES:** Grade level doors: 9 - (12' x 14') Metal Siding  
Heat: Gas (office only) Roof: Metal  
A/C: Electric heat pump (office only) Floors: 5" concrete  
Electric: 200 AMP Parking Spaces: 27  
Ceiling Height: 20' in warehouse

**ZONING:** I - Industrial

**WATER:** Public

**SEWER:** Public

**OPTIONS:** Loading dock  
Heat in warehouse  
3-phase electric

**TRAFFIC:** Lincoln Highway: 14,323 Vehicles Per Day (both directions)

<b>DEMOGRAPHICS:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
Population	1,641	9,376	23,460
Households	547	2,810	7,020
Average HH Income	\$94,933	\$90,127	\$91,669

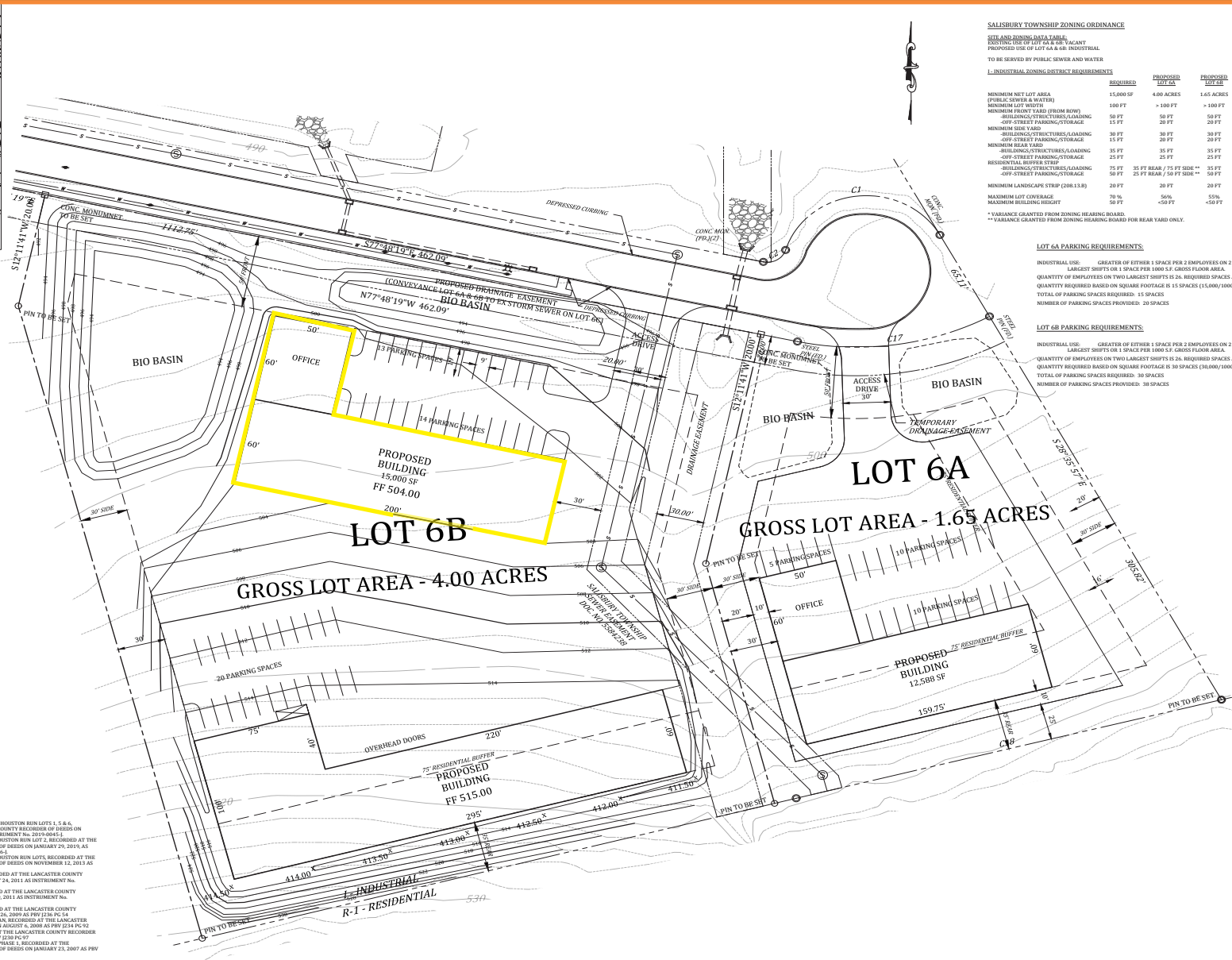
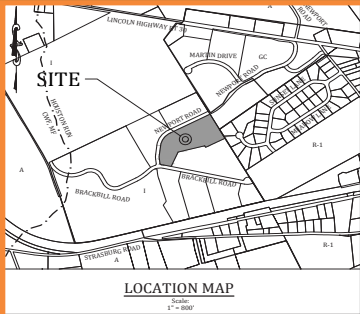
**LEASE RATE:** \$5.95 PSF NNN



# AERIAL



# SITE PLAN



**SALISBURY TOWNSHIP ZONING ORDINANCE**

**SITE AND ZONING DATA TABLE:**  
EXISTING USE OF LOT 6A & 6B: INDUSTRIAL  
PROPOSED USE OF LOT 6A & 6B: INDUSTRIAL  
TO BE SERVED BY PUBLIC SEWER AND WATER

