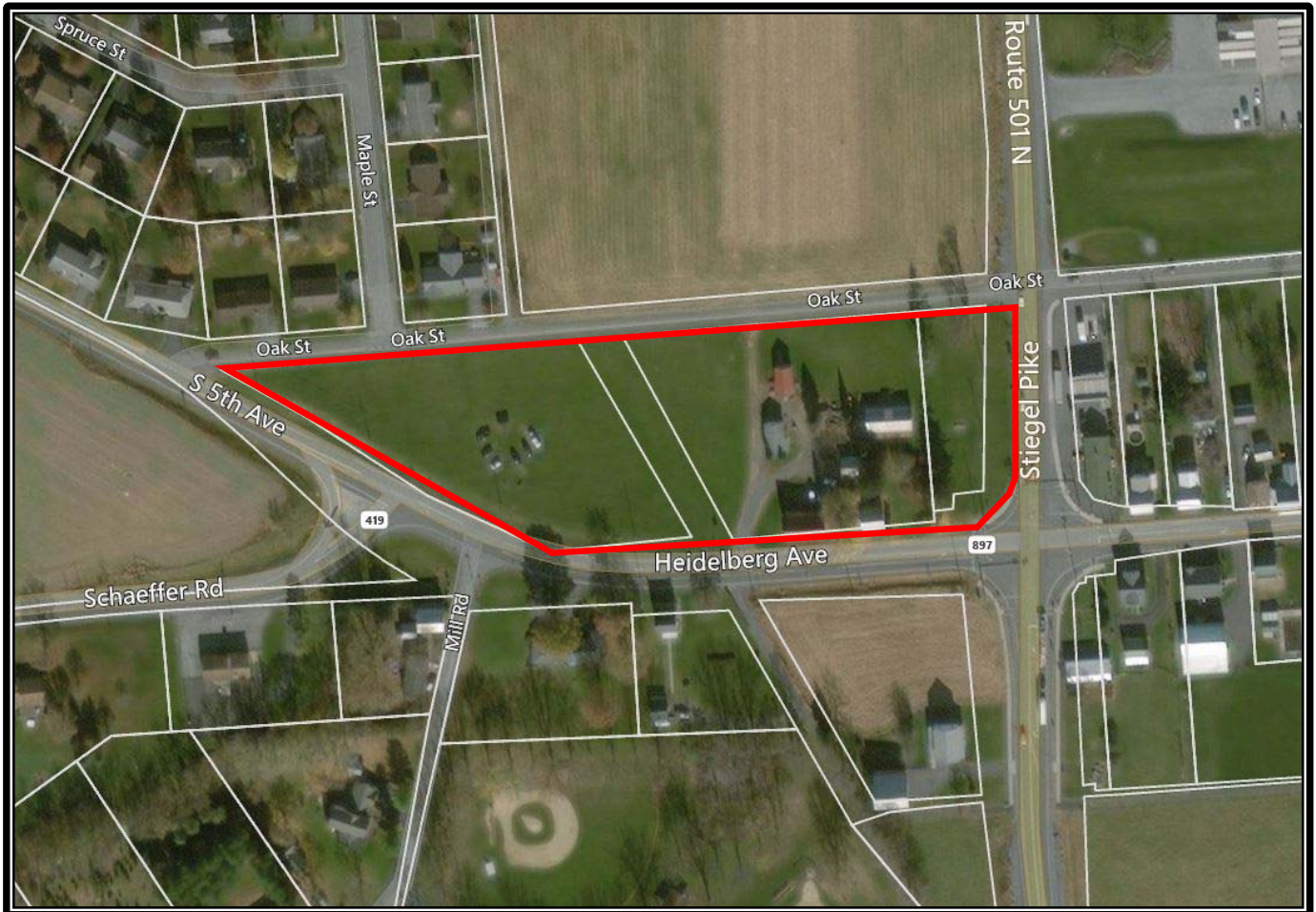


For Sale

717.293.4477



1048 HEIDELBERG AVENUE  
NEWMANSTOWN, PA 17088

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

Jeff Kurtz, CCIM  
717.293.4554 – direct line  
jkurtz@high.net

- Property Information
- Location Maps
- Tax Map
- Zoning Map
- Zoning Ordinance
- Property Tax Information
- ESRI Site Map
- ESRI Executive Summary



