

WOODSTOCK POINTE

HWY 92 AND FITCHBURG DR.—WOODSTOCK, GA

AVAILABLE

**28+/-ACRES FOR SALE
OR
WILL SUBDIVIDE AND SELL AS OUTPARCELS**

CONTACT

**ED LEE
OR
TRAVIS SMITH
(404) 233-8450**



CAPITAL

PROPERTIES GROUP, L.L.C.

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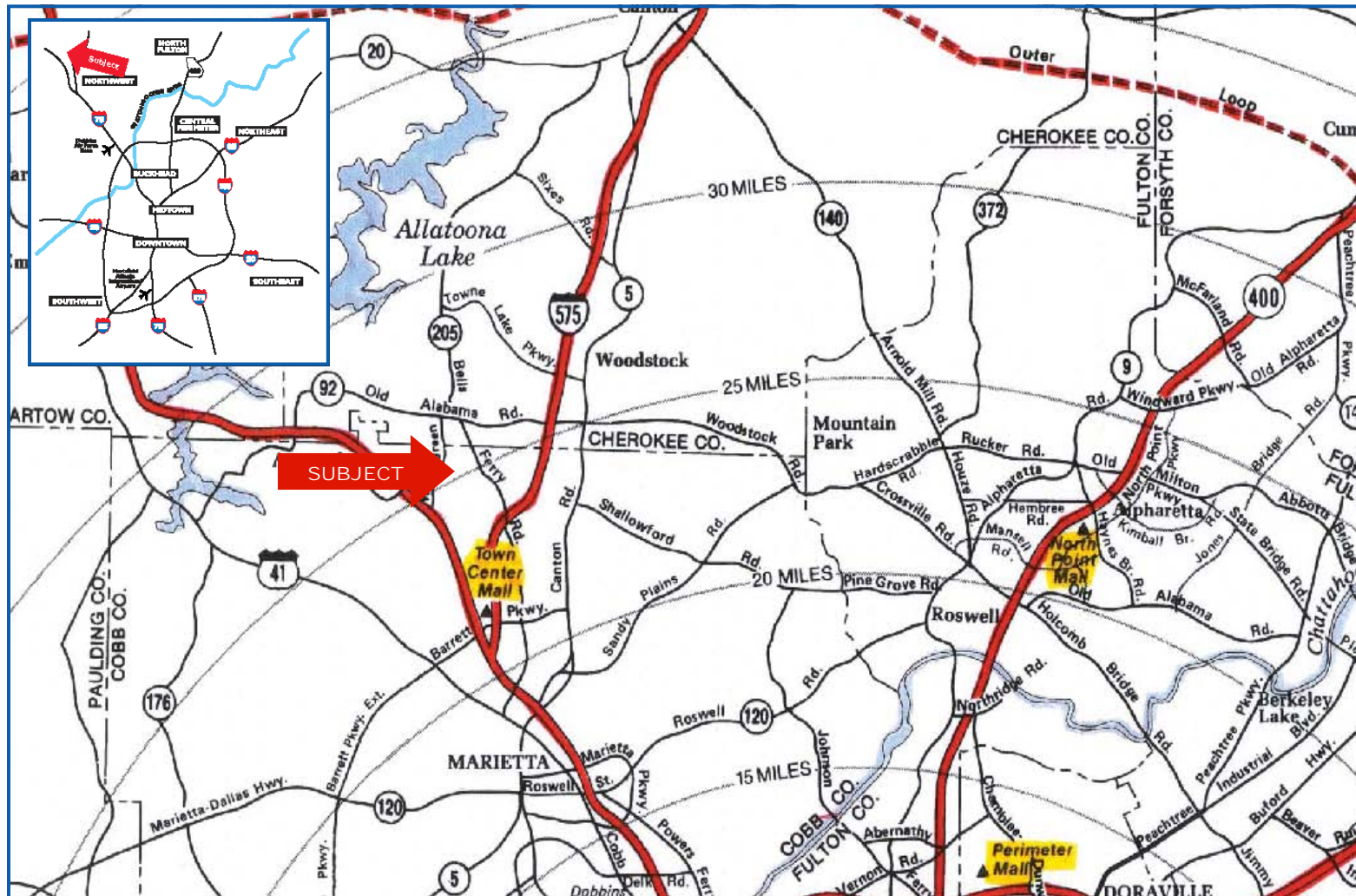
PROPERTY INFORMATION

Located in Cherokee County, Woodstock Pointe is a planned 150,000+ square foot planned retail development in Woodstock, Georgia. The center is strategically located on Highway 92 at Fitchburg Drive where it benefits from excellent visibility and frontage as well as, high traffic counts. There will be anchor, outparcel and small shop space opportunities available. Seven \pm 1 acre outparcels will be available for sale, ground lease or build to suit.

Key elements of Woodstock Pointe and the surrounding area include:

Location:	Highway 92 & Fitchburg Drive Woodstock, Georgia 30144
Size:	150,000+ square feet; Seven \pm 1 acre outparcels
Anchor Tenant(s):	AVAILABLE
Frontage/Access:	Excellent visibility and frontage along Highway 92; Easy ingress and egress via several curb cuts
Traffic Counts:	33,200 VPD on Highway 92 just west of Fitchburg Drive 60,210 VPD on Highway 92 east of Fitchburg Drive 85,110 VPD on I-575 at Highway 92 (GA DOT '05)

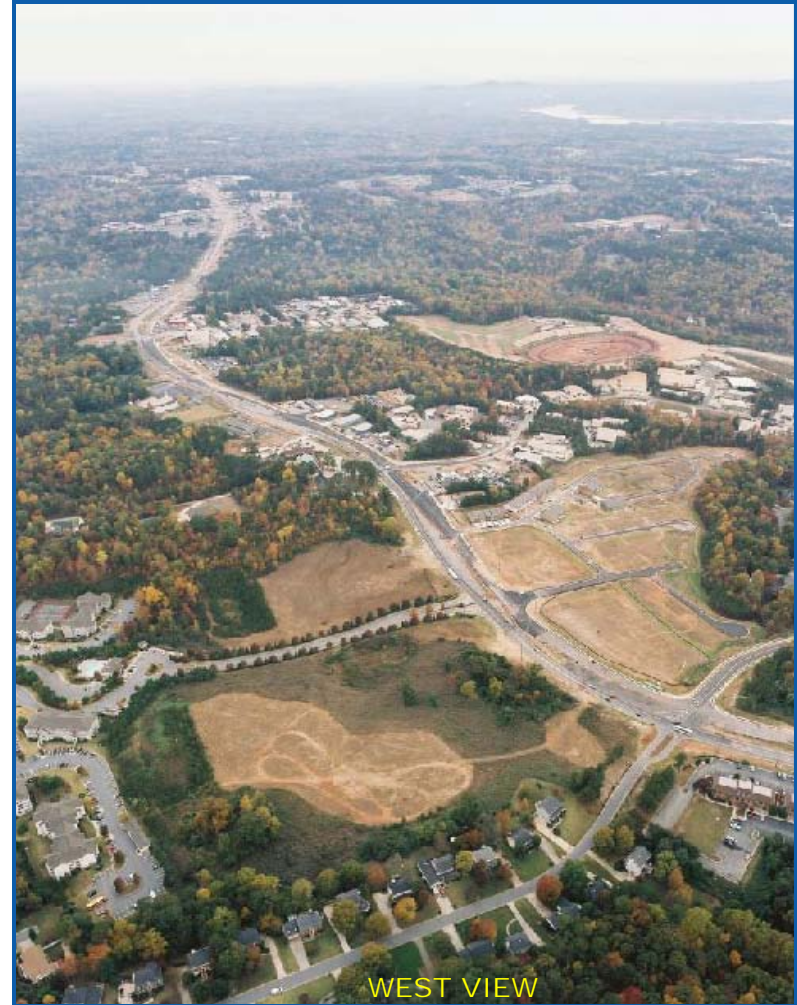
LOCATION MAP



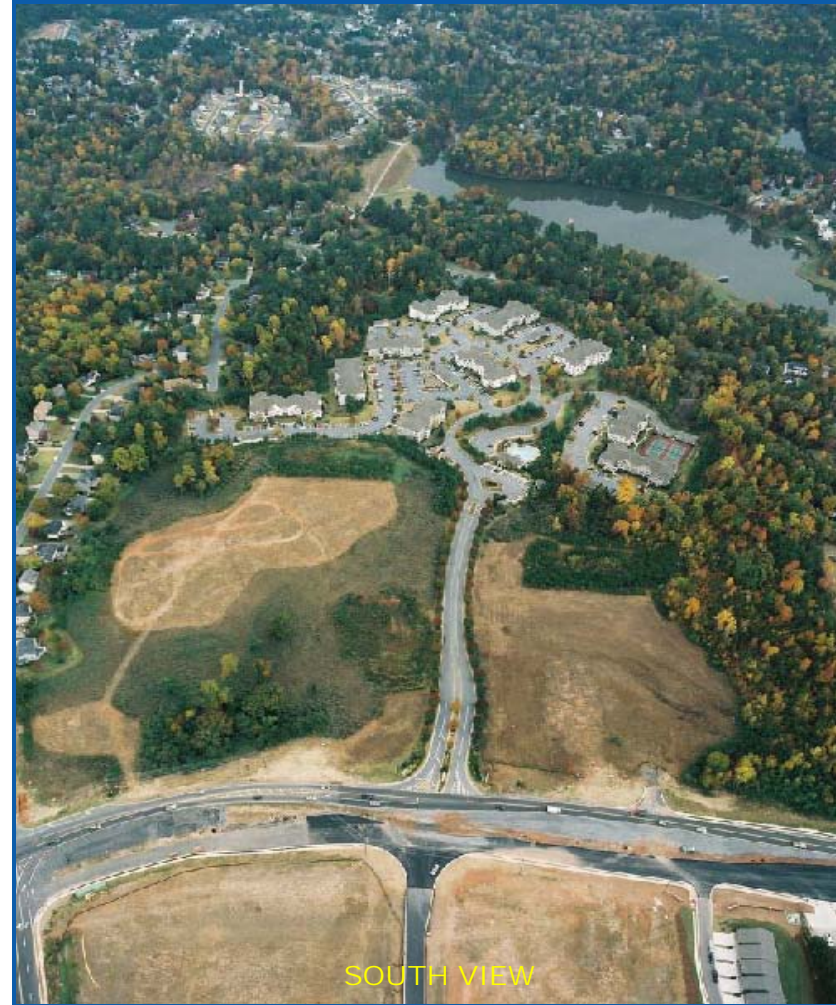
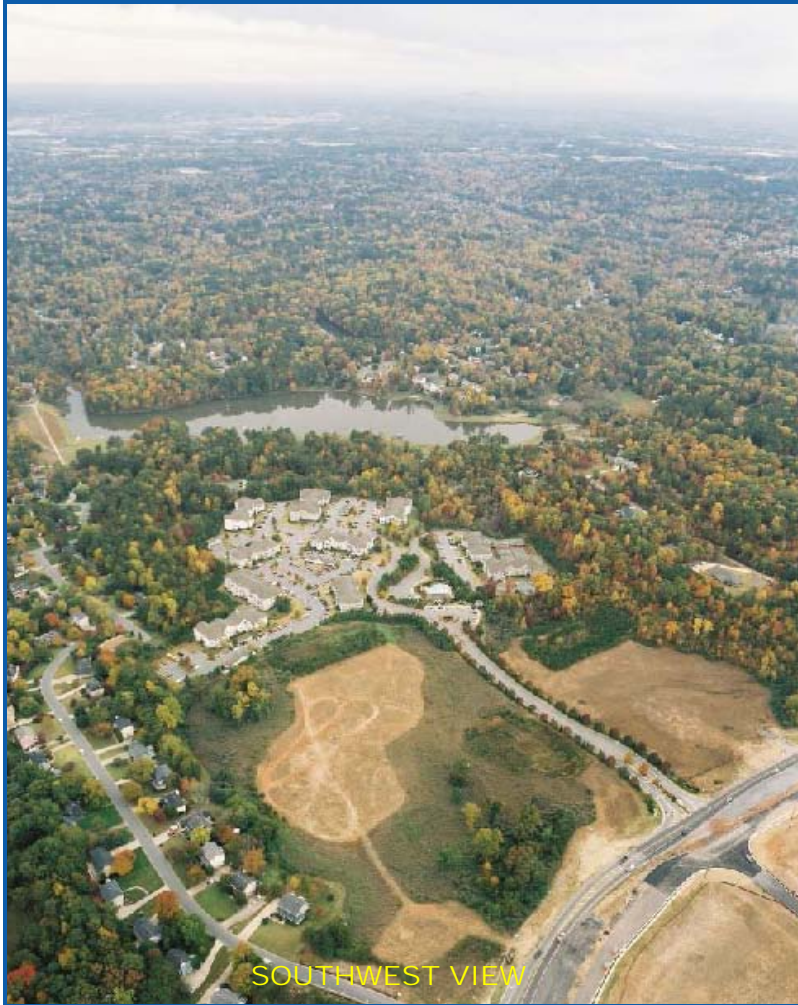
RETAIL AERIAL



