

# FOR SALE

## 10+ AC LAND

11024 Old Hillsborough Ave. | Seffner, FL (Western Parcel)

11101 E. U.S. Hwy. 92 | Seffner, FL (Eastern Parcel)



## HIGHLIGHTS

- 2 Parcels of Land Totaling 10+ Acres
- Eastern Parcel - 5+ AC of Land
- Western Parcel - 5+ AC of Land
- Ideal location on U.S. Highway 92 that provides quick access to Tampa MSA and other submarkets including Brandon, Plant City and Lakeland. Average daily traffic at this location is over 12,000.
- Close proximity to Interstate 75 and Interstate 4.
- Mixed Zoning of CG and AR & Future Land Use of SMU-6 & R-9 provide for a broad variety of potential uses.
- Each Property is Listed at: \$805,000
- Total Combined Asking Price: \$1,610,000

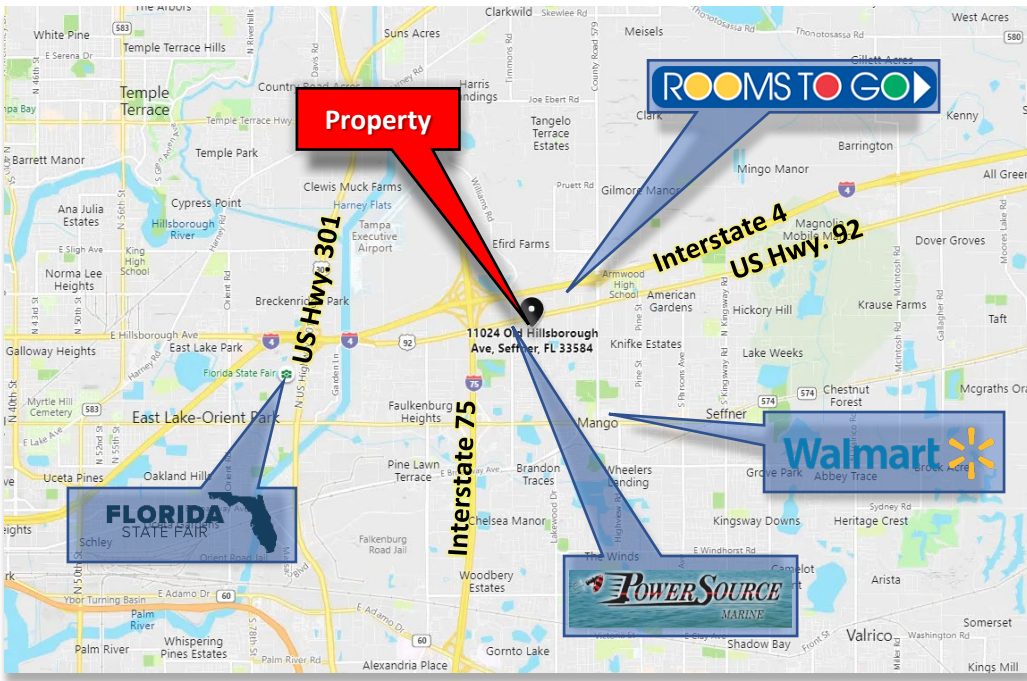
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mike@cliggitt.com