## ► Residential Land



*1048 Heidelberg Avenue  
Newmanstown, PA 17088*

**Total Acreage:**  
5.97 acres

**Sale Price**  
\$300,000/acre

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

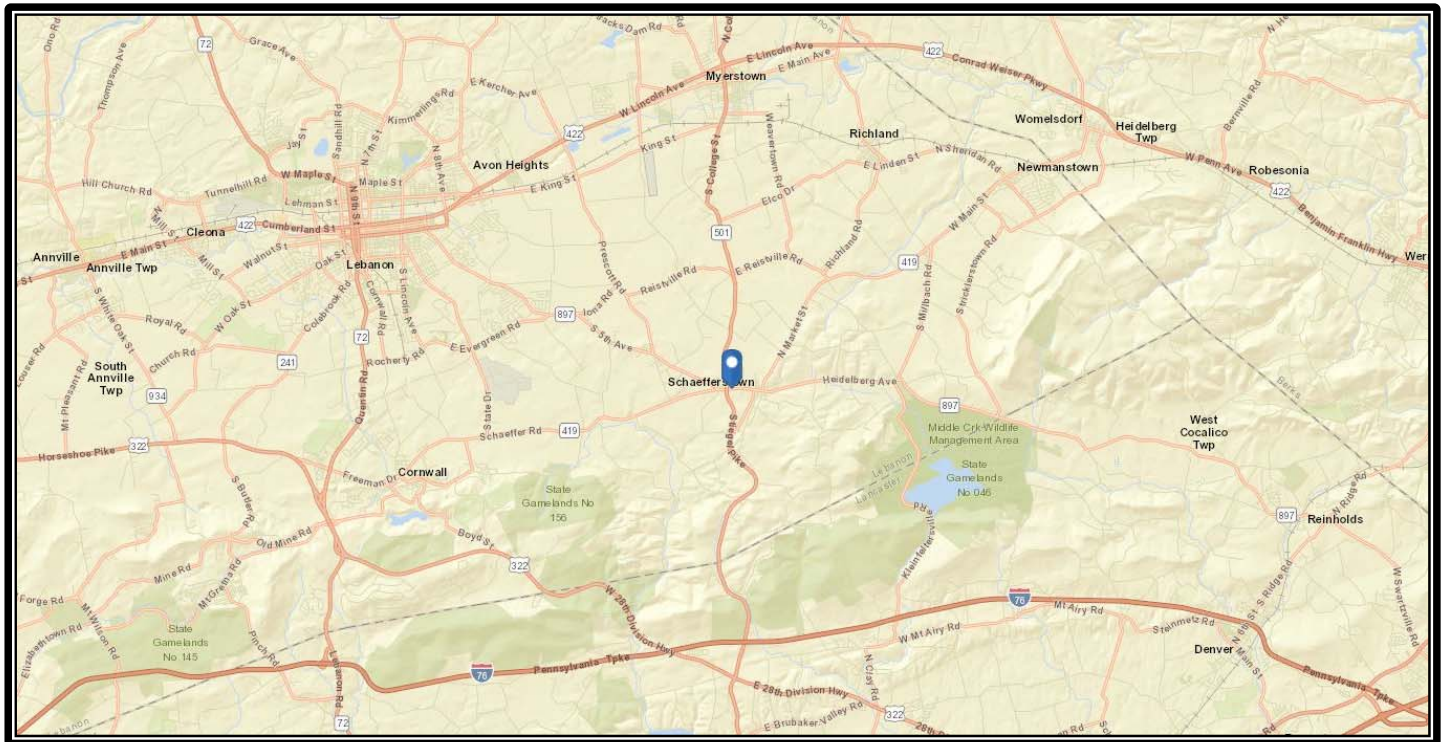
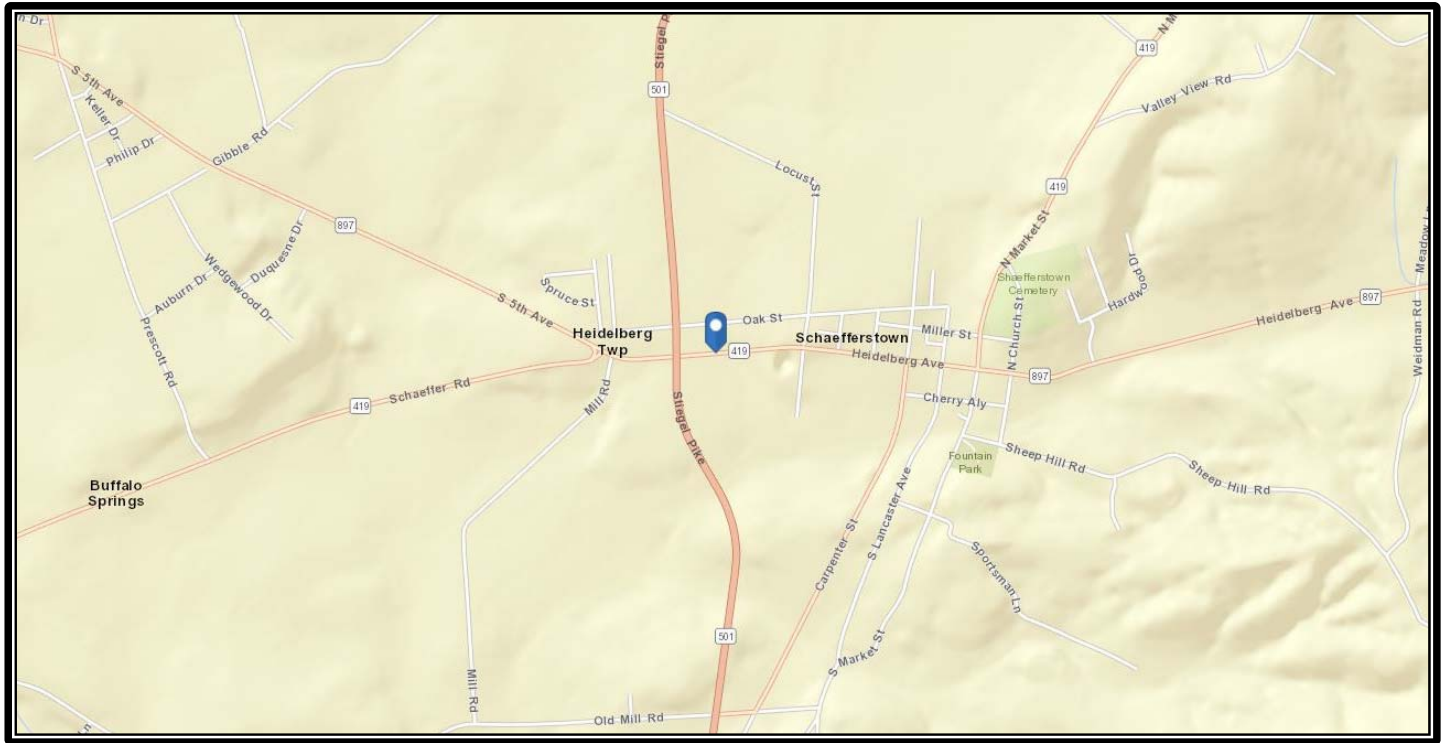
Jeff Kurtz, CCIM  
717.293.4554 – direct line  
jkurtz@high.net

