

OFFERING MEMORANDUM

CLARK PROPERTIES RIVERVIEW INDUSTRIAL CENTER

Marcus & Millichap

TAG INDUSTRIAL GROUP

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RIVERVIEW INDUSTRIAL CENTER

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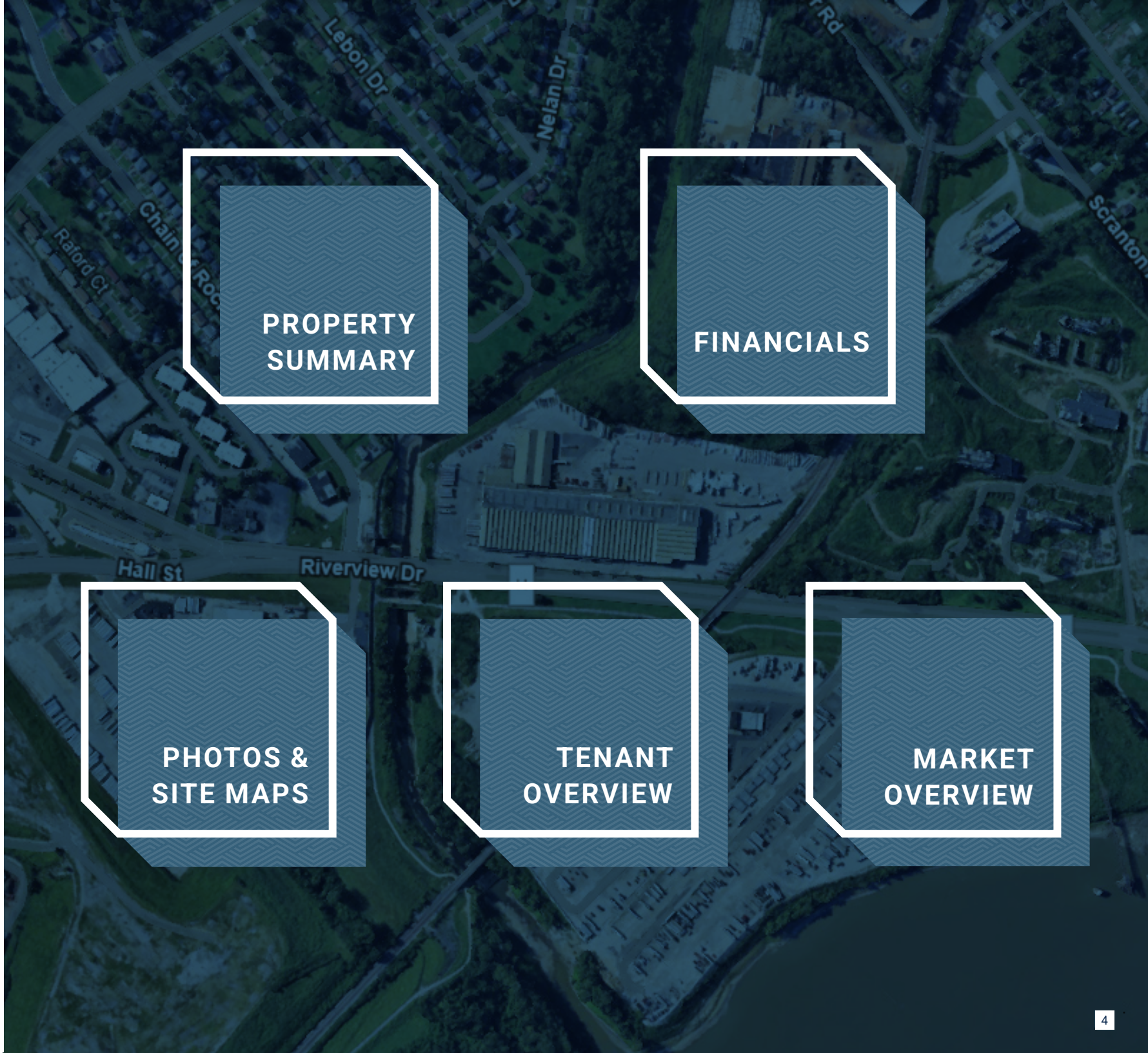

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OFFERING
SUMMARY

SUMMARY OF TERMS

INTEREST OFFERED
The fee simple interest in Clark Properties Saint Louis Portfolio, industrial properties located at Saint Louis, Missouri.

TERMS OF SALE
Clark Properties Saint Louis Portfolio is subject to offer.

PROPERTY TOURS
All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

CLARK PROPERTIES: RIVERVIEW INDUSTRIAL CENTER

Clark Properties Riverview Industrial Center Marcus & Millichap is pleased to present the opportunity to acquire the Riverview Industrial Center situated at 9215 Riverview Drive in Saint Louis, Missouri. The subject property consists of approximately 210,754 square feet of industrial space across 25.48 acres of land. This partially leased multi-tenant asset is anchored by Home Depot USA, Inc. The property features three suites, 12 dock-high doors, five grade-level doors, one city-high door and seven rail-access doors, a clear height ranging from 12′ to 43′, three-phase power with 1,200 amps, and an actively used BNSF rail spur. Additionally, the building's coverage ratio of 19 percent makes the property ideal for outdoor storage use, which the tenants heavily utilize. Conveniently positioned along the Mississippi River, the property has proximate access to Interstates 270 and 70.

With the property containing qualities that allow for specialized shipping activities, the anchoring tenant is relatively less sensitive to rent increases. Given the inflationary environment, rising industrial vacancy rates, and slowing rent growth, owning specialized assets that give landlords more pricing power over rents is growing in importance. Home Depot has occupied the property since 1998 and leases 42 percent of the asset to conduct storage and rail shipping of bulk goods, primarily lumber.

In addition to the benefits of owning a specialized asset in today's economy, this sale offers national investors the opportunity to claim a stake in a market whose fundamentals outperform most of the top markets across the nation. At 5.6 percent, the industrial vacancy rate in Saint Louis sat 210 basis points lower than the national average during the third quarter of 2026. As Q3 came to a close, there were 4.7 million square feet of industrial space under construction in Saint Louis, representing just 1.4 percent of the existing inventory. The construction of Boeing's 1.1 million-square-foot manufacturing facility exemplifies the industrial benefits that Saint Louis maintains (CoStar, classes A, B, & C, minimum 10,000 square feet, national average based on top 50 metros).

The Saint Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. About 2.8 million people call the metro area home, with Saint Louis hosting over 319,000 residents. Located at the confluence of the Mississippi and Missouri rivers, the metro area encompasses counties in both Missouri and Illinois. The economy of Saint Louis is anchored by the logistics industry, with trade, transportation, and utilities accounting for the largest share of employment. In addition to the Gateway Arch, which continues to serve as a major tourist attraction, Saint Louis is also highlighted by one of the nation's most prominent urban parks. Covering 1,326 acres, encompassing the Saint Louis Zoo, Art Museum, History Museum, and Science Center, Forest Park measures larger than New York's famed Central Park. Saint Louis is also the host of two major professional sports teams, the Saint Louis Cardinals of Major League Baseball and the Saint Louis Blues of the National Hockey League (Marucs & Millichap, Wikipedia).

INVESTMENT
HIGHLIGHTS

Building Features: Riverview Industrial Center consists of 210,754 square feet of industrial space on 25.48 acres. The specialized property is equipped with three suites, 12 dock-high doors, five grade-level doors, one city-high door and seven rail-access doors, a clear height ranging from 12’ to 43’, three-phase power with 1,200 amps, and an actively used BNSF rail spur. A building coverage ratio of 19% allows for ample industrial outdoor storage space (IOS).

Infrastructure Advantage: Sitting along the Mississippi River, the property has proximate access to I-270 and I-70. The property’s rail capabilities give the property access to the third-largest rail hub in the U.S., with six Class I railroads.