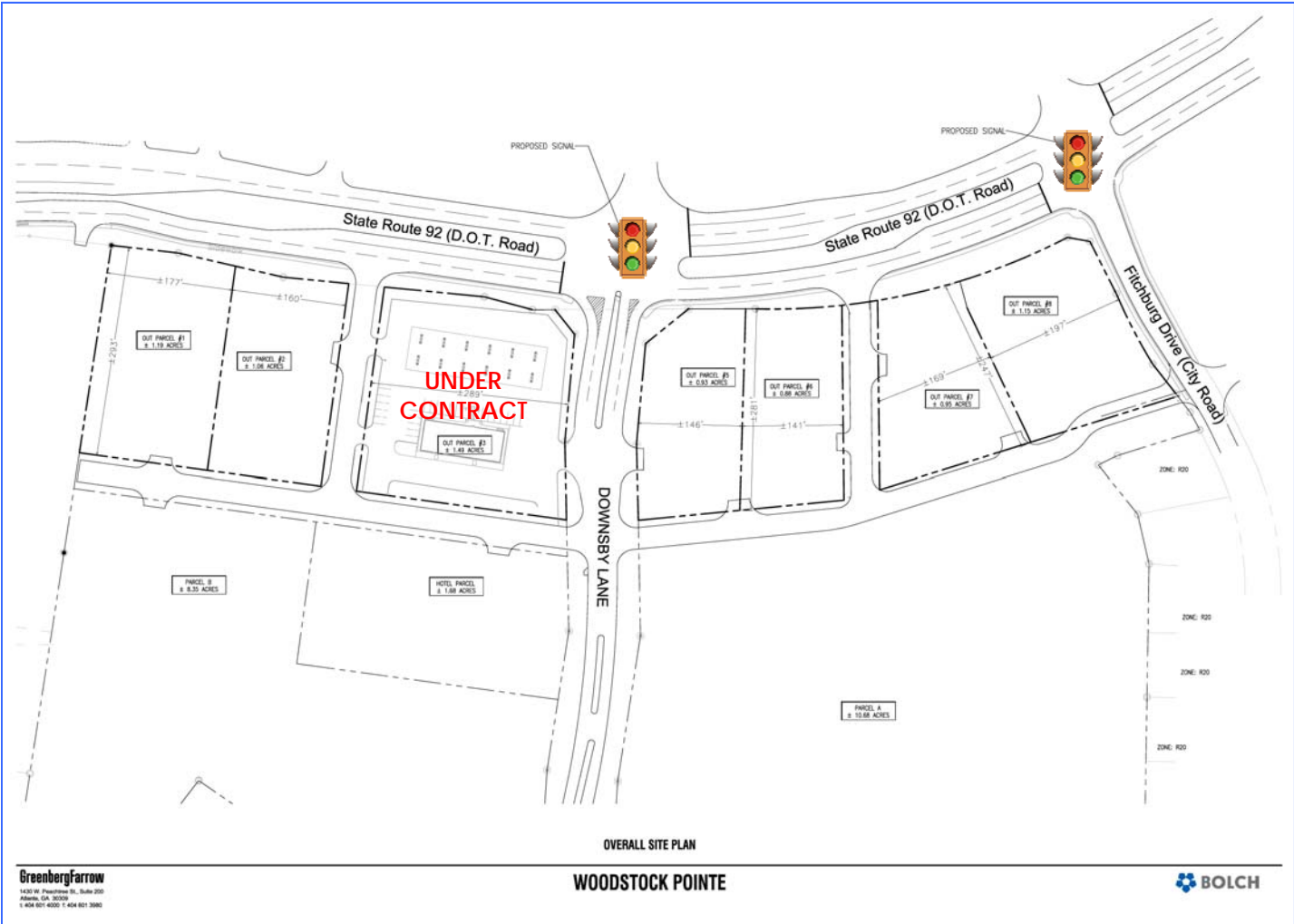
AERIAL PHOTOS



AERIAL PHOTOS



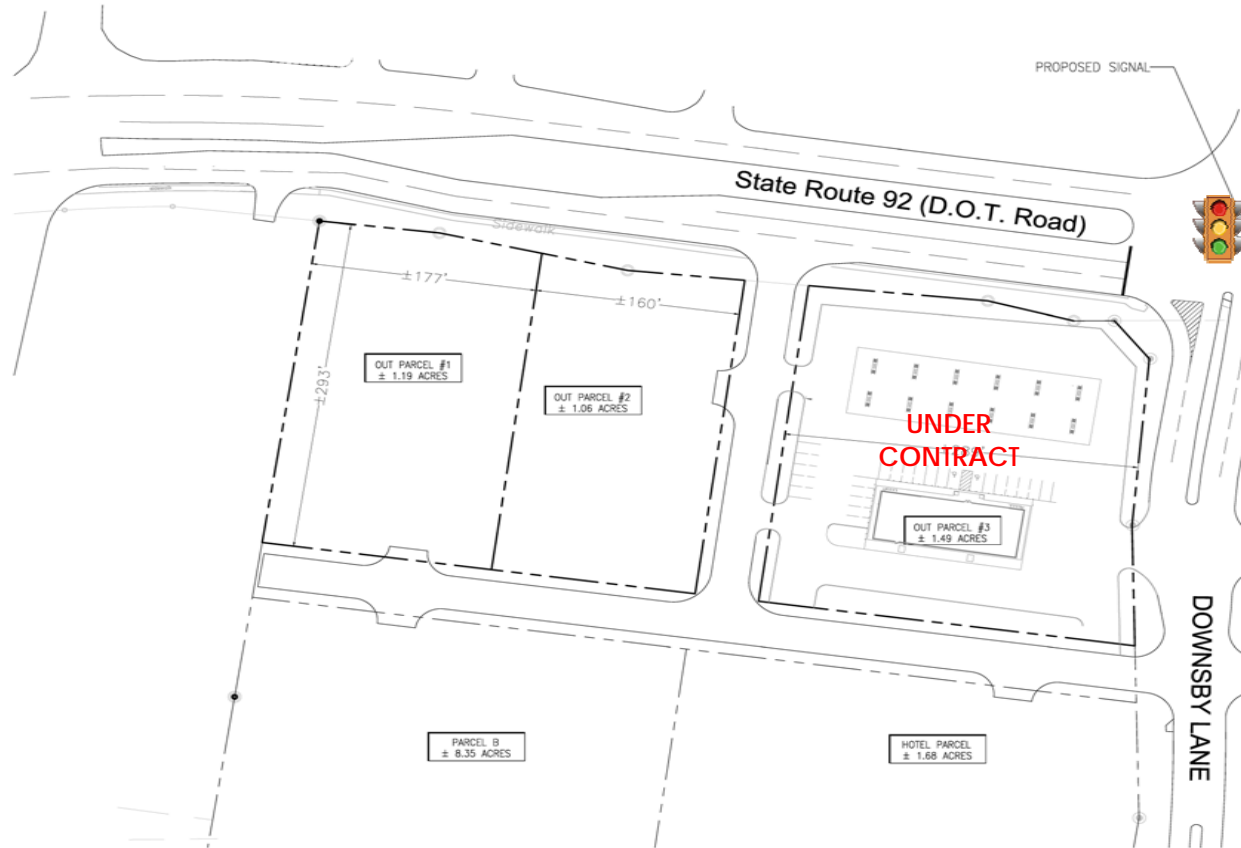
SITE PLAN OVERALL



SITE PLAN TRACT I

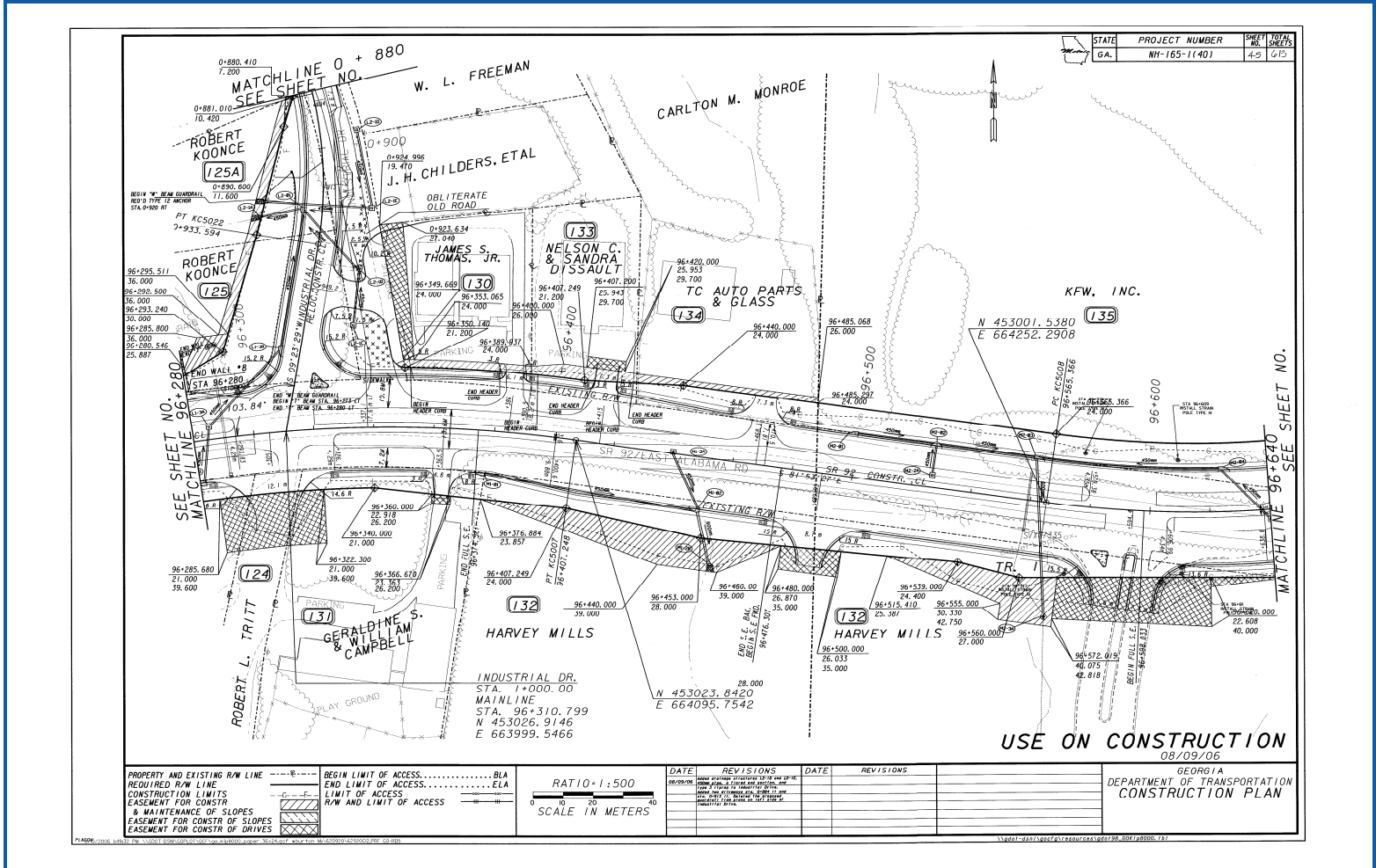


SITE PLAN TRACT II



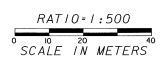
GA DOT PLAN

WOODSTOCK POINTE



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	NY-165-1(40)	49	615

PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS	END LIMIT OF ACCESS
REQUIRED R/W LINE	CONSTRUCTION LIMITS	EASEMENT FOR CONSTR
EASEMENT FOR CONSTR	& MAINTENANCE OF SLOPES	EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES		

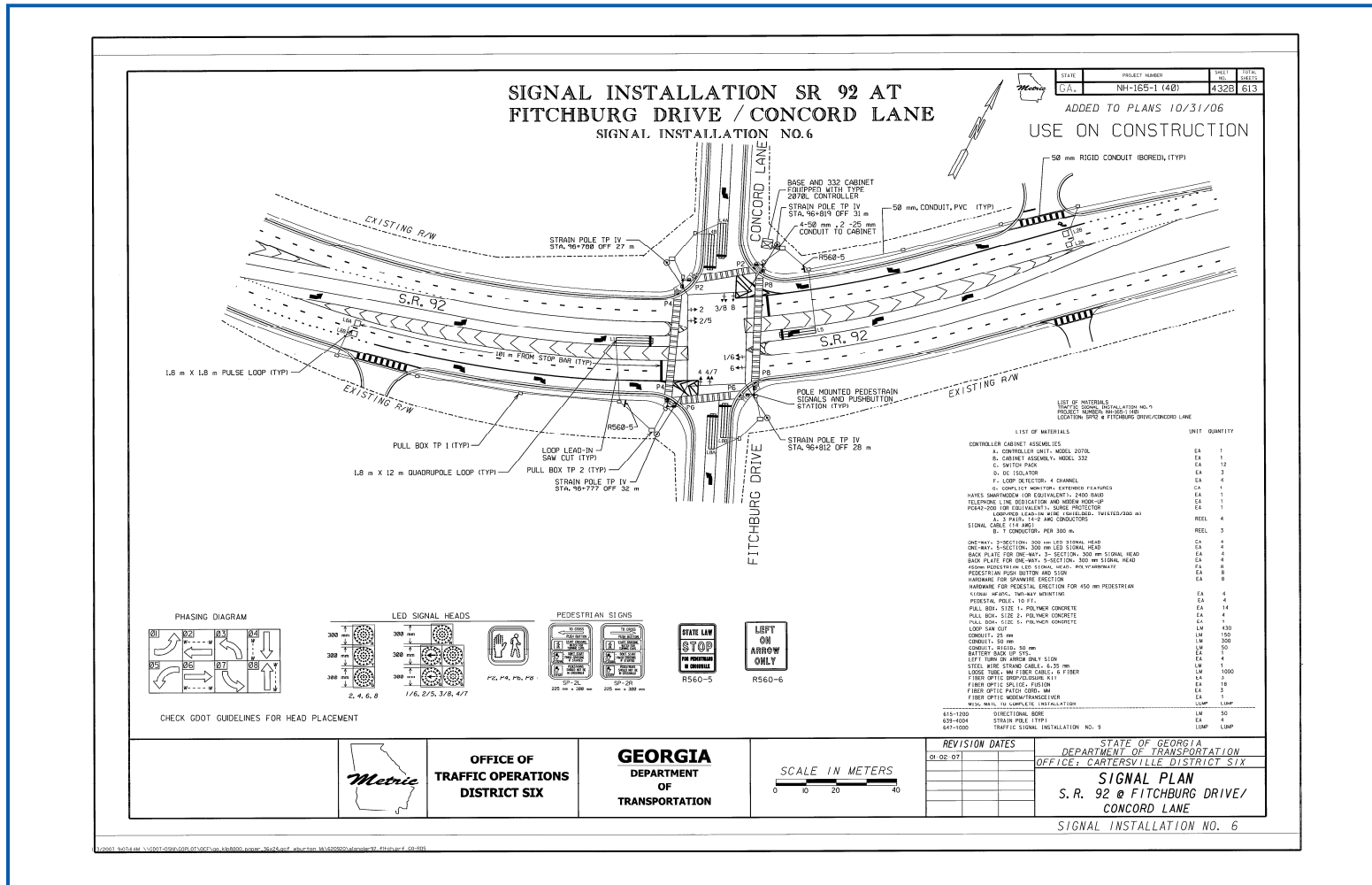


DATE	REVISIONS	DATE	REVISIONS
08/09/06	ISSUED FOR CONSTRUCTION		

USE ON CONSTRUCTION
08/09/06

GEORGIA
DEPARTMENT OF TRANSPORTATION
CONSTRUCTION PLAN





RESIDENTIAL ANALYSIS

SUBDIVISION	HOUSING CLASSIFICATION	TOTAL # UNITS PLANNED	TOTAL # UNITS SOLD	TOTAL # UNITS TO BE COMPLETED	PRICE RANGE
Townview Commons	SF - Townhomes	171	0	171	220's
Tyson Woods	SF - Detached	150	20	130	180's
Wishire Commons	SF - Townhomes	156	31	125	140's
Grantham Park	SF - Townhomes	137	1	136	140's
Village @ Townlake	SF - Detached	250	70	180	300-700
Creekwood Place	SF - Detached	76	50	26	170-200
Ridge Mill	SF - Townhomes	300	100	200	120's
Centennial Lakes	SF - Detached	915	10	905	203-260
Preserve @ Falcon Hills	SF - Detached	55	40	15	300's
Baker Station	SF - Townhomes	100	35	65	160's
Arbor Walk	SF - Detached	208	148	60	200's
Willow Grove	SF - Detached	72	65	7	140's
Hickory @ Shiloh	SF - Townhomes	255	13	242	160's
Hambry Cove	SF - Detached	37	32	5	190's
Lockshire	SF - Detached	211	0	211	200's
Autumn Ridge	SF - Detached	135	125	10	250-300
TOTALS		3,228	740	2,488	