**CLIGGITT REALTY**  
5404 Hoover Blvd., Ste. 8  
Tampa, FL 33634

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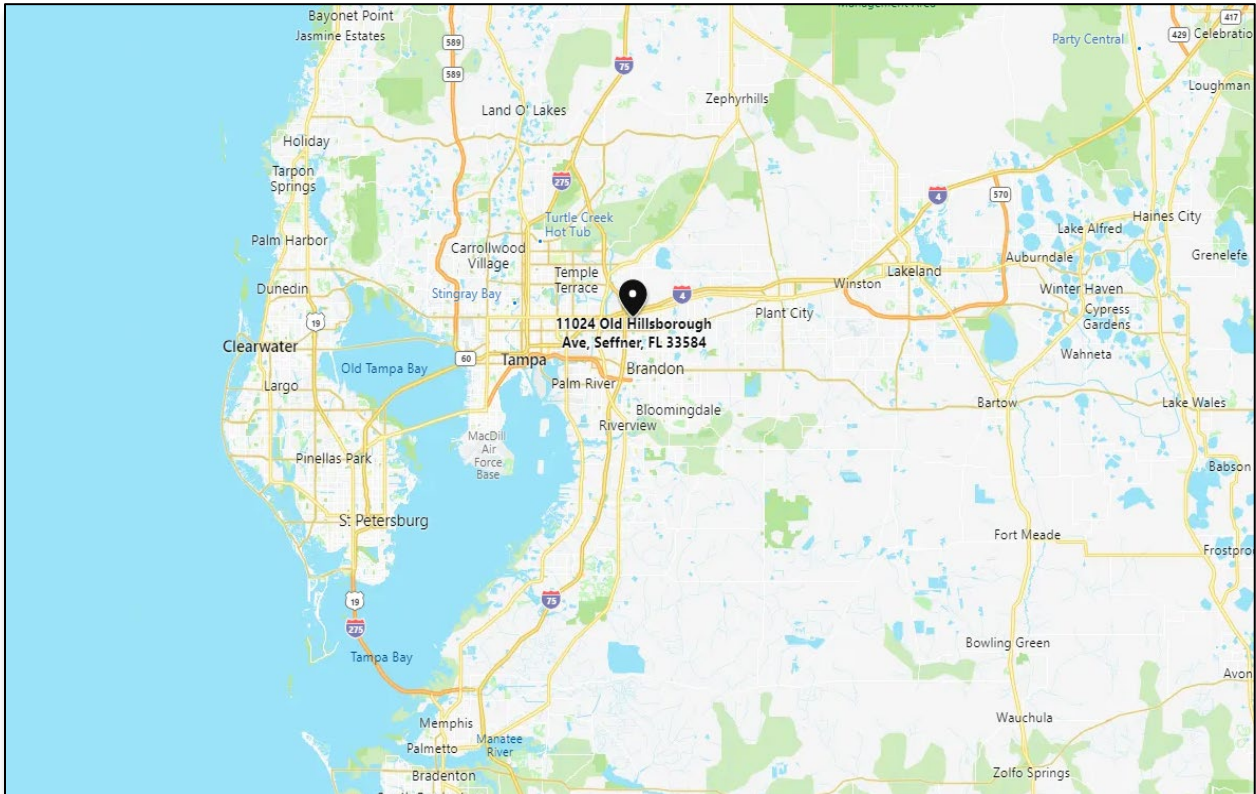
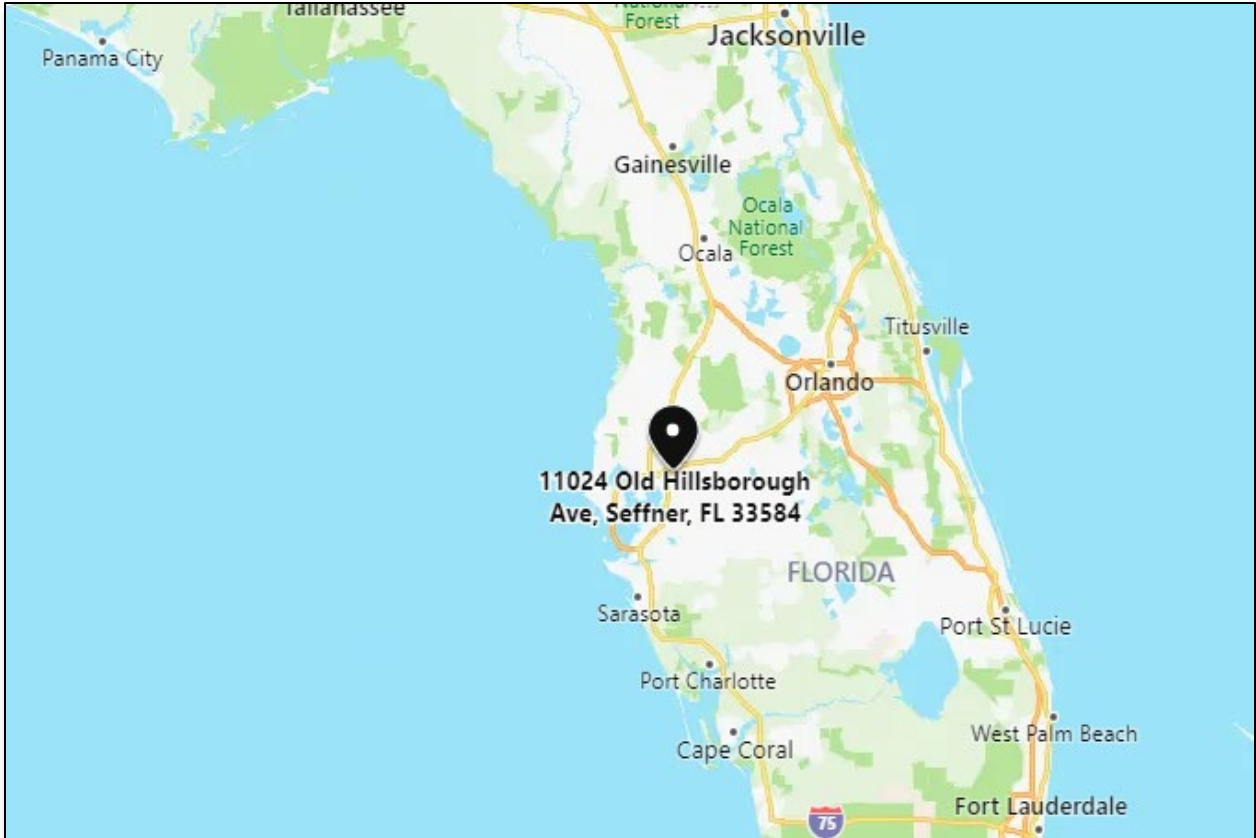
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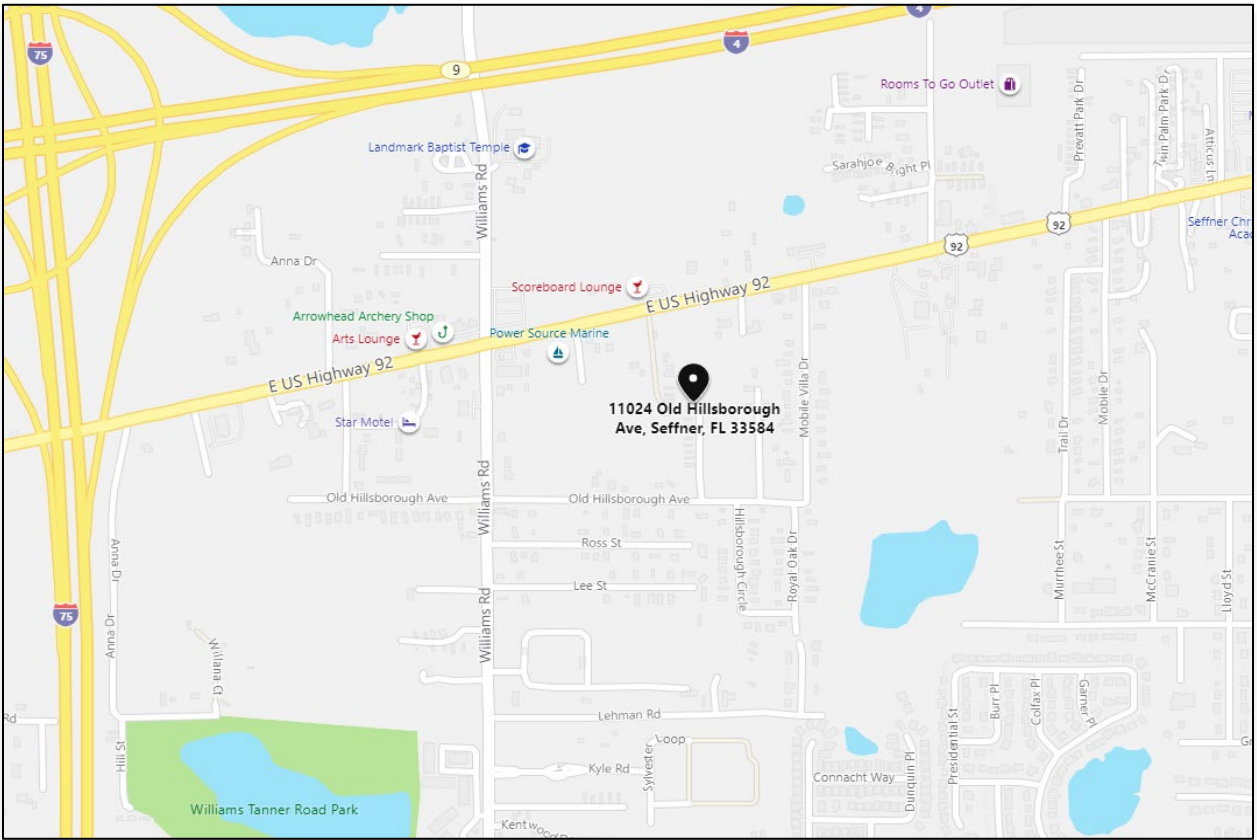
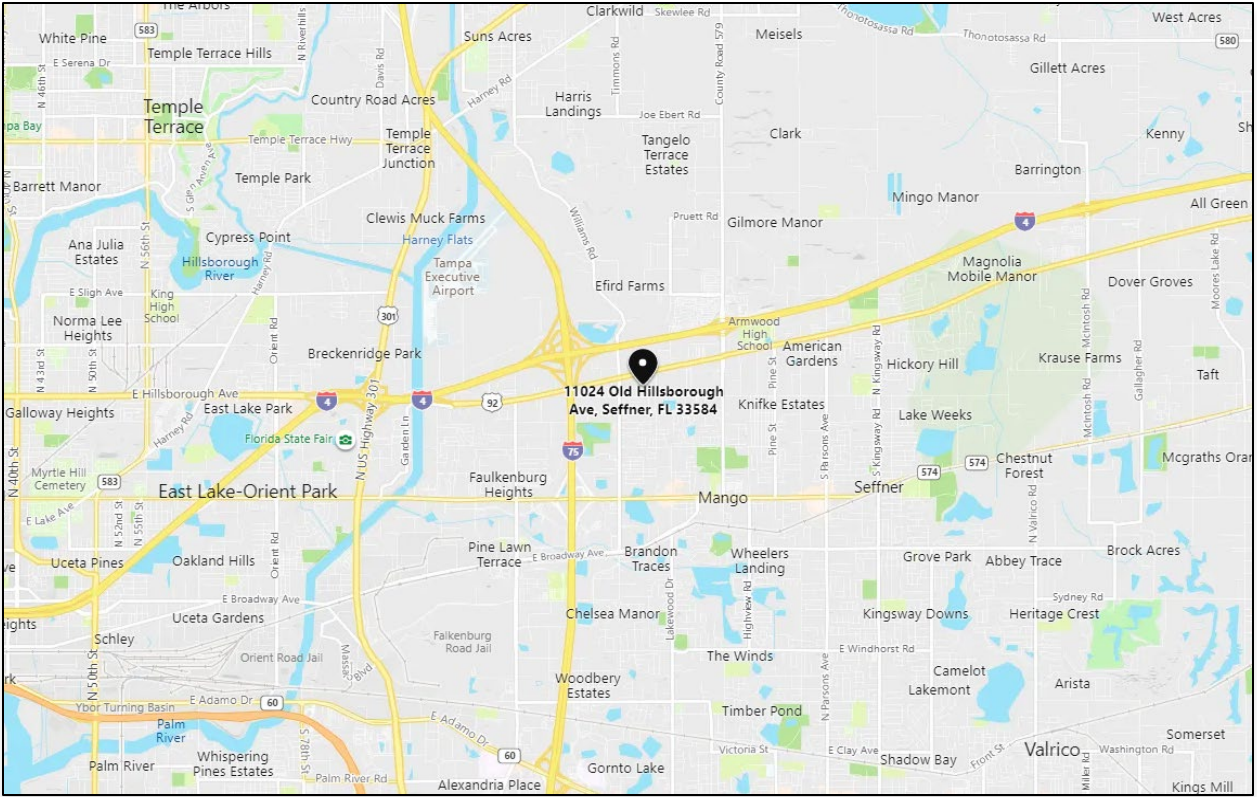


**10+ AC COMMERCIAL LAND**  
 11024 Old Hillsborough Avenue | Seffner, FL 33584  
 11101 E. U.S. Highway 92 | Seffner, FL 33584

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Mike Cliggitt - Cliggitt Realty is a licensed real estate broker.

