

For Sale

999 Jolly Pond Road
Williamsburg, Virginia



The Property is outlined in red.
For illustration purposes only.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr. or Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Ron@CampanaWaltz.com / Tom@CampanaWaltz.com

www.CampanaWaltz.com

*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



FOR SALE
Timberland Investment/Estate Lots
999 Jolly Pond Road
Williamsburg, Virginia

Location: 999 Jolly Pond Road
James City County

Description: This is one of the largest remaining tracts of land available on the Peninsula. The Jolly Pond parcel consists of approximately 169.15 acres of land and has 2,500 + feet of waterfrontage on the Yarmouth Creek in western James City County.

Rolling topography and elevation offer multiple locations for estate grade homes sites. The location offers ample privacy and convenience to local amenities.

The property consists of mature timber which has an estimated value of \$300,000.00 +.

Located directly across from Hornsby Middle School. This site is approximately 15 minutes from downtown Williamsburg, 3 minutes from Richmond Road, and 5 miles from Interstate 64 at Lightfoot.

Land Area: Approximately 169.15 Acres

Sales Price: \$1,200,000.00

Zoning: **A-1 General Agricultural.** Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare opportunity
- Timber Investment

Also included:

- Additional Photos
- Plat
- Aerial Maps
- Location Map
- Demographics

For Additional Information, Please Contact:

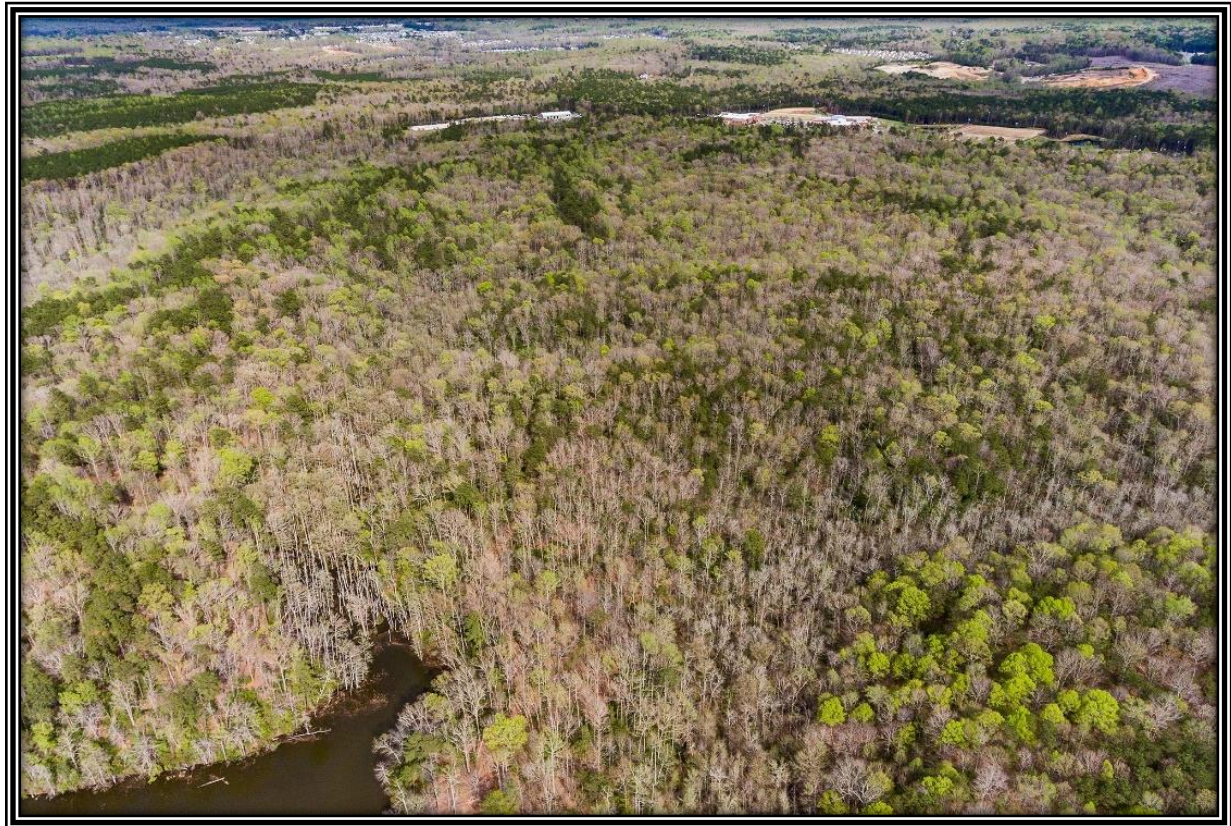
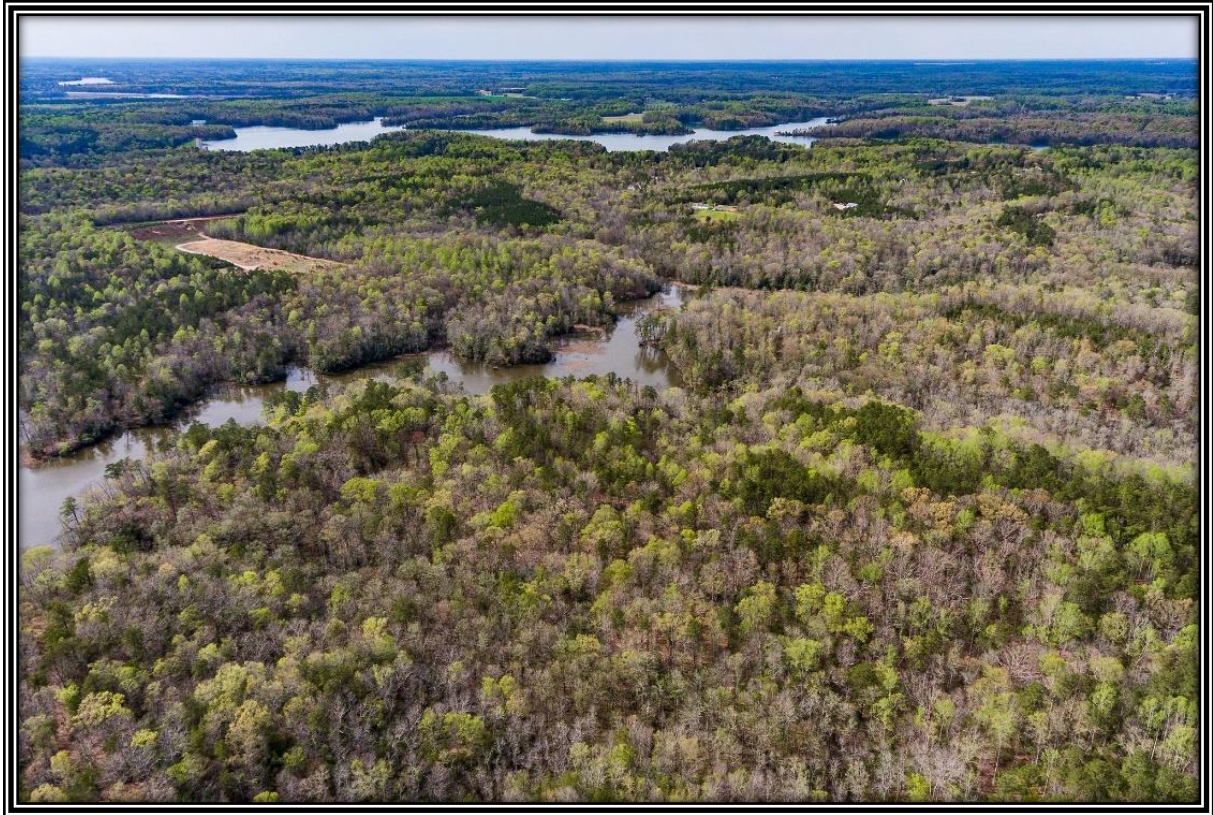
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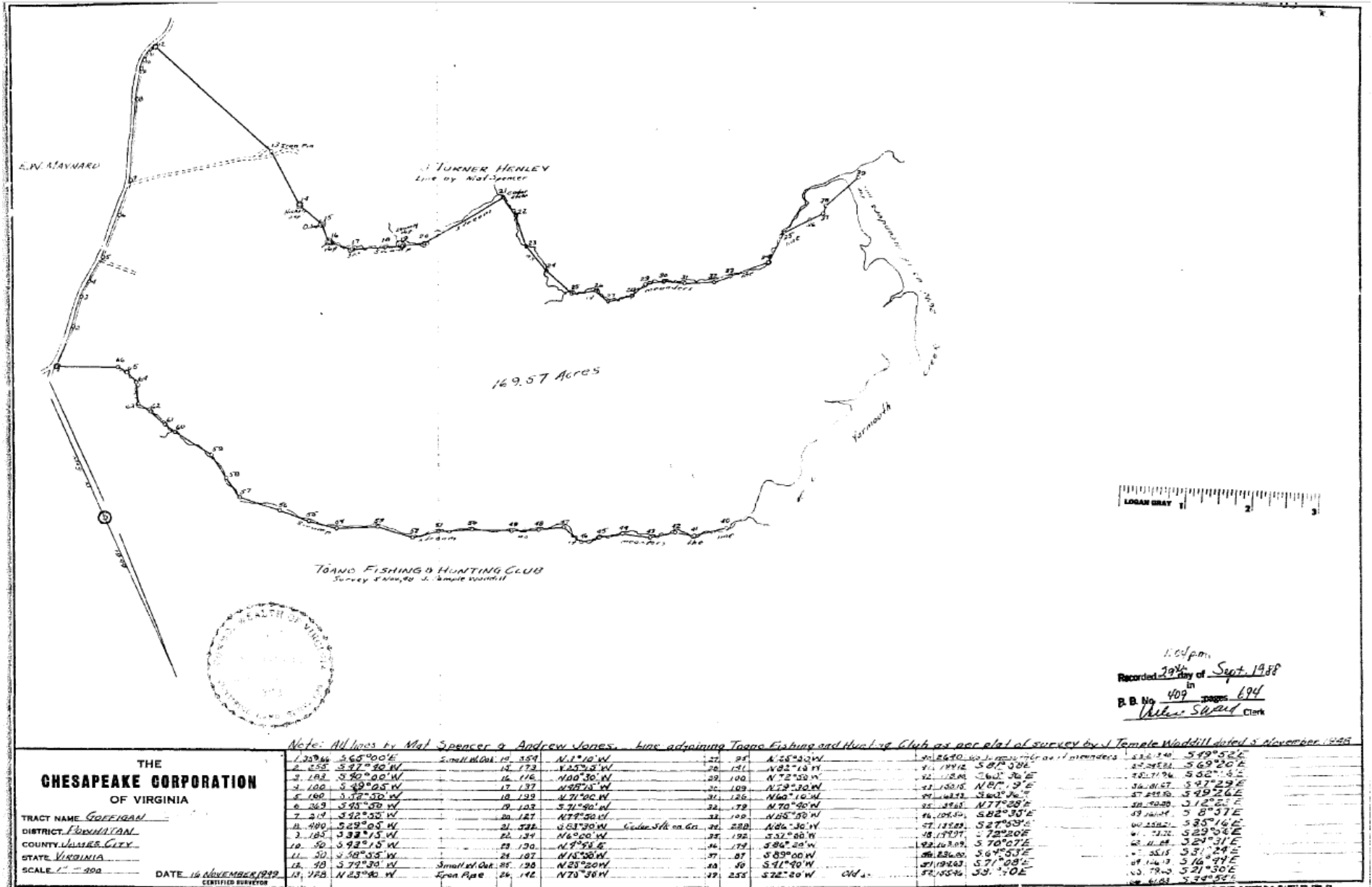
999 Jolly Pond Road, Williamsburg, Virginia



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**Campana
Waltz**
Commercial Real Estate, LLC