### **PROPERTY INFORMATION**

Municipality	Heidelberg Township
County	Lebanon County
Tax Account Number	22-2370759-354937-0000 (3.31 acres) 22-2371300-354996-0000 (2.27 acres) 22-2371423-354903-0000 (0.39 acre)
Deed Reference	00288-0549
Zoning	Village Residential
Topography	Flat
Water	Public
Sewer	Public
Comments	Barns, shed and home on 2.27 acre lot

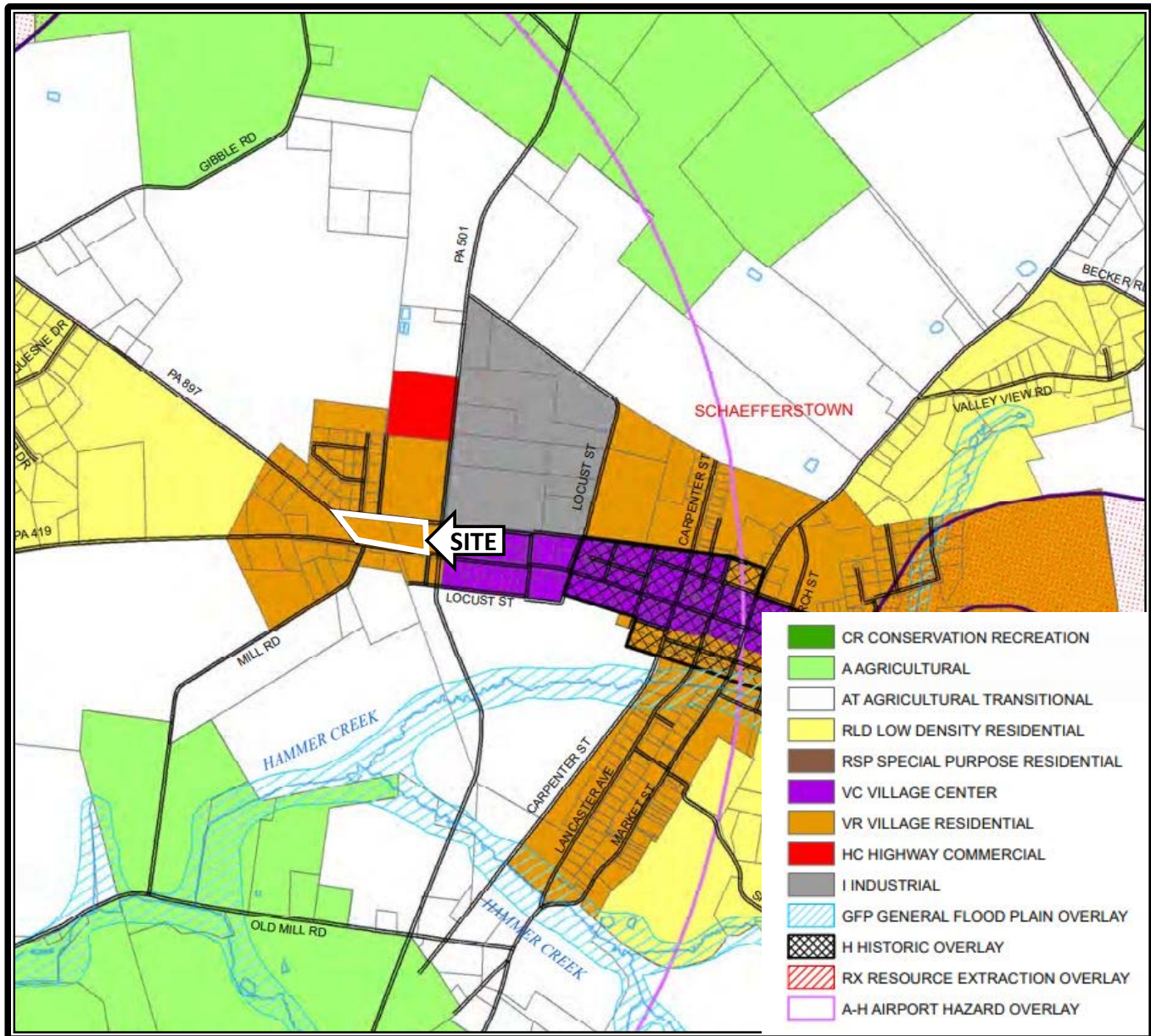
Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.











## Village Residential Zoning

# Heidelberg Township

## ARTICLE 10

### VILLAGE RESIDENTIAL DISTRICT (VR)

#### SECTION 1001. INTENT

The VR - Village Residential District seeks to provide for all types and densities of residential development where centralized sewer and water facilities can be provided and are necessary for development. Non-residential uses permitted within the District by special exception intend to complement and coordinate with the residential land uses. These uses are limited to banks and similar financial institutions, medical and dental clinics, and professional offices that do not generate service vehicle or truck traffic and do not encourage high volumes of automobile traffic. New development in this District is encouraged to occur in a manner that is compatible with the character of the existing villages.