* Information contained herein has been obtained from owners or other data sources deemed reliable, however may not be guaranteed. All properties are subject to change or withdrawal without reason or cause.					



Executive Summary

Prepared By: Bolch Real Estate

Site Type: Radius

Lat: 34.104158
Lon: -84.556888
Radius: 1.0 mile

Lat: 34.104158
Lon: -84.556888
Radius: 3.0 mile

Lat: 34.104158
Lon: -84.556888
Radius: 5.0 mile

2007 Population

Total Population	8,813	63,114	142,103
Male Population	50.6%	50.1%	49.8%
Female Population	49.4%	49.9%	50.2%
Median Age	32.4	33.8	34.5

2007 Income

Median HH Income	\$82,833	\$87,838	\$86,789
Per Capita Income	\$33,891	\$37,881	\$37,015
Average HH Income	\$94,688	\$110,701	\$105,836

2007 Households

Total Households	3,153	21,461	49,562
Average Household Size	2.78	2.93	2.86
1990-2000 Annual Rate	11.2%	6.67%	5.7%

2007 Housing

Owner Occupied Housing Units	66.0%	77.0%	78.8%
Renter Occupied Housing Units	27.7%	19.0%	17.0%
Vacant Housing Units	6.3%	4.0%	4.1%

Population

1990 Population	2,686	26,635	67,148
2000 Population	7,539	50,610	113,653
2007 Population	8,813	63,114	142,103
2012 Population	10,625	77,071	170,396
1990-2000 Annual Rate	10.87%	6.63%	5.4%
2000-2007 Annual Rate	2.53%	3.6%	3.64%
2007-2012 Annual Rate	3.81%	4.08%	3.7%

In the identified market area, the current year population is 142,103. In 2000, the Census count in the market area was 113,653. The rate of change since 2000 was 3.64 percent annually. The five-year projection for the population in the market area is 170,396, representing a change of 3.7 percent annually from 2007 to 2012. Currently, the population is 49.8 percent male and 50.2 percent female.