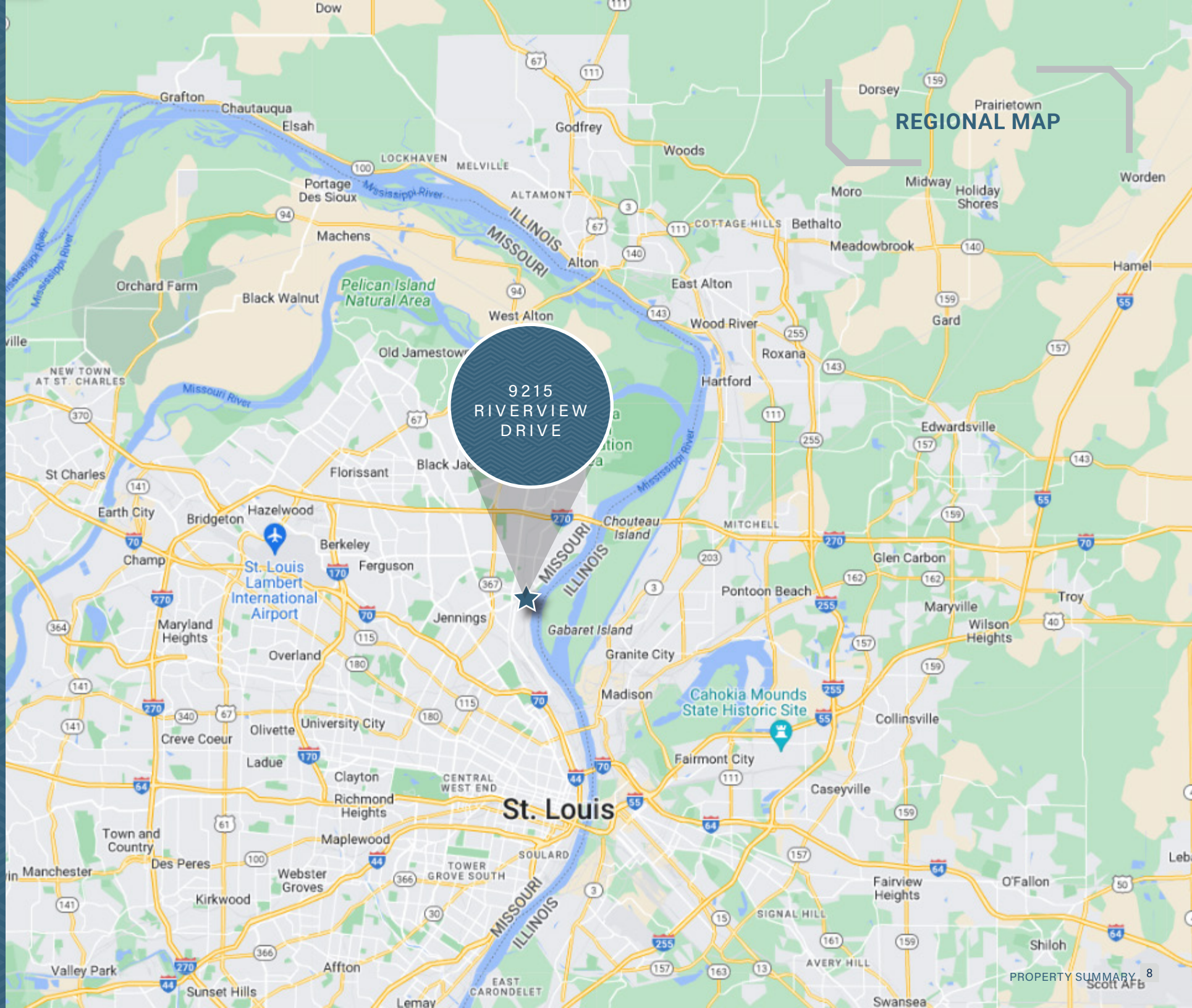
Anchoring Tenant: Home Depot has occupied the property since 1998 and accounts for 42% of the leased space. With the use of the rail spur, Home Depot uses the property to distribute bulk lumber.

Industrial Outdoor Storage: Valued at $200 billion nationwide, the IOS industry has become an important asset class in the industrial market, helping to facilitate the boom in imports in recent years. Strict zoning laws restrict the supply of new IOS, increasing the value of existing properties.

Market Fundamentals: Saint Louis industrial vacancy rate stood at 5.6% during Q3 2026, about 210 basis points lower than the national average. Local rents were up only 0.9% annually, highlighting the importance of owning specialized facilities (like the subject property) that give landlords relative pricing power in setting rents.



RIVERVIEW INDUSTRIAL CENTER







PROPERTY
DETAILS

RIVERVIEW INDUSTRIAL CENTER
9215 RIVERVIEW DRIVE, SAINT LOUIS, MO 63137

Number of Suites	3
Number of Buildings	1
Total Square Feet	210,754
Year Built	1950
Lot Size	25.48 Acres
Type of Ownership	Fee Simple
Clear Height	12'-43'
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	12
Rail Dock Doors	7
Grade Level Doors	5
Sprinklers	Dry/Wet
Rail Served	Burlington Northern Santa Fe
Construction	Transite/Metal
Power	1,200a/3p Heavy
Zoning	K | Unrestricted District
Age/Condition of Roofs	* 2024 (20-Year Roof Warranty)
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	3.50%

*Contact Broker for Further Details



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OFFERING
HIGHLIGHTS

Offering Price	$8,000,000.00
Year 1 NOI	$733,020.92
Cap Rate	9.16%
Total Square Feet	210,754
Total Acres	25.48
Average In Place Rental Rate	$3.90
Average Pro-Forma Rental Rate	$3.92
Lease Type	Triple Net (NNN)
WALT	1.17
Rental Increases	Varies, See Rent Roll
Tenancy	Multi-Tenant
Occupancy	82.17%

DEBT
QUOTE

As Of	9/14/2026
Maximum LTV	65%
Loan Term	3-5 Years
Amortization (Underwritten)	25 Years
Interest Only	12 Months
Index	5-Year UST
Index Pricing (As of 9/14/2026)	4.77%
Spread	2.35%
Estimated Interest Rate	7.12%
Recourse	TBD
Reserves	TBD

RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Original Lease Year	WALT	Rent PSF	Monthly Base Rent	Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options
[W]Custom Assembly, Inc.	100	NNN	Contract	84,418	40.06%	3/1/22	2/28/27	2017	0.46	3.45	24,299	291,588	0	291,588	See Notes	None
[X]Vacant	125	NNN	Speculative	37,580	17.83%					3.95	12,370	148,441	74,221	74,221	4.00%	
[Y]Home Depot USA, Inc.	200	NNN	Contract	88,756	42.11%	8/1/23	7/31/28	1998	1.88	4.35	32,162	385,939	0	385,939	3.25%	[Z]One (1) Option of Sixty (60) months at "FMV" Rent with Two Hundred Seventy (270) Days Written Notice
Total				210,754					1.17	3.92	68,831	825,968	74,221	751,747		

[W]Assumptions: Yr2-$3.75, Yr3-$3.90, Yr4-$4.05, Yr5-$4.20

[X]Suite is currently on the market with Gershman Commercial Real Estate for $4.50 PSF NNN. Assumptions: 5-Year Lease at $3.95 PSF NNN w/ 4% Annual Escalations

[Y]Assumptions: 5-Year Renewal at $4.57 PSF NNN w/ 3.25% Annual Escalations

[Z]Home Depot USA, Inc. Extension Option: Tenant shall have one (1) option ("Extension Option") to renew this Amended Lease for an additional period of sixty (60) months ("Extension Term"). The Extension Term shall commence on August 1, 2028. The Base Rent shall be determined at the then fair market rental rate. Tenant must exercise Extension Option by giving Landlord written notice of its election to do so no later than two hundred seventy (270) days prior to August 1, 2028, which is 11/5/2027.