#### SECTION 1002. PERMITTED USES

- A. Single family detached dwellings.
- B. Single family semi-detached dwellings.
- C. Two family detached (duplex) dwellings.
- D. Two family semi-detached dwellings.
- E. Single family attached dwellings (row houses/townhouses).
- F. Two family attached dwellings.
- G. Apartments
- H. Municipal uses.
- I. No-impact home-based businesses, subject to the conditions listed in Section 1922 of this Ordinance.
- J. Group family dwellings subject to the conditions listed in Section 1918 of this Ordinance.
- K. Family day care homes, subject to the conditions listed in Section 1915 of this Ordinance.
- L. Communications antennas mounted on an existing public utility transmission tower, building, or other structure, including existing communication towers, and communication equipment buildings, subject to the conditions listed in Section 1912 of this Ordinance.

- M. Forestry activities, subject to the conditions listed in Section 1620 of this Ordinance.
- N. Customary accessory uses and buildings incidental to any of the above permitted uses as provided for in Article 16 of this Ordinance.

#### SECTION 1003. SPECIAL EXCEPTION USES

The following uses are permitted, as Special Exceptions, upon issuance of a permit by the Zoning Hearing Board as provided in Article 19 of this Ordinance, and provided that the proposed use is not found to have an adverse effect on the welfare of the area due to noise, odor, dust, glare, lighting, traffic circulation, or design:

- A. The following commercial uses, but only when established in an existing building or structure in the Village Residential District, and also subject to the requirements of Article 19:

- 1. Banks and similar financial institutions.
- 2. Bed and breakfast establishments.
- 3. Medical and dental clinics.
- 4. Professional offices.

Upon approval of the Zoning Hearing Board, the footprint of the existing building or structure may be expanded by not more than twenty-five (25) percent. The expanded footprint shall not extend closer to the front property line than the front façade of the existing building or structure and the expansion shall be architecturally compatible with the existing building.

- B. Home businesses, subject to the conditions listed in Section 1919 of this Ordinance.
- C. Parks, recreation areas, and playgrounds, subject to the conditions listed in Sections 1917 and 1924 of this Ordinance.
- D. Day care centers, subject to the conditions listed in Section 1914 of this Ordinance.
- E. Churches and similar places of worship, subject to the conditions listed in Section 1911 of this Ordinance.
- F. Nursery, elementary, high schools and institutions of higher education, subject to the conditions listed in Section 1927 of this Ordinance.



## SECTION 1004. LOT AREA, BUILDING HEIGHT, AND YARD REQUIREMENTS

A lot width, lot area, lot coverage, yard setback and building height requirement of not less than the dimensions shown in the following table, unless otherwise specified heretofore in this Article, or elsewhere in this Ordinance, shall be provided for every dwelling unit and/or principal non-residential building or use erected or altered for any use permitted in this district.

### A. District Requirements

	<u>Lot Requirements</u>			<u>Yard Requirements</u>	
	<u>Min. Lot Area</u>	<u>Min. Lot Width</u>	<u>Max. Lot Coverage</u>	<u>Min. Side Yard (EA)</u>	<u>Min. Rear Yard</u>
<b>NON RESIDENTIAL BUILDING</b>					
No Utilities	1 Acre	80'	70%	10'	25'
Public Sewer Only	15,000 SF				
Public Sewer and Water	10,000 SF				
<b>SINGLE FAMILY DETACHED DWELLING</b>					
No Utilities	1 Acre	80'	40%	10'	25'
Public Sewer Only	15,000 SF				
Public Sewer and Water	10,000 SF				
<b>SINGLE FAMILY SEMI-DETACHED, TWO FAMILY SEMI-DETACHED, TWO FAMILY DETACHED (DUPLEX) DWELLINGS - PER UNIT OF OCCUPANCY</b>					
No Utilities	1 Acre	40'	50%	10'	25'
Public Sewer Only	12,000 SF				
Public Sewer and Water	8,000 SF				
<b>SINGLE FAMILY ATTACHED DWELLINGS (TOWNHOUSES/ROW HOUSES), TWO FAMILY ATTACHED DWELLINGS - PUBLIC SEWER AND WATER</b>	3,000 SF per dwelling unit (maximum overall density = 6 units/acre)	20' (40' for end units)	60%	10'	25'
<b>APARTMENTS - PUBLIC SEWER AND WATER</b>	3,500 sq. ft. per unit (maximum overall density = 10 units/acre)	80'	60%	25'	40'

- B. Front Yard Requirements Except as provided below, the minimum front yard setback shall be fifteen (15) feet from the front property line/street right-of-way line, whichever setback is greater / further from the street centerline.

When the subject property is situated between two improved lots, at least one of which with front yard dimensions less than those required, the minimum front yard required for the subject property may be reduced to a depth equal to the average of the adjoining two lots.

- C. Side Yard Exception In a case where two (2) or more commercial buildings could compatibly abut each other, no side yard is required between them, provided that a written agreement is made between the affected property owners.
- D. Building Height No building shall exceed two (2) and one-half (1-1/2) stories or thirty five (35) feet in height unless authorized as a special exception.

SECTION 1005. ADDITIONAL DESIGN STANDARDS FOR ATTACHED (TOWNHOUSE/ROW HOUSE) DWELLINGS AND APARTMENT BUILDINGS

- A. No group of townhouses/row houses shall consist of more than six (6) units, with no more than three (3) continuous townhouses/row houses with the same front set back, each variation of the set back being at least (4) feet.
- B. No group of townhouses/row houses or apartment building shall exceed an overall length of two hundred (200) feet.
- C. All apartment buildings shall be separated by a horizontal distance equal to the height of the taller structure, with the exception that parallel building placements of front to front, rear to rear, and front to rear shall be separated by a horizontal distance equal to two (2) times the height of the taller structure.