999 Jolly Pond Road, Williamsburg, Virginia



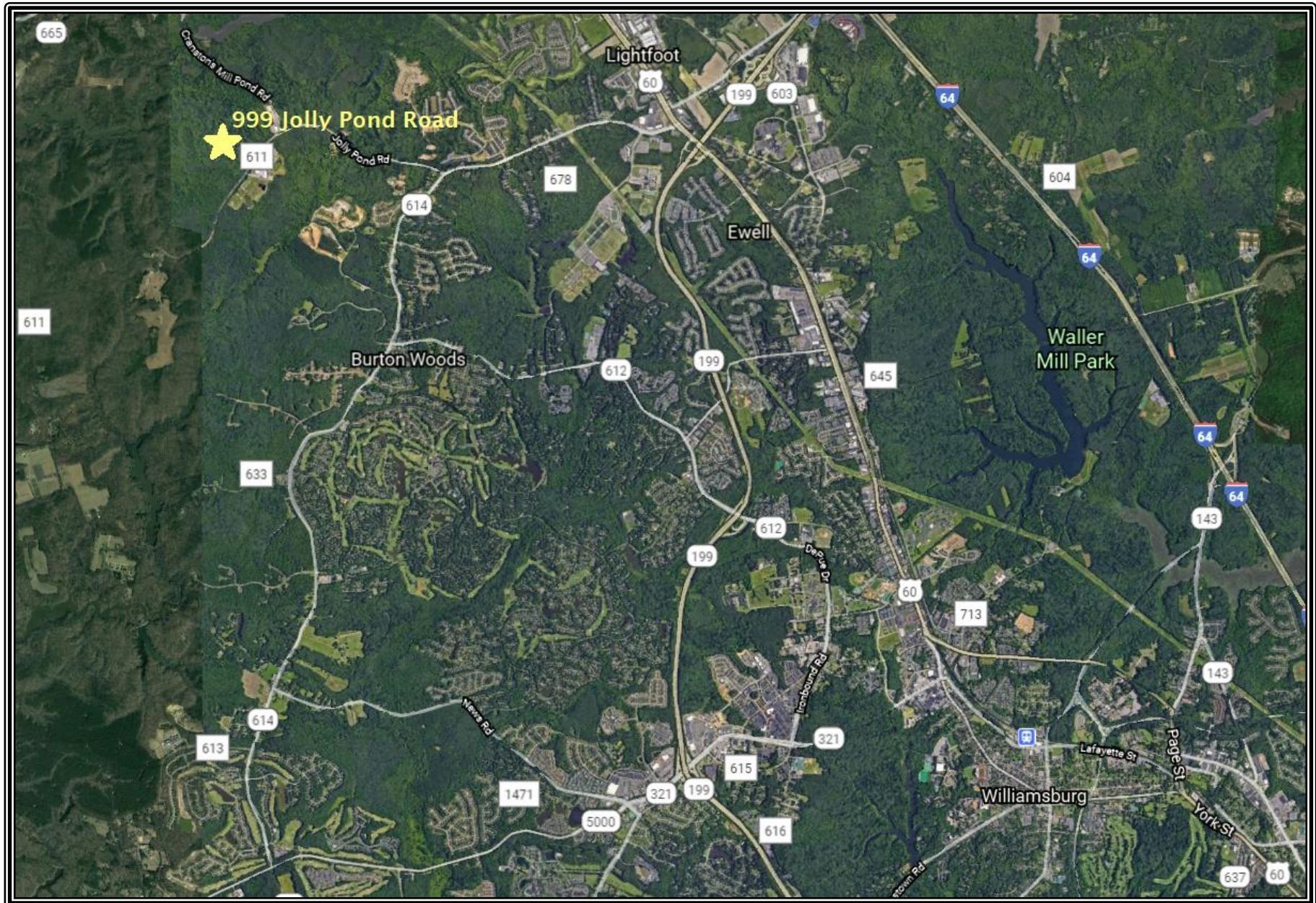
Note: All lines by Mat Spencer & Andrew Jones. Line adjoining Town and Fishing and Hunting Club as per plat of survey by J Temple Waddill dated 5 November 1985

THE CHESAPEAKE CORPORATION OF VIRGINIA		TRACT NAME <u>GOLFICAN</u>		DISTRICT <u>FORNMAN</u>		COUNTY <u>WILLIAMSBURG</u>		STATE <u>VIRGINIA</u>		
1. 309.86	S 65° 00' E	Small Mt. 19	354	N 1° 10' W	27	95	N 55° 30' W	30	267.00	
2. 255	S 97° 30' W	12	172	N 65° 30' W	28	131	N 82° 10' W	31	194.12	
3. 182	S 90° 00' W	16	116	N 60° 30' W	29	101	N 72° 00' W	32	150.00	
4. 100	S 99° 05' W	17	137	N 85° 15' W	30	109	N 79° 30' W	33	100.18	
5. 160	S 72° 50' W	18	129	N 71° 00' W	31	126	N 60° 10' W	34	142.52	
6. 269	S 95° 50' W	19	103	S 71° 50' W	32	79	N 70° 20' W	35	212.81	
7. 219	S 92° 50' W	20	127	N 79° 50' W	33	100	N 85° 50' W	36	109.40	
8. 490	S 29° 00' W	21	522	S 81° 30' W	34	222	N 66° 30' W	37	115.89	
9. 183	S 32° 15' W	22	124	N 6° 00' W	35	192	S 72° 00' W	38	179.71	
10. 50	S 92° 15' W	23	130	N 9° 45' E	36	179	S 84° 20' W	39	121.10	
11. 50	S 58° 35' W	24	107	N 15° 50' W	37	87	S 89° 00' W	40	121.00	
12. 50	S 72° 30' W	Small Mt. 25	120	N 25° 20' W	38	50	S 91° 40' W	41	192.00	
13. 128	N 23° 40' W	Span Pipe	26	142	N 70° 30' W	39	253	S 72° 20' W	42	105.46
14. 100	S 65° 00' E	Small Mt. 19	354	N 1° 10' W	27	95	N 55° 30' W	30	267.00	
15. 182	S 90° 00' W	16	116	N 60° 30' W	29	101	N 72° 00' W	32	150.00	
16. 100	S 99° 05' W	17	137	N 85° 15' W	30	109	N 79° 30' W	33	100.18	
17. 160	S 72° 50' W	18	129	N 71° 00' W	31	126	N 60° 10' W	34	142.52	
18. 269	S 95° 50' W	19	103	S 71° 50' W	32	79	N 70° 20' W	35	212.81	
19. 219	S 92° 50' W	20	127	N 79° 50' W	33	100	N 85° 50' W	36	109.40	
20. 490	S 29° 00' W	21	522	S 81° 30' W	34	222	N 66° 30' W	37	115.89	
21. 183	S 32° 15' W	22	124	N 6° 00' W	35	192	S 72° 00' W	38	179.71	
22. 50	S 92° 15' W	23	130	N 9° 45' E	36	179	S 84° 20' W	39	121.10	
23. 50	S 58° 35' W	24	107	N 15° 50' W	37	87	S 89° 00' W	40	121.00	
24. 50	S 72° 30' W	Small Mt. 25	120	N 25° 20' W	38	50	S 91° 40' W	41	192.00	
25. 128	N 23° 40' W	Span Pipe	26	142	N 70° 30' W	39	253	S 72° 20' W	42	105.46