INDUSTRIAL ZONING DISTRICT REQUIREMENTS	REQUIRED	PROPOSED LOT 6A	PROPOSED LOT 6B
MINIMUM NET LOT AREA (PUBLIC SEWER & WATER)	15,000 SF	4,000 ACRES	1.65 ACRES
MINIMUM LOT WIDTH	100 FT	> 100 FT	> 100 FT
MINIMUM FRONT YARD (FROM ROW)	50 FT	50 FT	50 FT
MINIMUM SIDE YARD	50 FT	50 FT	50 FT
MINIMUM REAR YARD	30 FT	30 FT	30 FT
RESIDENTIAL BUFFER STRIP	75 FT	35 FT REAR / 75 FT SIDE**	35 FT
MINIMUM LANDSCAPE STRIP (20x13.8)	20 FT	20 FT	20 FT
MAXIMUM LOT COVERAGE	70 %	50 %	55 %
MAXIMUM BUILDING HEIGHT	50 FT	< 50 FT	< 50 FT

\* VARIANCE GRANTED FROM ZONING HEARING BOARD.  
\*\* VARIANCE GRANTED FROM ZONING HEARING BOARD FOR REAR YARD ONLY.

**LOT 6A PARKING REQUIREMENTS:**  
INDUSTRIAL USE: GREATER OF EITHER 1 SPACE PER 2 EMPLOYEES ON 2 LARGEST SHIFTS OR 1 SPACE PER 1000 S.F. GROSS FLOOR AREA.  
QUANTITY OF EMPLOYEES ON TWO LARGEST SHIFTS IS 26. REQUIRED SPACES: 13 SPACES  
TOTAL OF PARKING SPACES PROVIDED: 15 SPACES (15,000/1000)  
NUMBER OF PARKING SPACES PROVIDED: 20 SPACES

**LOT 6B PARKING REQUIREMENTS:**  
INDUSTRIAL USE: GREATER OF EITHER 1 SPACE PER 2 EMPLOYEES ON 2 LARGEST SHIFTS OR 1 SPACE PER 1000 S.F. GROSS FLOOR AREA.  
QUANTITY OF EMPLOYEES ON TWO LARGEST SHIFTS IS 26. REQUIRED SPACES: 13 SPACES  
TOTAL OF PARKING SPACES PROVIDED: 30 SPACES (30,000/1000)  
NUMBER OF PARKING SPACES PROVIDED: 38 SPACES

**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION FOR LOT 5B IS BASED ON A FIELD SURVEY PERFORMED BY VORTEX SURVEYING, LLC IN DECEMBER OF 2018.
- LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AS SHOWN HEREON. ALL LOCATIONS AND DEPTHS ARE BASED ON FIELD MARKS, CUTS, AND BROWN-GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AT THE TIME OF THIS SURVEY. AVAILABLE MARKS, CUTS, AND UTILITY PLANS DO NOT ENSURE UNDERGROUND UTILITY AND STRUCTURE LOCATIONS.
- THE INFORMATION SHOWN WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS NOT SHOWN HEREON.
- IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SURFACE CONDITIONS SHOULD THEY EXIST, I.E. REQUIRED TANKS, SEEPAGE BEDS, ETC.
- A SURFACE PLANNING DESIGN EXEMPTION HAS BEEN APPROVED BY PLAN FOR THIS PROJECT. SEE PERMITS DATED DECEMBER 3, 2018, DEP CODE NO. A1-10959-300-3E, AFS 80% NATURE (A)FD 10% E2080A. THE PROPOSED STORAGE PANS FOR LOT 6B DO NOT EXCEED THE ONE ALLOTTED USE.
- A WETLAND DELINEATION WAS PERFORMED BY VORTEX ENVIRONMENTAL IN AUGUST OF 2018 AND CONCLUDED THAT NO WETLANDS EXISTING WITHIN LOTS 6A AND 6B.

**RECORD OWNER & SOURCE OF TITLE:**

**LOT 6A:**  
GRANTEE: FB PROPERTY GROUP, LLC  
253 S BELMONT ROAD  
PARADISE, PA 17652  
DEED DATED: 4/9/2019  
DEED INSTR. NO.: 6451862  
ACCOUNT NO.: 56870684-0-0000  
GROSS AREA: 1.65 AC

**LOT 6B:**  
GRANTEE: FB PROPERTY GROUP, LLC  
253 S BELMONT ROAD  
PARADISE, PA 17652  
DEED DATED: 4/9/2019  
DEED INSTR. NO.: 6451863  
ACCOUNT NO.: 56870684-0-0000  
GROSS AREA: 4.00 AC