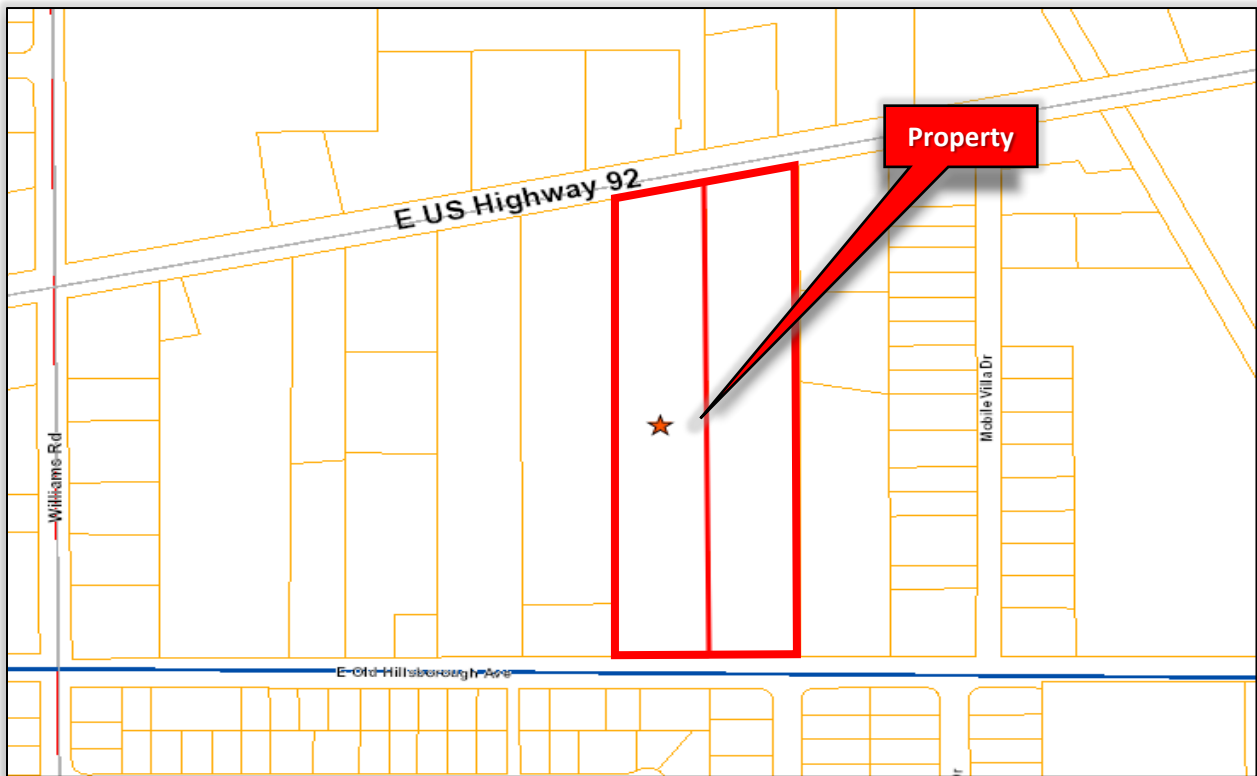
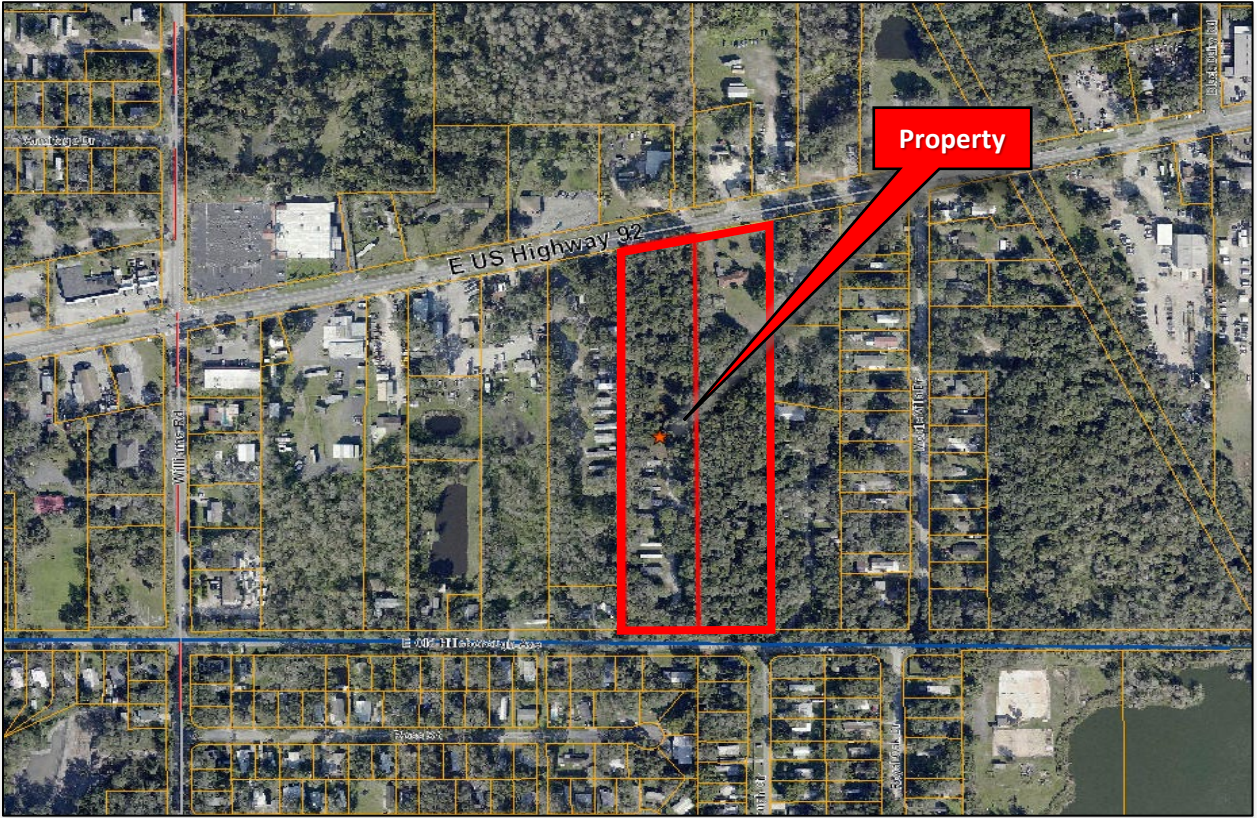