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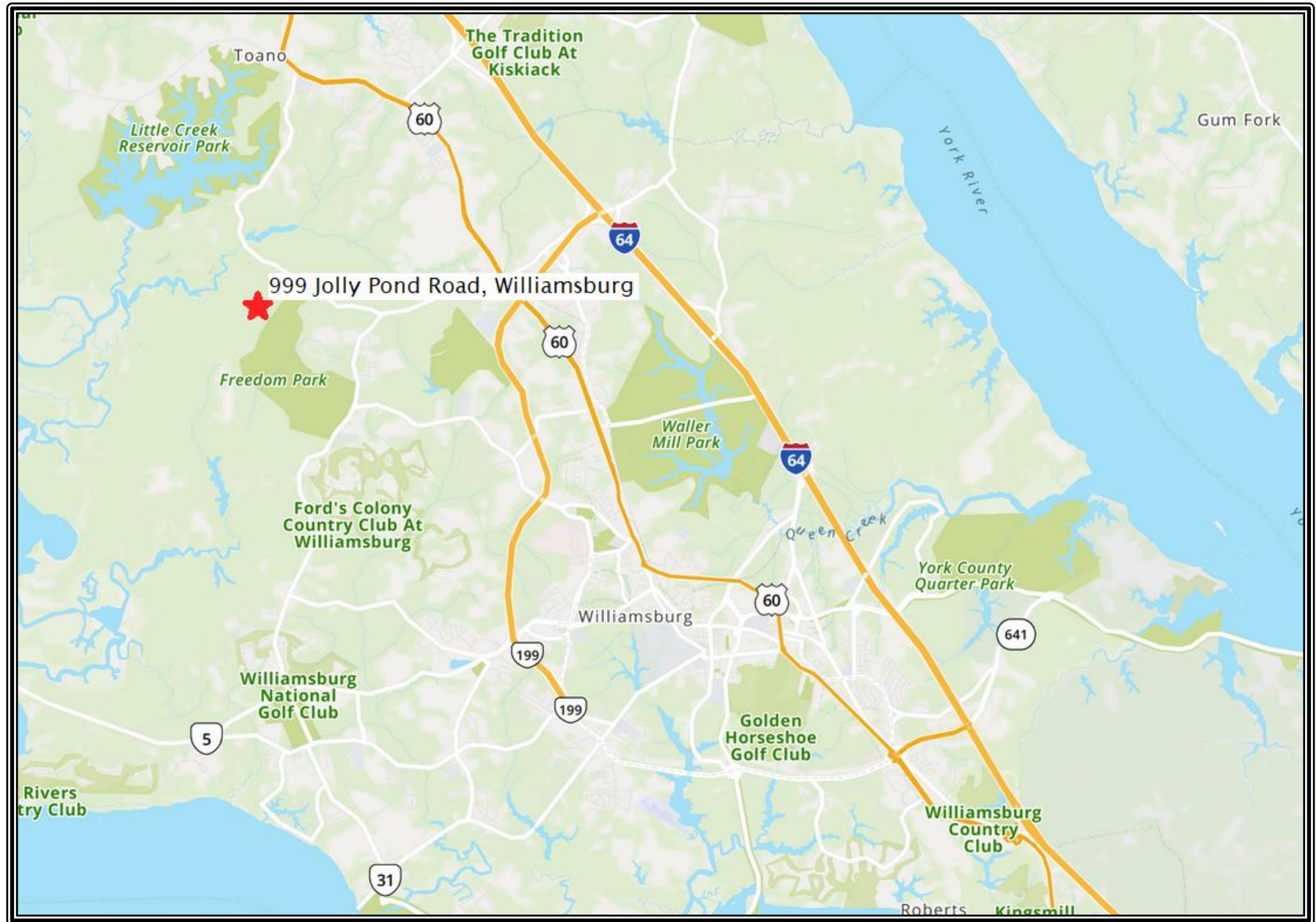


