

Crowley Economic Development Corporation
In Conjunction with

Orasi Municipal Economic Development

Crowley, Texas



Contact Information



City of Crowley

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Community Snapshot

Crowley, Texas is located within southern Tarrant County at the intersection of FM 1187 and FM 731, approximately 2 miles west of I-35. Crowley is a Home Rule city with 7 City Council members. The City also has a zoning body and a master plan in place.

Crowley's estimated population for 2011 is 12,838 residents in 7.26 square miles. Crowley is considered densely populated with 1,769.5 persons per square mile compared to the state average of 96.3.

Crowley has grown at the explosive rate of 71.9% between the years 2000 to 2010. This incredible growth rate led Wal-Mart to develop a Super Center, which is scheduled to open in the First Quarter of 2012. The new Wal-Mart Super Center has been constructed at the FM 1187 and Business FM 1187 split just one mile west of I-35. Interstate 35 is heavily traveled with over 130,000 vehicles traveling the interstate per day.

Education

Crowley ISD currently has over 15,000 students enrolled throughout the district. There are 10 elementary schools, 4 intermediate schools, 3 middle schools, 2 ninth grade centers, 2 high schools, 1 learning center, and 1 career and technology school.

Since 2004, the district has received an overall rating of "Academically Acceptable." Four campuses have received the "Recognized" rating. Four Crowley ISD student-athletes signed letters of intent in February 2012 to compete and study at the collegiate level.

Housing

The housing climate in the Fort Worth MSA is positive. Single-family housing units have increased in value at least seven of the last ten years. The most recent U.S. Census Bureau data for Crowley indicates 4,714 housing units with an average household size of 2.95. Homeownership rates for this area are at 77.86%, which is a little higher than the state average 70.96%. According to the same census data, the median home value is \$114,000. The median real estate age is relatively low at 13 years. Neighboring Fort Worth has a median real estate age of 29 years.



Employment

The LMCI Diversification Index rates Tarrant County as having “Average Diversity”. This rating is important to determine the degree in which the County’s economy is diversified. When there is a high concentration of employment in a single sector, that area becomes more susceptible to widespread economic decline.

The top 3 industries in Tarrant County are Trade, Transport, & Utilities employing roughly 181,462 in 1st Quarter 2011, Education & Health Svcs employing roughly 157,373 and Prof., Business & Other Svcs employing roughly 90,098 during that same time period. The top employers for Crowley are as follows:

Employer	Industry	# of Employees
Crowley ISD	Education	1,762
Harbison Fischer	Oil field pumps and components	450
Aztec Manufacturing	Galvanizing services	85
Film-Pak, Inc.	Polyethylene film packaging	25

Over the last 10 years, Tarrant County’s unemployment rate has been roughly the same as the State’s. Overall, the State of Texas and Tarrant County have seen average unemployment rates when compared to the United States as a whole.

Utilities

Crowley operates within a deregulated electricity market. There are several electric providers in Crowley. Included are CoServ, Direct Energy, Reliant, Stream Energy, and TXU. Natural gas is provided by Atmos Energy and telephone services are provided by AT&T. The City of Crowley provides water service.

Healthcare

Although Crowley does not have a hospital in town, there are several options in nearby Fort Worth. The nearest hospital is Huguley Memorial Medical Center located on I-35 in south Fort Worth and less than 3 miles away.

Huguley opened its 213-bed acute care hospital facility in 1977. The facility includes two intensive care units, a progressive care unit, an open heart surgery center, a behavioral health center and an emergency department available 24 hours a day, seven days a week.

Other hospitals in the area include Texas Health Resources, JPS Health Network, Plaza Medical Center, USMD, Cook Children's, and many others.

Transportation

Crowley's main intersection is located approximately 2 miles west of I-35 on FM 1187 and FM 731 (Crowley Road). I-35 is a major north/south corridor. With Crowley's proximity to I-35, residents are conveniently connected to the rest of the Metroplex.

Spinks Municipal Airport is located roughly 3.5 miles to the east in Fort Worth. It offers several services, including: FBO, multiple maintenance facilities, 3 flight schools, AWOS, and car rental.

BNSF and Union Pacific Railroad provide Crowley's rail service.

Incentives & Taxes

Crowley does not have a formal tax incentive program. The City is development ready and willing to work with prospects to create incentive packages for individual projects on a case-by-case basis.