**APPLICANT/RECORD OWNER LOT 6A & 6B:**  
FB PROPERTY GROUP, LLC  
253 S BELMONT ROAD  
PARADISE, PA 17652

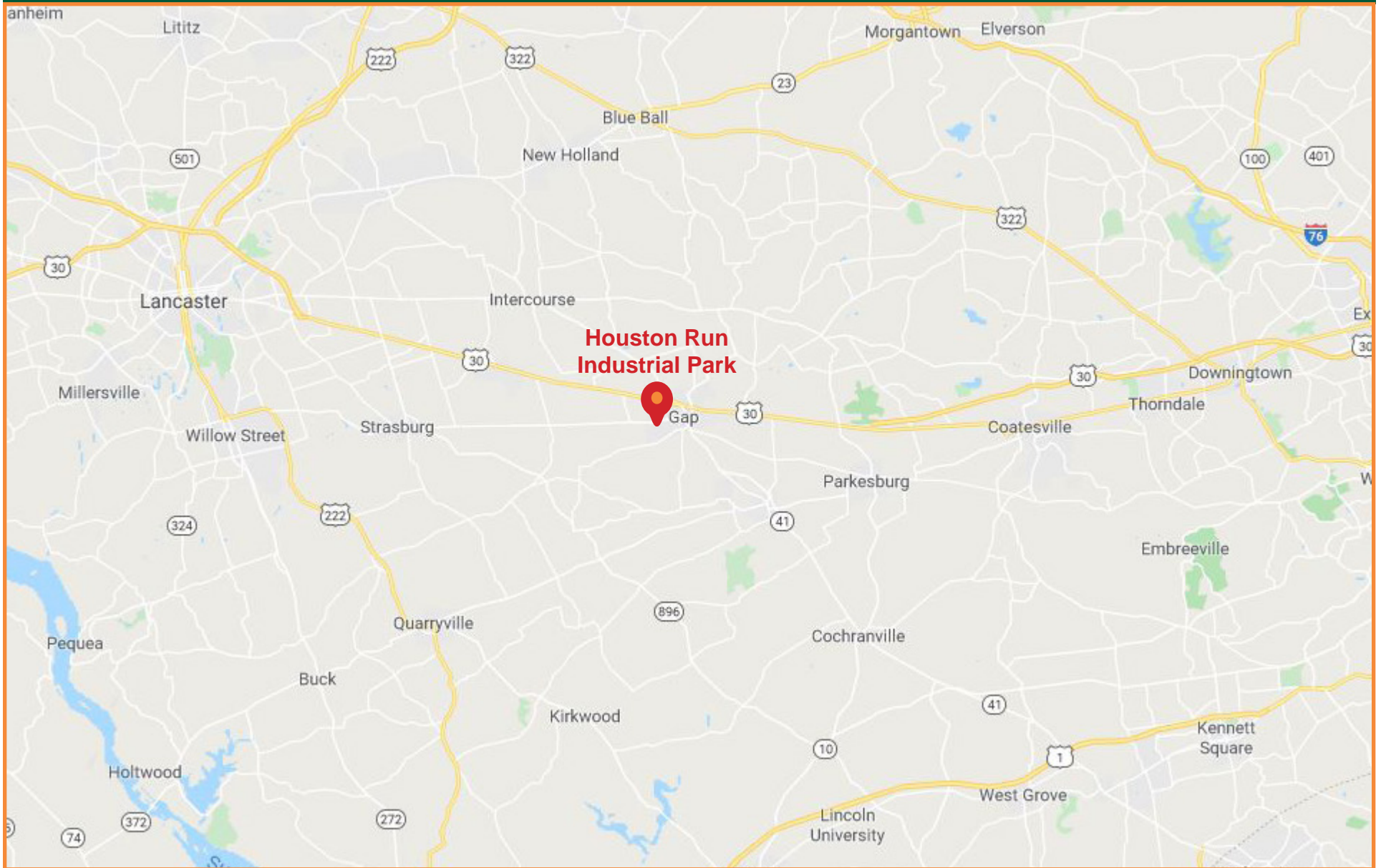
**PROPOSED USE:**  
INDUSTRIAL  
SERVED BY PUBLIC SEWER & WATER  
**DATUMS / BENCHMARK:**  
HORIZONTAL DATUM: NAD83 (STATE PLANE)  
VERTICAL DATUM: NAVD83 (FT 425)  
BENCHMARK: SAN MH 110 WITHIN LOT 6B  
ELEVATION: 501.79

- REFERENCE PLANS:**
- PRELIMINARY / FINAL PLAN FOR HOUSTON REIN LOTS 1, 5 & 6, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON JANUARY 22, 2015 AS INSTRUMENT NO. 2015-0462.
  - FINAL SUBDIVISION PLAN FOR HOUSTON REIN LOT 7, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0844.
  - FINAL SUBDIVISION PLAN FOR HOUSTON REIN LOTS, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON NOVEMBER 12, 2013 AS INSTRUMENT NO. 2013-0243.
  - LOT 6 & 8 FINAL PLAN, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON AUGUST 24, 2011 AS INSTRUMENT NO. 2011-0211.
  - FINAL PLAN PHASE 2C, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON JUNE 29, 2011 AS INSTRUMENT NO. 2011-0462.
  - FINAL PLAN PHASE 2A, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON MARCH 16, 2009 AS DEP 1236 PC 24.
  - PUMP HOUSE & WATER TANK PLAN, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON AUGUST 4, 2008 AS DEP 1236 PC 2.
  - LOT 26D-ON PLAN, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON MAY 6, 2007 AS DEP 1236 PC 97.
  - FINAL PLAN FOR HOUSTON REIN PHASE 1, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS ON JANUARY 23, 2007 AS PER 1229 PC 105.