SECTION 1006. ADDITIONAL DESIGN STANDARDS FOR NON-RESIDENTIAL BUILDINGS

Landscaping and planting shall be provided for a depth of fifteen (15) feet along all residential lots, district boundaries, and street rights-of-way exclusive of access locations. Buffer planting shall be provided along the side and rear of any commercial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening.

SECTION 1007.     ACCESSORY STRUCTURES

In the Village Residential District, no accessory structures or buildings shall be located closer to the front lot line than the face of the principal building. Accessory structures or buildings located in any side yard or in the building area to the side of the principal building shall be screened from the street.

SECTION 1008.     MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be provided in accordance with Article 18 of this Ordinance.

Required off-street parking spaces in the Village Residential District shall not be located closer to the front lot line than the face of the principal building. Off-street parking located in any side yard or in the building area to the side of the principal building shall be screened from the street.

SECTION 1009.     LIVABLE FLOOR AREA

The minimum livable floor area of any dwelling unit hereafter erected or designed shall be seven hundred and fifty (750) square feet, unless other wise specified.

## Property Detail Report for:



**1048 HEIDELBERG AVE, SCHAEFFERTOWN, PA, 17088-**

### Owner Information:

Owner Name:	<b>KELLER, DANIEL N KELLER, J SUE</b>		
Mailing Address:	<b>600 REXMONT RD, LEBANON, PA, 17042-8867</b>		
Vesting Code:	<b>HW</b>	Vesting Code Desc:	<b>HUSBAND AND WIFE</b>
Owner Type:			

### Location Information:

Legal Description:	<b>CONTROL #38021948</b>		
County:	<b>LEBANON</b>	Parcel No. (APN):	<b>22-2371300-354996-0000</b>
FIPS Code:	<b>42075</b>	Alternative APN:	
Census Trct/Blk:	<b>003100 / 1</b>	Legal Book/Page:	
Twnshp-Rnge-Sect:	<b>- -</b>	Map Ref:	
Legal Land Lot:		School District:	<b>EASTERN LEBANON COUNTY SCHOOL DISTRICT</b>
Legal Block:			
Subdivison:			

### Last Market Sale Information:

Recording Date:	<b>4/30/2008</b>	New Construction:	
Sale Date:	<b>4/30/2008</b>	1 <sup>st</sup> Mtg Amount:	<b>\$220,000</b>
Sale Price:	<b>\$320,000</b>	1 <sup>st</sup> Mtg Type:	<b>FHA</b>
Price Per SF:	<b>\$149</b>	1 <sup>st</sup> Mtg Doc No:	<b>200806984</b>
Price Per Acre:	<b>\$144,144</b>	Sale Doc No:	<b>200806983</b>
Deed Type:	<b>WARRANTY DEED/DEED OF TRUST</b>	Transfer Doc No:	<b>200806983</b>
Sale Type:	<b>RESIDENTIAL RESALE</b>		
Title Company:	<b>NONE AVAILABLE</b>		
Lender:	<b>JONESTOWN BANK &amp; TRUST COMPANY OF JONEST</b>		
Seller Name:	<b>SPURIGO, STEPHEN V</b>		

### Last Transfer of Ownership:

Recording Date:	<b>4/30/2008</b>	Book Number:	<b>2115</b>
Document Number:	<b>200806983</b>	Page Number:	<b>4365</b>
Doc. Type:	<b>SW</b>		

### Prior Sale Information:

Recording Date:		Sale Type:	
Sale Date:		Transfer Doc. No.:	
Sale Price:		New Construction:	
Sale Doc. No.:			
Seller Name:			
Title Company:			
Lender:			

### Property Characteristics:

Building Area (SF):	<b>2,153</b>	Total Rooms:	
No. of Units:		Bedrooms:	
No. of Stories:	<b>2+AB</b>	Bathrooms:	<b>1</b>
Yr Built/Effective:	<b>1958 /</b>	Basement:	<b>YES</b>
Condition:		Basement Area (SF):	
Construction:		Heat Type:	<b>HOT WATER</b>
Roof Type:		Air Cond Type:	<b>NONE</b>
Roof Material:		Fireplace:	
Parking Spaces:	<b>0</b>		

### Site Information:



Zoning:  
County Use Code: **101**  
County Use Code Desc: **DETACH:RESIDENTIAL ONE FAMILY**  
Land Use Code: **1001**  
Land Use Desc: **SINGLE FAMILY RESIDENTIAL**  
Land Use Category: **RESIDENTIAL**  
Topography:

Assessor Acreage: **2.22**  
Calculated Acreage: **1.9322**  
Assessed Lot SF: **96,703**  
Calculated Lot SF: **84,167**  
Assessor Lot W/D: **0 /**

---

**Tax and Value Information:**

Assessed Year:	<b>2018</b>	Market Value Year:	<b>2012</b>	Tax Year:	<b>2018</b>
Total Assd. Value:	<b>\$244,400</b>	Land Market Value:	<b>\$5,049,296</b>	Tax Rate Code:	
Land Value:	<b>\$71,700</b>	Market Imprv. Value:	<b>\$12,161,972</b>	Property Tax:	<b>\$4,634</b>
Improvement Value:	<b>\$172,700</b>	Total Market Value:	<b>\$17,211,268</b>	Tax Exemption:	
Improvement %:	<b>70.66%</b>	AVM Value:	<b>\$177,833</b>		

---

**Hazard Information:**

Flood Zone:	Wetland Type:
Flood Panel:	Wetland Classification:
Flood Panel Date:	

---

## Property Detail Report for:



**NS HEIDELBERG AVE, , PA, -**

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### Owner Information:

Owner Name: **KELLER, THOMAS N KELLER, DANIEL N**  
Mailing Address: **1380 SCHAEFFER RD, NEWMANSTOWN, PA, 17073-7022**  
Vesting Code: Vesting Code Desc:  
Owner Type:

---

### Location Information:

Legal Description:  
County: **LEBANON** Parcel No. (APN): **22-2370759-354937-0000**  
FIPS Code: **42075** Alternative APN:  
Census Trct/Blk: **/** Legal Book/Page:  
Twshp-Rnge-Sect: **- -** Map Ref:  
Legal Land Lot: School District: **EASTERN LEBANON COUNTY SCHOOL DISTRICT**  
Legal Block:  
Subdivison:

---

### Last Market Sale Information:

Recording Date: **10/21/1992** New Construction:  
Sale Date: **10/21/1992** 1<sup>st</sup> Mtg Amount:  
Sale Price: **\$16,000** 1<sup>st</sup> Mtg Type:  
Price Per SF: 1<sup>st</sup> Mtg Doc No:  
Price Per Acre: **\$9,816** Sale Doc No:  
Deed Type: Transfer Doc No:  
Sale Type:  
Title Company:  
Lender:  
Seller Name:

---

### Last Transfer of Ownership:

Recording Date: Book Number:  
Document Number: Page Number:  
Doc. Type:

---

### Prior Sale Information:

Recording Date: Sale Type:  
Sale Date: Transfer Doc. No.:  
Sale Price: New Construction:  
Sale Doc. No.:  
Seller Name:  
Title Company:  
Lender:

---

### Property Characteristics:

Building Area (SF): Total Rooms:  
No. of Units Bedrooms:  
No. of Stories: Bathrooms: **0**  
Yr Built/Effective: **/** Basement: **YES**  
Condition: Basement Area (SF):  
Construction: Heat Type:  
Roof Type: Air Cond Type:  
Roof Material: Fireplace:  
Parking Spaces: **0**

---

### Site Information:

# Property Detail Report

Zoning:		Assessor Acreage:	<b>1.63</b>
County Use Code:	<b>300</b>	Calculated Acreage:	<b>1.9618</b>
County Use Code Desc:	<b>GEN COMM VACANT LAND</b>	Assessed Lot SF:	<b>71,003</b>
Land Use Code:	<b>8002</b>	Calculated Lot SF:	<b>85,456</b>
Land Use Desc:	<b>COMMERCIAL-VACANT LAND</b>	Assessor Lot W/D:	<b>0 /</b>
Land Use Category:	<b>VACANT LAND</b>		
Topography:			

---

## Tax and Value Information:

Assessed Year:	<b>2018</b>	Market Value Year:	<b>2012</b>	Tax Year:	<b>2018</b>
Total Assd. Value:	<b>\$81,500</b>	Land Market Value:	<b>\$5,739,437</b>	Tax Rate Code:	
Land Value:	<b>\$81,500</b>	Market Imprv. Value:		Property Tax:	<b>\$1,545</b>
Improvement Value:		Total Market Value:	<b>\$5,739,437</b>	Tax Exemption:	
Improvement %:		AVM Value:			

---

## Hazard Information:

Flood Zone:		Wetland Type:	
Flood Panel:		Wetland Classification:	
Flood Panel Date:			

---

## Property Detail Report for:



**1064 HEIDELBERG AVE, NEWMANSTOWN, PA, 17073-**

### Owner Information:

Owner Name: **KELLER, DANIEL N KELLER, J SUE**  
 Mailing Address: **600 REXMONT RD, LEBANON, PA, 17042-8867**  
 Vesting Code: **HW** Vesting Code Desc: **HUSBAND AND WIFE**  
 Owner Type:

### Location Information:

Legal Description: **CONTROL #38021947**  
 County: **LEBANON** Parcel No. (APN): **22-2371423-354903-0000**  
 FIPS Code: **42075** Alternative APN:  
 Census Trct/Blk: **003100 / 1** Legal Book/Page:  
 Twnshp-Rnge-Sect: **- -** Map Ref:  
 Legal Land Lot: School District: **EASTERN LEBANON COUNTY SCHOOL DISTRICT**  
 Legal Block:  
 Subdivision:

### Last Market Sale Information:

Recording Date: **4/17/2009** New Construction:  
 Sale Date: **4/17/2009** 1<sup>st</sup> Mtg Amount: **\$**  
 Sale Price: **\$46,500** 1<sup>st</sup> Mtg Type:  
 Price Per SF: 1<sup>st</sup> Mtg Doc No:  
 Price Per Acre: **\$119,231** Sale Doc No: **200905974**  
 Deed Type: **GRANT DEED/DEED OF TRUST** Transfer Doc No:  
 Sale Type: **RESIDENTIAL RESALE**  
 Title Company: **NONE AVAILABLE**  
 Lender:  
 Seller Name: **HEISEY, PAUL E; HEISEY, DOROTHY J**

### Last Transfer of Ownership:

Recording Date: Book Number:  
 Document Number: Page Number:  
 Doc. Type:

### Prior Sale Information:

Recording Date: Sale Type:  
 Sale Date: Transfer Doc. No.:  
 Sale Price: New Construction:  
 Sale Doc. No.:  
 Seller Name:  
 Title Company:  
 Lender:

### Property Characteristics:

Building Area (SF): Total Rooms:  
 No. of Units Bedrooms:  
 No. of Stories: Bathrooms: **0**  
 Yr Built/Effective: / Basement: **YES**  
 Condition: Basement Area (SF):  
 Construction: Heat Type:  
 Roof Type: Air Cond Type:  
 Roof Material: Fireplace:  
 Parking Spaces: **0**

### Site Information:



# Property Detail Report

Zoning:		Assessor Acreage:	<b>0.39</b>
County Use Code:	<b>109</b>	Calculated Acreage:	<b>0.4201</b>
County Use Code Desc:	<b>AUXILIARY IMPROVEMENT</b>	Assessed Lot SF:	<b>16,988</b>
Land Use Code:	<b>1015</b>	Calculated Lot SF:	<b>18,300</b>
Land Use Desc:	<b>MISC RESIDENTIAL IMPROVEMENT</b>	Assessor Lot W/D:	<b>0 /</b>
Land Use Category:	<b>RESIDENTIAL</b>		
Topography:			

---

## Tax and Value Information:

Assessed Year:	<b>2018</b>	Market Value Year:	<b>2012</b>	Tax Year:	<b>2018</b>
Total Assd. Value:	<b>\$16,800</b>	Land Market Value:	<b>\$1,161,972</b>	Tax Rate Code:	
Land Value:	<b>\$16,500</b>	Market Imprv. Value:	<b>\$21,127</b>	Property Tax:	<b>\$256</b>
Improvement Value:	<b>\$300</b>	Total Market Value:	<b>\$1,183,099</b>	Tax Exemption:	
Improvement %:	<b>1.785%</b>	AVM Value:			

---

## Hazard Information:

Flood Zone:		Wetland Type:	
Flood Panel:		Wetland Classification:	
Flood Panel Date:			

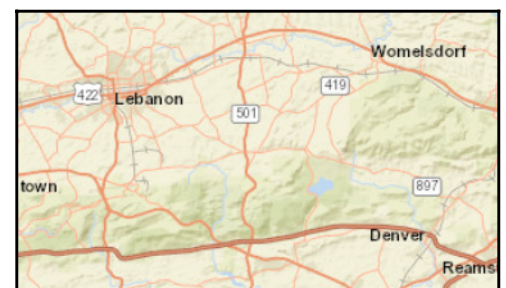
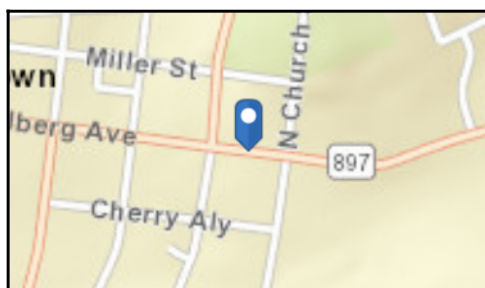
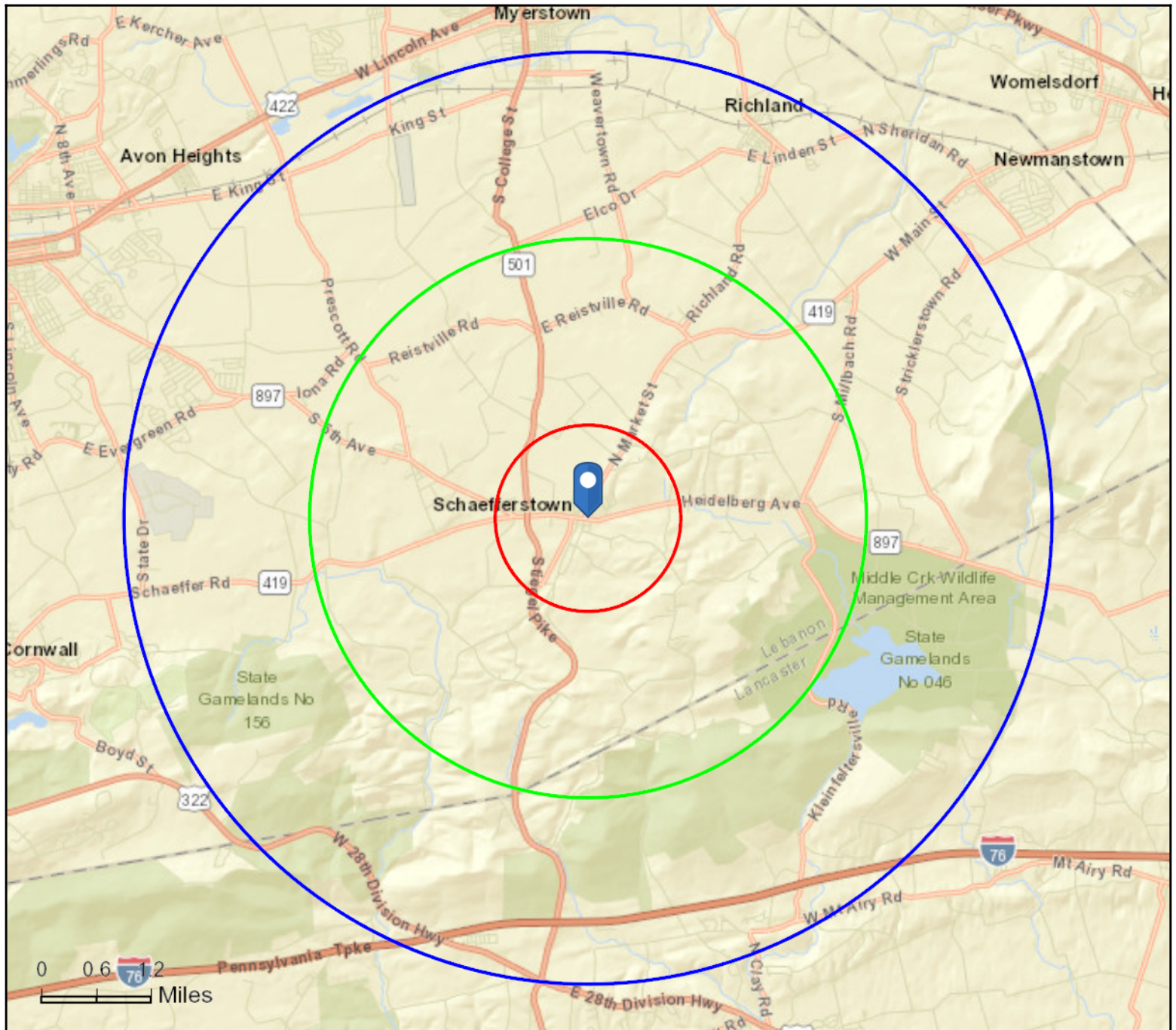
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## Site Map

Heidelberg Ave, Schaefferstown, Pennsylvania, 17088  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.29792  
Longitude: -76.29281





## Executive Summary

Heidelberg Ave, Schaefferstown, Pennsylvania, 17088  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.29792  
Longitude: -76.29281

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,042	4,057	11,743
2010 Population	1,004	4,292	13,074
2018 Population	1,036	4,394	13,673
2023 Population	1,062	4,498	14,206
2000-2010 Annual Rate	-0.37%	0.56%	1.08%
2010-2018 Annual Rate	0.38%	0.29%	0.54%
2018-2023 Annual Rate	0.50%	0.47%	0.77%
2018 Male Population	49.5%	50.9%	50.1%
2018 Female Population	50.5%	49.1%	49.9%
2018 Median Age	42.1	38.7	40.7

In the identified area, the current year population is 13,673. In 2010, the Census count in the area was 13,074. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 14,206 representing a change of 0.77% annually from 2018 to 2023. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	95.7%	97.1%	94.9%
2018 Black Alone	0.8%	0.6%	1.2%
2018 American Indian/Alaska Native Alone	0.0%	0.1%	0.2%
2018 Asian Alone	0.7%	0.6%	0.9%
2018 Pacific Islander Alone	0.2%	0.0%	0.0%
2018 Other Race	0.2%	0.3%	1.4%
2018 Two or More Races	2.5%	1.3%	1.4%
2018 Hispanic Origin (Any Race)	3.8%	1.9%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.3 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	396	1,398	4,139
2010 Households	381	1,430	4,612
2018 Total Households	390	1,446	4,778
2023 Total Households	398	1,474	4,948
2000-2010 Annual Rate	-0.39%	0.23%	1.09%
2010-2018 Annual Rate	0.28%	0.13%	0.43%
2018-2023 Annual Rate	0.41%	0.38%	0.70%
2018 Average Household Size	2.66	3.04	2.85

The household count in this area has changed from 4,612 in 2010 to 4,778 in the current year, a change of 0.43% annually. The five-year projection of households is 4,948, a change of 0.70% annually from the current year total. Average household size is currently 2.85, compared to 2.83 in the year 2010. The number of families in the current year is 3,683 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



## Executive Summary

Heidelberg Ave, Schaefferstown, Pennsylvania, 17088  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.29792  
Longitude: -76.29281

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$56,964	\$63,896	\$67,981
2023 Median Household Income	\$71,288	\$76,968	\$77,303
2018-2023 Annual Rate	4.59%	3.79%	2.60%
<b>Average Household Income</b>			
2018 Average Household Income	\$83,298	\$76,354	\$80,586
2023 Average Household Income	\$101,659	\$89,771	\$92,605
2018-2023 Annual Rate	4.06%	3.29%	2.82%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$30,927	\$25,448	\$28,557
2023 Per Capita Income	\$37,583	\$29,784	\$32,724
2018-2023 Annual Rate	3.98%	3.20%	2.76%

Current median household income is \$67,981 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$77,303 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$80,586 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,605 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,557 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,724 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	409	1,442	4,234
2000 Owner Occupied Housing Units	319	1,174	3,422
2000 Renter Occupied Housing Units	78	224	717
2000 Vacant Housing Units	12	44	95
2010 Total Housing Units	401	1,504	4,796
2010 Owner Occupied Housing Units	294	1,180	3,785
2010 Renter Occupied Housing Units	87	250	827
2010 Vacant Housing Units	20	74	184
2018 Total Housing Units	412	1,544	5,013
2018 Owner Occupied Housing Units	287	1,153	3,775
2018 Renter Occupied Housing Units	102	294	1,003
2018 Vacant Housing Units	22	98	235
2023 Total Housing Units	421	1,577	5,198
2023 Owner Occupied Housing Units	295	1,180	3,932
2023 Renter Occupied Housing Units	103	295	1,016
2023 Vacant Housing Units	23	103	250

Currently, 75.3% of the 5,013 housing units in the area are owner occupied; 20.0%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 4,796 housing units in the area - 78.9% owner occupied, 17.2% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 1.99%. Median home value in the area is \$217,345, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.13% annually to \$241,497.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





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