CASH FLOW

For the Years Ending	Suite	Forecast Year 1 Dec-2027	Forecast Year 2 Dec-2028	Forecast Year 3 Dec-2029	Forecast Year 4 Dec-2030	Forecast Year 5 Dec-2031	Forecast Year 6 Dec-2032	Forecast Year 7 Dec-2033	Forecast Year 8 Dec-2034	Forecast Year 9 Dec-2035	Forecast Year 10 Dec-2036	Forecast Year 11 Dec-2037	Forecast Total
Rental Revenue													
Potential Base Rent		825,968	859,135	891,122	922,154	954,282	987,544	1,021,982	1,057,636	1,094,551	1,132,772	1,172,345	10,919,490
1. Custom Assembly, Inc.	100	291,588	312,347	327,120	340,205	353,813	367,965	382,684	397,991	413,911	430,467	447,686	4,065,776
2. Vacant	125	148,441	148,441	152,894	157,481	162,205	167,072	172,084	177,246	182,564	188,041	193,682	1,850,151
3. Home Depot USA, Inc.	200	385,939	229,341	0	0	0	0	0	0	0	0	0	615,280
4. Home Depot USA, Inc. (Option 1)	200	0	169,006	411,108	424,469	438,264	452,507	467,214	482,398	498,076	514,264	530,977	4,388,283
Absorption & Turnover Vacancy		-74,221	0	0	0	0	-133,759	-116,803	0	0	0	-160,342	-485,125
1. Custom Assembly, Inc.	100	0	0	0	0	0	-91,991	0	0	0	0	-111,921	-203,913
2. Vacant	125	-74,221	0	0	0	0	-41,768	0	0	0	0	-48,420	-164,409
3. Home Depot USA, Inc. (Option 1)	200	0	0	0	0	0	0	-116,803	0	0	0	0	-116,803
Scheduled Base Rent		751,748	859,135	891,122	922,154	954,282	853,785	905,178	1,057,636	1,094,551	1,132,772	1,012,003	10,434,365
1. Custom Assembly, Inc.	100	291,588	312,347	327,120	340,205	353,813	275,974	382,684	397,991	413,911	430,467	335,764	3,861,863
2. Vacant	125	74,221	148,441	152,894	157,481	162,205	125,304	172,084	177,246	182,564	188,041	145,261	1,685,742
3. Home Depot USA, Inc.	200	385,939	229,341	0	0	0	0	0	0	0	0	0	615,280
4. Home Depot USA, Inc. (Option 1)	200	0	169,006	411,108	424,469	438,264	452,507	350,410	482,398	498,076	514,264	530,977	4,271,480
Total Rental Revenue		751,748	859,135	891,122	922,154	954,282	853,785	905,178	1,057,636	1,094,551	1,132,772	1,012,003	10,434,365
Other Tenant Revenue													
Total Expense Recoveries		165,775	193,331	198,336	205,727	212,159	210,462	218,839	231,348	238,518	247,492	245,274	2,367,261
1. Custom Assembly, Inc.	100	72,901	77,439	59,583	82,404	84,981	84,301	87,656	69,500	95,539	99,134	98,245	911,684
2. Vacant	125	16,227	34,473	35,366	36,684	37,830	28,146	39,022	41,252	42,531	44,131	32,801	388,462
3. Home Depot USA, Inc.	200	76,648	81,418	83,526	50,539	0	0	0	0	0	0	0	292,132
4. Home Depot USA, Inc. (Option 1)	200	0	0	0	36,100	89,348	88,633	92,161	97,429	75,336	104,228	103,294	686,528
Total Other Tenant Revenue		165,775	193,331	178,475	205,727	212,159	201,080	218,839	208,182	213,406	247,492	234,340	2,278,805
Effective Gross Revenue		917,523	1,052,465	1,069,597	1,127,881	1,166,441	1,054,865	1,124,017	1,265,817	1,307,957	1,380,264	1,246,343	12,713,170
Operating Expenses													
Repairs and Maintenance		24,600	25,338	26,098	26,881	27,688	28,518	29,374	30,255	31,163	32,097	33,060	315,072
Grounds Maintenance		7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	96,058
Security		2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131	3,225	30,739
Management Fee		50,502	57,886	58,828	62,033	64,154	58,018	61,821	69,620	71,938	75,915	68,549	699,263
Insurance		53,000	54,590	56,228	57,915	59,652	61,442	63,285	65,183	67,139	69,153	71,228	678,813
Taxes		44,000	45,320	46,680	48,080	49,522	51,008	52,538	54,114	55,738	57,410	59,132	563,543
Repairs and Maintenance (Non-Recoverable)		2,500	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	61,539
Total Operating Expenses		184,502	198,481	203,641	211,191	217,786	216,258	224,809	237,498	244,852	254,016	251,993	2,445,027
Net Operating Income		733,021	853,985	865,956	916,691	948,655	838,607	899,208	1,028,320	1,063,105	1,126,248	994,350	10,268,144
Leasing Costs													
Tenant Improvements		37,580	0	42,209	0	0	18,790	0	42,209	53,254	0	18,790	212,832
Leasing Commissions		46,168	0	106,307	0	0	53,220	0	101,403	96,702	0	0	403,801
Total Leasing Costs		83,748	0	148,516	0	0	72,010	0	143,612	149,956	0	18,790	616,633
Cash Flow Before Debt Service		649,273	853,985	717,440	916,691	948,655	766,596	899,208	884,707	913,149	1,126,248	975,560	9,651,511
Debt Service													
Total Debt Service		-374,660	-449,224	-449,224	-449,224	-449,224	0	0	0	0	0	0	-2,171,556
Cash Flow After Debt Service		274,613	404,761	268,216	467,467	499,431	766,596	899,208	884,707	913,149	1,126,248	975,560	7,479,955

OPERATING STATEMENT

Operating Expenses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Forecast Year 6	Forecast Year 7	Forecast Year 8	Forecast Year 9	Forecast Year 10	Forecast Year 11	Forecast
For the Years Ending	**Dec-2027**	**Dec-2028**	**Dec-2029**	**Dec-2030**	**Dec-2031**	**Dec-2032**	**Dec-2033**	**Dec-2034**	**Dec-2035**	**Dec-2036**	**Dec-2037**	**Total**
Repairs and Maintenance	24,600	25,338	26,098	26,881	27,688	28,518	29,374	30,255	31,163	32,097	33,060	315,072
Fire System	22,600	23,278	23,976	24,696	25,436	26,200	26,986	27,795	28,629	29,488	30,373	289,456
Misc. Repairs	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	25,616
Grounds Maintenance	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	96,058
Security	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131	3,225	30,739
Management Fee	50,502	57,886	58,828	62,033	64,154	58,018	61,821	69,620	71,938	75,915	68,549	699,263
Insurance	53,000	54,590	56,228	57,915	59,652	61,442	63,285	65,183	67,139	69,153	71,228	678,813
Taxes	44,000	45,320	46,680	48,080	49,522	51,008	52,538	54,114	55,738	57,410	59,132	563,543
Repairs and Maintenance (Non - Recoverable)	2,500	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	61,539
Misc. Maintenance/Repairs/ Interior/ Exterior- HLC Labor	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	32,019
Floor Repairs	0	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	29,519
Total Operating Expenses	184,502	198,481	203,641	211,191	217,786	216,258	224,809	237,498	244,852	254,016	251,993	2,445,027