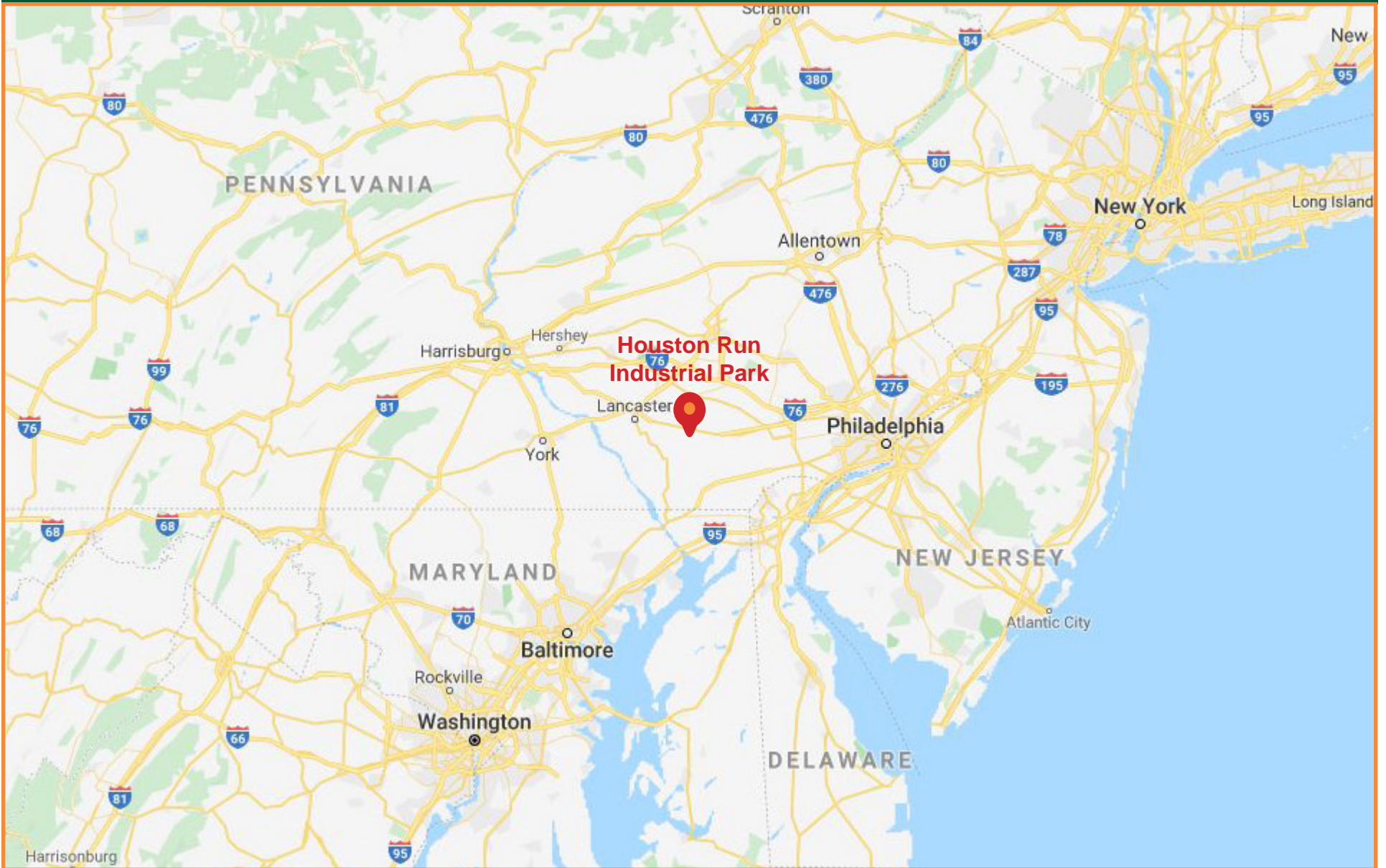
# RENDERINGS



# LOCAL MAP



# REGIONAL MAP



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# ZONING MAP

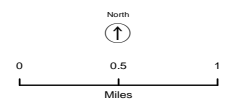
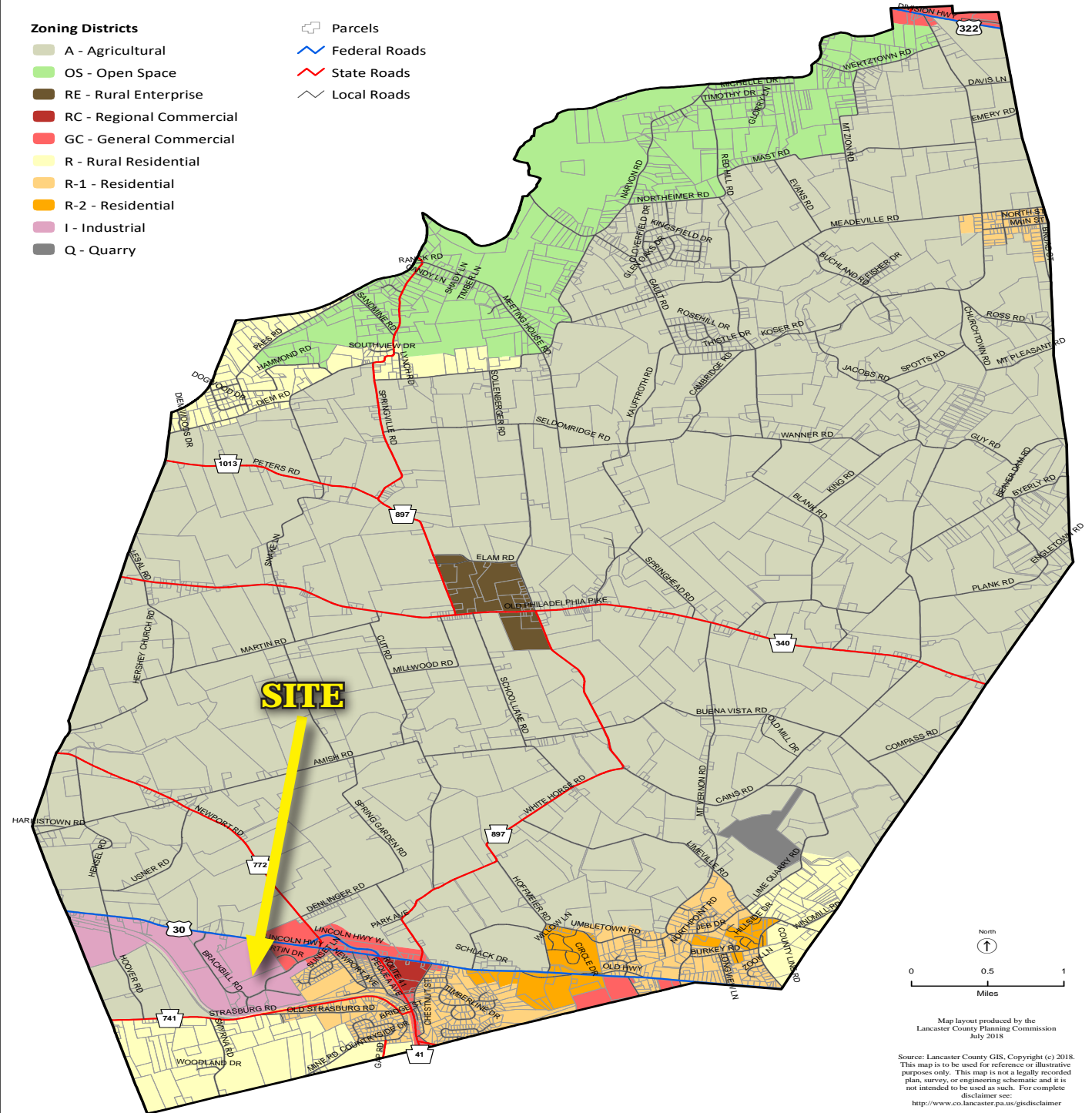
## Zoning Map

Salisbury Township

### Zoning Districts

- A - Agricultural
- OS - Open Space
- RE - Rural Enterprise
- RC - Regional Commercial
- GC - General Commercial
- R - Rural Residential
- R-1 - Residential
- R-2 - Residential
- I - Industrial
- Q - Quarry

- Parcels
- Federal Roads
- State Roads
- Local Roads



Map layout produced by the Lancaster County Planning Commission July 2018

Source: Lancaster County GIS, Copyright (c) 2018. This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer see: <http://www.co.lancaster.pa.us/gisdisclaimer>

# ZONING

## §208. INDUSTRIAL ZONE (I).

Purpose. This zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This zone provides for light industrial uses as permitted by right, but requires obtainment of a special exception for heavier and potentially more objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major streets. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

*(Note: The above Section 208.1. was amended on February 2, 1999, by Ordinance No. 2-2-99-2 and revised on February 15, 2000, by Ordinance No. 2-15-00-3.)*

Permitted Uses. Uses permitted within this zone include the following provided the total lot area devoted to such use does not exceed two acres. Any of the following uses that require more than two acres of lot area shall be regulated as conditional uses according to Section 208.4 of this Chapter.