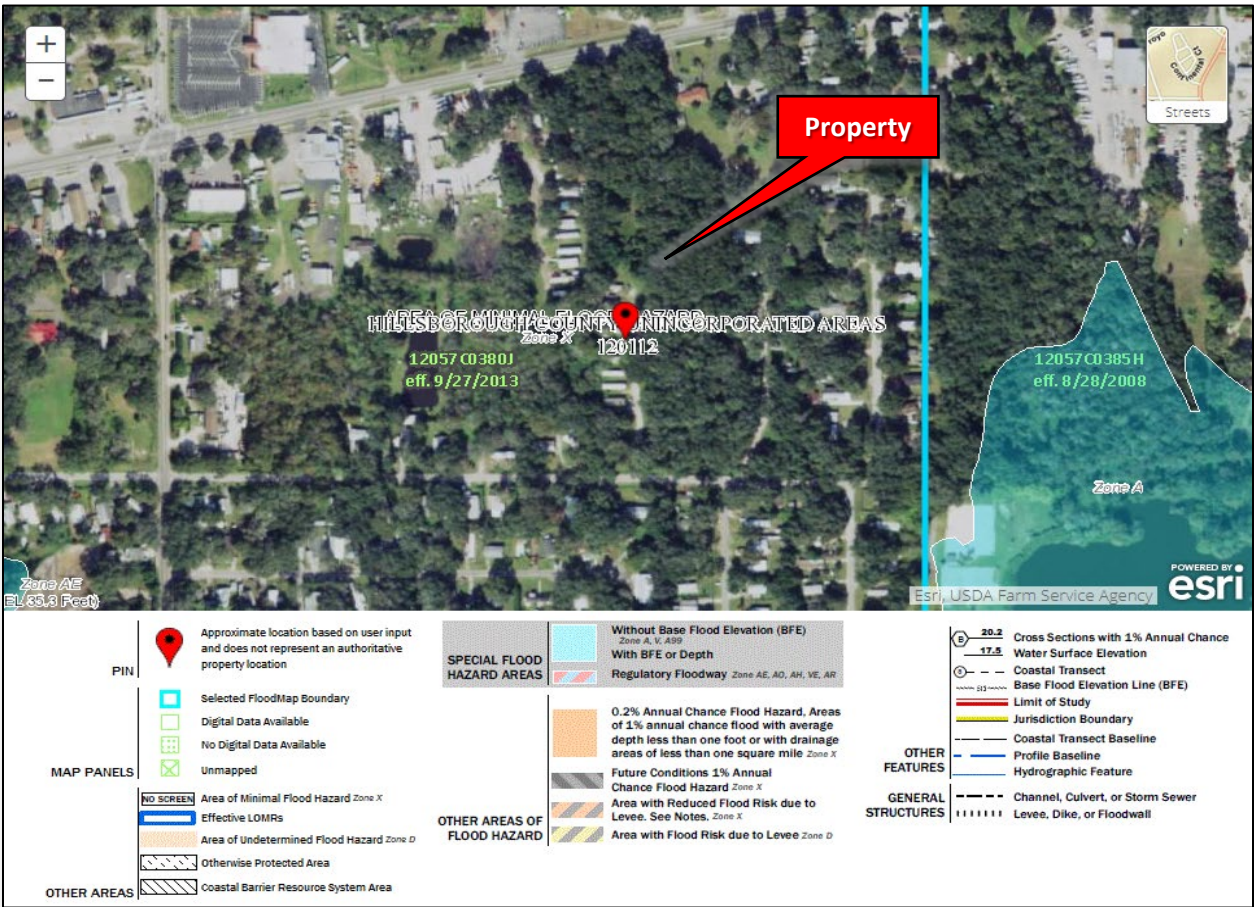


# Parcel Maps

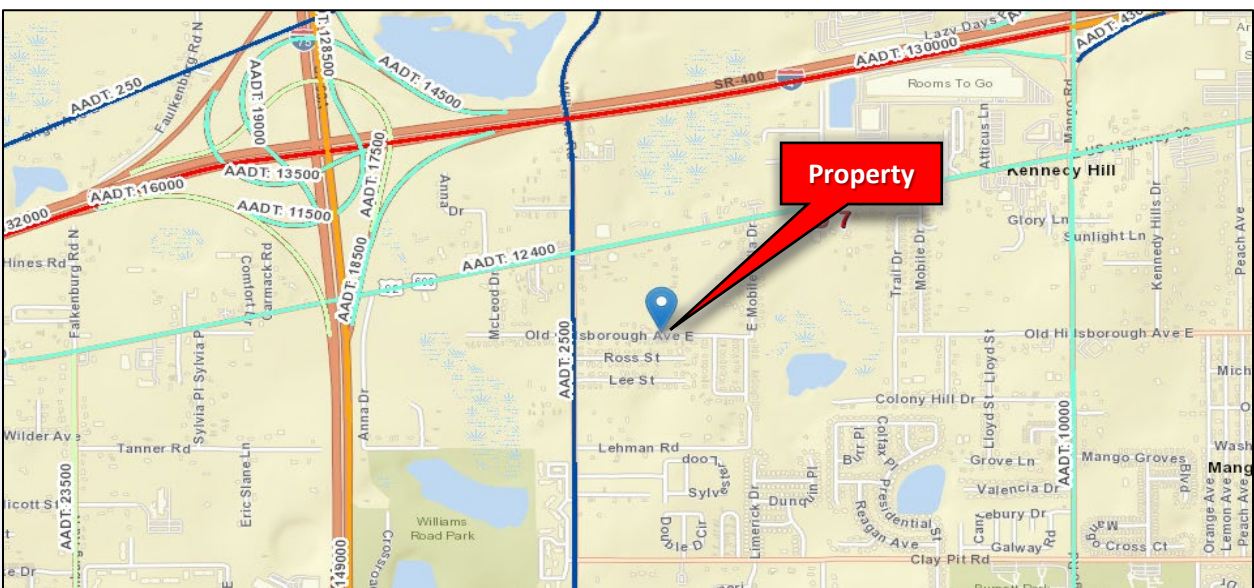




## Flood Map



## Traffic Map









**PW/R WATER SERVICES  
SOUTH CENTRAL**



- WWSWTP (ACTIVE/GRAB)
- WWSWTP (INACTIVE/GRAB)
- WELL/PIPE ELEVATION
- PLUGGING VALVE
- GATE/BUTTERFLY VALVE
- DR. CHECK VALVE
- BLOW-OFF CONTROL POINT
- AIR RELEASE VALVE
- BACKFLOW PREVENTER
- METER INTERCONNECTION
- WATER ENCLOSED STORAGE TANK
- A.R. CIRCULAR FACILITY
- DISCHARGE TO BALL FIELD
- SEPTIC TANK/ DRAIN FIELD/ GRAZE TRAP
- WWSW PUMP STATION, MAINTAINED BY HC
- WWSW PUMP STATION, MAINTAINED BY OTHER
- WWSW LOW PRESSURE PUMP STATION
- PUBLIC WWSW IN WORKER CONTROL
- MANHOLE, MAINTAINED BY HC
- MANHOLE, MAINTAINED BY OTHER
- GRAVITY MAN, MAINTAINED BY HC
- GRAVITY MAN, MAINTAINED BY OTHER
- GRAVITY DESIGNATED LINE
- FORCE MAIN
- LOW PRESS. FOREMAIN
- TERMINAL IN PIPE/SERVICE CLEANOUT
- WWSW MAIN LINE
- WATER MAIN TIE
- WWSW SVC. AREA (MATERIAL) (OTHER)

JULY 2021

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0417 33 28 20

DATA SOURCE: Source maps, aerial and other from HC, Road Data Dept., National Color, Water & Sewer Utilities from Hillsborough County Public Utilities Department.

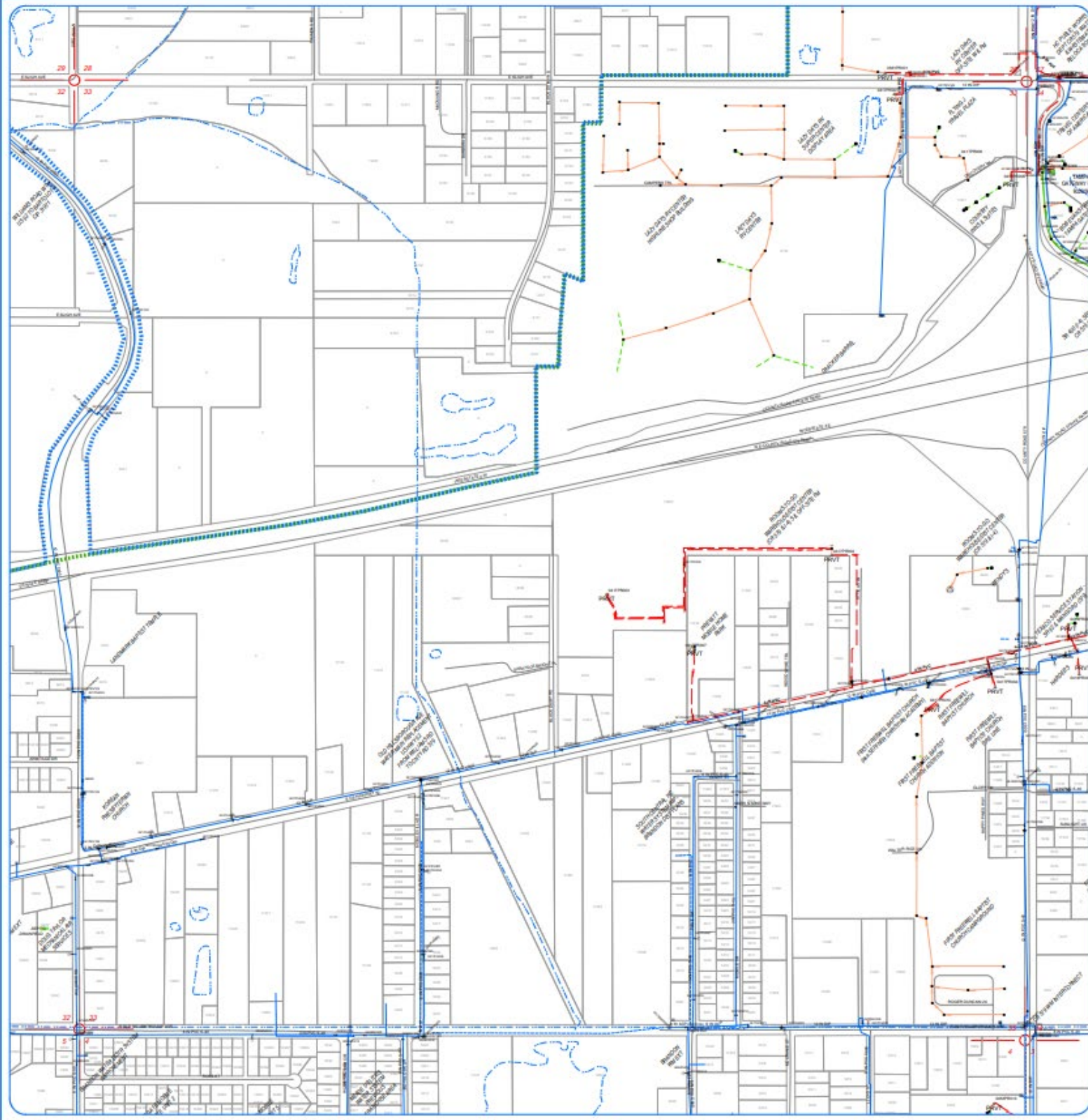
ACCURACY: It is intended that the accuracy of the data comply with U.S. national map accuracy standards. However, such accuracy, of any other level of accuracy, is not guaranteed by Hillsborough County.

REPRESENTATION: This does not say "NOT" to represent in part or full for sale or reuse without specific approval of the Hillsborough County Water Department.