999 Jolly Pond Road, Williamsburg, Virginia



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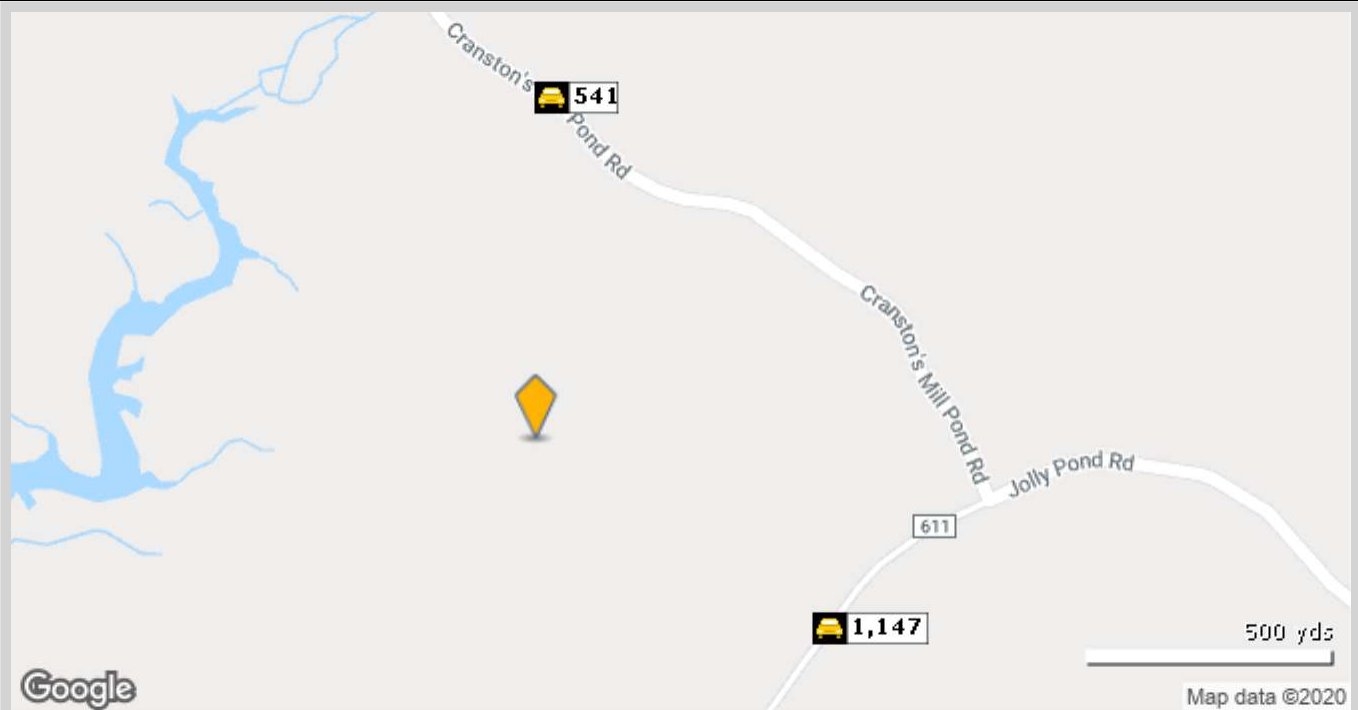


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Traffic Count Report

999 Jolly Pond Rd, Williamsburg, VA 23188

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cranston's Mill Pond Rd	Chickahominy Rd	0.70 NW	2018	933	MPSI	.41
2 Cranston's Mill Pond Rd	Chickahominy Rd	0.70 NW	2020	541	MPSI	.41
3 Jolly Pond Rd	Cranston's Mill Pond Rd	0.24 NE	2018	1,100	MPSI	.41
4 Jolly Pond Rd	Cranston's Mill Pond Rd	0.24 NE	2020	1,147	MPSI	.41

Demographic Trend Report

1 Mile Radius

999 Jolly Pond Rd, Williamsburg, VA 23188

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2020	2025
Population	29	35	38
Age 0 - 4	1 3.45%	2 5.71%	2 5.26%
Age 5 - 9	2 6.90%	2 5.71%	2 5.26%
Age 10 - 14	2 6.90%	2 5.71%	2 5.26%
Age 15 - 19	2 6.90%	2 5.71%	2 5.26%
Age 20 - 24	1 3.45%	2 5.71%	2 5.26%
Age 25 - 29	1 3.45%	2 5.71%	2 5.26%
Age 30 - 34	1 3.45%	2 5.71%	2 5.26%
Age 35 - 39	2 6.90%	2 5.71%	2 5.26%
Age 40 - 44	2 6.90%	2 5.71%	2 5.26%
Age 45 - 49	3 10.34%	2 5.71%	2 5.26%
Age 50 - 54	3 10.34%	3 8.57%	3 7.89%
Age 55 - 59	3 10.34%	3 8.57%	3 7.89%
Age 60 - 64	2 6.90%	3 8.57%	3 7.89%
Age 65 - 69	2 6.90%	3 8.57%	3 7.89%
Age 70 - 74	1 3.45%	2 5.71%	3 7.89%
Age 75 - 79	1 3.45%	1 2.86%	2 5.26%
Age 80 - 84	1 3.45%	1 2.86%	1 2.63%
Age 85+	1 3.45%	1 2.86%	1 2.63%
Age 15+	26 89.66%	31 88.57%	33 86.84%
Age 20+	24 82.76%	29 82.86%	31 81.58%
Age 65+	6 20.69%	8 22.86%	10 26.32%
Median Age	48	46	49
Average Age	43.80	43.10	44.70
Population By Race	29	35	38
White	23 79.31%	27 77.14%	29 76.32%
Black	5 17.24%	6 17.14%	7 18.42%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1 3.45%	1 2.86%	1 2.63%

Demographic Trend Report

1 Mile Radius

999 Jolly Pond Rd, Williamsburg, VA 23188

Description	2010		2020		2025	
Population by Race (Hispanic)	1		1		2	
White	1	100.00%	1	100.00%	1	50.00%
Black	0	0.00%	0	0.00%	0	0.00%
Am. Indian & Alaskan	0	0.00%	0	0.00%	0	0.00%
Asian	0	0.00%	0	0.00%	0	0.00%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%
Household by Household Income	13		15		15	
<\$25,000	1	7.69%	2	13.33%	2	13.33%
\$25,000 - \$50,000	3	23.08%	3	20.00%	3	20.00%
\$50,000 - \$75,000	2	15.38%	2	13.33%	2	13.33%
\$75,000 - \$100,000	2	15.38%	2	13.33%	2	13.33%
\$100,000 - \$125,000	2	15.38%	2	13.33%	2	13.33%
\$125,000 - \$150,000	1	7.69%	1	6.67%	1	6.67%
\$150,000 - \$200,000	1	7.69%	2	13.33%	2	13.33%
\$200,000+	1	7.69%	1	6.67%	1	6.67%
Average Household Income	\$96,808		\$96,400		\$96,400	
Median Household Income	\$81,250		\$81,250		\$81,250	