PHOTOS & SITE PLAN

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RIVERVIEW INDUSTRIAL CENTER

RIVERVIEW INDUSTRIAL CENTER

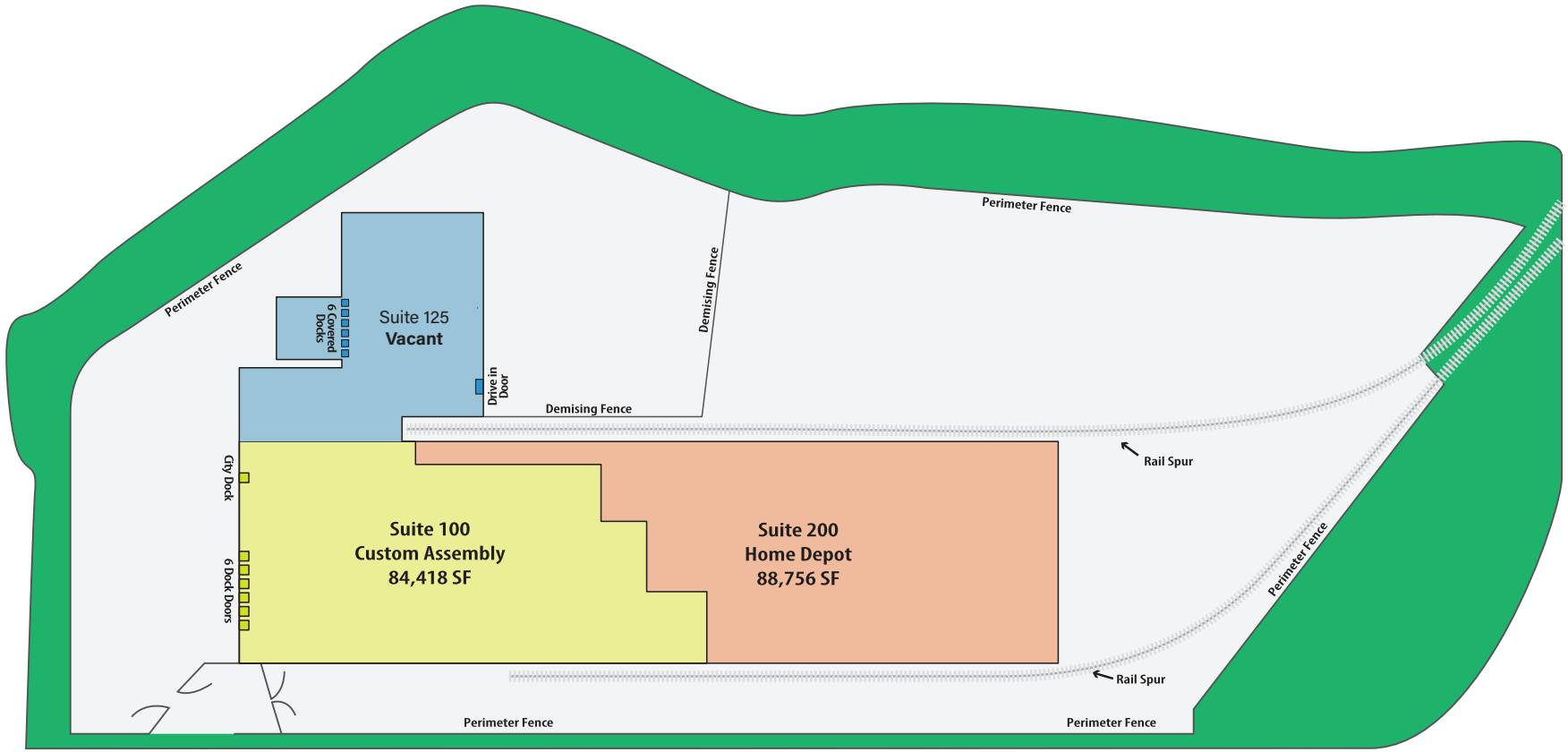






SITE PLAN

Riverview Hall Industrial Properties, LP - 9215 Riverview Drive, St. Louis, Missouri 63137
210,754 SF



Vacant- 37,580 SF

Custom Assembly - 84,418 SF

Home Depot - 88,756 SF



TENANT OVERVIEW

20 Home Depot USA, Inc.

TENANT
OVERVIEW

HOME DEPOT USA, INC.

To provide the best customer service, the widest selection of products, and the most competitive prices.

Home Depot has been a long-term tenant since 1998. Home Depot's lease term runs through July 2028. Home Depot currently leases approximately 90,000 square feet or 42% of the property.

The Home Depot, Inc. is the world's largest home improvement specialty retailer that consistently ranks as a top Fortune 500 company and major private employer. With more than 2,300 retail stores, The Home Depot operates in all 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, Canada, and Mexico. The associates of The Home Depot have one common simple goal, to help their customers build and improve their homes (Home Depot).

As a top supplier of building materials, The Home Depot offers a large selection of lumber and wood products, including shingles, fences, decks, composite decking, lattice, chain link fence, plywood, hardwood, timber, bamboo, and wood veneer. In order to distribute its wide selection of lumber, The Home Depot relies heavily on an advanced rail network that connects with its bulk warehouses (such as the subject property). About 50 percent of The Home Depot's bulk goods, primarily lumber, are transported through rail (Freight Waves).

TENANT
Home Depot USA, Inc.