*(Note: The above Section 208.2. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)*

- A. Laboratories for medical, scientific or industrial research and development.
- B. Manufacturing, packaging, storage and/or wholesaling of the following:
  - (1) Furniture, cabinets, fixtures, office supplies, and other household appointments.
  - (2) Scientific, specialized and technical instruments and equipment.
  - (3) Audio visual components, computers, vending machines, electronic equipment and video games.

# ZONING

- (4) Finished textile products.
  - (5) Brushes, brooms and combs.
  - (6) Hot tubs, spas, saunas and swimming pools.
  - (7) Jewelry and other precious metals.
  - (8) Photographic, lighting and timekeeping equipment.
  - (9) Small household appliances, excluding major appliances.
  - (10) Musical instruments and sporting equipment.
  - (11) Cosmetics, toiletries and pharmaceuticals.
  - (12) Optical, dental and medical supplies and equipment.
  - (13) Small or novelty products from prepared materials (excluding the use of sheet metals).
- C. Processing, packaging, storage and/or wholesaling of food products excluding subsections (1) through (4), below, which shall only be permitted by conditional use under subsection (8)(4)(B):
- (1) Breweries and distilleries.
  - (2) Pickling processes.
  - (3) Rendering or slaughtering operations.
  - (4) Sugar refineries.
- D. Sales, storage and/or wholesaling of the following:
- (1) Home and auto related fuels.
  - (2) Nursery and garden materials and stock.
  - (3) Contractor supplies.
  - (4) Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- E. Bookbinding, printing and publishing operations.
- F. Machine shops.