Demographic Summary Report

999 Jolly Pond Rd, Williamsburg, VA 23188

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	38	11,420	37,209
2020 Estimate	35	10,618	34,858
2010 Census	29	8,583	29,536
Growth 2020 - 2025	8.57%	7.55%	6.74%
Growth 2010 - 2020	20.69%	23.71%	18.02%
2020 Population by Hispanic Origin	1	516	2,139
2020 Population	35	10,618	34,858
White	27 77.14%	8,521 80.25%	27,137 77.85%
Black	6 17.14%	1,572 14.81%	5,570 15.98%
Am. Indian & Alaskan	0 0.00%	51 0.48%	154 0.44%
Asian	0 0.00%	185 1.74%	867 2.49%
Hawaiian & Pacific Island	0 0.00%	8 0.08%	28 0.08%
Other	1 2.86%	281 2.65%	1,102 3.16%
U.S. Armed Forces	0	128	375
Households			
2025 Projection	15	4,634	14,778
2020 Estimate	14	4,318	13,880
2010 Census	12	3,522	11,902
Growth 2020 - 2025	7.14%	7.32%	6.47%
Growth 2010 - 2020	16.67%	22.60%	16.62%
Owner Occupied	12 85.71%	3,594 83.23%	10,365 74.68%
Renter Occupied	2 14.29%	724 16.77%	3,514 25.32%
2020 Households by HH Income			
Income: <\$25,000	2 13.33%	729 16.89%	2,289 16.50%
Income: \$25,000 - \$50,000	3 20.00%	535 12.39%	1,848 13.32%
Income: \$50,000 - \$75,000	2 13.33%	682 15.80%	2,563 18.47%
Income: \$75,000 - \$100,000	2 13.33%	580 13.44%	2,086 15.03%
Income: \$100,000 - \$125,000	2 13.33%	479 11.10%	1,485 10.70%
Income: \$125,000 - \$150,000	1 6.67%	261 6.05%	775 5.59%
Income: \$150,000 - \$200,000	2 13.33%	685 15.87%	1,573 11.34%
Income: \$200,000+	1 6.67%	366 8.48%	1,257 9.06%
2020 Avg Household Income	\$96,400	\$103,870	\$99,560
2020 Med Household Income	\$81,250	\$84,159	\$77,852

Demographic Market Comparison Report

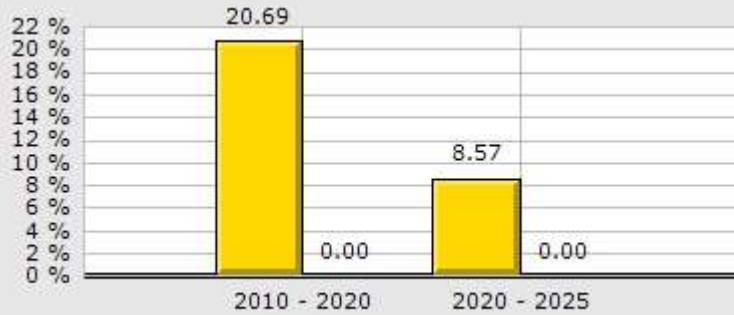
1 mile radius

999 Jolly Pond Rd, Williamsburg, VA 23188

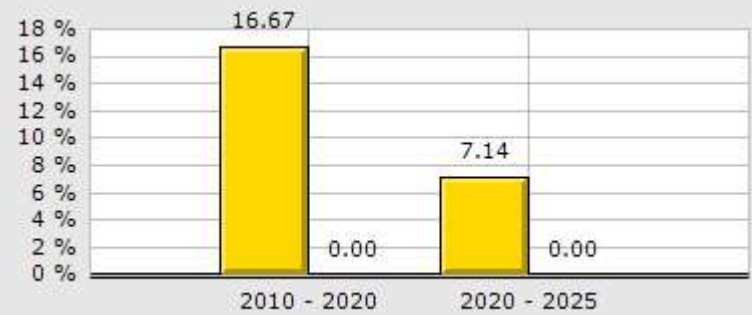
Type: **Land**
County: **James City**

1 Mile
County

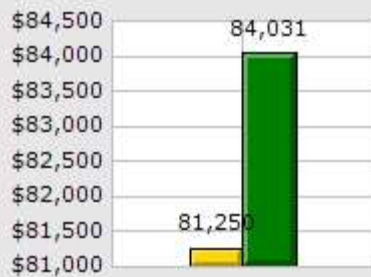
Population Growth



Household Growth



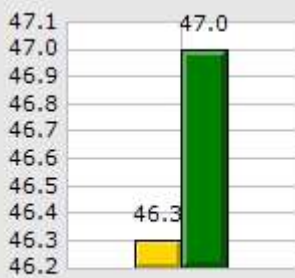
2020 Med Household Inc



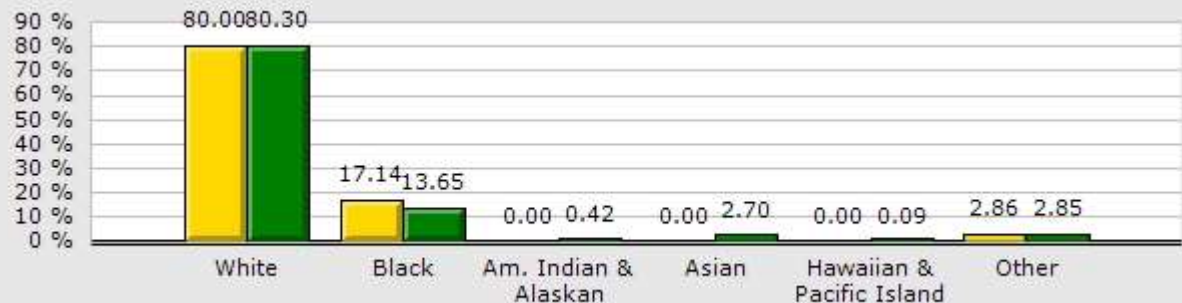
2020 Households by Household Income



2020 Median Age



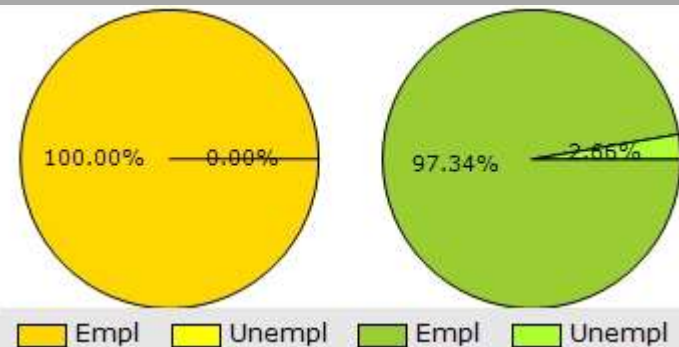
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