Households

1990 Households	934	8,997	22,640
2000 Households	2,699	17,156	39,425
2007 Households	3,153	21,461	49,562
2012 Households	3,797	26,275	59,549
1990-2000 Annual Rate	11.2%	6.67%	5.7%
2000-2007 Annual Rate	2.52%	3.65%	3.73%
2007-2012 Annual Rate	3.79%	4.13%	3.74%

The household count in this market area has changed from 39,425 in 2000 to 49,562 in the current year, a change of 3.73 percent annually. The five-year projection of households is 59,549, a change of 3.74 percent annually from the current year total. Average household size is currently 2.86, compared to 2.87 in the year 2000. The number of families in the current year is 37,612 in the market area.

Housing

Currently, 78.8 percent of the 51,702 housing units in the market area are owner occupied; 17.0 percent, renter occupied; and 4.1 percent are vacant. In 2000, there were 41,108 housing units— 78.5 percent owner occupied, 17.3 percent renter occupied and 4.3 percent vacant. The rate of change in housing units since 2000 is 3.74 percent. Median home value in the market area is \$211,793, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 2.25 percent annually to \$236,702. From 2000 to the current year, median home value changed by 6.83 percent annually.



Executive Summary

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	Lat: 34.104158 Lon: -84.556888 Radius: 1.0 mile	Lat: 34.104158 Lon: -84.556888 Radius: 3.0 mile	Lat: 34.104158 Lon: -84.556888 Radius: 5.0 mile
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Site Type: Radius

Median Household Income

1990 Median HH Income	\$35,686	\$42,447	\$46,259
2000 Median HH Income	\$64,101	\$66,369	\$66,117
2007 Median HH Income	\$82,833	\$87,838	\$86,789
2012 Median HH Income	\$100,800	\$106,013	\$105,249
1990-2000 Annual Rate	6.03%	4.57%	3.64%
2000-2007 Annual Rate	4.19%	4.59%	4.45%
2007-2012 Annual Rate	4%	3.83%	3.93%

Per Capita Income

1990 Per Capita Income	\$13,970	\$15,917	\$16,822
2000 Per Capita Income	\$24,600	\$26,318	\$26,341
2007 Per Capita Income	\$33,891	\$37,881	\$37,015
2012 Per Capita Income	\$41,662	\$49,353	\$47,075
1990-2000 Annual Rate	5.82%	5.16%	4.59%
2000-2007 Annual Rate	5.26%	6%	5.59%
2007-2012 Annual Rate	4.22%	5.43%	4.93%

Average Household Income

1990 Average Household Income	\$40,302	\$46,387	\$49,647
2000 Average Household Income	\$68,649	\$76,907	\$75,342
2007 Average HH Income	\$94,688	\$110,701	\$105,836
2012 Average HH Income	\$116,335	\$144,058	\$134,443
1990-2000 Annual Rate	5.47%	5.19%	4.26%
2000-2007 Annual Rate	5.28%	6%	5.59%
2007-2012 Annual Rate	4.2%	5.41%	4.9%

Households by Income

Current median household income is \$86,789 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$105,249 in five years. In 2000, median household income was \$66,117, compared to \$46,259 in 1990.

Current average household income is \$105,836 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$134,443 in five years. In 2000, average household income was \$75,342, compared to \$49,647 in 1990.

Current per capita income is \$37,015 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$47,075 in five years. In 2000, the per capita income was \$26,341, compared to \$16,822 in 1990.

Population by Employment

Total Businesses	118	1,697	3,039
Total Employees	710	8,773	15,218

Currently, 96.3 percent of the civilian labor force in the identified market area is employed and 3.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.4 percent of the civilian labor force, and unemployment will be 3.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 76.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.0 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 12.0 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 16.1 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 82.5 percent of the market area population drove alone to work, and 4.8 percent worked at home. The average travel time to work in 2000 was 34.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.6 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 22.9 percent were high school graduates only (28.6 percent in the U.S.)
- 6.9 percent had completed an Associate degree (6.3 percent in the U.S.)
- 26.7 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 8.3 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)



Demographic and Income Profile

Prepared By: Bolch Real Estate

Lat: 34.104158
Lon: -84.556888

Latitude 34.1042
Longitude -84.5569
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2007	2012
Population	7,539	8,813	10,625
Households	2,699	3,153	3,797
Families	2,048	2,331	2,753
Average Household Size	2.78	2.78	2.79
Owner Occupied HUs	1,900	2,220	2,665
Renter Occupied HUs	799	933	1,131
Median Age	31.0	32.4	33.1

Trends: 2007-2012 Annual Rate	Area	State	National
Population	3.81%	2.24%	1.30%
Households	3.79%	2.25%	1.33%
Families	3.38%	1.89%	1.08%
Owner HHs	3.72%	2.36%	1.41%
Median Household Income	4%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	168	6.2%	104	3.3%	98	2.6%
\$15,000 - \$24,999	174	6.4%	134	4.2%	146	3.8%
\$25,000 - \$34,999	266	9.8%	171	5.4%	110	2.9%
\$35,000 - \$49,999	324	11.9%	315	10.0%	240	6.3%
\$50,000 - \$74,999	768	28.2%	549	17.4%	624	16.4%
\$75,000 - \$99,999	546	20.0%	752	23.8%	650	17.1%
\$100,000 - \$149,999	369	13.5%	731	23.2%	1,150	30.3%
\$150,000 - \$199,000	78	2.9%	274	8.7%	399	10.5%
\$200,000+	32	1.2%	124	3.9%	378	10.0%
Median Household Income	\$64,101		\$82,833		\$100,800	
Average Household Income	\$68,649		\$94,688		\$116,335	
Per Capita Income	\$24,600		\$33,891		\$41,662	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	736	9.8%	839	9.5%	976	9.2%
5 - 9	633	8.4%	785	8.9%	876	8.2%
10 - 14	533	7.1%	650	7.4%	888	8.4%
15 - 19	451	6.0%	564	6.4%	745	7.0%
20 - 24	500	6.6%	438	5.0%	577	5.4%
25 - 34	1,631	21.6%	1,530	17.4%	1,620	15.2%
35 - 44	1,483	19.7%	1,811	20.5%	1,957	18.4%
45 - 54	840	11.1%	1,104	12.5%	1,580	14.9%
55 - 64	410	5.4%	691	7.8%	872	8.2%
65 - 74	194	2.6%	261	3.0%	345	3.2%
75 - 84	93	1.2%	95	1.1%	135	1.3%
85+	34	0.5%	46	0.5%	54	0.5%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,612	87.7%	7,334	83.2%	8,636	81.3%
Black Alone	334	4.4%	457	5.2%	582	5.5%
American Indian Alone	51	0.7%	71	0.8%	92	0.9%
Asian Alone	123	1.6%	188	2.1%	248	2.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	279	3.7%	544	6.2%	777	7.3%
Two or More Races	141	1.9%	219	2.5%	290	2.7%
Hispanic Origin (Any Race)	584	7.7%	1,038	11.8%	1,447	13.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Demographic and Income Profile

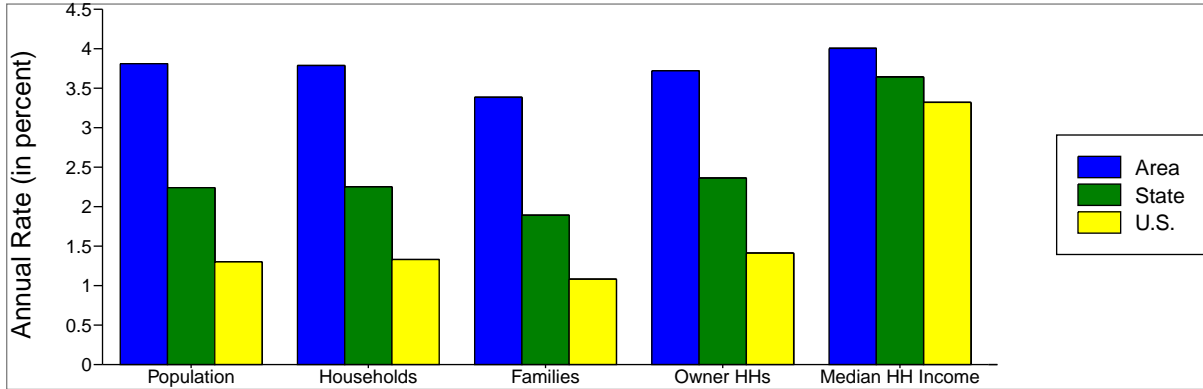
Prepared By: Bolch Real Estate

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Lon: -84.556888

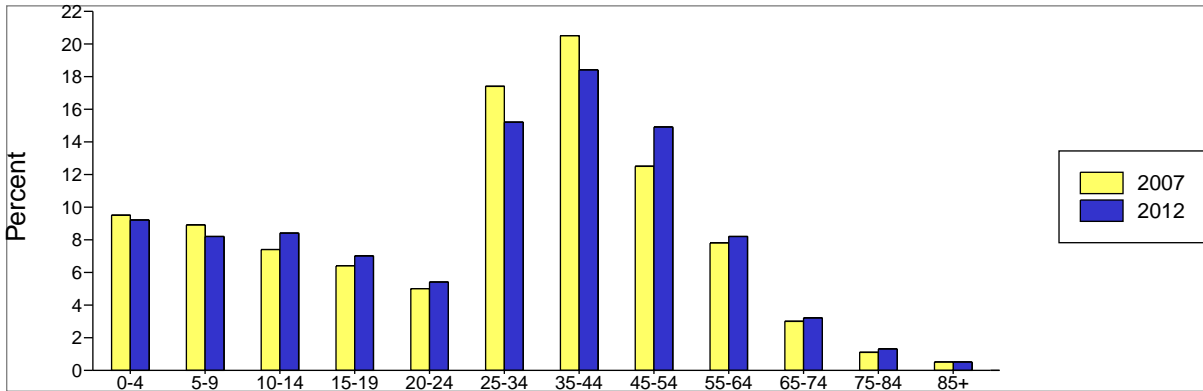
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Site Type: Radius

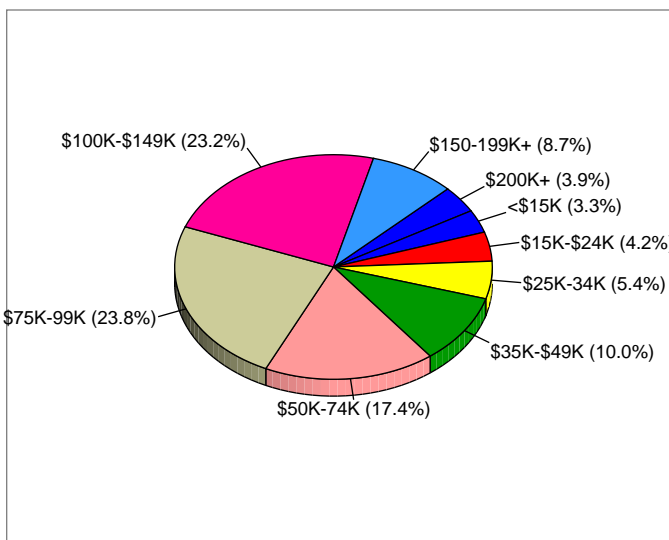
Trends 2007-2012



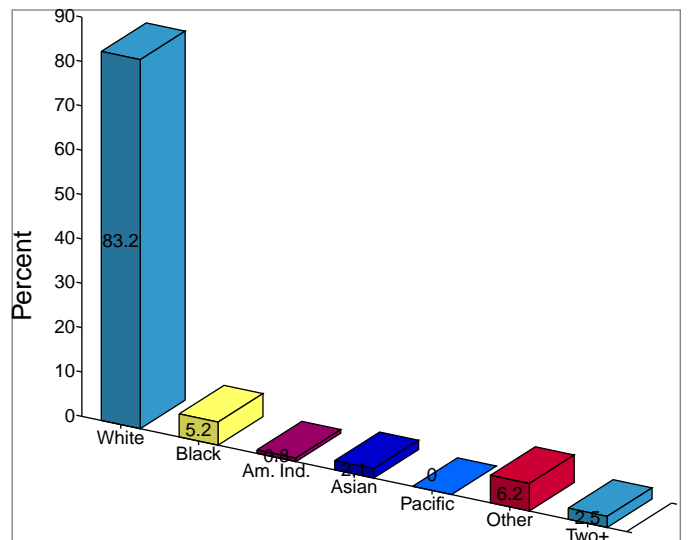
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 11.8%



Demographic and Income Profile

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Lat: 34.104158
Lon: -84.556888

Latitude 34.1042
Longitude -84.5569
Radius: 3.0 mile

Site Type: Radius

Summary	2000	2007	2012
Population	50,610	63,114	77,071
Households	17,156	21,461	26,275
Families	13,527	16,449	19,739
Average Household Size	2.94	2.93	2.92
Owner Occupied HUs	13,782	17,222	20,932
Renter Occupied HUs	3,374	4,239	5,343
Median Age	32.6	33.8	33.9

Trends: 2007-2012 Annual Rate	Area	State	National
Population	4.08%	2.24%	1.30%
Households	4.13%	2.25%	1.33%
Families	3.71%	1.89%	1.08%
Owner HHs	3.98%	2.36%	1.41%
Median Household Income	3.83%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	922	5.4%	677	3.2%	685	2.6%
\$15,000 - \$24,999	978	5.7%	902	4.2%	909	3.5%
\$25,000 - \$34,999	1,520	8.8%	1,041	4.9%	805	3.1%
\$35,000 - \$49,999	2,181	12.7%	2,182	10.2%	2,008	7.6%
\$50,000 - \$74,999	4,349	25.3%	3,596	16.8%	3,657	13.9%
\$75,000 - \$99,999	3,079	17.9%	3,932	18.3%	4,102	15.6%
\$100,000 - \$149,999	2,915	17.0%	4,853	22.6%	6,183	23.5%
\$150,000 - \$199,000	777	4.5%	2,474	11.5%	3,290	12.5%
\$200,000+	456	2.7%	1,804	8.4%	4,636	17.6%
Median Household Income	\$66,369		\$87,838		\$106,013	
Average Household Income	\$76,907		\$110,701		\$144,058	
Per Capita Income	\$26,318		\$37,881		\$49,353	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,590	9.1%	5,578	8.8%	6,819	8.8%
5 - 9	4,596	9.1%	5,621	8.9%	6,411	8.3%
10 - 14	4,084	8.1%	5,114	8.1%	6,280	8.1%
15 - 19	3,229	6.4%	4,254	6.7%	5,418	7.0%
20 - 24	2,678	5.3%	3,192	5.1%	3,967	5.1%
25 - 34	8,486	16.8%	8,898	14.1%	11,066	14.4%
35 - 44	10,460	20.7%	11,990	19.0%	12,576	16.3%
45 - 54	6,913	13.7%	9,342	14.8%	12,143	15.8%
55 - 64	3,240	6.4%	5,776	9.2%	7,688	10.0%
65 - 74	1,384	2.7%	2,107	3.3%	3,110	4.0%
75 - 84	738	1.5%	907	1.4%	1,122	1.5%
85+	212	0.4%	336	0.5%	472	0.6%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,901	88.7%	53,574	84.9%	64,047	83.1%
Black Alone	2,237	4.4%	3,403	5.4%	4,487	5.8%
American Indian Alone	207	0.4%	299	0.5%	392	0.5%
Asian Alone	909	1.8%	1,464	2.3%	1,961	2.5%
Pacific Islander Alone	17	0.0%	33	0.1%	50	0.1%
Some Other Race Alone	1,538	3.0%	2,991	4.7%	4,288	5.6%
Two or More Races	801	1.6%	1,350	2.1%	1,847	2.4%
Hispanic Origin (Any Race)	3,226	6.4%	5,848	9.3%	8,209	10.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Demographic and Income Profile

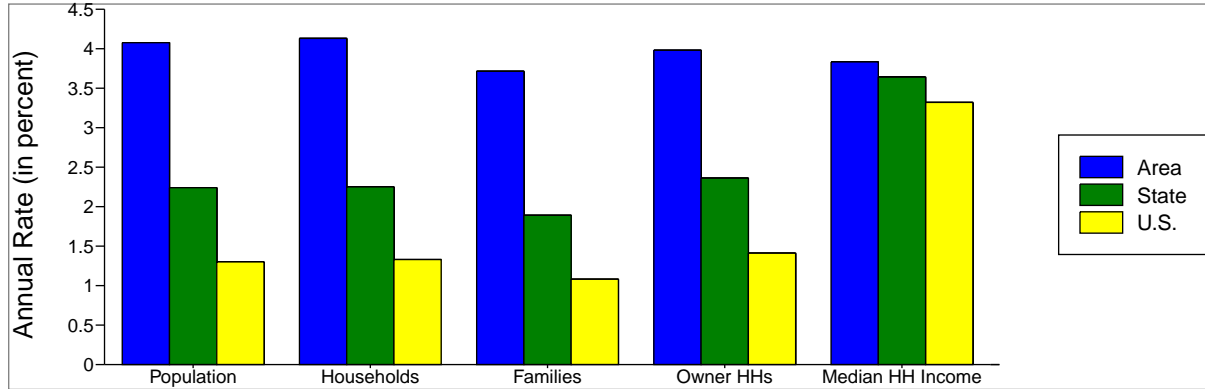
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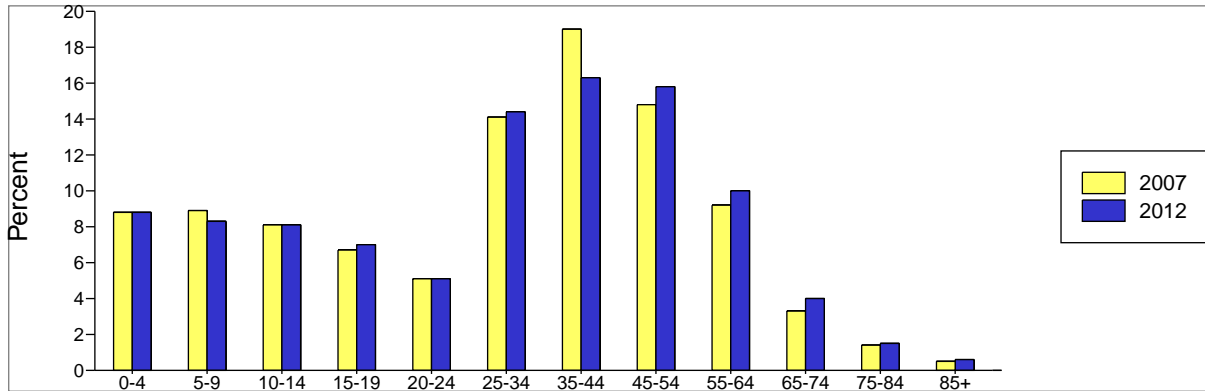
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Site Type: Radius

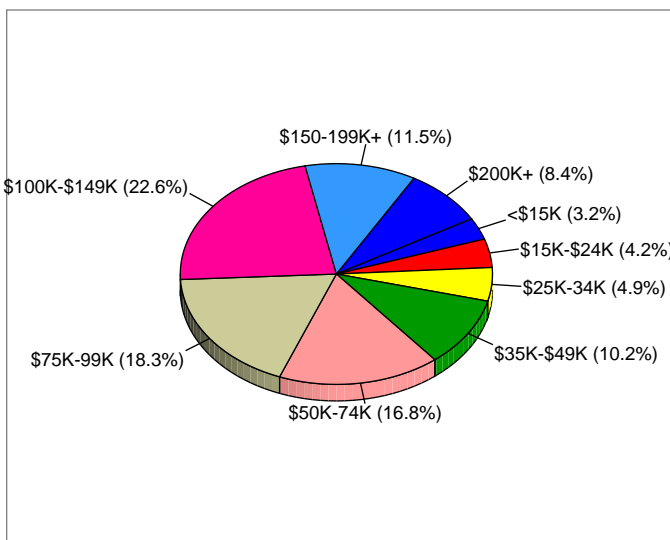
Trends 2007-2012



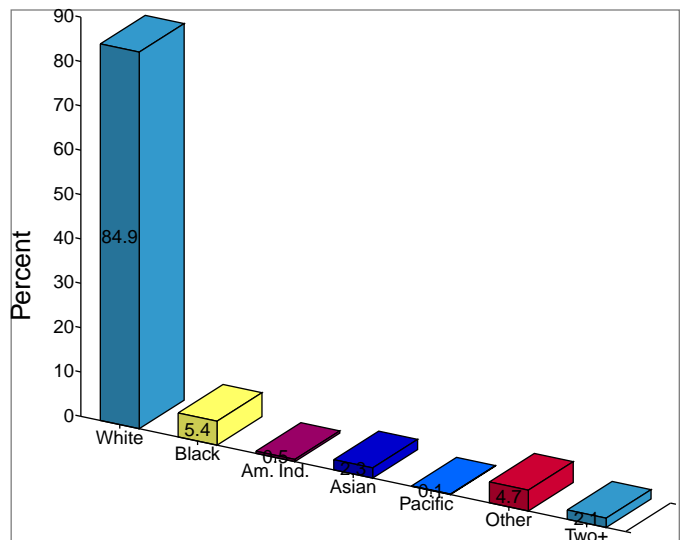
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 9.3%