Public Utilities Department  
GIS and Records

Scale: 1" = 1000 feet, map scale: 100, 1:125, 000  
8/2/21

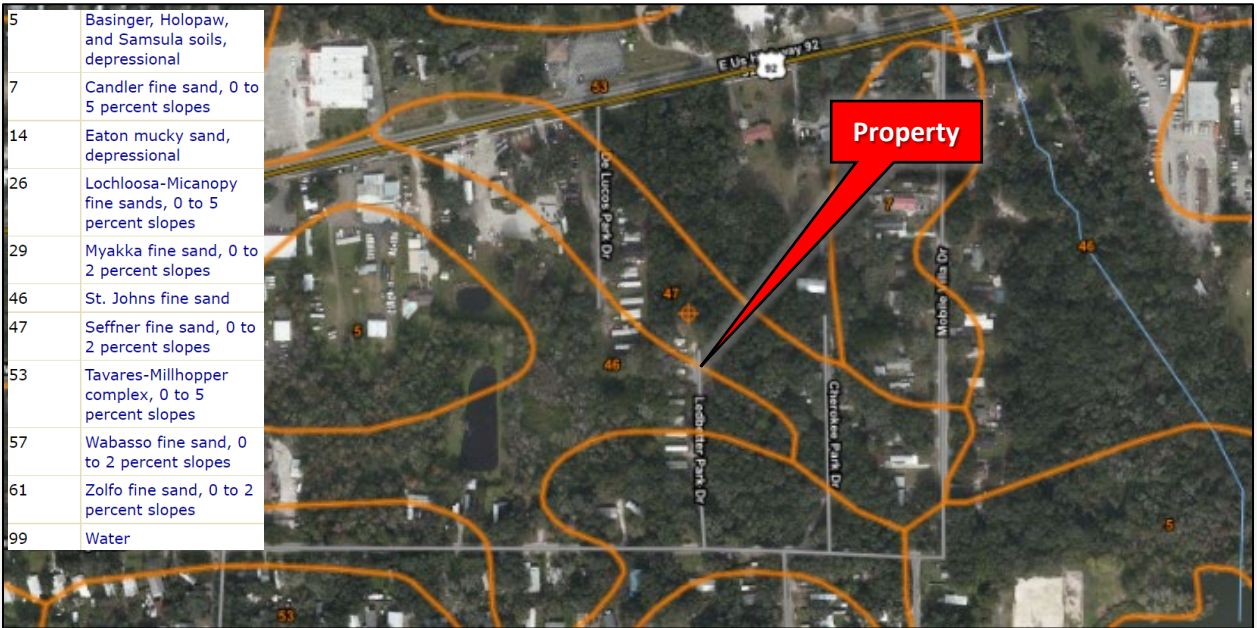




## Wetlands Map



## Soils Map



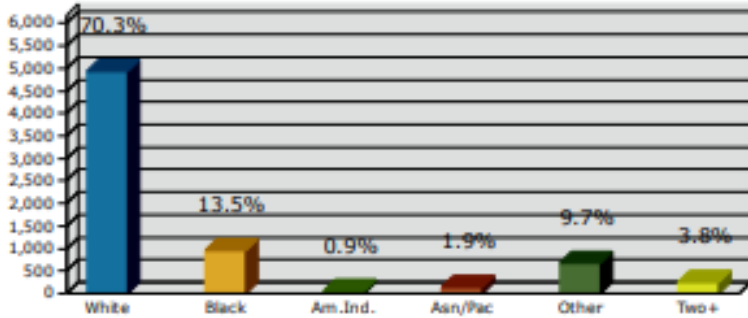


# Graphic Profile

11024 Old Hillsborough Ave E., Seffner  
 11024 Old Hillsborough Ave E, Tampa, Florida, 33610  
 Ring Band: 0 - 1 mile radius

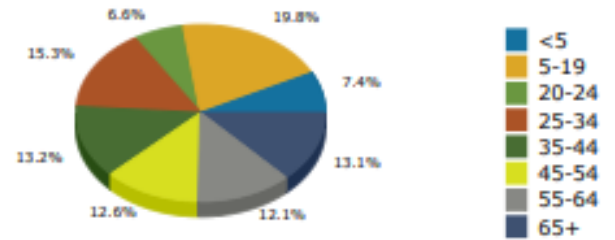
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 Longitude: -82.31592

2020 Population by Race

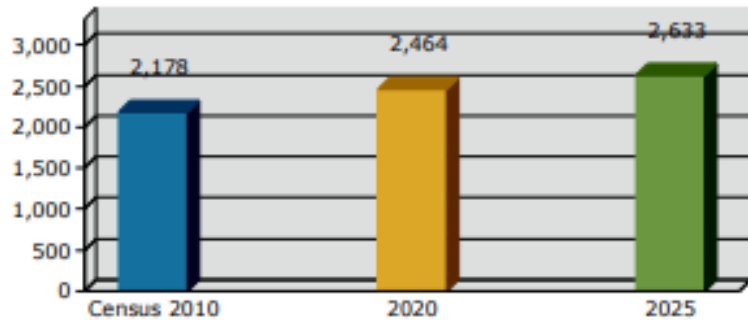


2020 Percent Hispanic Origin: 31.9%

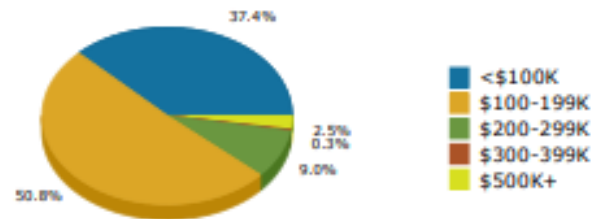
2020 Population by Age



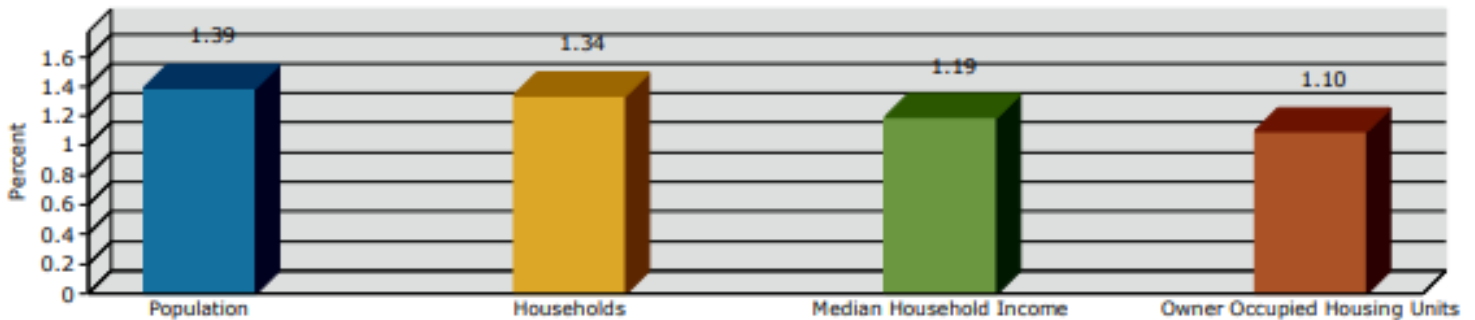
Households



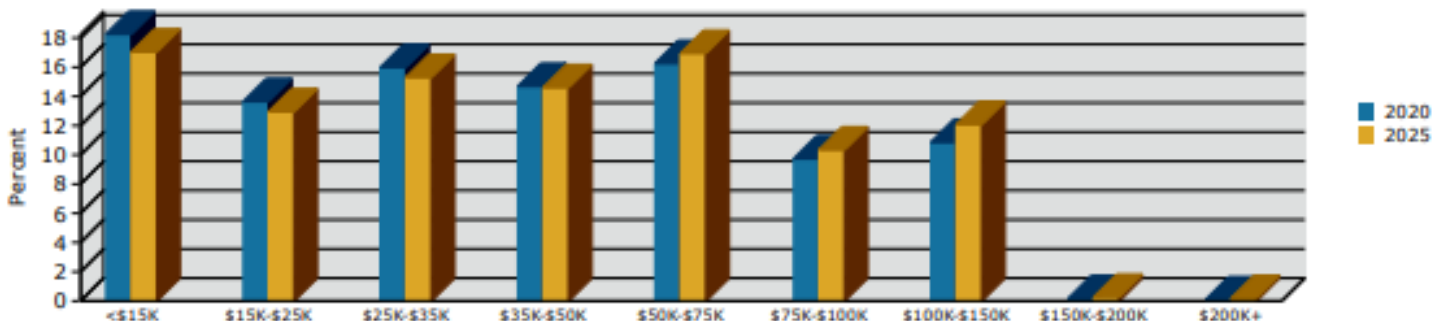
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