999 Jolly Pond Rd, Williamsburg, VA 23188

Type: **Land**
 County: **James City**

	1 Mile		County	
Population Growth				
Growth 2010 - 2020	20.69%		0.00%	
Growth 2020 - 2025	8.57%		0.00%	
Empl	19	100.00%	35,751	97.34%
Unempl	0	0.00%	978	2.66%
2020 Population by Race				
	35		78,032	
White	28	80.00%	62,660	80.30%
Black	6	17.14%	10,649	13.65%
Am. Indian & Alaskan	0	0.00%	324	0.42%
Asian	0	0.00%	2,108	2.70%
Hawaiian & Pacific Island	0	0.00%	67	0.09%
Other	1	2.86%	2,224	2.85%
Household Growth				
Growth 2010 - 2020	16.67%		0.00%	
Growth 2020 - 2025	7.14%		0.00%	
Renter Occupied	2	14.29%	7,595	24.26%
Owner Occupied	12	85.71%	23,710	75.74%
2020 Households by Household Income				
	15		31,305	
Income <\$25K	2	13.33%	4,560	14.57%
Income \$25K - \$50K	3	20.00%	3,801	12.14%
Income \$50K - \$75K	2	13.33%	5,664	18.09%
Income \$75K - \$100K	2	13.33%	4,505	14.39%
Income \$100K - \$125K	2	13.33%	3,523	11.25%
Income \$125K - \$150K	1	6.67%	1,929	6.16%
Income \$150K - \$200K	2	13.33%	3,229	10.31%
Income \$200K+	1	6.67%	4,094	13.08%
2020 Med Household Inc	\$81,250		\$84,031	
2020 Median Age	46.30		47.00	

Demographic Detail Report

999 Jolly Pond Rd, Williamsburg, VA 23188

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	38	11,420	37,209
2020 Estimate	35	10,618	34,858
2010 Census	29	8,583	29,536
Growth 2020 - 2025	8.57%	7.55%	6.74%
Growth 2010 - 2020	20.69%	23.71%	18.02%

2020 Population by Age	35	10,618	34,858
Age 0 - 4	2 5.71%	495 4.66%	1,797 5.16%
Age 5 - 9	2 5.71%	558 5.26%	1,995 5.72%
Age 10 - 14	2 5.71%	611 5.75%	2,156 6.19%
Age 15 - 19	2 5.71%	577 5.43%	2,113 6.06%
Age 20 - 24	2 5.71%	462 4.35%	1,727 4.95%
Age 25 - 29	2 5.71%	475 4.47%	1,752 5.03%
Age 30 - 34	2 5.71%	488 4.60%	1,796 5.15%
Age 35 - 39	2 5.71%	569 5.36%	2,019 5.79%
Age 40 - 44	2 5.71%	553 5.21%	1,906 5.47%
Age 45 - 49	2 5.71%	615 5.79%	2,115 6.07%
Age 50 - 54	3 8.57%	664 6.25%	2,245 6.44%
Age 55 - 59	3 8.57%	749 7.05%	2,405 6.90%
Age 60 - 64	3 8.57%	778 7.33%	2,358 6.76%
Age 65 - 69	3 8.57%	858 8.08%	2,464 7.07%
Age 70 - 74	2 5.71%	856 8.06%	2,353 6.75%
Age 75 - 79	1 2.86%	647 6.09%	1,750 5.02%
Age 80 - 84	1 2.86%	386 3.64%	1,069 3.07%
Age 85+	1 2.86%	278 2.62%	837 2.40%
Age 65+	8 22.86%	3,025 28.49%	8,473 24.31%
Median Age	46.30	49.20	45.40
Average Age	43.10	45.60	43.30

Demographic Detail Report

999 Jolly Pond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	35		10,618		34,858	
White	27	77.14%	8,521	80.25%	27,137	77.85%
Black	6	17.14%	1,572	14.81%	5,570	15.98%
Am. Indian & Alaskan	0	0.00%	51	0.48%	154	0.44%
Asian	0	0.00%	185	1.74%	867	2.49%
Hawaiian & Pacific Island	0	0.00%	8	0.08%	28	0.08%
Other	1	2.86%	281	2.65%	1,102	3.16%
Population by Hispanic Origin	35		10,618		34,858	
Non-Hispanic Origin	34	97.14%	10,102	95.14%	32,719	93.86%
Hispanic Origin	1	2.86%	516	4.86%	2,139	6.14%
2020 Median Age, Male	42.50		46.90		43.60	
2020 Average Age, Male	40.60		44.20		42.10	
2020 Median Age, Female	47.50		51.20		46.90	
2020 Average Age, Female	44.20		46.90		44.30	
2020 Population by Occupation Classification	29		8,837		28,488	
Civilian Employed	19	65.52%	4,913	55.60%	15,795	55.44%
Civilian Unemployed	0	0.00%	151	1.71%	459	1.61%
Civilian Non-Labor Force	10	34.48%	3,655	41.36%	11,885	41.72%
Armed Forces	0	0.00%	118	1.34%	349	1.23%
Households by Marital Status						
Married	8		2,658		8,312	
Married No Children	5		1,914		5,608	
Married w/Children	3		745		2,704	
2020 Population by Education	28		8,499		26,883	
Some High School, No Diploma	1	3.57%	400	4.71%	1,817	6.76%
High School Grad (Incl Equivalency)	11	39.29%	1,839	21.64%	5,557	20.67%
Some College, No Degree	8	28.57%	2,153	25.33%	6,584	24.49%
Associate Degree	1	3.57%	585	6.88%	1,813	6.74%
Bachelor Degree	4	14.29%	2,185	25.71%	6,618	24.62%
Advanced Degree	3	10.71%	1,337	15.73%	4,494	16.72%