HEADQUARTERS
Atlanta, Georgia

DATE FOUNDED
1979

2025 REVENUE
$159.5 Billion

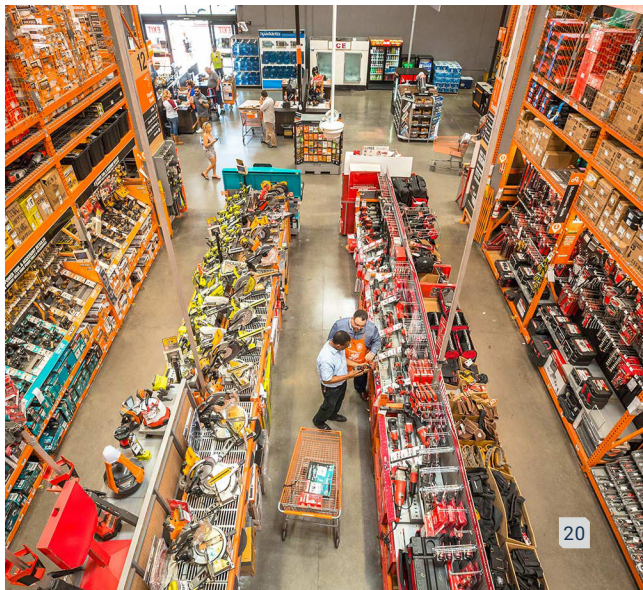
NUMBER OF EMPLOYEES
470,000

NUMBER OF LOCATIONS
2,300+

WEBSITE
www.homedepot.com









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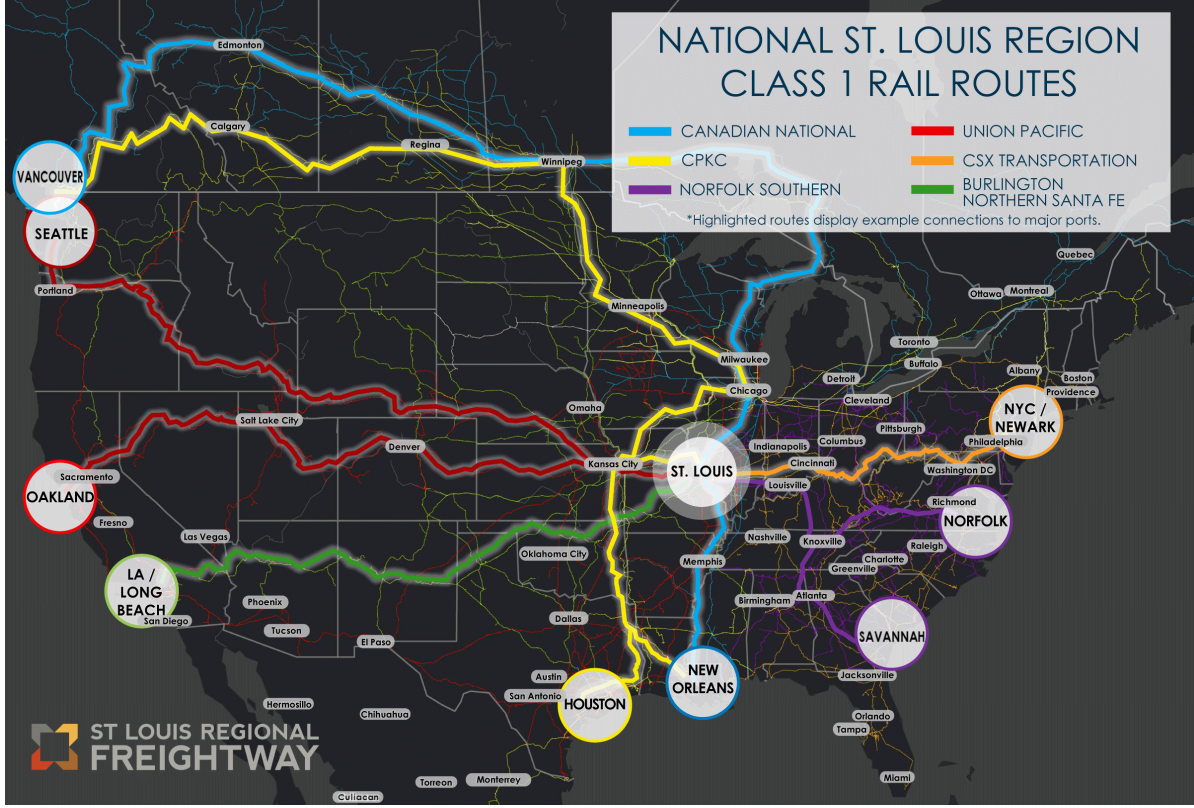
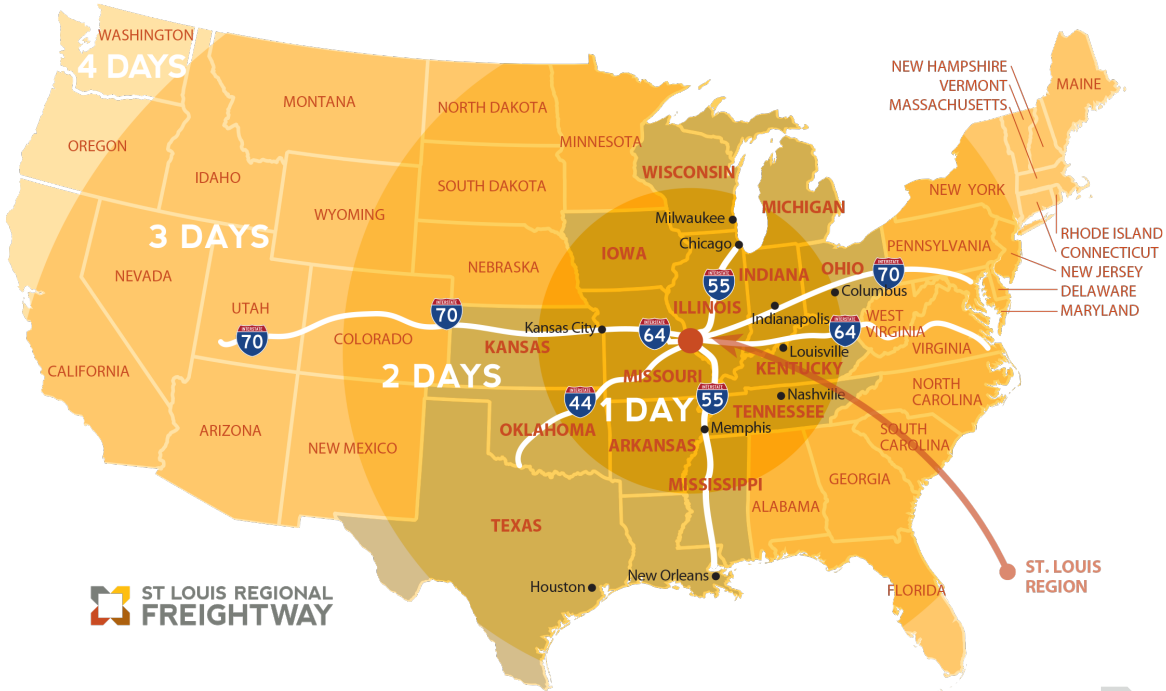
MARKET
OVERVIEW

SAINT LOUIS RAIL INDUSTRY

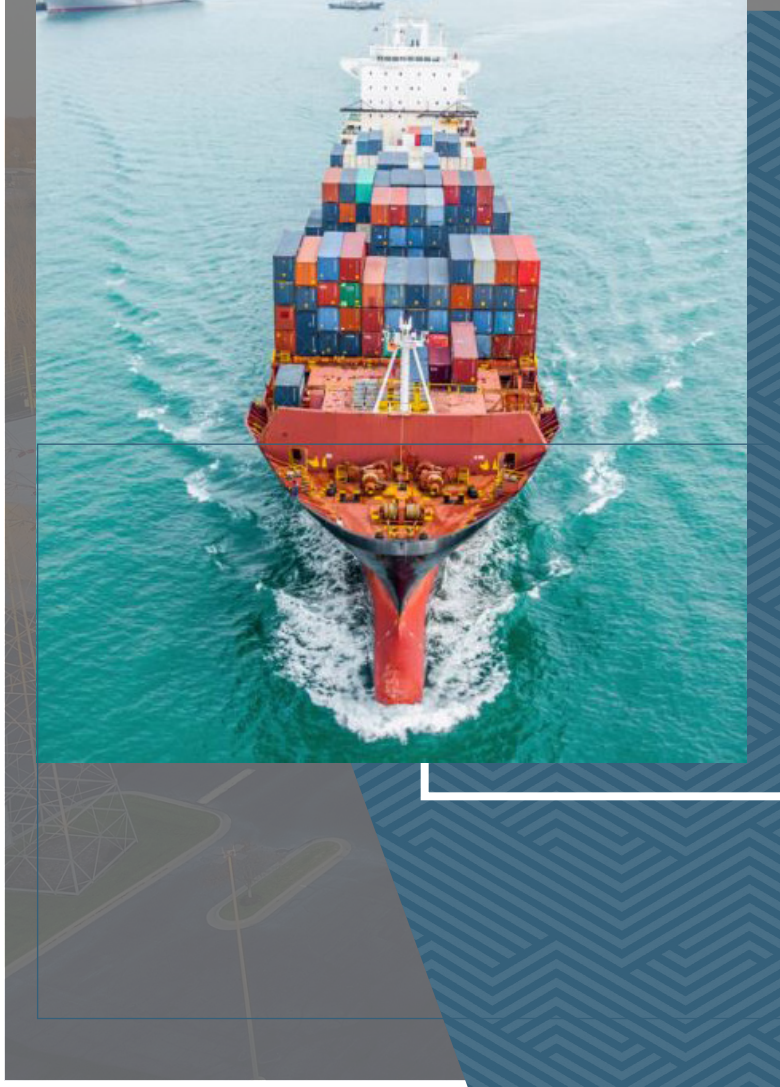
Saint Louis's proximity to America's heartland along with its access to the Mississippi River, gave way to the development of an advanced rail network. Following its western neighbor, Kansas City, Saint Louis ranks as the third-largest rail transportation center in the nation. With 4,800 miles of track, 2,500 miles of yard track, and about 7,300 public and private highway-rail crossings, the state of Missouri maintains the 10th largest number of railroad miles nationwide. Twenty freight railroads operate in the state, carrying the fourth-largest amount of freight tonnage in the U.S. Overall, the state's rail system moves the equivalent of more than 21 million truckloads per year (Missouri DOT). All six Class I railroads in the U.S. transport goods through the Saint Louis market, including BNSF Railway Company, Canadian Pacific Kansas City Limited (CPKC), Norfolk Southern Railway Company, Union Pacific Railroad, Canadian National, and CSX Transportation. Saint Louis's competitive advantage in rail access allows for bulk goods to be shipped to most of the nation within two days (St. Louis Regional Freightway).