# ZONING

- G. Repair shops for products permitted to be manufactured in this zone.
- H. Small engine repair shops.
- I. Welding shops.
- J. Sign makers.
- K. Offices.
- L. Public buildings and public utilities.
- M. Agricultural support businesses including:
  - (1) Facilities for the commercial processing and warehousing of agricultural products.
  - (2) Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies.
  - (3) Veterinary offices and animal hospitals.
- N. Vocational and mechanical trade schools.
- O. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.
- P. Excavation contractor yards and shops.
- V. Forestry uses subject to the requirements of Section 325 of this Chapter.
- R. Accessory uses customarily incidental to the above permitted uses, including accessory retail sales of products produced on-site, so long as the sales area is no more than 10% of the total building area or three thousand (3,000) square feet, whichever is less.

# ZONING

## Special Exception Uses (See §605(C)).

- A. Mini-warehouses (see §446).
- B. Automobile auctions and/or automobile storage compounds (see §406).
- C. Billboards (see §468).
- D. Heavy industrial uses involving processing, packaging, production, repair or testing of materials, foods, goods and products, including those industries performing conversion, assembly or nontoxic chemical operations (see §438).
- E. Warehousing and wholesale trade establishments (see §467).
- F. Heavy equipment sales, service and repair such as excavation machinery, boats, commercial trucks, buses, mobile homes, trailers, and other similar machinery (see §437).
- G. Junkyards (see §443).
- H. Truck stops and/or motor freight terminal (see §465).
- I. Recycling stations for paper, plastic, glass, and metal products (see §455).
- J. Solid waste handling facilities (see §463).
- K. Convenience commercial centers (see §424).
- L. Spent mushroom compost processing and/or commercial mushroom operations (see §464).
- M. Communication antennas, towers and equipment (see §423).
- N. Commercial stockyards or feedlots (see §422).
- O. Commercial produce operations (see §420).
- P. Off-track betting parlors (see §450).
- Q. Convention centers (see §426).
- R. Public transportation depots (see §452).
- S. Slaughtering, processing, rendering, and packaging of products and by-products produced from animal remains (see §462).
- T. Churches (see §413).

# ZONING

(Note: The above Section 208.3. was amended on February 2, 1999, by Ordinance No. 2-2-99-2. The above Sections D-S were renumbered by Ordinance 4-20-04-1.)

## Conditional Uses

### A. Retirement Housing (See §470)

(Note: The above section was added on April 1, 2003, by Ordinance No. 4-1-03-1.)

### B. Any of the uses permitted in Subsection 208.2 that contain more than two (2) acres in lot area.

(Note: Section 208.4.B was added by Ordinance 4-20-04-1.)

Lot Area, Lot Coverage Requirements. See the following table:

<b>Utilized Public Utilities</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Coverage</b>
None	43,560 sq. ft. <sup>1</sup>	200 ft.	40%
Public Water	32,670 sq. ft. <sup>1</sup>	150 ft.	50%
Public Sewer	20,000 sq. ft.	125 ft.	60%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	70%

<sup>1</sup>All uses relying upon on-lot sewers must comply with §317 of this Chapter.

## Minimum Setback Requirements (Principal and Accessory Uses).

- A. **Front Yard Setback.** All buildings, structures (except permitted signs), off-street loading areas, dumpsters, outdoor storage areas and parking lots shall be set back at least fifty (50) feet from any adjoining right-of-way.
- B. **Side Yard Setbacks.** All buildings, structures, (except permitted signs) dumpsters and off-street loading areas, shall be set back at least thirty (30) feet from any side property line. All outdoor storage areas and off-street parking lots shall be set back at least fifteen (15) feet from any side lot line, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
- C. **Rear Yard Setback.** All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property line. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines.

# ZONING

- D. **Residential Buffer Strip.** Any use adjoining land within a residential zone, or across a street from land within a residential zone, shall maintain a seventy-five (75) foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading areas from the residential zone. Off-street parking lots shall be set back at least fifty (50) feet from adjoining residentially-zoned properties. All of these setback areas shall be devoted to landscaping. (See §314).

*(Note: The above Section 208.5.D. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)*

- E. **Accessory Recreation Uses.** These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

**Maximum Permitted Structural Height.** The height of any principal or accessory structure shall not exceed fifty (50) feet, except that chimneys, flagpoles, water tanks and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. All structures extending above fifty (50) feet from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.

*(The above section was amended on April 1, 2003, by Ordinance No. 4-1-03-1.)*

**Off-Street Loading.** Off-street loading shall be provided as specified in §313 of this Chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

**Off-Street Parking.** Off-street parking shall be provided as specified in §312 of this Chapter.

**Signs.** Signs shall be permitted as specified in §315 of this Chapter.

**Driveway and Access Drive Requirements.** All driveways serving single-family dwellings shall be in accordance with §310 of this Chapter. All access driveways serving other uses shall be in accordance with §311 of this Chapter.