Demographic Detail Report

999 Jolly Pond Rd, Williamsburg, VA 23188

Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	33		8,868		28,945	
Real Estate & Finance	1	3.03%	216	2.44%	619	2.14%
Professional & Management	10	30.30%	2,556	28.82%	8,308	28.70%
Public Administration	0	0.00%	352	3.97%	1,265	4.37%
Education & Health	4	12.12%	1,197	13.50%	4,443	15.35%
Services	3	9.09%	860	9.70%	3,277	11.32%
Information	0	0.00%	167	1.88%	358	1.24%
Sales	4	12.12%	1,214	13.69%	3,738	12.91%
Transportation	0	0.00%	46	0.52%	127	0.44%
Retail	3	9.09%	570	6.43%	1,860	6.43%
Wholesale	0	0.00%	106	1.20%	247	0.85%
Manufacturing	1	3.03%	420	4.74%	1,062	3.67%
Production	1	3.03%	421	4.75%	1,072	3.70%
Construction	4	12.12%	325	3.66%	1,010	3.49%
Utilities	1	3.03%	129	1.45%	472	1.63%
Agriculture & Mining	0	0.00%	52	0.59%	227	0.78%
Farming, Fishing, Forestry	0	0.00%	1	0.01%	113	0.39%
Other Services	1	3.03%	236	2.66%	747	2.58%
2020 Worker Travel Time to Job	17		4,751		15,376	
<30 Minutes	9	52.94%	3,048	64.15%	10,008	65.09%
30-60 Minutes	5	29.41%	1,239	26.08%	4,211	27.39%
60+ Minutes	3	17.65%	464	9.77%	1,157	7.52%
2010 Households by HH Size	11		3,521		11,902	
1-Person Households	2	18.18%	683	19.40%	2,451	20.59%
2-Person Households	5	45.45%	1,652	46.92%	5,147	43.24%
3-Person Households	2	18.18%	538	15.28%	1,879	15.79%
4-Person Households	1	9.09%	415	11.79%	1,551	13.03%
5-Person Households	1	9.09%	154	4.37%	575	4.83%
6-Person Households	0	0.00%	49	1.39%	190	1.60%
7 or more Person Households	0	0.00%	30	0.85%	109	0.92%
2020 Average Household Size	2.40		2.40		2.50	
Households						
2025 Projection	15		4,634		14,778	
2020 Estimate	14		4,318		13,880	
2010 Census	12		3,522		11,902	
Growth 2020 - 2025	7.14%		7.32%		6.47%	
Growth 2010 - 2020	16.67%		22.60%		16.62%	

Demographic Detail Report

999 Jolly Pond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	15		4,317		13,876	
<\$25,000	2	13.33%	729	16.89%	2,289	16.50%
\$25,000 - \$50,000	3	20.00%	535	12.39%	1,848	13.32%
\$50,000 - \$75,000	2	13.33%	682	15.80%	2,563	18.47%
\$75,000 - \$100,000	2	13.33%	580	13.44%	2,086	15.03%
\$100,000 - \$125,000	2	13.33%	479	11.10%	1,485	10.70%
\$125,000 - \$150,000	1	6.67%	261	6.05%	775	5.59%
\$150,000 - \$200,000	2	13.33%	685	15.87%	1,573	11.34%
\$200,000+	1	6.67%	366	8.48%	1,257	9.06%
2020 Avg Household Income	\$96,400		\$103,870		\$99,560	
2020 Med Household Income	\$81,250		\$84,159		\$77,852	
2020 Occupied Housing	14		4,318		13,879	
Owner Occupied	12	85.71%	3,594	83.23%	10,365	74.68%
Renter Occupied	2	14.29%	724	16.77%	3,514	25.32%
2010 Housing Units	14		4,530		15,109	
1 Unit	14	100.00%	4,172	92.10%	12,129	80.28%
2 - 4 Units	0	0.00%	88	1.94%	872	5.77%
5 - 19 Units	0	0.00%	261	5.76%	1,836	12.15%
20+ Units	0	0.00%	9	0.20%	272	1.80%
2020 Housing Value	12		3,595		10,366	
<\$100,000	1	8.33%	103	2.87%	277	2.67%
\$100,000 - \$200,000	2	16.67%	365	10.15%	1,302	12.56%
\$200,000 - \$300,000	3	25.00%	1,020	28.37%	2,694	25.99%
\$300,000 - \$400,000	2	16.67%	996	27.71%	2,496	24.08%
\$400,000 - \$500,000	2	16.67%	558	15.52%	1,535	14.81%
\$500,000 - \$1,000,000	2	16.67%	552	15.35%	1,958	18.89%
\$1,000,000+	0	0.00%	1	0.03%	104	1.00%
2020 Median Home Value	\$299,999		\$331,074		\$336,458	
2020 Housing Units by Yr Built	17		4,655		15,425	
Built 2010+	2	11.76%	831	17.85%	2,050	13.29%
Built 2000 - 2010	2	11.76%	1,508	32.40%	5,342	34.63%
Built 1990 - 1999	3	17.65%	803	17.25%	2,895	18.77%
Built 1980 - 1989	3	17.65%	624	13.40%	2,408	15.61%
Built 1970 - 1979	3	17.65%	524	11.26%	1,549	10.04%
Built 1960 - 1969	2	11.76%	198	4.25%	621	4.03%
Built 1950 - 1959	1	5.88%	95	2.04%	292	1.89%
Built <1949	1	5.88%	72	1.55%	268	1.74%
2020 Median Year Built	1984		1999		1998	

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC