

For Sale
537 Wythe Creek Road
Poquoson, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

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This offer subject to errors and omissions, or withdrawal, without notice.

Campana
Waltz WEST
Commercial Real Estate

FOR SALE
537 Wythe Creek Road
Poquoson, Virginia

- Location:** 537 Wythe Creek Road
Poquoson, Virginia
- Description:** Centrally located in Poquoson, Virginia. This highly visible retail land development opportunity offers a great location and high traffic count visibility along State Road 172. This is the gateway property to the Village Park development.
- Acreage:** Approximately 1.16 Acres
- Sale Price:** **\$265,000.00** (\$228,448.28/acre)
- Zoning:** **B-1 Business District** (Multiple allowable uses by right are attached in the marketing package.)
- Surrounding Info:** Newport News-Williamsburg International Airport / 8.7 miles
Norfolk International Airport/ 24.7 miles

Additional Information:

- Plat
- Aerials
- Location Maps
- Zoning Matrix
- Demographics

For additional information please contact:



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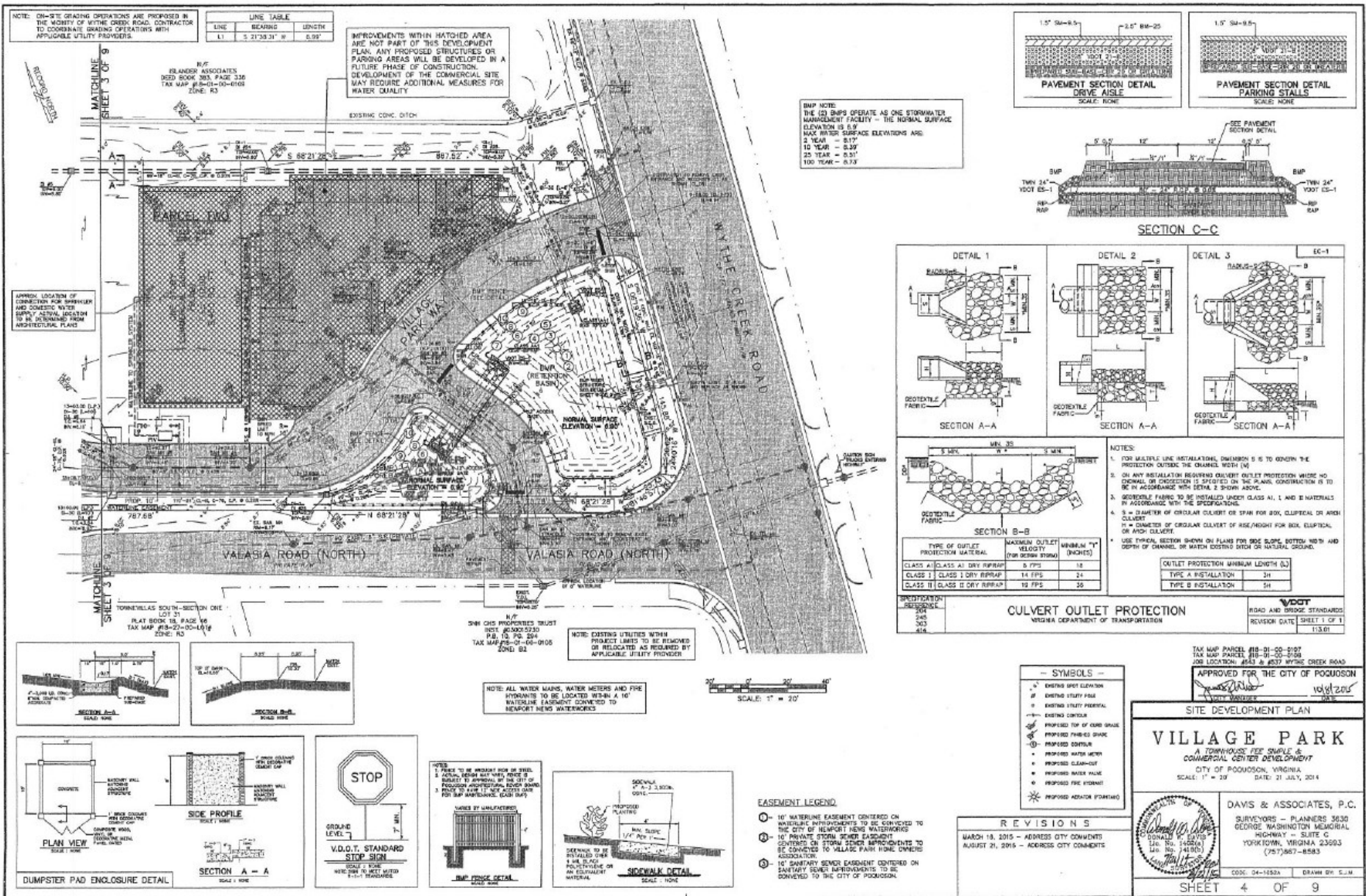
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537 Wythe Creek Road Poquoson, Virginia



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537 Wythe Creek Road, Poquoson, Virginia



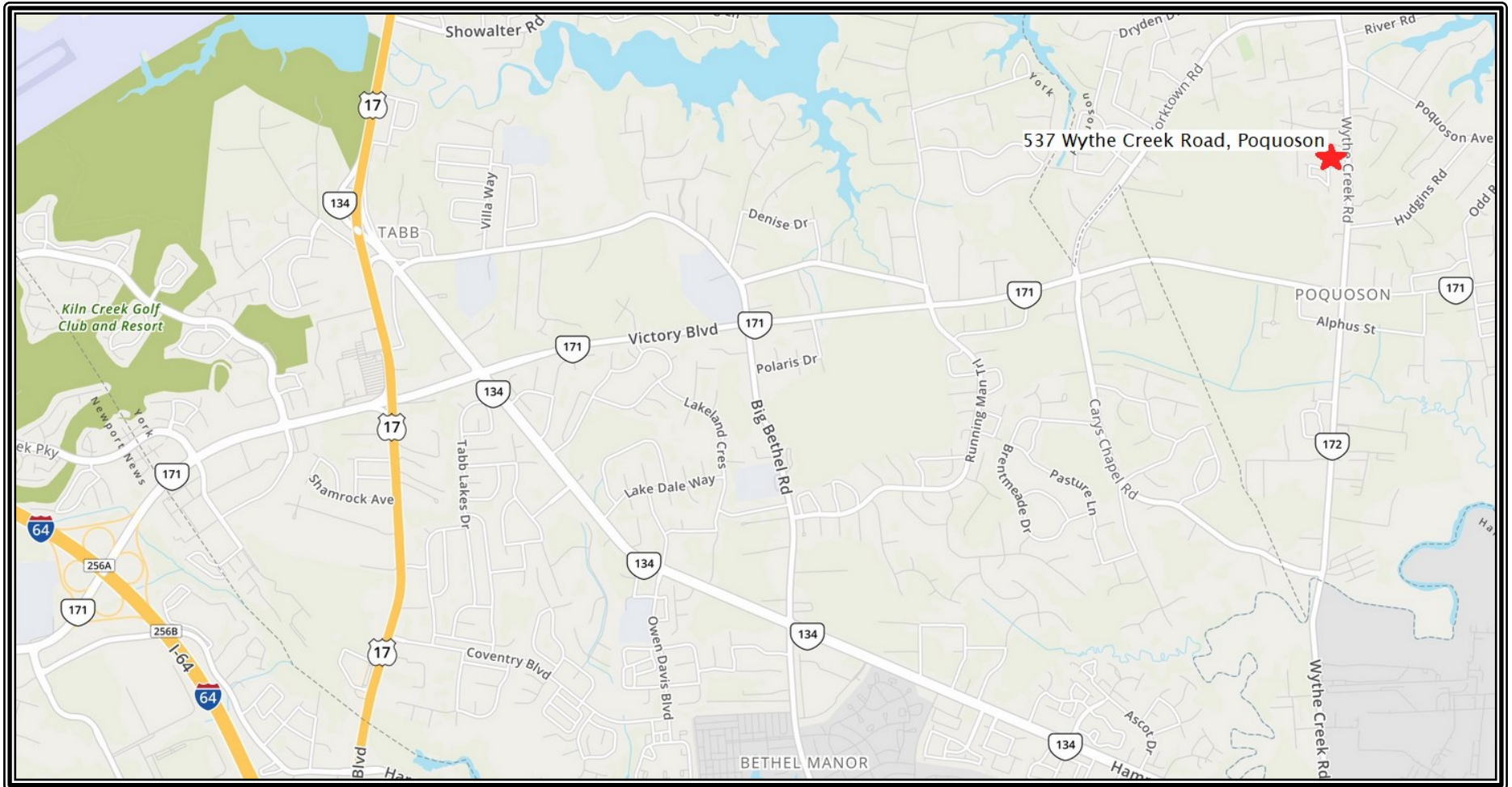
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537 Wythe Creek Road, Poquoson, Virginia



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The property is outlined in blue and highlighted in yellow.
For illustration purposes only.

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ARTICLE IX. - B-1 DISTRICT REGULATIONS

Section 9-1. - Application and purpose of article; composition of district.

- (a) The provisions of this article shall apply in the business district B-1 and, as used in this article, the words "this district" shall mean the business district B-1.
- (b) This district is composed of offices and certain businesses. The regulations for this district are designed to promote office structures that are normally used during daylight hours and that will not attract concentrations of traffic and crowds of customers.

Section 9-2. - Permitted uses.

In this district, any building to be erected or land to be used shall be restricted to one of the following uses:

- (1) Professional offices for professional and personal services, such as physicians, engineers, lawyers, opticians, surveyors, banks and similar professions.
- (2) Public and semipublic uses, such as courthouses, churches and government office buildings.
- (3) Parking lots to be used only in connection with any permitted uses for off-street parking.
- (4) Public utilities, poles, lines (not to exceed 40 feet), distribution transformers, exchanges, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewerage facilities.

Section 9-3. - Sign regulation.

Signs shall meet the applicable regulations of the sign ordinance.

Section 9-4. - Area and frontage regulations.

There are no area and frontage regulations in this district, except for off-street parking which shall be in accordance with the provisions contained in this ordinance.

Section 9-5. - Setback requirements.

- (a) Setbacks in this district shall be located 35 feet or more from any street right-of-way. This shall be known as the setback line. No structure shall be located closer to the street than the setback line, except that signs which meet the requirements of the sign ordinance [appendix D] may be located in the front yard.
- (b) In the case of corner lots, the side yard shall have a setback of 20 feet or more for all buildings.

(Ord. No. 549, § 5, 7-24-1984; Ord. No. 710, § 1, 2-8-1988)

Section 9-6. - Height regulations.

In this district, buildings may be erected up to 35 feet in height from grade.

Section 9-7. - Yards and buffer zone.

- (a) In this district, there shall be a side yard, not less than 15 feet in width, on the side of a lot adjoining a residential district, and a rear yard, not less than 30 feet in depth, on the rear side of a lot adjoining a residential district.
- (b) Sufficient area shall be provided to adequately screen permitted uses in this district from residential districts and for off-street parking incidental to the industry and its employees and clients.

- (c) Any such buffer zone required shall be of such width and length as may be necessary to adequately screen the property involved and be planted with suitable shrubbery, evergreens or trees having a height of not less than six feet at the time of the planting thereof. The expense for any such buffer zone shall be paid by the landowner of the property upon which the buffer zone is located. Upon failure of the landowner to establish and maintain such a buffer zone by and from the time of the completion of any construction for which a permit is issued as to such property, the city may install and maintain such buffer zone and the expenses incurred by the city in so doing shall be chargeable to and paid by the owner of the property and the expenses so incurred shall constitute and be a lien upon the property to be collected by the city as taxes and levies are collected.
- (d) A required buffet zone shall utilize one of the below options and will be considered by the planning commission and city council during site plan or subdivision review: [4](#)
- (1) Suitable shrubbery, evergreens or trees.
 - (2) Wood, chainlink fence, cement block, brick or other materials for a fence or wall.
 - (3) Any combination of natural and manmade materials.

Footnotes:

--- (4) ---

Cross reference— Subdivision ordinance, app. B; site plan ordinance, app. C.

Section 9-8. - Visual obstructions at intersections.

For purposes of safety of travel, there shall be no structures, fences, shrubbery or other obstructions to vision more than 3½ feet above the curb level within the area enclosed by the property line of corner lots and a line joining points at a distance of ten feet from their intersections.

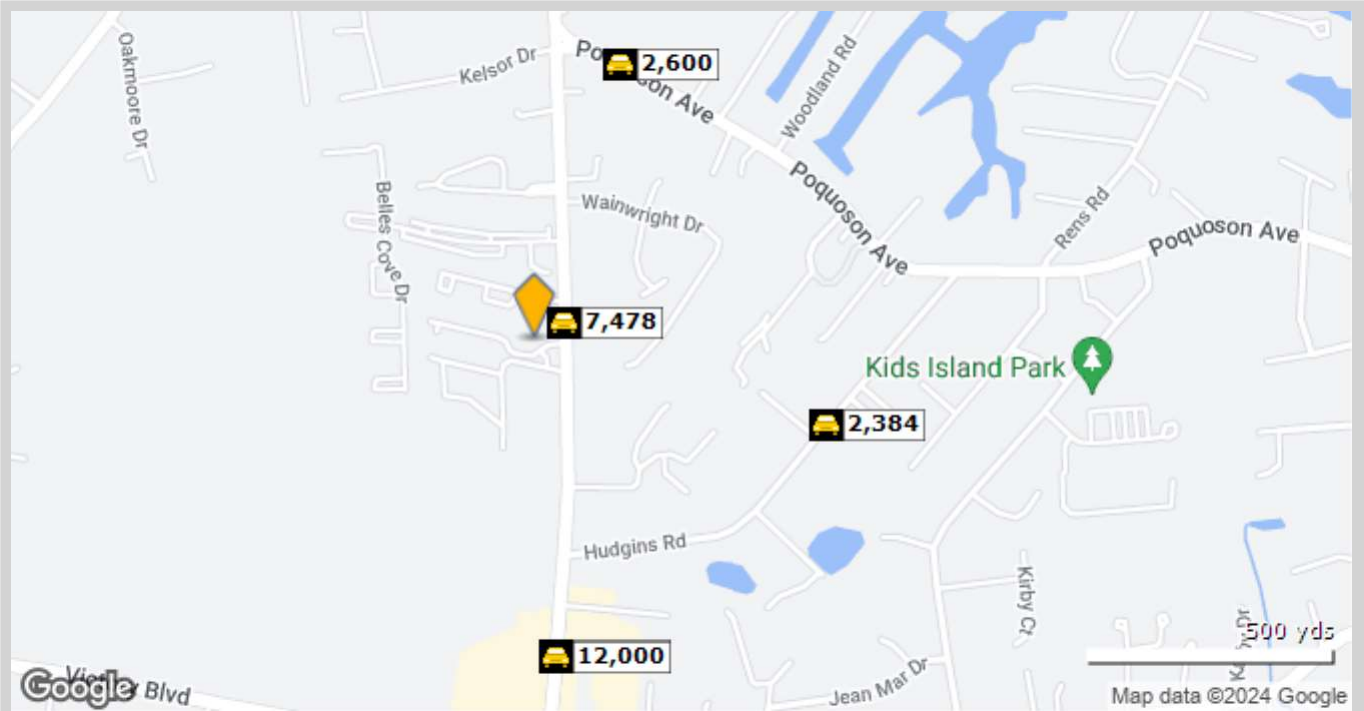
Section 9-9. - Construction of permanent buildings; removal of other buildings.

All permanent buildings in this district must be constructed on the building site using materials of a permanent nature. All other buildings not pertaining to the nature of the intended business use must be removed. Trailers shall not be considered as permanent buildings for business use.

Traffic Count Report

537 Wythe Creek Rd, Poquoson, VA 23662

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	Wythe Creek Rd	Valasia Rd	0.06 S	2018	7,152	MPSI	.05
2	Wythe Creek Rd	Valasia Rd	0.06 S	2020	7,857	MPSI	.05
3	Wythe Creek Rd	Valasia Rd	0.06 S	2022	7,993	MPSI	.05
4	Wythe Creek Road	Valasia Rd	0.06 S	2022	7,478	MPSI	.05
5	Poquoson Ave	White House Cir	0.13 SE	2022	2,708	MPSI	.35
6	Poquoson Ave	White House Cir	0.13 SE	2021	2,715	MPSI	.35
7	Poquoson Ave	White House Cir	0.13 SE	2018	2,600	MPSI	.35
8	Hudgins Rd	Old Pond Rd	0.13 SW	2022	2,384	MPSI	.36
9	Wythe Creek Rd	Hudgins Rd	0.12 N	2022	12,336	MPSI	.37
10	Wythe Creek Rd	Hudgins Rd	0.12 N	2016	12,000	AADT	.37

Demographic Trend Report

1 Mile Radius

537 Wythe Creek Rd, Poquoson, VA 23662

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

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



Description	2010	2023	2028
Population	5,228	5,378	5,541
Age 0 - 4	224 4.28%	250 4.65%	269 4.85%
Age 5 - 9	326 6.24%	304 5.65%	282 5.09%
Age 10 - 14	413 7.90%	371 6.90%	325 5.87%
Age 15 - 19	427 8.17%	369 6.86%	363 6.55%
Age 20 - 24	251 4.80%	308 5.73%	357 6.44%
Age 25 - 29	203 3.88%	253 4.70%	316 5.70%
Age 30 - 34	227 4.34%	288 5.36%	292 5.27%
Age 35 - 39	284 5.43%	361 6.71%	316 5.70%
Age 40 - 44	359 6.87%	373 6.94%	354 6.39%
Age 45 - 49	495 9.47%	343 6.38%	364 6.57%
Age 50 - 54	427 8.17%	332 6.17%	353 6.37%
Age 55 - 59	356 6.81%	367 6.82%	351 6.33%
Age 60 - 64	363 6.94%	353 6.56%	352 6.35%
Age 65 - 69	280 5.36%	307 5.71%	333 6.01%
Age 70 - 74	224 4.28%	279 5.19%	295 5.32%
Age 75 - 79	161 3.08%	230 4.28%	247 4.46%
Age 80 - 84	100 1.91%	152 2.83%	182 3.28%
Age 85+	108 2.07%	137 2.55%	191 3.45%
Age 15+	4,265 81.58%	4,452 82.78%	4,666 84.21%
Age 20+	3,838 73.41%	4,083 75.92%	4,303 77.66%
Age 65+	873 16.70%	1,105 20.55%	1,248 22.52%
Median Age	44	43	44
Average Age	40.60	41.70	42.70
Population By Race	5,228	5,378	5,541
White	4,943 94.55%	4,920 91.48%	5,072 91.54%
Black	56 1.07%	128 2.38%	129 2.33%
Am. Indian & Alaskan	16 0.31%	28 0.52%	29 0.52%
Asian	139 2.66%	158 2.94%	162 2.92%
Hawaiian & Pacific Islander	1 0.02%	3 0.06%	2 0.04%
Other	73 1.40%	142 2.64%	147 2.65%

Demographic Trend Report

1 Mile Radius

537 Wythe Creek Rd, Poquoson, VA 23662

Description	2010	2023	2028
Population by Race (Hispanic)	101	203	209
White	92 91.09%	172 84.73%	178 85.17%
Black	1 0.99%	11 5.42%	11 5.26%
Am. Indian & Alaskan	3 2.97%	9 4.43%	9 4.31%
Asian	0 0.00%	1 0.49%	1 0.48%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 2.97%	10 4.93%	10 4.78%
Household by Household Income	1,989	2,047	2,112
<\$25,000	277 13.93%	133 6.50%	139 6.58%
\$25,000 - \$50,000	355 17.85%	338 16.51%	347 16.43%
\$50,000 - \$75,000	320 16.09%	161 7.87%	150 7.10%
\$75,000 - \$100,000	254 12.77%	321 15.68%	331 15.67%
\$100,000 - \$125,000	268 13.47%	314 15.34%	325 15.39%
\$125,000 - \$150,000	180 9.05%	239 11.68%	252 11.93%
\$150,000 - \$200,000	182 9.15%	231 11.28%	239 11.32%
\$200,000+	153 7.69%	310 15.14%	329 15.58%
Average Household Income	\$97,339	\$125,822	\$127,164
Median Household Income	\$79,183	\$105,613	\$106,846

Demographic Summary Report

537 Wythe Creek Rd, Poquoson, VA 23662

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,541	33,675	81,111
2023 Estimate	5,378	32,635	78,873
2010 Census	5,228	31,046	76,088
Growth 2023 - 2028	3.03%	3.19%	2.84%
Growth 2010 - 2023	2.87%	5.12%	3.66%
2023 Population by Hispanic Origin	203	2,081	5,510
2023 Population	5,378	32,635	78,873
White	4,920 91.48%	25,542 78.27%	55,152 69.93%
Black	128 2.38%	3,748 11.48%	14,999 19.02%
Am. Indian & Alaskan	28 0.52%	167 0.51%	387 0.49%
Asian	158 2.94%	1,724 5.28%	4,612 5.85%
Hawaiian & Pacific Island	3 0.06%	52 0.16%	172 0.22%
Other	142 2.64%	1,401 4.29%	3,551 4.50%
U.S. Armed Forces	125	1,591	4,606
Households			
2028 Projection	2,112	12,279	30,437
2023 Estimate	2,047	11,889	29,583
2010 Census	1,989	11,292	28,642
Growth 2023 - 2028	3.18%	3.28%	2.89%
Growth 2010 - 2023	2.92%	5.29%	3.29%
Owner Occupied	1,579 77.14%	8,238 69.29%	19,740 66.73%
Renter Occupied	468 22.86%	3,651 30.71%	9,843 33.27%
2023 Households by HH Income	2,047	11,887	29,584
Income: <\$25,000	133 6.50%	902 7.59%	3,221 10.89%
Income: \$25,000 - \$50,000	338 16.51%	1,341 11.28%	4,403 14.88%
Income: \$50,000 - \$75,000	161 7.87%	1,651 13.89%	4,777 16.15%
Income: \$75,000 - \$100,000	321 15.68%	1,827 15.37%	4,558 15.41%
Income: \$100,000 - \$125,000	314 15.34%	1,427 12.00%	3,634 12.28%
Income: \$125,000 - \$150,000	239 11.68%	1,320 11.10%	2,779 9.39%
Income: \$150,000 - \$200,000	231 11.28%	1,458 12.27%	2,714 9.17%
Income: \$200,000+	310 15.14%	1,961 16.50%	3,498 11.82%
2023 Avg Household Income	\$125,822	\$128,898	\$110,419
2023 Med Household Income	\$105,613	\$103,898	\$88,114

Demographic Market Comparison Report

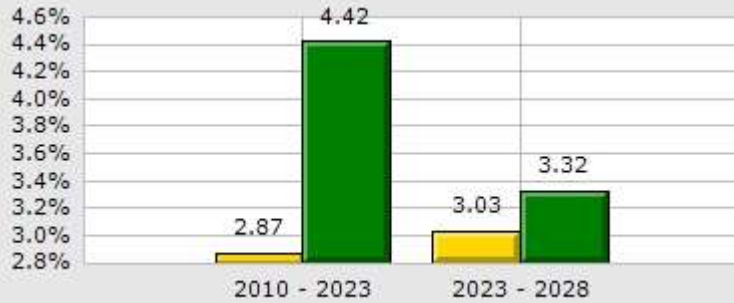
1 mile radius

537 Wythe Creek Rd, Poquoson, VA 23662

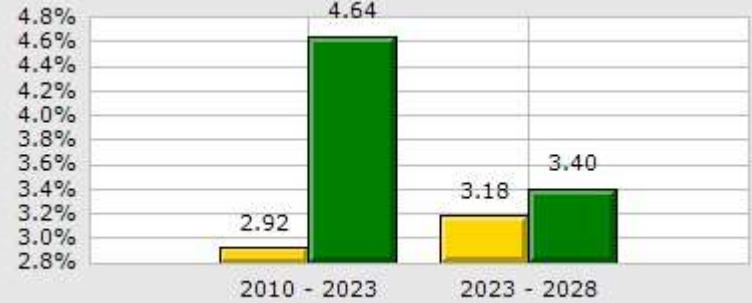
Type: **Land**
County: **Poquoson City**

1 Mile
County

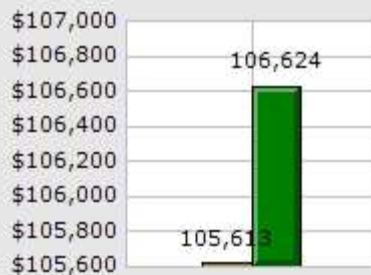
Population Growth



Household Growth



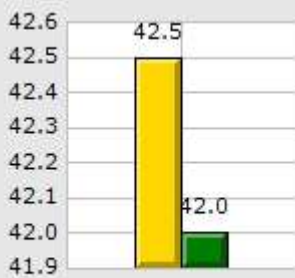
2023 Med Household Inc



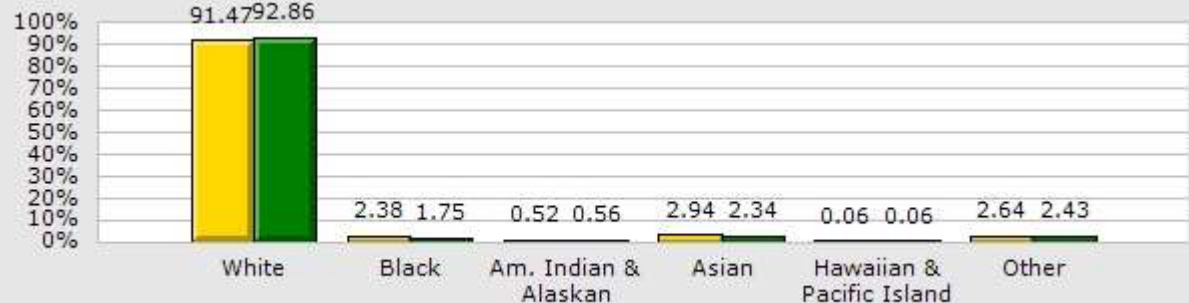
2023 Households by Household Income



2023 Median Age



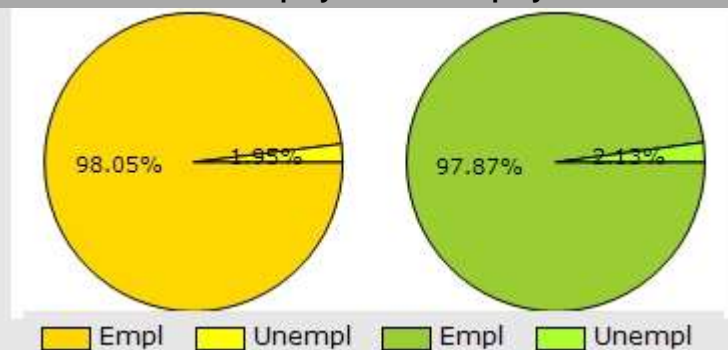
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

537 Wythe Creek Rd, Poquoson, VA 23662

Type: **Land**
 County: **Poquoson City**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	2.87%		4.42%	
Growth 2023 - 2028	3.03%		3.32%	
Empl	2,618	98.05%	6,208	97.87%
Unempl	52	1.95%	135	2.13%
2023 Population by Race				
	5,379		12,687	
White	4,920	91.47%	11,781	92.86%
Black	128	2.38%	222	1.75%
Am. Indian & Alaskan	28	0.52%	71	0.56%
Asian	158	2.94%	297	2.34%
Hawaiian & Pacific Island	3	0.06%	8	0.06%
Other	142	2.64%	308	2.43%
Household Growth				
Growth 2010 - 2023	2.92%		4.64%	
Growth 2023 - 2028	3.18%		3.40%	
Renter Occupied	468	22.86%	783	16.54%
Owner Occupied	1,579	77.14%	3,952	83.46%
2023 Households by Household Income				
	2,047		4,735	
Income <\$25K	133	6.50%	364	7.69%
Income \$25K - \$50K	338	16.51%	628	13.26%
Income \$50K - \$75K	161	7.87%	474	10.01%
Income \$75K - \$100K	321	15.68%	707	14.93%
Income \$100K - \$125K	314	15.34%	734	15.50%
Income \$125K - \$150K	239	11.68%	546	11.53%
Income \$150K - \$200K	231	11.28%	639	13.50%
Income \$200K+	310	15.14%	643	13.58%
2023 Med Household Inc	\$105,613		\$106,624	
2023 Median Age	42.50		42.00	

Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

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

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,541	33,675	81,111
2023 Estimate	5,378	32,635	78,873
2010 Census	5,228	31,046	76,088
Growth 2023 - 2028	3.03%	3.19%	2.84%
Growth 2010 - 2023	2.87%	5.12%	3.66%
2023 Population by Age			
	5,378	32,635	78,873
Age 0 - 4	250 4.65%	1,776 5.44%	4,441 5.63%
Age 5 - 9	304 5.65%	2,097 6.43%	4,935 6.26%
Age 10 - 14	371 6.90%	2,371 7.27%	5,340 6.77%
Age 15 - 19	369 6.86%	2,335 7.15%	5,367 6.80%
Age 20 - 24	308 5.73%	2,077 6.36%	5,186 6.58%
Age 25 - 29	253 4.70%	1,852 5.67%	4,954 6.28%
Age 30 - 34	288 5.36%	2,000 6.13%	5,170 6.55%
Age 35 - 39	361 6.71%	2,312 7.08%	5,557 7.05%
Age 40 - 44	373 6.94%	2,286 7.00%	5,404 6.85%
Age 45 - 49	343 6.38%	1,993 6.11%	4,724 5.99%
Age 50 - 54	332 6.17%	1,927 5.90%	4,584 5.81%
Age 55 - 59	367 6.82%	2,121 6.50%	5,027 6.37%
Age 60 - 64	353 6.56%	2,072 6.35%	4,974 6.31%
Age 65 - 69	307 5.71%	1,733 5.31%	4,218 5.35%
Age 70 - 74	279 5.19%	1,431 4.38%	3,454 4.38%
Age 75 - 79	230 4.28%	1,061 3.25%	2,538 3.22%
Age 80 - 84	152 2.83%	657 2.01%	1,612 2.04%
Age 85+	137 2.55%	536 1.64%	1,388 1.76%
Age 65+	1,105 20.55%	5,418 16.60%	13,210 16.75%
Median Age	42.50	38.90	38.60
Average Age	41.70	39.00	39.10

Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662							
Radius	1 Mile		3 Mile		5 Mile		
2023 Population By Race	5,378		32,635		78,873		
White	4,920	91.48%	25,542	78.27%	55,152	69.93%	
Black	128	2.38%	3,748	11.48%	14,999	19.02%	
Am. Indian & Alaskan	28	0.52%	167	0.51%	387	0.49%	
Asian	158	2.94%	1,724	5.28%	4,612	5.85%	
Hawaiian & Pacific Island	3	0.06%	52	0.16%	172	0.22%	
Other	142	2.64%	1,401	4.29%	3,551	4.50%	
Population by Hispanic Origin	5,378		32,635		78,873		
Non-Hispanic Origin	5,175	96.23%	30,553	93.62%	73,362	93.01%	
Hispanic Origin	203	3.77%	2,081	6.38%	5,511	6.99%	
2023 Median Age, Male	41.20		38.00		37.40		
2023 Average Age, Male	40.80		38.40		38.10		
2023 Median Age, Female	43.80		39.80		39.90		
2023 Average Age, Female	42.70		39.70		40.10		
2023 Population by Occupation Classification	4,376		25,922		63,081		
Civilian Employed	2,618	59.83%	15,348	59.21%	36,865	58.44%	
Civilian Unemployed	52	1.19%	355	1.37%	1,107	1.75%	
Civilian Non-Labor Force	1,587	36.27%	8,736	33.70%	20,750	32.89%	
Armed Forces	119	2.72%	1,483	5.72%	4,359	6.91%	
Households by Marital Status							
Married	1,325		7,777		17,413		
Married No Children	800		4,068		9,441		
Married w/Children	524		3,709		7,972		
2023 Population by Education	3,971		23,036		56,671		
Some High School, No Diploma	121	3.05%	1,006	4.37%	2,867	5.06%	
High School Grad (Incl Equivalency)	934	23.52%	4,383	19.03%	11,228	19.81%	
Some College, No Degree	1,030	25.94%	6,295	27.33%	16,674	29.42%	
Associate Degree	196	4.94%	1,056	4.58%	3,067	5.41%	
Bachelor Degree	881	22.19%	5,392	23.41%	12,186	21.50%	
Advanced Degree	809	20.37%	4,904	21.29%	10,649	18.79%	

Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	4,814		28,606		68,535	
Real Estate & Finance	88	1.83%	701	2.45%	2,046	2.99%
Professional & Management	1,830	38.01%	10,306	36.03%	23,246	33.92%
Public Administration	338	7.02%	2,468	8.63%	4,769	6.96%
Education & Health	480	9.97%	3,063	10.71%	7,699	11.23%
Services	268	5.57%	1,584	5.54%	4,753	6.94%
Information	33	0.69%	185	0.65%	489	0.71%
Sales	534	11.09%	3,156	11.03%	7,392	10.79%
Transportation	0	0.00%	0	0.00%	91	0.13%
Retail	230	4.78%	1,249	4.37%	3,064	4.47%
Wholesale	81	1.68%	336	1.17%	695	1.01%
Manufacturing	358	7.44%	1,793	6.27%	4,571	6.67%
Production	257	5.34%	1,270	4.44%	3,359	4.90%
Construction	154	3.20%	1,443	5.04%	3,360	4.90%
Utilities	90	1.87%	418	1.46%	1,035	1.51%
Agriculture & Mining	9	0.19%	79	0.28%	195	0.28%
Farming, Fishing, Forestry	9	0.19%	77	0.27%	148	0.22%
Other Services	55	1.14%	478	1.67%	1,623	2.37%
2023 Worker Travel Time to Job	2,609		16,197		39,748	
<30 Minutes	1,758	67.38%	12,202	75.33%	29,480	74.17%
30-60 Minutes	737	28.25%	3,489	21.54%	8,881	22.34%
60+ Minutes	114	4.37%	506	3.12%	1,387	3.49%
2010 Households by HH Size	1,990		11,291		28,640	
1-Person Households	392	19.70%	1,937	17.16%	6,173	21.55%
2-Person Households	736	36.98%	3,862	34.20%	9,632	33.63%
3-Person Households	374	18.79%	2,250	19.93%	5,478	19.13%
4-Person Households	322	16.18%	2,089	18.50%	4,697	16.40%
5-Person Households	118	5.93%	825	7.31%	1,910	6.67%
6-Person Households	32	1.61%	240	2.13%	522	1.82%
7 or more Person Households	16	0.80%	88	0.78%	228	0.80%
2023 Average Household Size	2.60		2.70		2.60	
Households						
2028 Projection	2,112		12,279		30,437	
2023 Estimate	2,047		11,889		29,583	
2010 Census	1,989		11,292		28,642	
Growth 2023 - 2028	3.18%		3.28%		2.89%	
Growth 2010 - 2023	2.92%		5.29%		3.29%	

Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,047	11,887	29,584
<\$25,000	133 6.50%	902 7.59%	3,221 10.89%
\$25,000 - \$50,000	338 16.51%	1,341 11.28%	4,403 14.88%
\$50,000 - \$75,000	161 7.87%	1,651 13.89%	4,777 16.15%
\$75,000 - \$100,000	321 15.68%	1,827 15.37%	4,558 15.41%
\$100,000 - \$125,000	314 15.34%	1,427 12.00%	3,634 12.28%
\$125,000 - \$150,000	239 11.68%	1,320 11.10%	2,779 9.39%
\$150,000 - \$200,000	231 11.28%	1,458 12.27%	2,714 9.17%
\$200,000+	310 15.14%	1,961 16.50%	3,498 11.82%
2023 Avg Household Income	\$125,822	\$128,898	\$110,419
2023 Med Household Income	\$105,613	\$103,898	\$88,114
2023 Occupied Housing	2,047	11,889	29,583
Owner Occupied	1,579 77.14%	8,238 69.29%	19,740 66.73%
Renter Occupied	468 22.86%	3,651 30.71%	9,843 33.27%
2010 Housing Units	2,170	12,340	31,169
1 Unit	1,872 86.27%	10,148 82.24%	24,235 77.75%
2 - 4 Units	124 5.71%	514 4.17%	1,436 4.61%
5 - 19 Units	138 6.36%	1,396 11.31%	4,260 13.67%
20+ Units	36 1.66%	282 2.29%	1,238 3.97%
2023 Housing Value	1,579	8,238	19,740
<\$100,000	20 1.27%	188 2.28%	704 3.57%
\$100,000 - \$200,000	101 6.40%	585 7.10%	2,887 14.63%
\$200,000 - \$300,000	359 22.74%	1,291 15.67%	4,334 21.96%
\$300,000 - \$400,000	471 29.83%	2,438 29.59%	5,704 28.90%
\$400,000 - \$500,000	210 13.30%	1,782 21.63%	3,224 16.33%
\$500,000 - \$1,000,000	317 20.08%	1,699 20.62%	2,573 13.03%
\$1,000,000+	101 6.40%	255 3.10%	314 1.59%
2023 Median Home Value	\$365,711	\$384,290	\$334,099
2023 Housing Units by Yr Built	2,171	12,566	32,070
Built 2010+	109 5.02%	833 6.63%	2,214 6.90%
Built 2000 - 2010	161 7.42%	1,989 15.83%	4,648 14.49%
Built 1990 - 1999	197 9.07%	2,410 19.18%	7,789 24.29%
Built 1980 - 1989	601 27.68%	2,420 19.26%	5,897 18.39%
Built 1970 - 1979	519 23.91%	2,150 17.11%	5,048 15.74%
Built 1960 - 1969	293 13.50%	1,359 10.81%	3,486 10.87%
Built 1950 - 1959	167 7.69%	739 5.88%	1,655 5.16%
Built <1949	124 5.71%	666 5.30%	1,333 4.16%
2023 Median Year Built	1979	1985	1987

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West