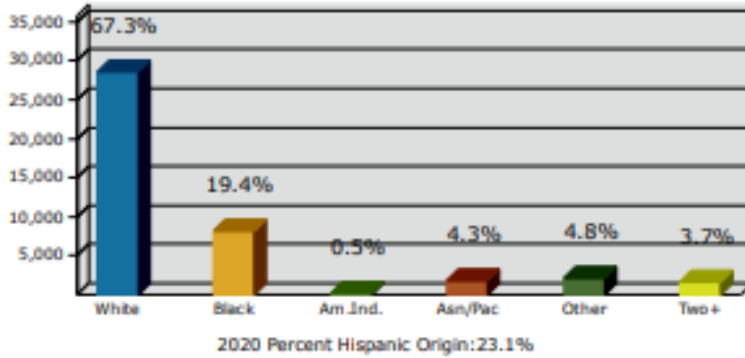


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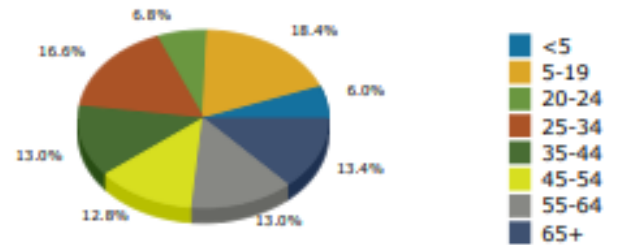
11024 Old Hillsborough Ave E., Seffner  
11024 Old Hillsborough Ave E, Tampa, Florida, 33610  
Ring Band: 1 - 3 mile radius

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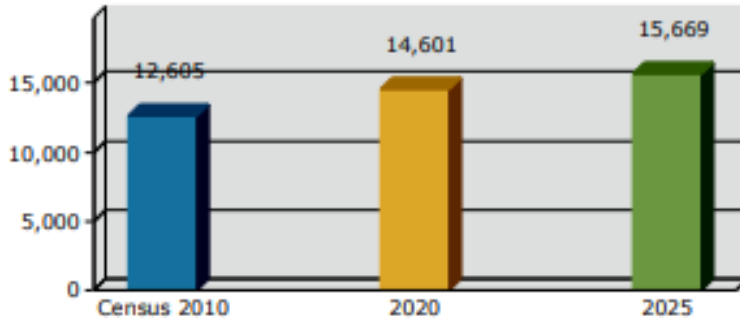
2020 Population by Race



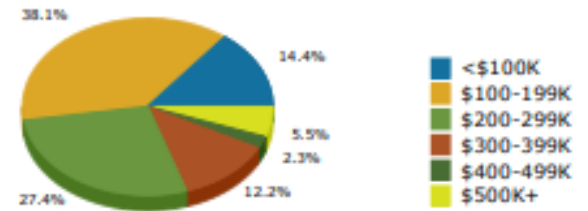
2020 Population by Age



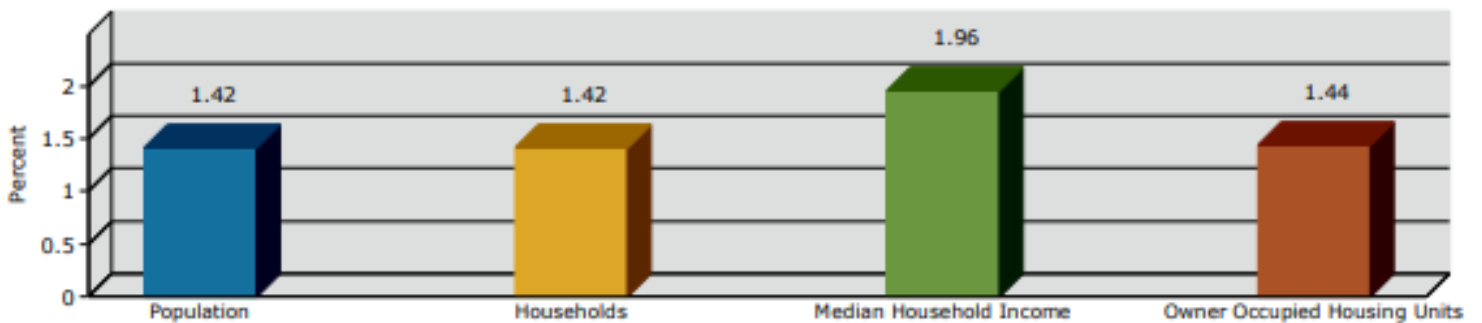
Households



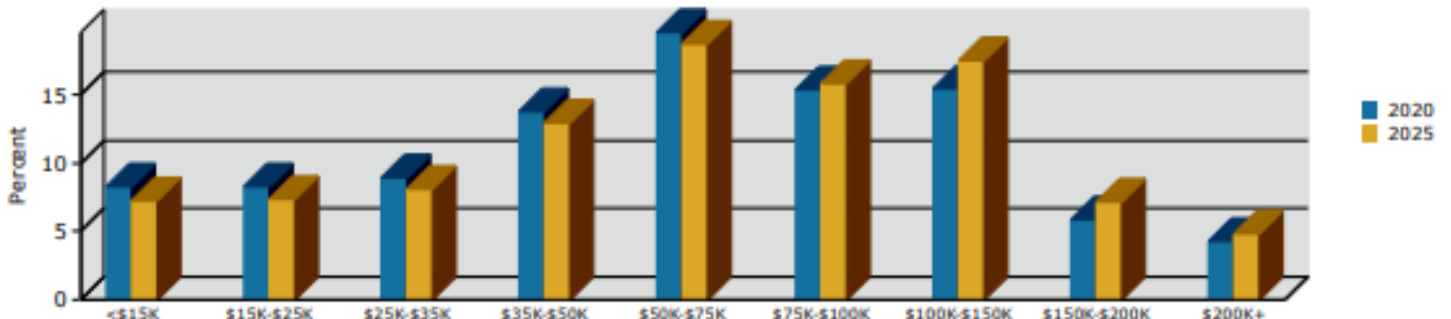
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



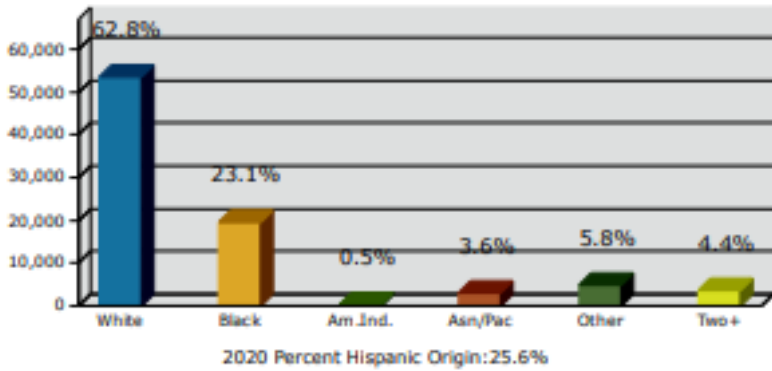


## Graphic Profile

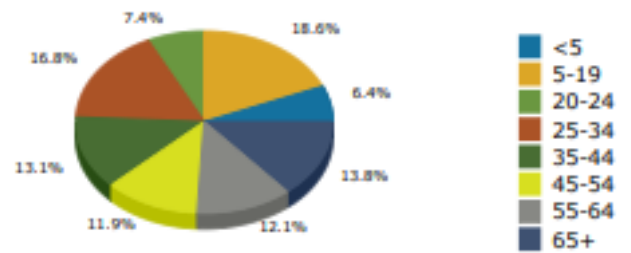
11024 Old Hillsborough Ave E., Seffner  
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 Ring Band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 27.99609  
 Longitude: -82.31592