The state of Texas does not have income tax. The sales tax rate for Crowley is 8.25%. This rate includes Municipal Sales Tax, State Sales Tax Rate, Economic Development Tax, and Other Sales Taxes. In this case, Other Sales Taxes includes Crime Control and Prevention. The tax rate (per \$100 Assessed Value) for 2011 is \$2.804537. This rate includes Crowley City, Crowley ISD, Tarrant County, Tarrant County College, and Tarrant County Hospital.

Demographics

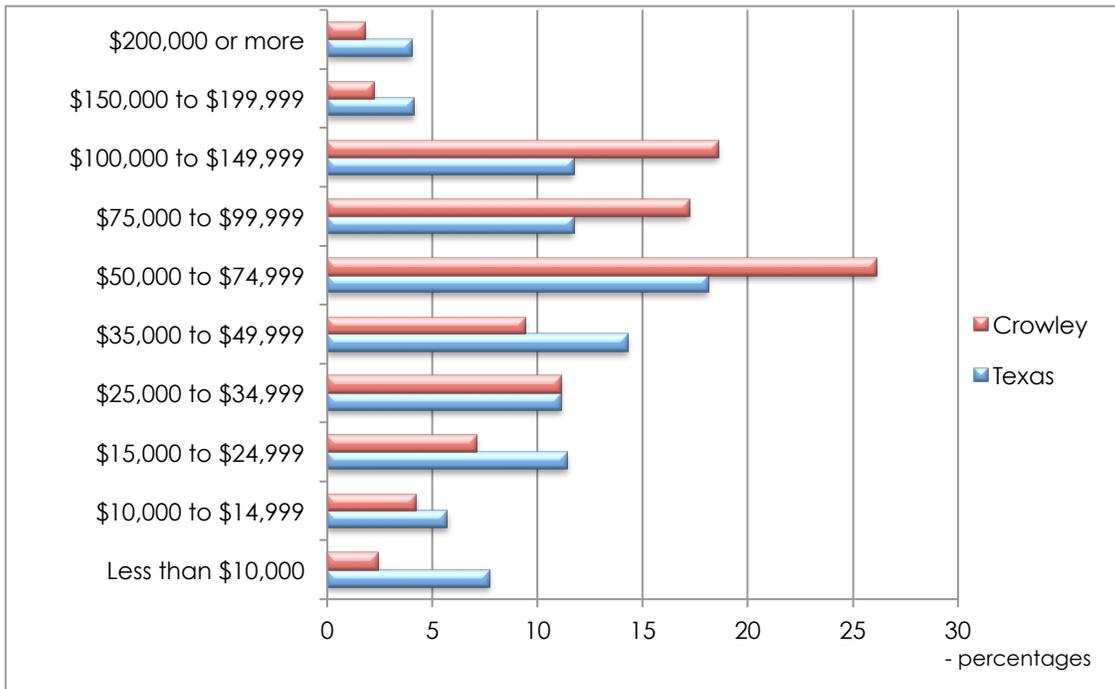


Figure 1: Household Income Breakdown

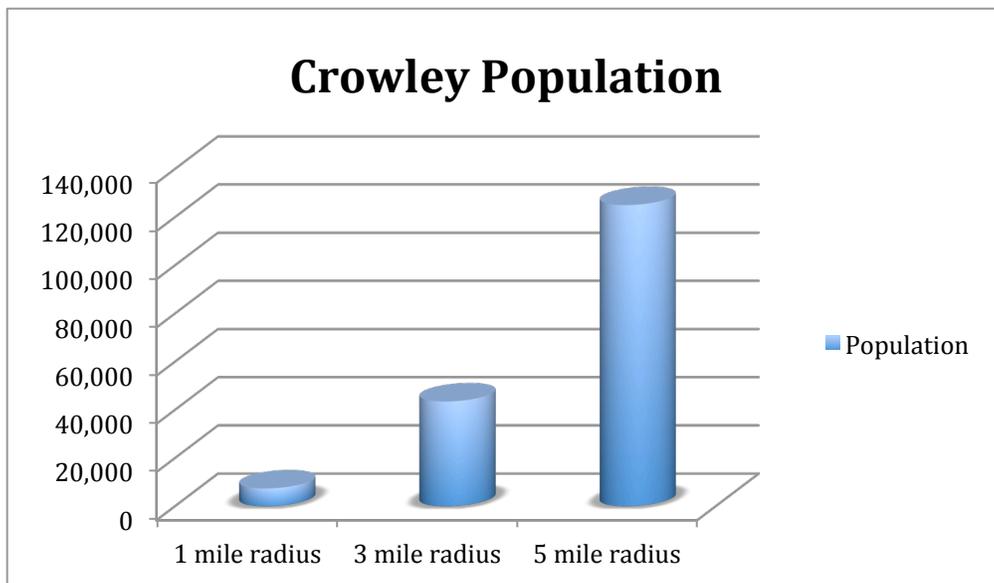


Figure 2: Crowley Population by Radius

Household Type	Crowley	Texas
Total Households	4,408	8,922,933
Family Households	77.7%	69.9%
husband-wife family	55.4%	50.6%
male householder, no wife present	5.2%	5.2%
female householder, no husband present	17.1%	14.1%
Non-family Households	22.3%	30.1%
Householder living alone	11.8%	24.3%

Figure 3: Household Type

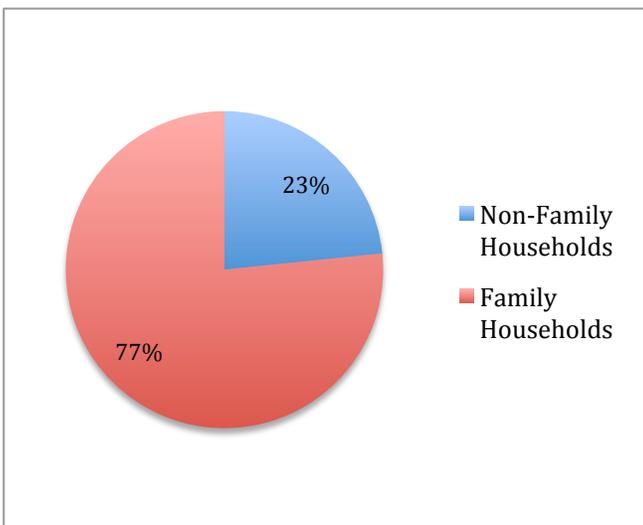


Figure 4: Household Type: Crowley

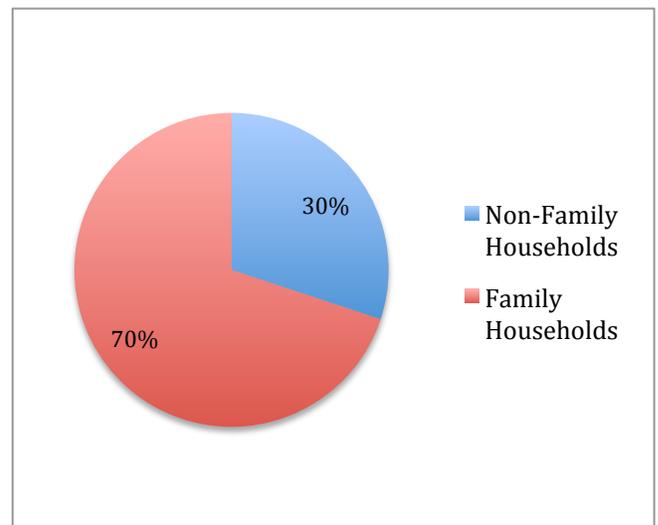


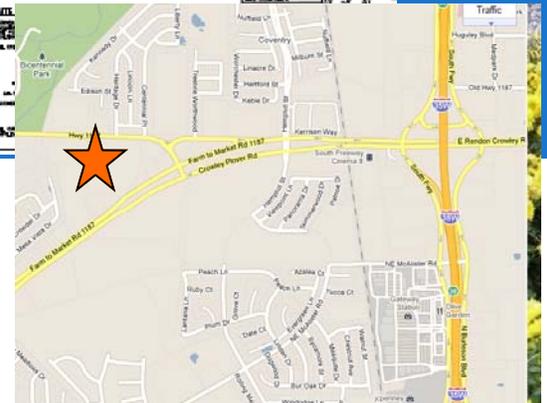
Figure 5: Household Type: Texas

- Cost of living – 8.7% lower than the national average
- Median household income \$62,692
- Median age is 31.9
- Mean travel time to work is 33.6 minutes

Other Reasons to Choose Us



- On average, 233 sunny days per year
- Rainfall per year = 38 inches
- Days of Precipitation = 82, US average is 100
- Vacant land within the City limits consists of 50.4%
- 3 parks and 1 area lake
- On a scale of 1 to 10, violent crimes ranks a 4, while the US average is 4.
- On a scale of 1 to 10, property crimes ranks a 4, while the US average is 4.



FOR MORE INFORMATION CONTACT:

Ryan Tinch, Real Estate Broker
(214) 363-3890
ryan@stainback.com



Lot 2 - 1.09 ± Acres
Lot 3 - 1.51 ± Acres
Lot 4 - 2.46 ± Acres
Lot 5 - 4.13 ± Acres
Excess land - 14.01 Acres
Coming Soon

3631

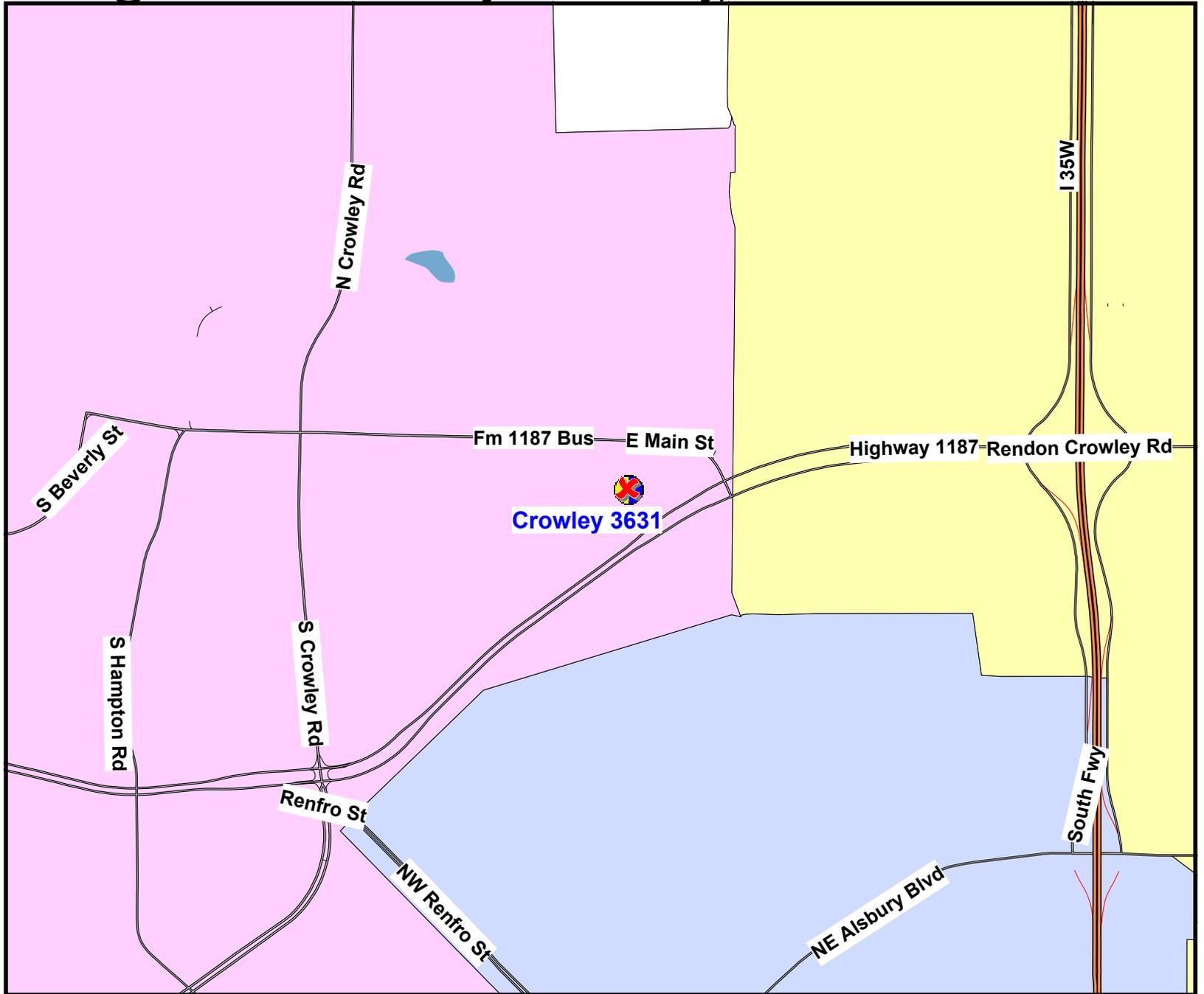
1187 @ Main/Rendon-Crowley Rd Crowley, TX 76036

Legend

- Wal-Marts
- Supercenters
- Sam's Clubs
- MarketSide
- SUP
- CBSA Boundary 02-2009
- State Boundaries

Site Coordinates
Longitude/X: -97.339075
Latitude/Y: 32.576314

Miles



AnySite®

3631

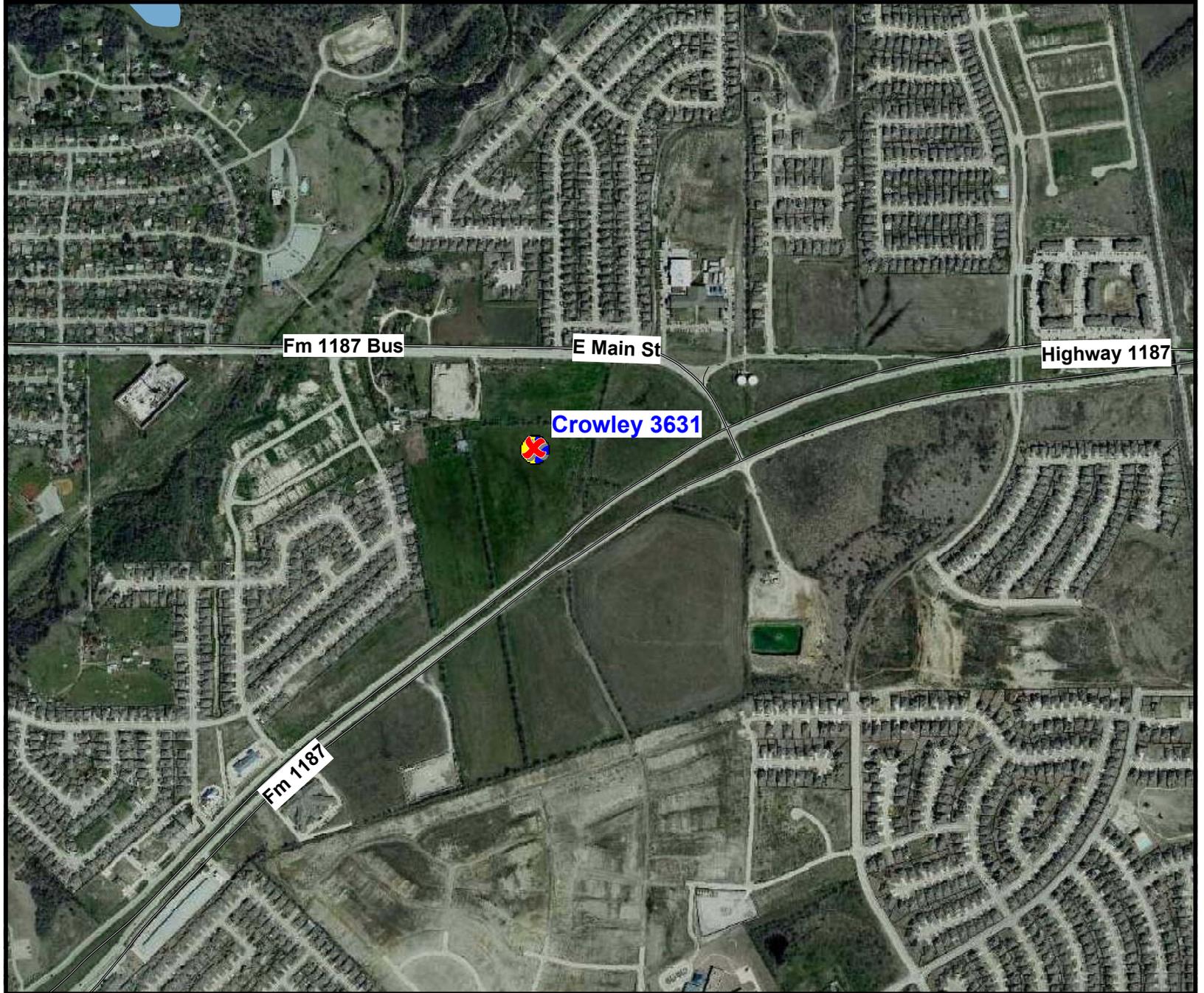
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Miles



AnySite®

Dunaway Associates, LP

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Fort Worth, Texas 76063

Christopher Biggers, PE

(817) 335-1121

(817) 429-1370

cbiggers@dunaway-assoc.com

Location of Project:	Crowley, Texas		
Store Type:	Supercenter		
Size of the Store:	150	Store #:	3631
Date of this Report:	Friday, August 28, 2009		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
Lot #	Size (in Acres)	Square footage	Minimum building setbacks for each property				Current zoning
			Front	Left Side	Right Side	Back	Zoning
Lot 2	1.09 AC	47,293	10'	0'	0'	25'	GC - General Commercial
Lot 3	1.51 AC	65,977	40'	0'	10'	25'	GC - General Commercial
Lot 4	2.46 AC	107,166	40'	0'	0'	25'	GC - General Commercial
Lot 5	4.13 AC	179,764	40'	0'	0'	25'	GC - General Commercial
Excess	14.01 AC	610,205	40'	10'	0'	20'	GC - General Commercial

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

--

3. What Jurisdiction is the property in?

City of Crowley

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

Yes

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

<p><i>A specific use permit is required for restaurants.</i></p> <p><i>There are no specific restrictions permitting or prohibiting patio seating. Developer should contact the City of Crowley to confirm if patio seating is allowed.</i></p>

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

Yes

If Yes, what is the requirement?

Restaurant	same
Retail	5.5 / 1,000

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Other

2. If other, please define:

Either, except monument only on FM 1187

3. What is the maximum height allowed for the signage?

The maximum height permitted for monument signs along FM 1187 is eight feet. The height of a pylon sign may not exceed one-half of the shortest linear distance from the location of the sign to the nearest boundary of any AG or residential district.

4. What is the maximum square footage allowed for the signage?

Monument signs on FM 1187 shall not exceed 8' x 12' with the message area being a maximum of 50 square feet exclusive of columns. The total area for a pylon sign is calculated as one square foot of sign for each linear foot of street frontage, up to 300 square feet.

5. Explain how the square footage is calculated:

The total area of signage.

6. If *Other or No* signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

Yes

8. What is the maximum size?

The maximum permitted area of roof signage shall be one square foot of sign area for each linear foot of qualified frontage not to exceed a maximum of 200 square feet. The height of a roof sign shall not exceed ten feet above the apparent flat roof or eaves line.

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

Variance requests shall be made with the engineering site plan review or may be completed with the plat review and approval process. Once staff review is complete, the request may be forwarded to the city council for approval.

12. Describe all reviews, hearings, variances and general requirements known at this time:

Variance requests must be approved by the city council. If it is included with the engineering site plan review, the variance request shall be forwarded to the City Council upon completion of staff review. An 8.5" x 11" reduction must be submitted two weeks in advance of the council meeting.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

A replat has been submitted to the city for review and processing.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?

TXDOT

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

No

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

5' wide concrete sidewalk

6. Was a traffic study performed for the overall project?
- 6a. If yes, was the outlot(s)/excess land included?
- 6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?
- 6c. Will an additional traffic study be required for each purchaser?
- 6d. If yes, please explain why and any requirements including applicable timeframes:
- 6e. Does the traffic study, trips, etc. have an expiration date?
- 6f. If yes, please provide the expiration date and any other important information:

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?
- 1a. If not, where is it located?
2. Is water stubbed to the excess land?
- 2a. If not, where is it located?
3. Who has Jurisdiction of the water line?
4. What is the size of the water main?
5. What is the normal pressure?
6. Is there a Tap Fee?
7. Is there a Meter Fee?
8. Can the hose bibs & irrigation be on a separate meter?
9. What is the size of the line required?
10. Are backflow preventer valves required for fire sprinkler lines?
11. Is the water line located in an existing easement?
12. Is there a current moratorium or a chance for one in the future?
13. Please add any additional information/comments regarding water:

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?
- 1a. If not, where is it located?
2. Is sanitary sewer stubbed to the excess land?

2a. If not, where is it located?

3. What is the size of the sewer line?

8"

4. Who has the Jurisdiction of the sanitary sewer line?

City of Crowley

5. Nearest manhole:

Lot 2	Rim El.	731.61	Inv.El.Out	724.8
Lot 3	Rim El.	731.61	Inv.El.Out	724.8
Lot 4	Rim El.	732.85	Inv.El.Out	724.27
Lot 5	Rim El.	737.53	Inv.El.Out	727.27
Excess	Rim El.	741.35	Inv.El.Out	733

6. Is a grease trap required for a restaurant?

Yes

7. Is there a Tap Fee?

No

8. Are tap fees based on water useage?

Select Yes/No

9. Is the tap to be made by the city or a local plumber?

Either

10. Are there any special assessments?

No

11. Is there a current moratorium or a chance for one in the future?

No

12. Is the sanitary sewer line located in an existing easement?

Yes

13. If sanitary sewer is not available, can a septic system be used?

N/A

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Storm Sewer:

1. Is storm sewer stubbed to the outlot?	Yes
2. Is storm sewer stubbed to the excess land?	No
3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:	<i>The current topography of the excess property slopes to the west corner of the property. The storm system will need to discharge at the existing point. Coordinate with the City to determine if detention will be required since the discharge point is adjacent to other private properties.</i>
4. Has Wal-Mart's detention facility been sized to accept the drainage?	Yes
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	City of Crowley
7. What is the size of the storm sewer?	Lot 2 - 24", Lot 3 & 4 - 18", Lot 5 - 36"
8. What is the depth?	Lot 2 - 3', Lot 3 - 5', Lot 4 - 4', Lot 5 - 4.5'
9. What is the tap fee?	N/A
10. Are catch basins required?	Yes
11. Is the storm sewer located in an existing easement?	Yes
12. Please add any additional information/comments regarding storm sewer:	<i>The onsite storm drain system has been designed to accept the developed flows from lots 2 and 5 and pre-developed flows from lots 3 and 4. Detention is required on lots 3 and 4. The remainder tract does not enter the Walmart storm system. Detention requirements should be coordinated with the City prior to development of the excess property.</i>

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	Yes
1a. If not, where is it located?	
2. Is electric stubbed to the excess land?	Yes
2a. If not, where is it located?	
3. Is it overhead or underground?	Underground
4. What is the voltage?	Primary
5. What is the phase?	3 phase
6. What is the wire?	Primary
7. Who has Jurisdiction of the electricity?	Oncor Electric
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes
	<i>The power company will install primary wire for underground lines up to the transformer.</i>
8b. Is there a standard cost per LF for the installation?	based on development requirements
8c. Transformer location:	based on development requirements

8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	Yes
9b. What is the cost?	based on development requirements
10. Is the electric located in an existing easement?	Yes
11. Please add any additional information/comments regarding electric:	

Gas

1. Is gas stubbed to the outlot?	No
1a. If not, where is it located?	Stubbed to lot 5 only; in ROW for lots 2,3,4
2. Is gas stubbed to the excess land?	Yes
2a. If not, where is it located?	
3. What is the maximum amount available?	coordinate with gas company
4. Who has Jurisdiction of the gas line?	Atmos Energy
5. What type of commitment will the gas company give?	From the point of connection to meter
6. Will the gas company bring the line to the building?	No
6a. What is the estimated cost to do so?	costs are based on development
6b. What is the size of the gas line?	
6c. What is the pressure of the gas line?	
6d. What is the BTU/CF rating?	
6e. What is the specific gravity?	
6f. Is a meter fee required?	Yes
7. Is the gas located in an existing easement?	Yes
8. Please add any additional information/comments regarding gas:	

Telephone

1. Is telephone stubbed to the outlot?	Yes
1a. If not, where is it located?	
2. Is telephone stubbed to the excess land?	Yes
2a. If not, where is it located?	
3. Is under ground service required?	Yes
4. Who is responsible for bringing telephone lines to the building?	AT&T will provide to building
5. Is the telephone located in an existing easement?	Yes
6. Please add any additional information/comments regarding telephone:	

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

[Empty text box for description]

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

2006 IBC, 2007 NEC, 2006 IMC, 2006 IPC, 2000 IFC, 2006 IECC, Texas Accessibility Standard

1a. What is the date they were adopted:

various

2. What is the building permit fee schedule?

Based on valuation. City will notify contractor of fees due prior to issuing building permit.

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

On-site lighting shall be sufficient to provide adequate safety of patrons, employees, and property. Lighting shall be adequately shielded or directed so as not to disturb or adversely effect neighboring properties. Outdoor lighting shall comply with the International Dark Sky Association recommendations.

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

City of Crowley, Private contractor to be used

3g. Is this adequate for Jurisdiction?

Select Yes/No

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

*****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.***

SOILS / ENVIRONMENTAL:

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes
Select Yes/No
No
Select Yes/No
No

3a. Report prepared by:

Dunaway Associates, LP
10-Nov-10

3b. Dated:

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Select Yes/No

3d. If yes, was the contamination remediated as part of the overall project?

Select Yes/No

3e. Please provide any additional information/comments regarding the contamination:

--

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

--

TRAFFIC:

1. Average Daily Traffic:

19,534
19,534

v.p.d.
(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

--

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)

Pop Facts Summary -- Brief Report

3631

1187 @ Main/Rendon-Crowley Rd Crowley TX 76036

7/1/2011

Coordinates Longitude: -97.339075

Latitude: 32.576314

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	10 MILE RING 314.11 SQ/MI	20 MILE RING 1256.43 SQ/MI
POPULATION					
2015 Population	5,998	47,293	133,194	434,711	1,585,247
2010 Population	5,250	41,304	116,841	396,048	1,456,349
2000 Population	2,859	23,512	74,461	322,408	1,208,654
1990 Population	2,334	20,192	59,553	270,230	1,007,544
1990-2000 % Population change	22.49%	16.44%	25.03%	19.31%	19.96%
HOUSEHOLDS					
2015 Households	2,239	17,315	45,352	155,502	563,263
2010 Households	1,942	15,036	39,884	141,931	519,471
2000 Households	1,053	8,544	25,770	116,854	438,307
1990 Households	790	6,928	20,329	98,552	372,707
1990-2000 % HH Change	24.98%	18.91%	21.11%	15.66%	14.97%
Postal Address Counts (Summer)	1,746	17,209	41,888	145,747	536,150
Postal Address Counts (Winter)	1,746	17,209	41,890	145,753	536,177
POPULATION BY RACE					
% 2010 White Alone	87.85%	90.67%	71.49%	65.59%	62.74%
% 2010 Black or African American Alone	2.74%	2.50%	17.17%	16.14%	15.74%
% 2010 American Indian/Alaska Alone	1.07%	0.74%	0.65%	0.68%	0.72%
% 2010 Asian Alone	0.67%	0.73%	2.09%	1.99%	3.51%
% 2010 Hawaiian/Pacific Alone	0.08%	0.06%	0.04%	0.05%	0.12%
% 2010 Some Other Race Alone	4.44%	2.96%	5.86%	12.68%	13.82%
% 2010 Two or More Races	3.16%	2.35%	2.70%	2.87%	3.35%
% 2010 Hispanic Population	12.97%	10.47%	15.78%	26.92%	29.94%
HOUSING					
2010 Housing Units	2,028	15,461	41,323	152,390	557,760
% 2010 Owner Occupied Housing Units	85.70%	74.51%	74.60%	61.56%	58.77%
% 2010 Renter Occupied Housing Units	10.55%	22.67%	21.84%	31.58%	34.38%
2010 Avg HH Size (no GQ)	2.7	2.7	2.9	2.7	2.8
HOUSEHOLDS BY INCOME					
% 2010 Household Income \$500,000+	1.80%	1.13%	1.43%	2.59%	2.26%
% 2010 Household Income \$250,000-\$499,999	1.39%	2.02%	2.78%	2.87%	2.73%
% 2010 Household Income \$150,000-\$249,999	5.87%	4.85%	5.42%	4.18%	4.00%
% 2010 Household Income \$100,000-\$149,999	10.50%	9.53%	9.70%	7.56%	7.64%
% 2010 Household Income \$75,000-\$99,999	14.82%	14.94%	15.09%	12.04%	12.49%
% 2010 Household Income \$50,000-\$74,999	28.20%	24.10%	24.50%	20.51%	20.80%
% 2010 Household Income \$35,000-\$49,999	15.39%	16.71%	17.02%	17.13%	16.70%
% 2010 Household Income \$25,000-\$34,999	6.38%	9.53%	9.30%	11.36%	11.45%
% 2010 Household Income \$15,000-\$24,999	8.65%	7.54%	7.83%	10.13%	10.13%
% 2010 Household Income <\$15,000	6.79%	9.56%	6.83%	11.09%	11.33%
INCOME					
2010 Average Household Income	\$69,604	\$64,999	\$68,676	\$66,714	\$65,352
2010 Median Household Income	\$61,244	\$56,861	\$59,152	\$50,018	\$50,187
2010 Per Capita Income	\$25,747	\$23,717	\$23,560	\$24,211	\$23,610
OTHER					
2010 Median Age	33.9	33.9	33.0	32.8	32.3
Total SAM's Business Count (D&B)	214	2,239	4,838	20,097	86,914