Demographic and Income Profile

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Lat: 34.104158
Lon: -84.556888

Latitude 34.1042
Longitude -84.5569
Radius: 5.0 mile

Site Type: Radius

Summary	2000	2007	2012
Population	113,653	142,103	170,396
Households	39,425	49,562	59,549
Families	30,737	37,612	44,395
Average Household Size	2.87	2.86	2.85
Owner Occupied HUs	32,303	40,764	48,922
Renter Occupied HUs	7,122	8,798	10,626
Median Age	32.9	34.5	34.9

Trends: 2007-2012 Annual Rate	Area	State	National
Population	3.7%	2.24%	1.30%
Households	3.74%	2.25%	1.33%
Families	3.37%	1.89%	1.08%
Owner HHs	3.72%	2.36%	1.41%
Median Household Income	3.93%	3.64%	3.32%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,867	4.7%	1,432	2.9%	1,411	2.4%
\$15,000 - \$24,999	2,191	5.5%	1,708	3.4%	1,519	2.6%
\$25,000 - \$34,999	3,252	8.2%	2,256	4.6%	1,737	2.9%
\$35,000 - \$49,999	5,371	13.6%	4,868	9.8%	4,100	6.9%
\$50,000 - \$74,999	10,378	26.3%	8,997	18.2%	8,724	14.7%
\$75,000 - \$99,999	7,409	18.7%	9,912	20.0%	10,024	16.8%
\$100,000 - \$149,999	6,530	16.5%	11,782	23.8%	15,804	26.5%
\$150,000 - \$199,000	1,637	4.1%	5,262	10.6%	7,570	12.7%
\$200,000+	900	2.3%	3,343	6.7%	8,660	14.5%
Median Household Income	\$66,117		\$86,789		\$105,249	
Average Household Income	\$75,342		\$105,836		\$134,443	
Per Capita Income	\$26,341		\$37,015		\$47,075	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,684	8.5%	11,920	8.4%	14,278	8.4%
5 - 9	9,644	8.5%	11,939	8.4%	13,362	7.8%
10 - 14	9,164	8.1%	10,702	7.5%	13,668	8.0%
15 - 19	7,440	6.5%	9,263	6.5%	10,941	6.4%
20 - 24	6,126	5.4%	7,362	5.2%	8,365	4.9%
25 - 34	19,311	17.0%	21,054	14.8%	24,902	14.6%
35 - 44	23,229	20.4%	26,688	18.8%	28,713	16.9%
45 - 54	16,051	14.1%	21,547	15.2%	27,244	16.0%
55 - 64	7,470	6.6%	13,721	9.7%	17,864	10.5%
65 - 74	3,395	3.0%	4,963	3.5%	7,293	4.3%
75 - 84	1,696	1.5%	2,224	1.6%	2,750	1.6%
85+	445	0.4%	724	0.5%	1,015	0.6%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	99,674	87.7%	119,819	84.3%	140,791	82.6%
Black Alone	6,488	5.7%	9,436	6.6%	11,968	7.0%
American Indian Alone	409	0.4%	597	0.4%	774	0.5%
Asian Alone	2,501	2.2%	3,953	2.8%	5,201	3.1%
Pacific Islander Alone	39	0.0%	71	0.0%	104	0.1%
Some Other Race Alone	2,634	2.3%	5,106	3.6%	7,364	4.3%
Two or More Races	1,907	1.7%	3,121	2.2%	4,195	2.5%
Hispanic Origin (Any Race)	5,909	5.2%	10,603	7.5%	14,870	8.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Demographic and Income Profile

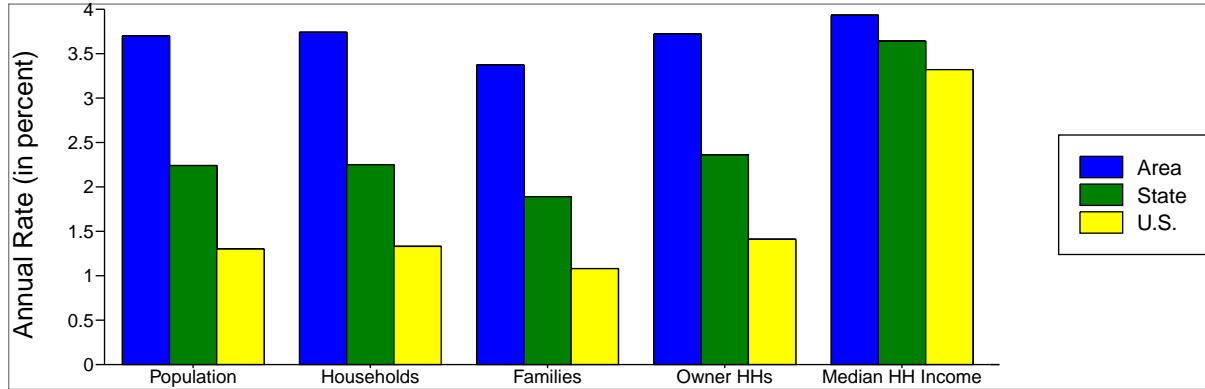
Prepared By: Bolch Real Estate

Lat: 34.104158
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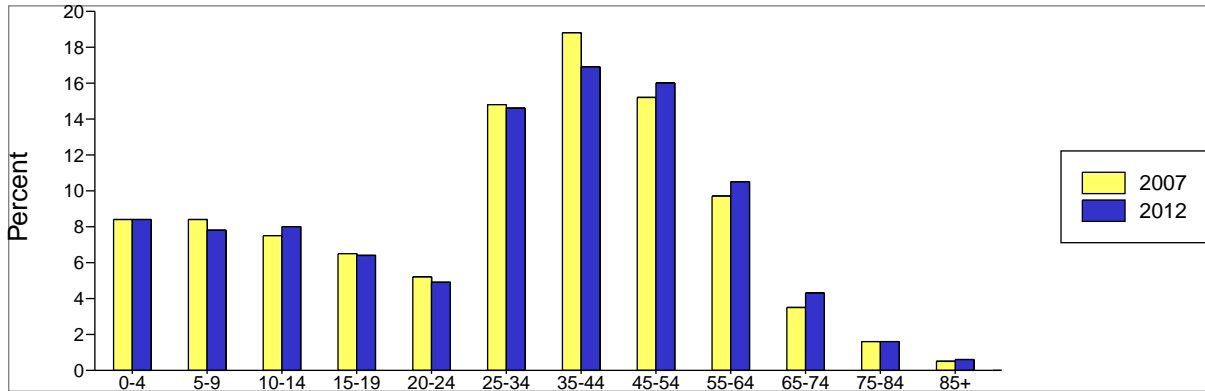
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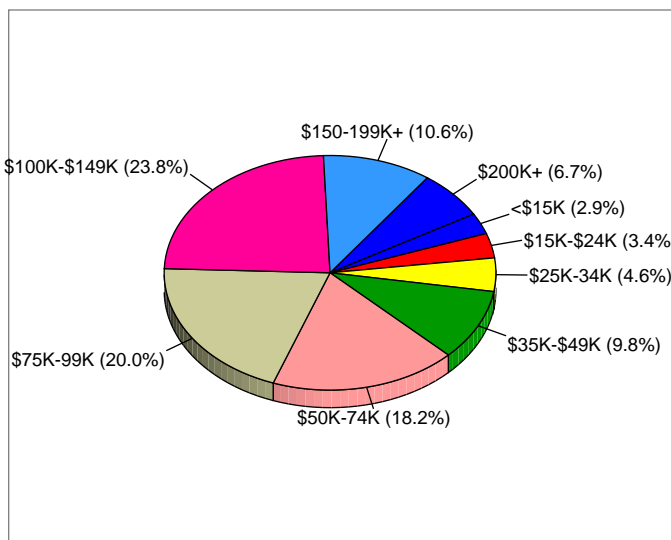
Trends 2007-2012



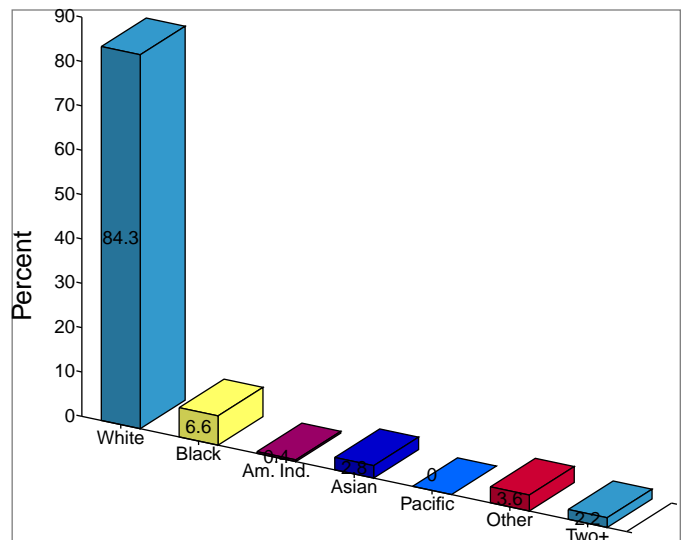
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 7.5%



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2000 Total Population	7,539	50,610	113,653
2000 Group Quarters	25	200	353
2007 Total Population	8,813	63,114	142,103
2012 Total Population	10,625	77,071	170,396
2007 - 2012 Annual Rate	3.81%	4.08%	3.7%



2000 Households	2,699	17,156	39,425
2000 Average Household Size	2.78	2.94	2.87
2007 Households	3,153	21,461	49,562
2007 Average Household Size	2.78	2.93	2.86
2012 Households	3,797	26,275	59,549
2012 Average Household Size	2.79	2.92	2.85
2007 - 2012 Annual Rate	3.79%	4.13%	3.74%
2000 Families	2,048	13,527	30,737
2000 Average Family Size	3.12	3.28	3.23
2007 Families	2,331	16,449	37,612
2007 Average Family Size	3.13	3.29	3.24
2012 Families	2,753	19,739	44,395
2012 Average Family Size	3.14	3.3	3.25
2007 - 2012 Annual Rate	3.38%	3.71%	3.37%



2000 Housing Units	2,924	17,981	41,108
Owner Occupied Housing Units	65.5%	76.6%	78.5%
Renter Occupied Housing Units	27.6%	18.7%	17.3%
Vacant Housing Units	6.9%	4.7%	4.3%
2007 Housing Units	3,366	22,366	51,702
Owner Occupied Housing Units	66.0%	77.0%	78.8%
Renter Occupied Housing Units	27.7%	19.0%	17.0%
Vacant Housing Units	6.3%	4.0%	4.1%
2012 Housing Units	4,036	27,446	62,358
Owner Occupied Housing Units	66.0%	76.3%	78.5%
Renter Occupied Housing Units	28.0%	19.5%	17.0%
Vacant Housing Units	5.9%	4.3%	4.5%

Median Household Income

2000	\$64,101	\$66,369	\$66,117
2007	\$82,833	\$87,838	\$86,789
2012	\$100,800	\$106,013	\$105,249

Median Home Value

2000	\$138,852	\$143,849	\$140,159
2007	\$210,147	\$217,125	\$211,793
2012	\$233,917	\$242,088	\$236,702

Per Capita Income

2000	\$24,600	\$26,318	\$26,341
2007	\$33,891	\$37,881	\$37,015
2012	\$41,662	\$49,353	\$47,075

Median Age

2000	31.0	32.6	32.9
2007	32.4	33.8	34.5
2012	33.1	33.9	34.9

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

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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2000 Households by Income

Household Income Base	2,725	17,177	39,535
< \$15,000	6.2%	5.4%	4.7%
\$15,000 - \$24,999	6.4%	5.7%	5.5%
\$25,000 - \$34,999	9.8%	8.8%	8.2%
\$35,000 - \$49,999	11.9%	12.7%	13.6%
\$50,000 - \$74,999	28.2%	25.3%	26.3%
\$75,000 - \$99,999	20.0%	17.9%	18.7%
\$100,000 - \$149,999	13.5%	17.0%	16.5%
\$150,000 - \$199,999	2.9%	4.5%	4.1%
\$200,000+	1.2%	2.7%	2.3%
Average Household Income	\$68,649	\$76,907	\$75,342

2007 Households by Income

Household Income Base	3,154	21,461	49,560
< \$15,000	3.3%	3.2%	2.9%
\$15,000 - \$24,999	4.2%	4.2%	3.4%
\$25,000 - \$34,999	5.4%	4.9%	4.6%
\$35,000 - \$49,999	10.0%	10.2%	9.8%
\$50,000 - \$74,999	17.4%	16.8%	18.2%
\$75,000 - \$99,999	23.8%	18.3%	20.0%
\$100,000 - \$149,999	23.2%	22.6%	23.8%
\$150,000 - \$199,999	8.7%	11.5%	10.6%
\$200,000+	3.9%	8.4%	6.7%
Average Household Income	\$94,688	\$110,701	\$105,836

2012 Households by Income

Household Income Base	3,795	26,275	59,549
< \$15,000	2.6%	2.6%	2.4%
\$15,000 - \$24,999	3.8%	3.5%	2.6%
\$25,000 - \$34,999	2.9%	3.1%	2.9%
\$35,000 - \$49,999	6.3%	7.6%	6.9%
\$50,000 - \$74,999	16.4%	13.9%	14.7%
\$75,000 - \$99,999	17.1%	15.6%	16.8%
\$100,000 - \$149,999	30.3%	23.5%	26.5%
\$150,000 - \$199,999	10.5%	12.5%	12.7%
\$200,000+	10.0%	17.6%	14.5%
Average Household Income	\$116,335	\$144,058	\$134,443

2000 Owner Occupied HUs by Value

Total	1,900	13,781	32,293
<\$50,000	7.5%	5.3%	2.8%
\$50,000 - 99,999	7.1%	13.3%	12.1%
\$100,000 - 149,999	49.7%	35.8%	43.9%
\$150,000 - 199,999	28.1%	23.6%	23.5%
\$200,000 - \$299,999	6.8%	18.3%	14.2%
\$300,000 - 499,999	0.7%	3.4%	3.0%
\$500,000 - 999,999	0.1%	0.3%	0.3%
\$1,000,000+	0.0%	0.1%	0.2%
Average Home Value	\$137,718	\$157,657	\$157,208

2000 Specified Renter Occupied HUs by Contract Rent

Total	796	3,394	7,103
With Cash Rent	97.5%	96.8%	96.7%
No Cash Rent	2.5%	3.2%	3.3%
Median Rent	\$774	\$721	\$754
Average Rent	\$779	\$716	\$750

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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2000 Population by Age

Total	7,538	50,610	113,655
0 - 4	9.8%	9.1%	8.5%
5 - 9	8.4%	9.1%	8.5%
10 - 14	7.1%	8.1%	8.1%
15 - 19	6.0%	6.4%	6.5%
20 - 24	6.6%	5.3%	5.4%
25 - 34	21.6%	16.8%	17.0%
35 - 44	19.7%	20.7%	20.4%
45 - 54	11.1%	13.7%	14.1%
55 - 64	5.4%	6.4%	6.6%
65 - 74	2.6%	2.7%	3.0%
75 - 84	1.2%	1.5%	1.5%
85+	0.5%	0.4%	0.4%
18+	71.2%	69.7%	70.7%

2007 Population by Age

Total	8,814	63,115	142,107
0 - 4	9.5%	8.8%	8.4%
5 - 9	8.9%	8.9%	8.4%
10 - 14	7.4%	8.1%	7.5%
15 - 19	6.4%	6.7%	6.5%
20 - 24	5.0%	5.1%	5.2%
25 - 34	17.4%	14.1%	14.8%
35 - 44	20.5%	19.0%	18.8%
45 - 54	12.5%	14.8%	15.2%
55 - 64	7.8%	9.2%	9.7%
65 - 74	3.0%	3.3%	3.5%
75 - 84	1.1%	1.4%	1.6%
85+	0.5%	0.5%	0.5%
18+	70.3%	69.9%	71.6%

2012 Population by Age

Total	10,625	77,072	170,395
0 - 4	9.2%	8.8%	8.4%
5 - 9	8.2%	8.3%	7.8%
10 - 14	8.4%	8.1%	8.0%
15 - 19	7.0%	7.0%	6.4%
20 - 24	5.4%	5.1%	4.9%
25 - 34	15.2%	14.4%	14.6%
35 - 44	18.4%	16.3%	16.9%
45 - 54	14.9%	15.8%	16.0%
55 - 64	8.2%	10.0%	10.5%
65 - 74	3.2%	4.0%	4.3%
75 - 84	1.3%	1.5%	1.6%
85+	0.5%	0.6%	0.6%
18+	70.0%	70.3%	71.7%

2000 Population by Sex

Males	50.9%	50.2%	50.0%
Females	49.1%	49.8%	50.0%

2007 Population by Sex

Males	50.6%	50.1%	49.8%
Females	49.4%	49.9%	50.2%

2012 Population by Sex

Males	50.6%	50.0%	49.7%
Females	49.4%	50.0%	50.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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2000 Population by Race/Ethnicity

Total	7,540	50,610	113,652
White Alone	87.7%	88.7%	87.7%
Black Alone	4.4%	4.4%	5.7%
American Indian Alone	0.7%	0.4%	0.4%
Asian or Pacific Islander Alone	1.6%	1.8%	2.2%
Some Other Race Alone	3.7%	3.0%	2.3%
Two or More Races	1.9%	1.6%	1.7%
Hispanic Origin	7.7%	6.4%	5.2%
Diversity Index	33.9	30.5	30.3

2007 Population by Race/Ethnicity

Total	8,813	63,114	142,103
White Alone	83.2%	84.9%	84.3%
Black Alone	5.2%	5.4%	6.6%
American Indian Alone	0.8%	0.5%	0.4%
Asian or Pacific Islander Alone	2.1%	2.4%	2.8%
Some Other Race Alone	6.2%	4.7%	3.6%
Two or More Races	2.5%	2.1%	2.2%
Hispanic Origin	11.8%	9.3%	7.5%
Diversity Index	44.9	39.8	38.3

2012 Population by Race/Ethnicity

Total	10,625	77,072	170,397
White Alone	81.3%	83.1%	82.6%
Black Alone	5.5%	5.8%	7.0%
American Indian Alone	0.9%	0.5%	0.5%
Asian or Pacific Islander Alone	2.3%	2.6%	3.1%
Some Other Race Alone	7.3%	5.6%	4.3%
Two or More Races	2.7%	2.4%	2.5%
Hispanic Origin	13.6%	10.7%	8.7%
Diversity Index	49.2	43.8	42.1



2000 Population 3+ by School Enrollment

Total	7,107	47,708	107,649
Enrolled in Nursery/Preschool	2.8%	3.0%	3.0%
Enrolled in Kindergarten	1.1%	1.8%	1.7%
Enrolled in Grade 1-8	13.7%	14.4%	13.7%
Enrolled in Grade 9-12	4.4%	5.4%	5.6%
Enrolled in College	5.0%	3.6%	4.2%
Enrolled in Grad/Prof School	1.2%	1.0%	1.0%
Not Enrolled in School	71.8%	70.8%	70.8%

2000 Population 25+ by Educational Attainment

Total	4,665	31,469	72,067
Less than 9th Grade	5.1%	4.0%	3.0%
9th - 12th Grade, No Diploma	9.1%	6.5%	6.5%
High School Graduate	20.6%	22.7%	22.9%
Some College, No Degree	26.5%	24.6%	25.5%
Associate Degree	8.0%	7.1%	6.9%
Bachelor's Degree	23.4%	26.6%	26.7%
Master's/Prof/Doctorate Degree	7.3%	8.6%	8.3%

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

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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2000 Population 15+ by Sex and Marital Status

Total	5,691	37,362	85,269
Females	48.5%	49.9%	50.4%
Never Married	9.9%	9.2%	9.3%
Married, not Separated	28.0%	31.5%	32.1%
Married, Separated	1.2%	0.7%	0.6%
Widowed	2.5%	2.6%	2.6%
Divorced	6.9%	5.9%	5.8%
Males	51.5%	50.1%	49.6%
Never Married	15.0%	12.5%	12.2%
Married, not Separated	30.3%	32.6%	32.7%
Married, Separated	0.5%	0.6%	0.5%
Widowed	0.9%	0.5%	0.5%
Divorced	4.8%	3.8%	3.7%



2000 Population 16+ by Employment Status

Total	5,594	36,767	83,750
In Labor Force	80.4%	76.2%	76.5%
Civilian Employed	76.6%	73.9%	74.4%
Civilian Unemployed	3.5%	2.1%	1.9%
In Armed Forces	0.4%	0.1%	0.1%
Not in Labor Force	19.6%	23.8%	23.5%

2007 Civilian Population 16+ in Labor Force

Civilian Employed	93.4%	95.8%	96.3%
Civilian Unemployed	6.6%	4.2%	3.7%

2012 Civilian Population 16+ in Labor Force

Civilian Employed	93.6%	95.9%	96.4%
Civilian Unemployed	6.4%	4.1%	3.6%

2000 Females 16+ by Employment Status and Age of Children

Total	2,719	18,317	42,230
Own Children < 6 Only	13.2%	12.1%	11.6%
Employed/in Armed Forces	9.0%	6.8%	6.7%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	4.1%	5.1%	4.8%
Own Children < 6 and 6-17 Only	7.5%	8.5%	8.4%
Employed/in Armed Forces	3.9%	4.6%	4.6%
Unemployed	0.3%	0.2%	0.1%
Not in Labor Force	3.3%	3.8%	3.6%
Own Children 6-17 Only	19.1%	21.1%	20.5%
Employed/in Armed Forces	15.2%	15.6%	15.5%
Unemployed	1.0%	0.4%	0.3%
Not in Labor Force	2.9%	5.2%	4.7%
No Own Children < 18	60.2%	58.3%	59.5%
Employed/in Armed Forces	41.3%	36.6%	38.8%
Unemployed	2.2%	1.5%	1.3%
Not in Labor Force	16.7%	20.2%	19.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007.