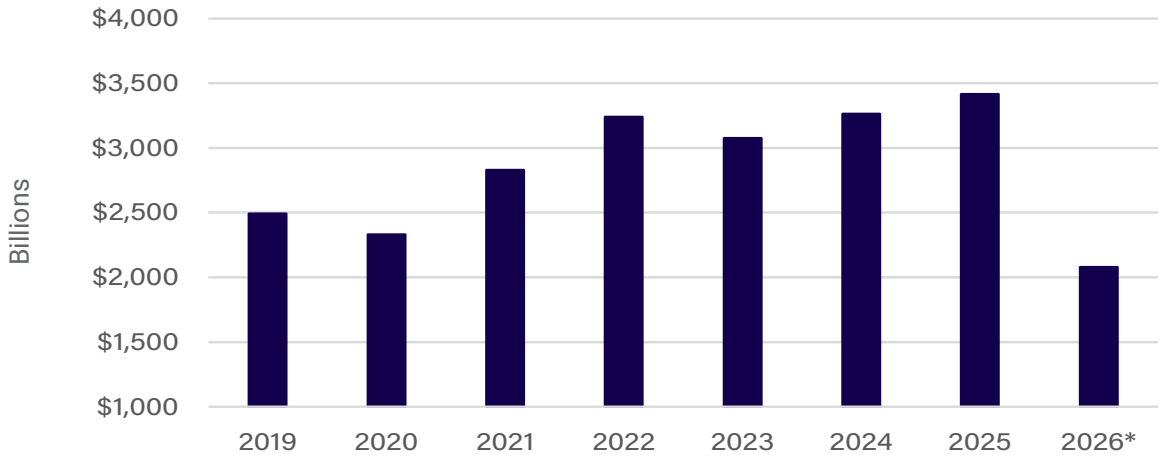


IOS INDUSTRY

Thanks to the influx of imports in recent years that created a shortage of warehouse space, industrial outdoor storage (IOS) space, once considered the “ugly duckling” of commercial real estate, has established itself as a major asset class in the industrial market. In 2022, the IOS market was valued at $200 billion nationwide after vacancy rates fell below 3 percent and rents surged by 30 percent from 2019 levels (Bisnow). IOS properties, characterized by low building-to-land coverage ratios (usually less than 20 percent), can be used to store vehicles, equipment, and shipping containers. Thanks to strict zoning regulations, new supplies of IOS properties are largely non-existent, creating a windfall for existing landlords.



U.S. MERCHANDISE IMPORTS



2026* Through July

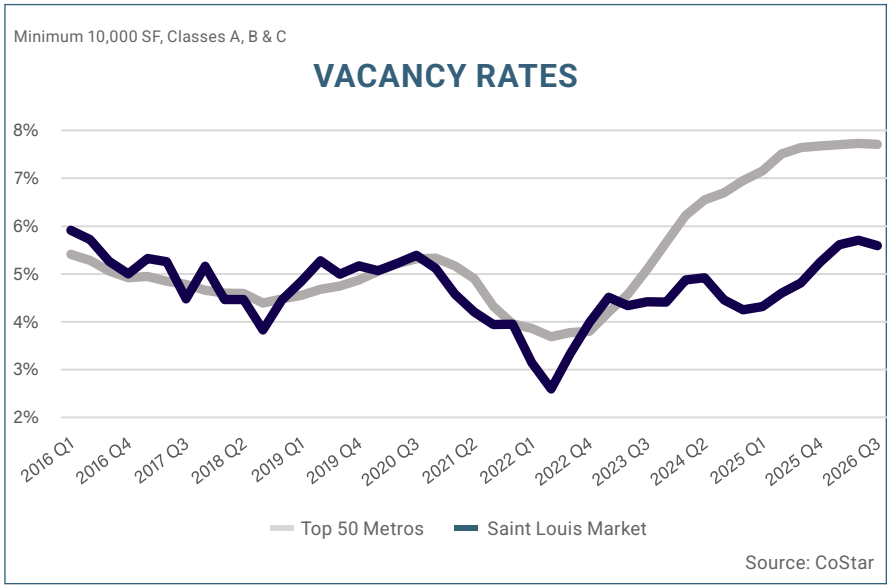
Source: U.S. Census Bureau, Non-Seasonally Adjusted

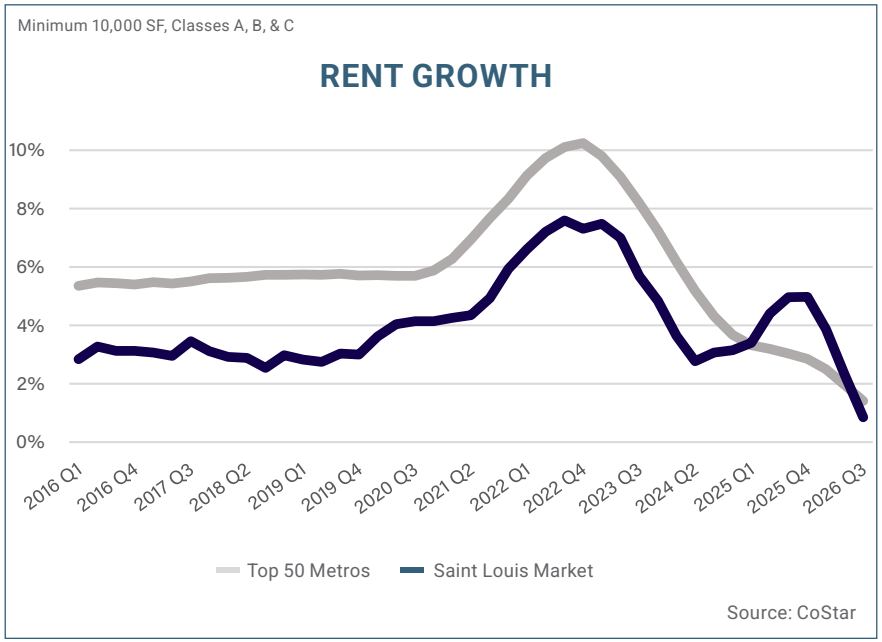
Flushed with stimulus checks, U.S. imports surged to record levels during the reopening of the economy and continued to climb to an all-time nominal high of $3.4 trillion in 2025. In turn, the rise in imports has supported the IOS industry, particularly in intermodal-dependent markets such as Saint Louis. While imports will likely remain above pre-pandemic levels for the foreseeable future, tariffs are having a real impact on international trade (and thus the IOS industry), both positively and negatively. Last year’s level of imports was largely due to tariff frontloading that took place in Q1 in anticipation to the president’s reciprocal tariff rates announced on “Liberation Day (April 2nd).” While the Supreme Court ruled the reciprocal tariffs unconstitutional in February this year, the administration has responded with a new set of tariffs ranging from 10 percent to 50 percent. In anticipation of these new tariff rates, U.S. companies once again frontloaded imports during the spring and summer months. Through July, imports, supported by AI-related computer goods, totaled $2.1 trillion, which is in line with the historic levels seen in 2025. However, with businesses stocked with ample inventory, imports may cool off toward the end of this year. Nonetheless, import levels are expected to remain historically strong, providing support for the IOS industry.

MARKET
OVERVIEW

SAINT LOUIS INDUSTRIAL MARKET

For much of the last decade, vacancy rates between the Saint Louis market and the national average (as defined by the top 50 metros, minimum 10,000 square feet, and classes A, B, & C) have moved in lockstep. However, starting in 2023, vacancy rates between the two diverged. As of Q3 2026, the national average stood at a 13-year high of 7.7 percent. Although vacancies in Saint Louis reversed course in 2025 before steadying in recent quarters, availability is slightly below its 10-year high at 5.6 percent. The recent surge in national vacancy rates was largely due to overbuilding of big-box warehouses and weak demand for small and mid-sized properties. While industrial demand in Saint Louis has cooled off as well, local landlords do not have to contend with such an influx of new properties, allowing vacancy rates to remain lower than the national average.