**Screening.** A visual screen must be provided along any lands adjoining a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see §314 of this Chapter).

**Landscaping.**

- A. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See §314 of this Chapter.)
- B. A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

# ZONING

Waste Products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining streets or properties. All dumpsters shall be set back a minimum of seventy-five (75) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

*(Note: The above Section 208.13. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)*

All uses permitted within this zone shall also comply with the general provisions in Part 3 of this Chapter.

Industrial Operations Standards. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies. (See §320 of this Chapter.)

*(Note: The above Section 208.15. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)*

Outdoor Storage. Within the (I) Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining streets and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this Section. Any outdoor storage of goods or materials that exceeds six (6) feet in height shall be set back no less than one hundred (100) feet from any nonindustrially-zoned property and/or streets. (See §321 of this Chapter.)

*(Note: The above Section 208.16. was amended on February 2, 1999, by Ordinance No. 2-2-99-2 and revised on February 15, 2000, by Ordinance No. 2-15-00-3.)*

All industrial uses must have approval from the Pennsylvania Department of Labor and Industry prior to approval of building permit.

*(Note: The above Section 208 was amended on November 20, 1990, by Ordinance No. 11-20-1990, §208; Section 208.4.-17. renumbered on February 2, 1999, by Ordinance No. 2-2-99-2. The above sections were renumbered on April 1, 2003, by Ordinance No. 4-1-03-1.)*

# DEMOGRAPHICS



## Site Map

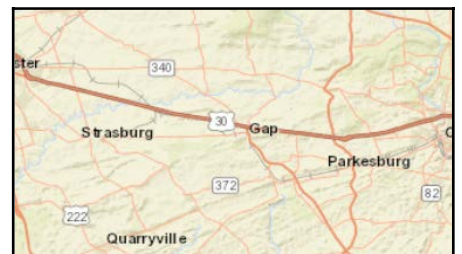
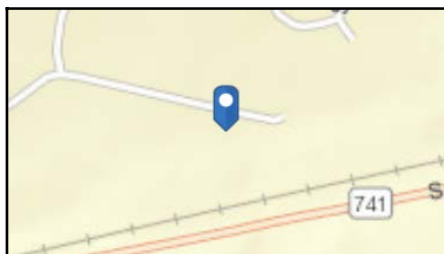
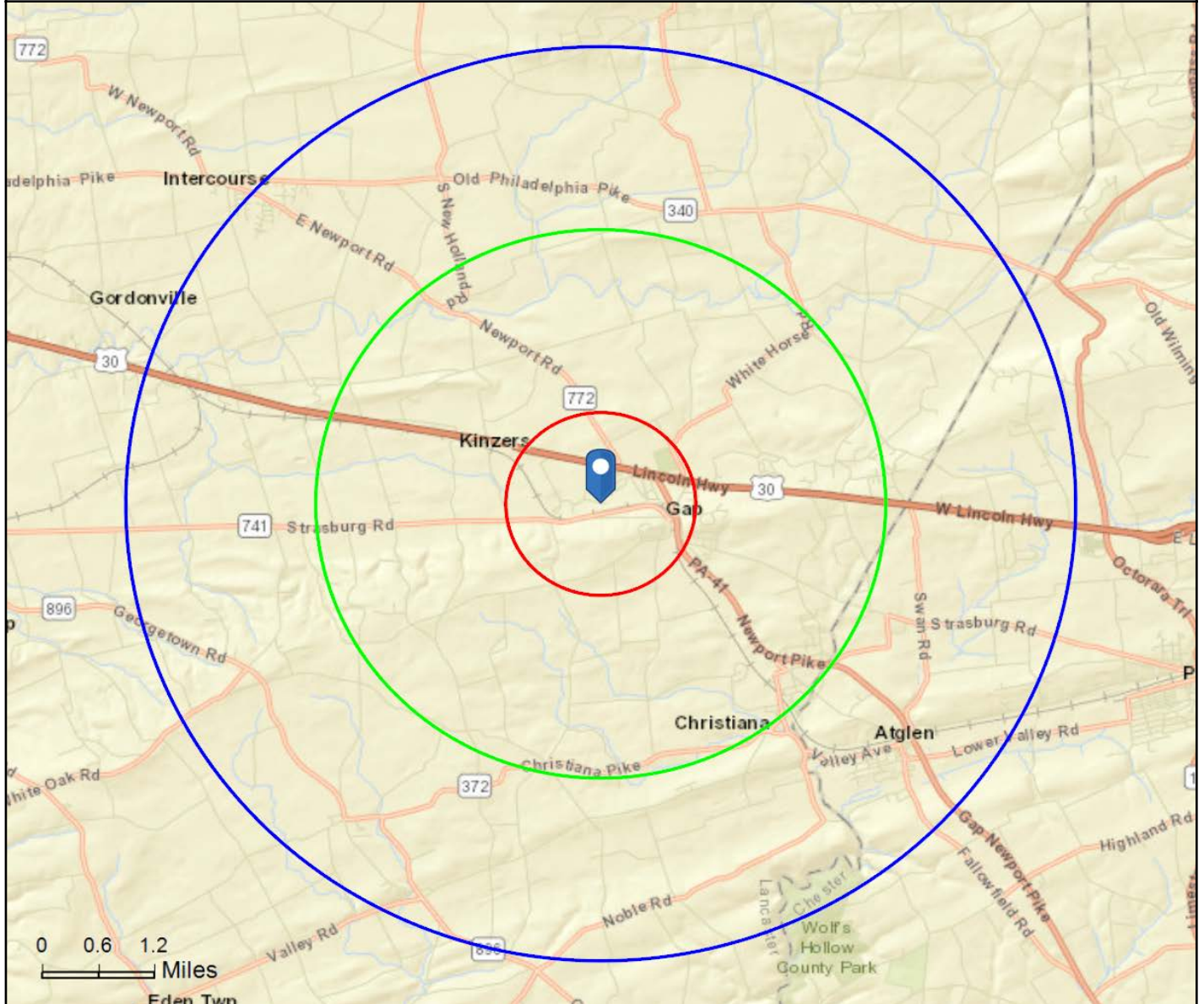
Brackbill Rd