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2007 Employed Population 16+ by Industry

Total	4,116	29,057	69,220
Agriculture/Mining	0.3%	0.1%	0.2%
Construction	13.6%	10.5%	9.3%
Manufacturing	6.8%	7.1%	7.1%
Wholesale Trade	4.0%	5.0%	4.5%
Retail Trade	16.7%	14.2%	14.2%
Transportation/Utilities	2.3%	4.2%	4.3%
Information	5.5%	3.5%	3.6%
Finance/Insurance/Real Estate	8.3%	9.6%	10.0%
Services	39.8%	43.1%	43.9%
Public Administration	2.8%	2.5%	2.8%

2007 Employed Population 16+ by Occupation

Total	4,115	29,057	69,219
White Collar	68.7%	70.0%	72.0%
Management/Business/Financial	18.4%	20.8%	21.3%
Professional	20.9%	20.3%	21.7%
Sales	18.3%	16.8%	15.6%
Administrative Support	11.0%	12.1%	13.4%
Services	12.7%	12.4%	12.0%
Blue Collar	18.6%	17.7%	16.1%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	10.0%	7.9%	6.6%
Installation/Maintenance/Repair	3.4%	3.5%	3.4%
Production	2.4%	2.7%	2.5%
Transportation/Material Moving	2.7%	3.4%	3.4%



2000 Workers 16+ by Means of Transportation to Work

Total	4,225	26,830	61,570
Drove Alone - Car, Truck, or Van	80.3%	80.3%	82.5%
Carpooled - Car, Truck, or Van	13.9%	12.6%	10.8%
Public Transportation	0.5%	0.5%	0.5%
Walked	0.5%	0.6%	0.6%
Other Means	0.3%	0.9%	0.8%
Worked at Home	4.5%	5.1%	4.8%

2000 Workers 16+ by Travel Time to Work

Total	4,224	26,831	61,569
Did Not Work at Home	95.5%	94.9%	95.2%
Less than 5 minutes	2.9%	1.9%	1.5%
5 to 9 minutes	6.8%	6.5%	6.0%
10 to 19 minutes	19.8%	19.5%	18.8%
20 to 24 minutes	7.2%	9.2%	9.6%
25 to 34 minutes	18.7%	17.4%	18.0%
35 to 44 minutes	9.8%	9.3%	9.6%
45 to 59 minutes	15.6%	16.7%	16.3%
60 to 89 minutes	12.4%	11.3%	12.2%
90 or more minutes	2.4%	3.1%	3.3%
Worked at Home	4.5%	5.1%	4.8%
Average Travel Time to Work (in min)	32.9	33.8	34.5

2000 Households by Vehicles Available

Total	2,697	17,190	39,424
None	4.3%	2.3%	2.3%
1	25.8%	23.0%	22.3%
2	51.8%	53.0%	52.1%
3	13.8%	15.9%	16.6%
4	3.6%	4.2%	5.0%
5+	0.7%	1.5%	1.6%
Average Number of Vehicles Available	1.9	2.0	2.1

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Latitude **34.1042**
Longitude **-84.5569**

Lat: **34.104158**
Lon: **-84.556888**
Radius: **1.0 mile**

Lat: **34.104158**
Lon: **-84.556888**
Radius: **3.0 mile**

Lat: **34.104158**
Lon: **-84.556888**
Radius: **5.0 mile**



2000 Households by Type

Total	2,700	17,155	39,424
Family Households	75.9%	78.9%	78.0%
Married-couple Family	61.4%	66.2%	66.1%
With Related Children	35.3%	38.8%	37.6%
Other Family (No Spouse)	14.4%	12.6%	11.9%
With Related Children	9.4%	8.5%	7.9%
Nonfamily Households	24.1%	21.1%	22.0%
Householder Living Alone	16.1%	15.4%	16.0%
Householder Not Living Alone	8.0%	5.7%	6.0%
Households with Related Children	44.7%	47.3%	45.5%
Households with Persons 65+	8.3%	9.9%	10.2%

2000 Households by Size

Total	2,699	17,156	39,425
1 Person Household	16.2%	15.4%	16.0%
2 Person Household	34.5%	31.0%	31.8%
3 Person Household	19.5%	19.7%	20.1%
4 Person Household	18.8%	21.2%	20.2%
5 Person Household	7.1%	8.4%	8.0%
6 Person Household	2.7%	2.8%	2.6%
7+ Person Household	1.3%	1.5%	1.3%

2000 Households by Year Householder Moved In

Total	2,697	17,190	39,425
Moved in 1999 to March 2000	30.6%	22.4%	23.5%
Moved in 1995 to 1998	41.3%	38.0%	36.2%
Moved in 1990 to 1994	14.3%	21.0%	17.8%
Moved in 1980 to 1989	8.0%	12.5%	15.9%
Moved in 1970 to 1979	5.1%	4.9%	5.0%
Moved in 1969 or Earlier	0.6%	1.1%	1.6%
Median Year Householder Moved In	1997	1996	1996



2000 Housing Units by Units in Structure

Total	2,902	18,030	41,178
1, Detached	65.8%	78.6%	83.3%
1, Attached	0.2%	2.0%	1.6%
2	0.0%	1.0%	0.7%
3 or 4	0.3%	0.8%	0.8%
5 to 9	2.2%	2.0%	1.7%
10 to 19	8.8%	3.5%	3.9%
20+	10.5%	3.8%	3.4%
Mobile Home	12.2%	8.4%	4.7%
Other	0.0%	0.0%	0.0%

2000 Housing Units by Year Structure Built

Total	2,922	18,013	41,109
1999 to March 2000	12.1%	6.1%	7.4%
1995 to 1998	39.6%	24.0%	23.0%
1990 to 1994	15.3%	22.4%	16.9%
1980 to 1989	15.0%	27.8%	33.2%
1970 to 1979	14.4%	15.1%	13.9%
1969 or Earlier	3.7%	4.6%	5.6%
Median Year Structure Built	1995	1991	1989

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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Radius: 5.0 mile

Top 3 Tapestry Segments

1.	Up and Coming Families	Boomburbs	Up and Coming Families
2.	Milk and Cookies	Up and Coming Families	Boomburbs
3.	Midland Crowd	Milk and Cookies	Sophisticated Squires

 **2007 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$9,947,352	\$79,752,480	\$176,340,004
Average Spent	\$3,154.88	\$3,716.16	\$3,557.97
Spending Potential Index	115	135	129
Computers & Accessories: Total \$	\$1,040,893	\$8,396,149	\$18,518,498
Average Spent	\$330.13	\$391.23	\$373.64
Spending Potential Index	133	157	150
Education: Total \$	\$4,890,678	\$40,695,178	\$90,192,561
Average Spent	\$1,551.12	\$1,896.24	\$1,819.79
Spending Potential Index	121	148	142
Entertainment/Recreation: Total \$	\$14,161,533	\$112,359,607	\$248,123,059
Average Spent	\$4,491.45	\$5,235.53	\$5,006.32
Spending Potential Index	131	153	146
Food at Home: Total \$	\$19,546,878	\$153,309,036	\$337,403,335
Average Spent	\$6,199.45	\$7,143.61	\$6,807.70
Spending Potential Index	123	142	135
Food Away from Home: Total \$	\$13,554,410	\$107,646,802	\$237,485,421
Average Spent	\$4,298.89	\$5,015.93	\$4,791.68
Spending Potential Index	127	148	141
Health Care: Total \$	\$14,919,095	\$114,773,545	\$252,168,036
Average Spent	\$4,731.71	\$5,348.01	\$5,087.93
Spending Potential Index	121	137	130
HH Furnishings & Equipment: Total \$	\$9,297,056	\$74,432,056	\$164,470,116
Average Spent	\$2,948.64	\$3,468.25	\$3,318.47
Spending Potential Index	130	153	147
Investments: Total \$	\$5,948,636	\$50,216,765	\$112,854,071
Average Spent	\$1,886.66	\$2,339.91	\$2,277.03
Spending Potential Index	127	157	153
Retail Goods: Total \$	\$105,704,524	\$830,526,528	\$1,828,792,356
Average Spent	\$33,525.06	\$38,699.34	\$36,899.08
Spending Potential Index	126	146	139
Shelter: Total \$	\$61,905,496	\$500,477,802	\$1,108,662,208
Average Spent	\$19,633.84	\$23,320.34	\$22,369.20
Spending Potential Index	131	155	149
TV/Video/Sound Equipment: Total \$	\$4,628,287	\$36,537,064	\$80,528,657
Average Spent	\$1,467.90	\$1,702.49	\$1,624.81
Spending Potential Index	126	146	140
Travel: Total \$	\$7,541,160	\$60,948,764	\$135,298,359
Average Spent	\$2,391.74	\$2,839.98	\$2,729.88
Spending Potential Index	130	154	148
Vehicle Maintenance & Repairs: Total \$	\$4,381,903	\$34,570,514	\$76,083,699
Average Spent	\$1,389.76	\$1,610.85	\$1,535.12
Spending Potential Index	130	151	144

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2002, 2003 and 2004 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2007 and 2012.