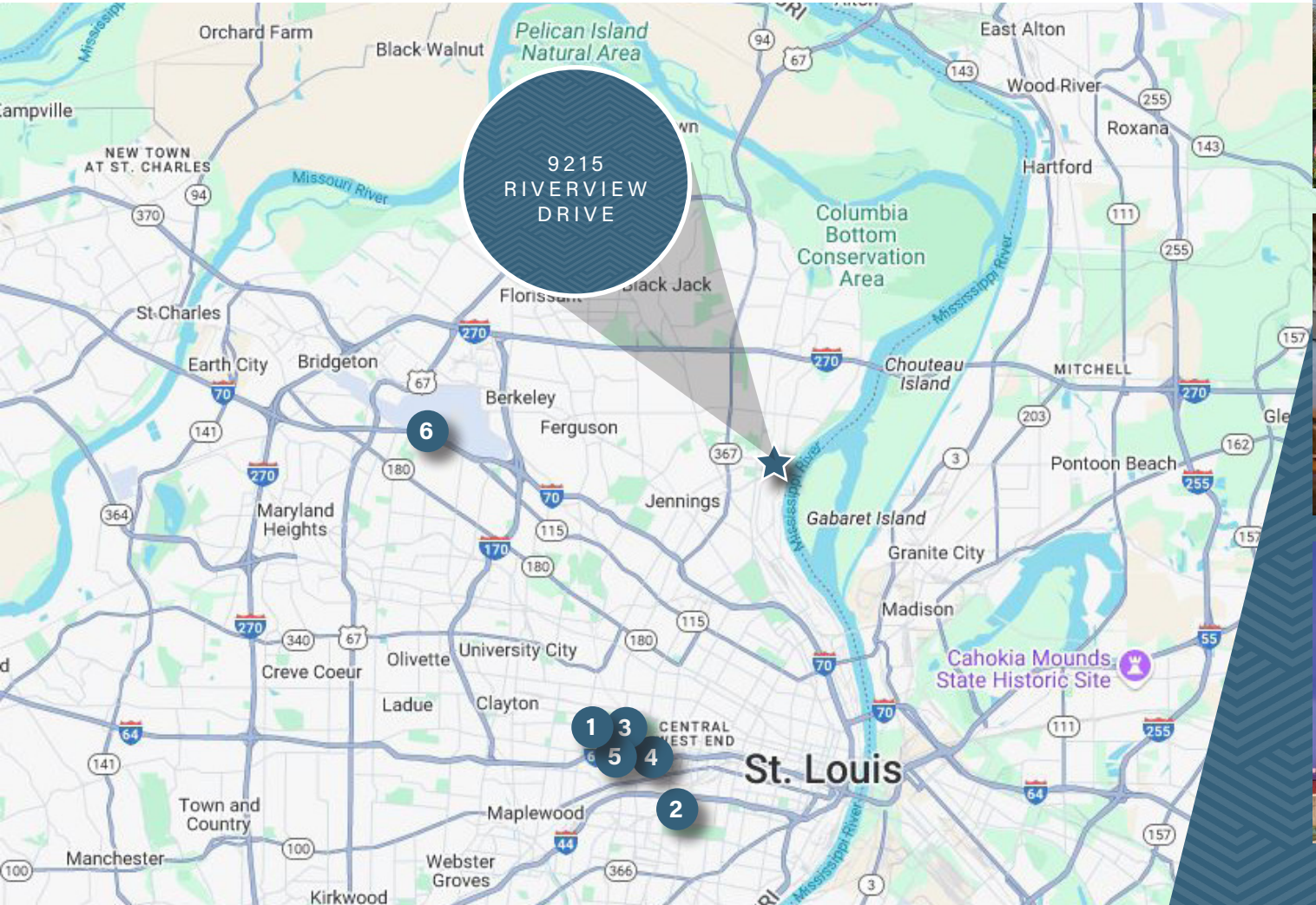


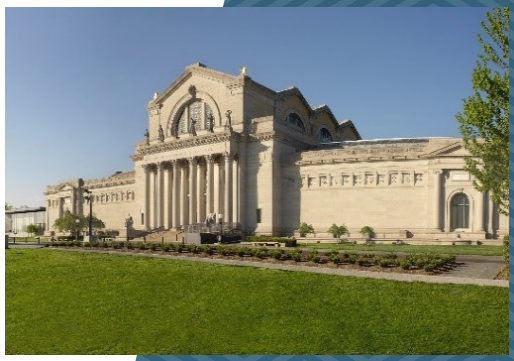


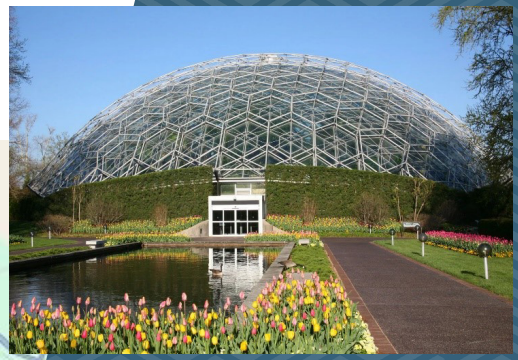
Despite Saint Louis vacancies remaining comfortably below the national average, local rent growth has decelerated sharply over the last year after experiencing a big rebound. During Q3 2026, market rents in Saint Louis trailed the top 50 metros by 50 basis points, up only 0.9 percent year-over-year, matching the lowest level since Q1 2013. From an investment standpoint, the general slowdown of rent growth in an inflationary environment with rising interest rates underscores the importance of owning specialized facilities (like the subject property) that give landlords relative pricing power in setting rents. Given that commercial properties derive value from rents, above-market rent growth in such an economic environment will not only help to protect but potentially enhance a property's value if the asset gains a reputation as a hedge against inflation.

CITY
AMENITIES

1. Saint Louis Art Museum
2. Missouri Botanical Garden
3. Missouri History Museum
4. Saint Louis Science Center
5. Saint Louis Zoo
6. St. Louis Lambert International Airport