U.S. Commercial Realty

Latitude: 39.98744

Rings: 1, 3, 5 mile radii

Longitude: -76.03262



# DEMOGRAPHICS



## Executive Summary

Brackbill Rd

U.S. Commercial Realty

Rings: 1, 3, 5 mile radii

Latitude: 39.98744

Longitude: -76.03262

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,296	7,680	19,664
2010 Population	1,534	8,679	21,603
2019 Population	1,641	9,376	23,460
2024 Population	1,699	9,716	24,395
2000-2010 Annual Rate	1.70%	1.23%	0.94%
2010-2019 Annual Rate	0.73%	0.84%	0.90%
2019-2024 Annual Rate	0.70%	0.71%	0.78%
2019 Male Population	50.9%	49.8%	50.0%
2019 Female Population	49.1%	50.2%	50.0%
2019 Median Age	36.8	32.5	32.3

In the identified area, the current year population is 23,460. In 2010, the Census count in the area was 21,603. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 24,395 representing a change of 0.78% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	91.9%	93.8%	94.3%
2019 Black Alone	2.0%	2.2%	2.3%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2019 Asian Alone	1.9%	0.7%	0.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.8%	1.3%	1.2%
2019 Two or More Races	2.4%	1.8%	1.6%
2019 Hispanic Origin (Any Race)	4.2%	4.0%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.4 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	100	97	102
2000 Households	453	2,428	6,084
2010 Households	517	2,635	6,523
2019 Total Households	547	2,810	7,020
2024 Total Households	565	2,901	7,279
2000-2010 Annual Rate	1.33%	0.82%	0.70%
2010-2019 Annual Rate	0.61%	0.70%	0.80%
2019-2024 Annual Rate	0.65%	0.64%	0.73%
2019 Average Household Size	3.00	3.29	3.32

The household count in this area has changed from 6,523 in 2010 to 7,020 in the current year, a change of 0.80% annually. The five-year projection of households is 7,279, a change of 0.73% annually from the current year total. Average household size is currently 3.32, compared to 3.29 in the year 2010. The number of families in the current year is 5,624 in the specified area.



# DEMOGRAPHICS



## Executive Summary

Brackbill Rd

U.S. Commercial Realty

Rings: 1, 3, 5 mile radii

Latitude: 39.98744

Longitude: -76.03262

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.7%	17.7%	18.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$81,928	\$70,369	\$69,993
2024 Median Household Income	\$100,135	\$81,511	\$82,468
2019-2024 Annual Rate	4.10%	2.98%	3.33%
<b>Average Household Income</b>			
2019 Average Household Income	\$94,933	\$90,127	\$91,669
2024 Average Household Income	\$112,800	\$104,747	\$108,178
2019-2024 Annual Rate	3.51%	3.05%	3.37%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$31,410	\$27,148	\$27,699
2024 Per Capita Income	\$37,228	\$31,425	\$32,614
2019-2024 Annual Rate	3.46%	2.97%	3.32%

### Households by Income

Current median household income is \$69,993 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,468 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,669 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$108,178 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,699 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,614 in five years, compared to \$36,530 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2019 Housing Affordability Index	131	121	114
2000 Total Housing Units	478	2,489	6,225
2000 Owner Occupied Housing Units	329	1,803	4,559
2000 Renter Occupied Housing Units	123	625	1,526
2000 Vacant Housing Units	26	61	140
2010 Total Housing Units	544	2,729	6,775
2010 Owner Occupied Housing Units	370	1,895	4,729
2010 Renter Occupied Housing Units	147	740	1,794
2010 Vacant Housing Units	27	94	252
2019 Total Housing Units	577	2,917	7,302
2019 Owner Occupied Housing Units	369	1,906	4,843
2019 Renter Occupied Housing Units	178	903	2,177
2019 Vacant Housing Units	30	107	282
2024 Total Housing Units	595	3,013	7,573
2024 Owner Occupied Housing Units	377	1,950	4,982
2024 Renter Occupied Housing Units	187	951	2,297
2024 Vacant Housing Units	30	112	294

Currently, 66.3% of the 7,302 housing units in the area are owner occupied; 29.8%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 6,775 housing units in the area - 69.8% owner occupied, 26.5% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 3.39%. Median home value in the area is \$262,969, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.94% annually to \$289,480.