Saint Louis Art Museum


Missouri Botanical Garden

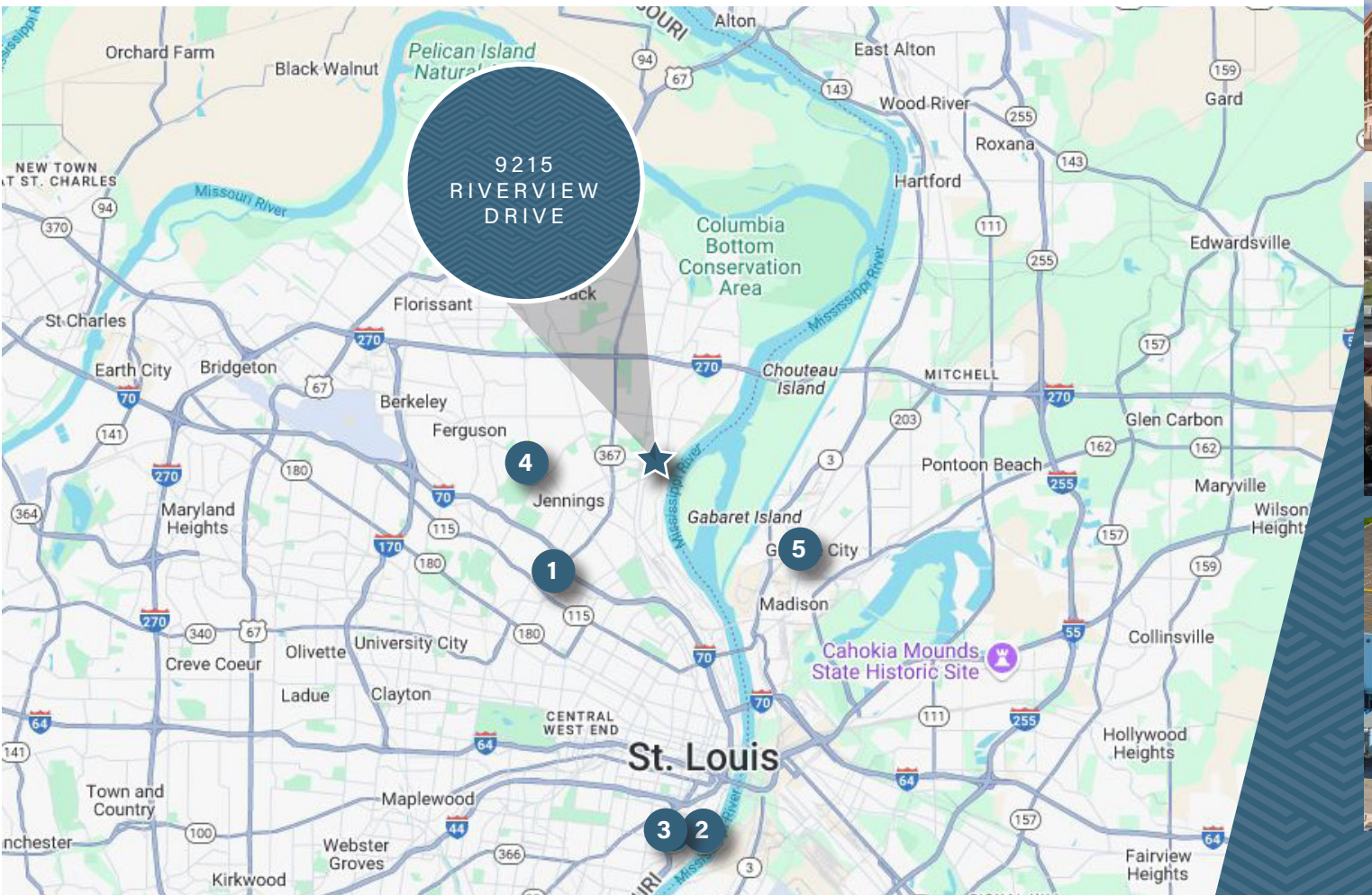

Saint Louis Science Center


St. Louis Lambert International Airport

MAJOR EMPLOYERS

9215 RIVERVIEW DRIVE, SAINT LOUIS, MO

1. Goodfellow Federal Center
2. Schaeffer Manufacturing
3. Anheuser-Busch St. Louis Brewery
4. Emerson Electric Co.
5. Prairie Farms Dairy Inc.





Schaeffer Manufacturing



Anheuser-Busch St. Louis Brewery

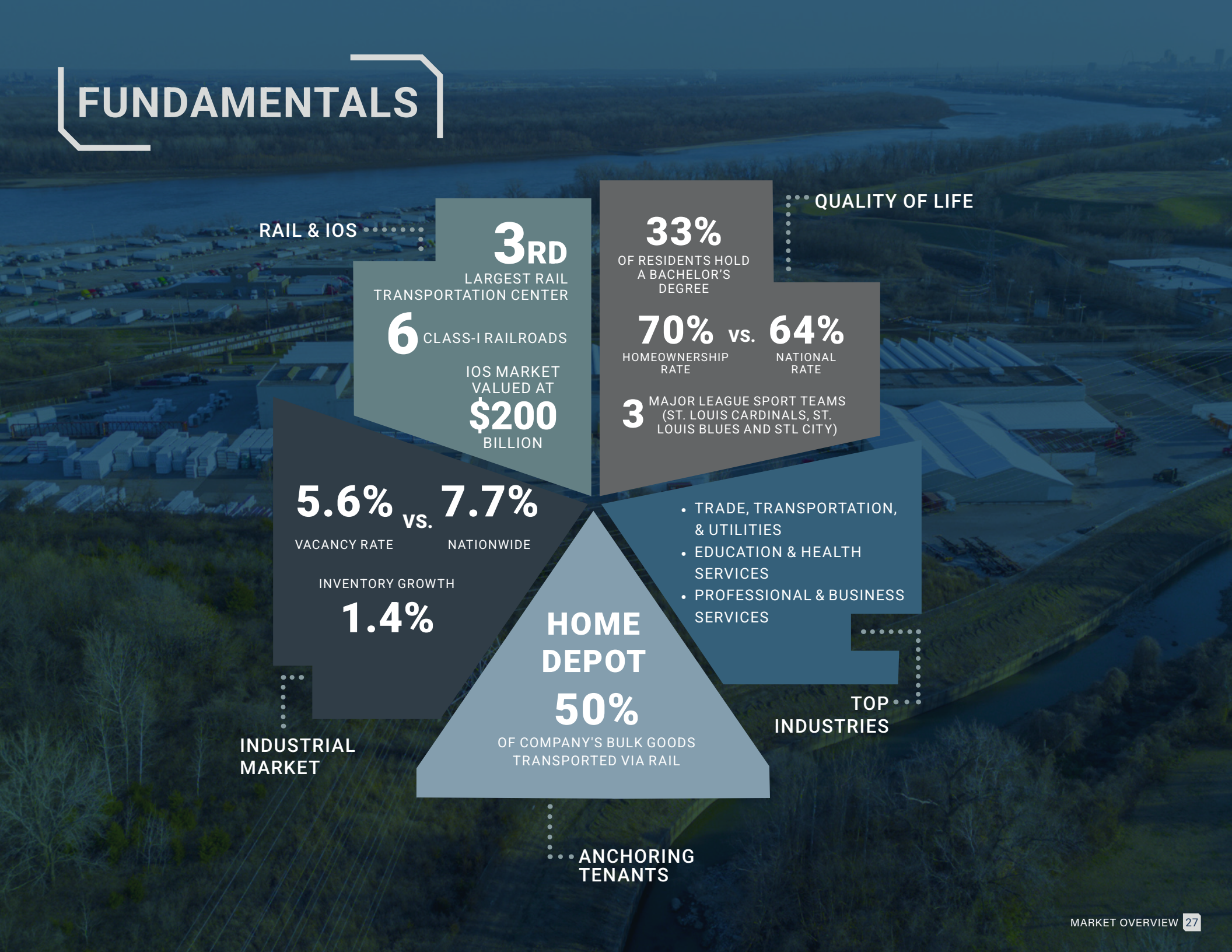


Emerson Electric Co.



Prairie Farms Dairy Inc.

FUNDAMENTALS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Population	4,006	53,341	165,195
2025 Estimate			
Total Population	4,100	53,984	166,866
2020 Census			
Total Population	4,284	56,523	174,714
2010 Census			
Total Population	4,844	67,308	204,124
Daytime Population			
2025 Estimate	2,641	36,936	126,814

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Households	1,821	23,397	71,886
2024 Estimate			
Total Households	1,824	23,382	71,823
Average (Mean) Household Size	2.3	2.3	2.3
2020 Census			
Total Households	1,828	23,365	71,752
2010 Census			
Total Households	2,056	25,621	78,707

Source: MNET

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2025 Estimate			
$200,000 or More	1.1%	1.1%	1.8%
$150,000-$199,999	1.1%	1.8%	2.5%
$100,000-$149,999	10.7%	8.0%	9.5%
$75,000-$99,999	12.9%	9.3%	11.2%
$50,000-$74,999	20.2%	18.4%	18.3%
$35,000-$49,999	20.0%	15.9%	15.4%
$25,000-$34,999	8.4%	11.7%	11.3%
$15,000-$24,999	7.8%	14.7%	12.9%
Under $15,000	17.8%	19.0%	17.2%
Average Household Income	$55,500	$50,748	$57,214
Median Household Income	$45,672	$41,438	$46,008
Per Capita Income	$24,285	$21,795	$24,569

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2025 Estimate Total Population	4,100	53,984	166,866
Under 20	25.4%	28.0%	27.1%
20 to 34 Years	17.7%	18.4%	18.7%
35 to 39 Years	6.7%	6.1%	5.9%
40 to 49 Years	12.4%	11.8%	11.8%
50 to 64 Years	21.9%	19.0%	19.1%
Age 65+	16.0%	16.7%	17.4%
Median Age	40.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	2,833	35,844	112,029
Elementary (0-8)	2.5%	3.4%	3.5%
Some High School (9-11)	12.7%	11.0%	10.0%
High School Graduate (12)	36.4%	37.7%	35.9%
Some College (13-15)	26.2%	27.4%	27.0%
Associate Degree Only	8.1%	8.6%	8.6%
Bachelor's Degree Only	6.9%	7.3%	9.4%
Graduate Degree	7.2%	4.6%	5.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	30.0	28.0

OFFERING MEMORANDUM

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