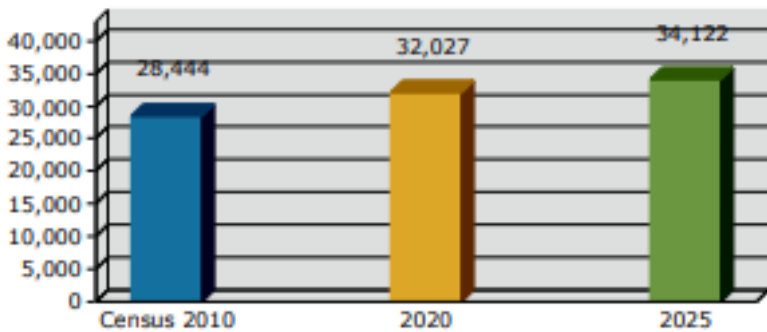
2020 Population by Race



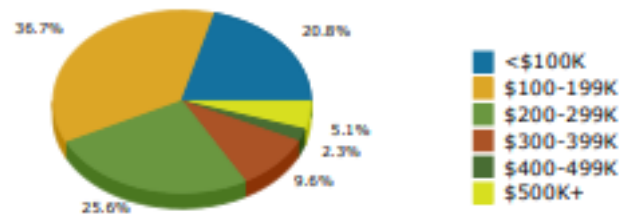
2020 Population by Age



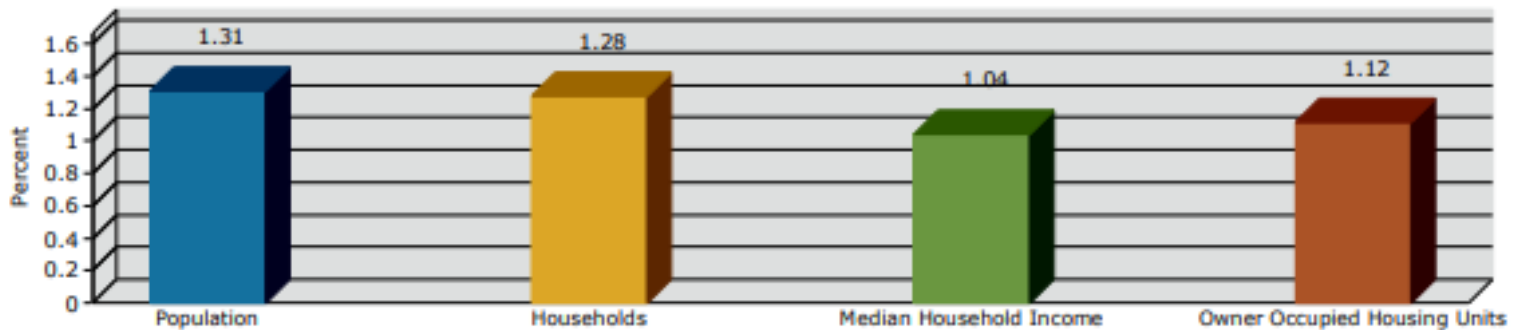
Households



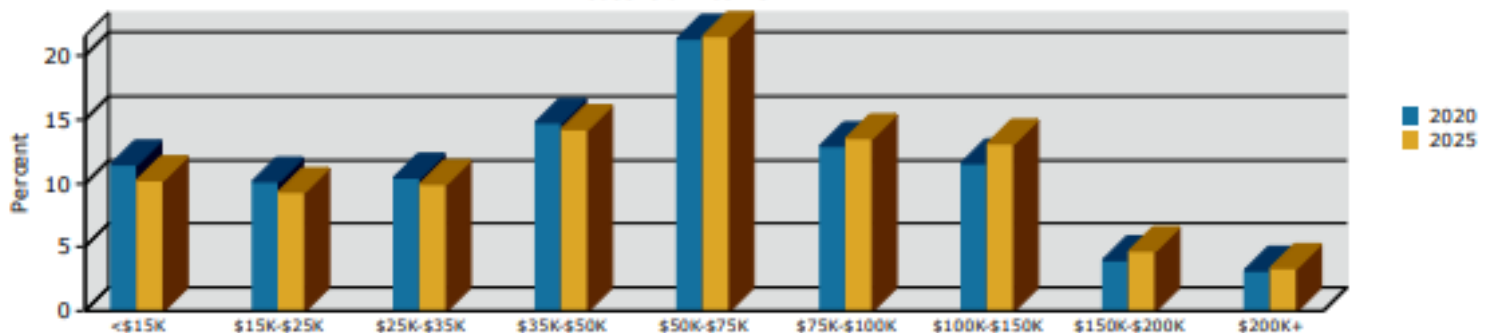
2020 Home Value



2020-2025 Annual Growth Rate



Household Income





## Executive Summary

11024 Old Hillsborough Ave E., Seffner  
 11024 Old Hillsborough Ave E, Tampa, Florida, 33610  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 27.99609  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	5,135	28,527	63,934
2010 Population	6,157	36,551	75,493
2020 Population	7,023	42,466	85,335
2025 Population	7,524	45,567	91,069
2000-2010 Annual Rate	1.83%	2.51%	1.68%
2010-2020 Annual Rate	1.29%	1.47%	1.20%
2020-2025 Annual Rate	1.39%	1.42%	1.31%
2020 Male Population	48.6%	51.2%	48.9%
2020 Female Population	51.4%	48.8%	51.1%
2020 Median Age	35.7	36.6	35.7

In the identified area, the current year population is 85,335. In 2010, the Census count in the area was 75,493. The rate of change since 2010 was 1.20% annually. The five-year projection for the population in the area is 91,069 representing a change of 1.31% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	70.3%	67.3%	62.8%
2020 Black Alone	13.5%	19.4%	23.1%
2020 American Indian/Alaska Native Alone	0.9%	0.5%	0.5%
2020 Asian Alone	1.6%	4.2%	3.5%
2020 Pacific Islander Alone	0.3%	0.1%	0.1%
2020 Other Race	9.7%	4.8%	5.8%
2020 Two or More Races	3.8%	3.7%	4.4%
2020 Hispanic Origin (Any Race)	31.9%	23.1%	25.6%

Persons of Hispanic origin represent 25.6% of the population in the identified area compared to 18.8% 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 72.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	35	77	64
2000 Households	1,881	9,859	23,861
2010 Households	2,178	12,605	28,444
2020 Total Households	2,464	14,601	32,027
2025 Total Households	2,633	15,669	34,122
2000-2010 Annual Rate	1.48%	2.49%	1.77%
2010-2020 Annual Rate	1.21%	1.44%	1.16%
2020-2025 Annual Rate	1.34%	1.42%	1.28%
2020 Average Household Size	2.83	2.72	2.62

The household count in this area has changed from 28,444 in 2010 to 32,027 in the current year, a change of 1.16% annually. The five-year projection of households is 34,122, a change of 1.28% annually from the current year total. Average household size is currently 2.62, compared to 2.60 in the year 2010. The number of families in the current year is 20,780 in the specified area.





## Executive Summary

11024 Old Hillsborough Ave E., Seffner  
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 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 27.99609  
 Longitude: -82.31592

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	14.2%	13.3%	14.4%
<b>Median Household Income</b>			
2020 Median Household Income	\$36,465	\$60,972	\$52,438
2025 Median Household Income	\$38,692	\$67,201	\$55,215
2020-2025 Annual Rate	1.19%	1.96%	1.04%
<b>Average Household Income</b>			
2020 Average Household Income	\$47,926	\$78,895	\$68,358
2025 Average Household Income	\$52,032	\$87,911	\$74,591
2020-2025 Annual Rate	1.66%	2.19%	1.76%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$17,486	\$27,640	\$25,833
2025 Per Capita Income	\$18,934	\$30,685	\$28,125
2020-2025 Annual Rate	1.60%	2.11%	1.71%

### Households by Income

Current median household income is \$52,438 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,215 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$68,358 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,591 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,833 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,125 in five years, compared to \$37,691 for all U.S. households

### Housing

2020 Housing Affordability Index	161	171	158
2000 Total Housing Units	2,105	10,450	25,674
2000 Owner Occupied Housing Units	1,325	7,574	15,172
2000 Renter Occupied Housing Units	556	2,285	8,689
2000 Vacant Housing Units	224	591	1,813
2010 Total Housing Units	2,469	13,719	31,895
2010 Owner Occupied Housing Units	1,247	8,485	16,085
2010 Renter Occupied Housing Units	931	4,120	12,359
2010 Vacant Housing Units	291	1,114	3,451
2020 Total Housing Units	2,679	15,280	35,087
2020 Owner Occupied Housing Units	1,339	9,477	16,399
2020 Renter Occupied Housing Units	1,126	5,124	15,628
2020 Vacant Housing Units	215	679	3,060
2025 Total Housing Units	2,856	16,361	37,278
2025 Owner Occupied Housing Units	1,414	10,178	17,335
2025 Renter Occupied Housing Units	1,218	5,490	16,787
2025 Vacant Housing Units	223	692	3,156

Currently, 46.7% of the 35,087 housing units in the area are owner occupied; 44.5%, renter occupied; and 8.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 31,895 housing units in the area - 50.4% owner occupied, 38.7% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 4.33%. Median home value in the area is \$180,987, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.24% annually to \$212,297.

# Business Summary

11024 Old Hillsborough Ave E., Seffner  
 11024 Old Hillsborough Ave E, Tampa, Florida, 33610  
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Prepared by Esri  
 Latitude: 27.99609  
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<b>Data for all businesses in area</b>	<b>0 - 1 mile</b>		<b>1 - 3 mile</b>		<b>3 - 5 mile</b>							
Total Businesses:	144		1,601		4,781							
Total Employees:	1,516		21,571		58,013							
Total Residential Population:	7,023		42,466		85,335							
Employee/Residential Population Ratio (per 100 Residents)	22		51		68							
<b>by SIC Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining	2	1.4%	105	6.9%	35	2.2%	315	1.5%	72	1.5%	766	1.3%
Construction	16	11.1%	160	10.6%	163	10.2%	1,746	8.1%	339	7.1%	3,849	6.6%
Manufacturing	2	1.4%	74	4.9%	77	4.8%	1,747	8.1%	154	3.2%	2,522	4.3%
Transportation	4	2.8%	102	6.7%	50	3.1%	734	3.4%	135	2.8%	2,388	4.1%
Communication	1	0.7%	3	0.2%	7	0.4%	53	0.2%	54	1.1%	354	0.6%
Utility	0	0.0%	0	0.0%	6	0.4%	43	0.2%	8	0.2%	123	0.2%
Wholesale Trade	3	2.1%	11	0.7%	102	6.4%	2,104	9.8%	271	5.7%	4,473	7.7%
<b>Retail Trade Summary</b>	<b>42</b>	<b>29.2%</b>	<b>699</b>	<b>46.1%</b>	<b>303</b>	<b>18.9%</b>	<b>4,727</b>	<b>21.9%</b>	<b>1,041</b>	<b>21.8%</b>	<b>15,925</b>	<b>27.5%</b>
Home Improvement	2	1.4%	7	0.5%	27	1.7%	168	0.8%	71	1.5%	886	1.5%
General Merchandise Stores	1	0.7%	11	0.7%	14	0.9%	315	1.5%	44	0.9%	2,139	3.7%
Food Stores	6	4.2%	159	10.5%	27	1.7%	534	2.5%	105	2.2%	1,424	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	7	4.9%	34	2.2%	68	4.2%	2,086	9.7%	138	2.9%	2,127	3.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	6	0.4%	24	0.1%	100	2.1%	1,355	2.3%
Furniture & Home Furnishings	4	2.8%	263	17.3%	26	1.6%	207	1.0%	81	1.7%	803	1.4%
Eating & Drinking Places	13	9.0%	193	12.7%	69	4.3%	1,047	4.9%	252	5.3%	4,712	8.1%
Miscellaneous Retail	8	5.6%	32	2.1%	66	4.1%	346	1.6%	248	5.2%	2,479	4.3%
<b>Finance, Insurance, Real Estate Summary</b>	<b>9</b>	<b>6.2%</b>	<b>46</b>	<b>3.0%</b>	<b>96</b>	<b>6.0%</b>	<b>634</b>	<b>2.9%</b>	<b>378</b>	<b>7.9%</b>	<b>3,016</b>	<b>5.2%</b>
Banks, Savings & Lending Institutions	2	1.4%	9	0.6%	17	1.1%	107	0.5%	63	1.3%	702	1.2%
Securities Brokers	0	0.0%	1	0.1%	10	0.6%	125	0.6%	36	0.8%	110	0.2%
Insurance Carriers & Agents	2	1.4%	15	1.0%	13	0.8%	88	0.4%	95	2.0%	1,166	2.0%
Real Estate, Holding, Other Investment Offices	5	3.5%	21	1.4%	55	3.4%	313	1.5%	184	3.8%	1,038	1.8%
<b>Services Summary</b>	<b>48</b>	<b>33.3%</b>	<b>313</b>	<b>20.6%</b>	<b>542</b>	<b>33.9%</b>	<b>8,147</b>	<b>37.8%</b>	<b>1,756</b>	<b>36.7%</b>	<b>22,875</b>	<b>39.4%</b>
Hotels & Lodging	3	2.1%	22	1.5%	18	1.1%	913	4.2%	28	0.6%	434	0.7%
Automotive Services	6	4.2%	24	1.6%	48	3.0%	247	1.1%	165	3.5%	946	1.6%
Motion Pictures & Amusements	2	1.4%	0	0.0%	45	2.8%	255	1.2%	98	2.0%	2,703	4.7%
Health Services	0	0.0%	2	0.1%	32	2.0%	533	2.5%	307	6.4%	5,705	9.8%
Legal Services	0	0.0%	0	0.0%	13	0.8%	65	0.3%	56	1.2%	423	0.7%
Education Institutions & Libraries	1	0.7%	88	5.8%	31	1.9%	1,650	7.6%	68	1.4%	2,675	4.6%
Other Services	36	25.0%	176	11.6%	356	22.2%	4,485	20.8%	1,034	21.6%	9,988	17.2%
<b>Government</b>	<b>0</b>	<b>0.0%</b>	<b>1</b>	<b>0.1%</b>	<b>21</b>	<b>1.3%</b>	<b>1,190</b>	<b>5.5%</b>	<b>34</b>	<b>0.7%</b>	<b>1,521</b>	<b>2.6%</b>
<b>Unclassified Establishments</b>	<b>16</b>	<b>11.1%</b>	<b>3</b>	<b>0.2%</b>	<b>199</b>	<b>12.4%</b>	<b>131</b>	<b>0.6%</b>	<b>539</b>	<b>11.3%</b>	<b>200</b>	<b>0.3%</b>
<b>Totals</b>	<b>144</b>	<b>100.0%</b>	<b>1,516</b>	<b>100.0%</b>	<b>1,601</b>	<b>100.0%</b>	<b>21,571</b>	<b>100.0%</b>	<b>4,781</b>	<b>100.0%</b>	<b>58,013</b>	<b>100.0%</b>

**Source:** Copyright 2020 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



# Business Summary

11024 Old Hillsborough Ave E., Seffner  
 11024 Old Hillsborough Ave E, Tampa, Florida, 33610  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 27.99609  
 Longitude: -82.31592

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.1%	7	0.0%	8	0.2%	39	0.1%
Mining	0	0.0%	0	0.0%	3	0.2%	16	0.1%	2	0.0%	26	0.0%
Utilities	0	0.0%	0	0.0%	2	0.1%	4	0.0%	1	0.0%	3	0.0%
Construction	16	11.1%	160	10.6%	172	10.7%	1,866	8.7%	360	7.5%	4,051	7.0%
Manufacturing	2	1.4%	72	4.7%	79	4.9%	1,743	8.1%	169	3.5%	2,648	4.6%
Wholesale Trade	3	2.1%	11	0.7%	101	6.3%	2,099	9.7%	264	5.5%	4,448	7.7%
Retail Trade	28	19.4%	487	32.1%	228	14.2%	3,636	16.9%	760	15.9%	10,928	18.8%
Motor Vehicle & Parts Dealers	4	2.8%	23	1.5%	55	3.4%	1,876	8.7%	114	2.4%	2,017	3.5%
Furniture & Home Furnishings Stores	3	2.1%	258	17.0%	13	0.8%	103	0.5%	47	1.0%	460	0.8%
Electronics & Appliance Stores	0	0.0%	5	0.3%	12	0.7%	95	0.4%	30	0.6%	321	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.4%	7	0.5%	26	1.6%	167	0.8%	71	1.5%	885	1.5%
Food & Beverage Stores	7	4.9%	147	9.7%	24	1.5%	519	2.4%	83	1.7%	1,178	2.0%
Health & Personal Care Stores	1	0.7%	16	1.1%	19	1.2%	151	0.7%	77	1.6%	1,190	2.1%
Gasoline Stations	3	2.1%	11	0.7%	13	0.8%	210	1.0%	24	0.5%	110	0.2%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	6	0.4%	24	0.1%	122	2.6%	1,477	2.5%
Sport Goods, Hobby, Book, & Music Stores	2	1.4%	5	0.3%	8	0.5%	27	0.1%	33	0.7%	482	0.8%
General Merchandise Stores	1	0.7%	11	0.7%	14	0.9%	315	1.5%	44	0.9%	2,139	3.7%
Miscellaneous Store Retailers	2	1.4%	5	0.3%	23	1.4%	118	0.5%	88	1.8%	582	1.0%
Nonstore Retailers	1	0.7%	0	0.0%	14	0.9%	31	0.1%	27	0.6%	87	0.1%
Transportation & Warehousing	5	3.5%	102	6.7%	42	2.6%	707	3.3%	103	2.2%	2,271	3.9%
Information	3	2.1%	7	0.5%	25	1.6%	285	1.3%	86	1.8%	753	1.3%
Finance & Insurance	4	2.8%	26	1.7%	45	2.8%	349	1.6%	200	4.2%	2,007	3.5%
Central Bank/Credit Intermediation & Related Activities	2	1.4%	10	0.7%	19	1.2%	122	0.6%	67	1.4%	726	1.3%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.1%	13	0.8%	138	0.6%	38	0.8%	115	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	2	1.4%	15	1.0%	13	0.8%	88	0.4%	95	2.0%	1,166	2.0%
Real Estate, Rental & Leasing	10	6.9%	31	2.0%	88	5.5%	483	2.2%	258	5.4%	1,528	2.6%
Professional, Scientific & Tech Services	6	4.2%	34	2.2%	137	8.6%	1,414	6.6%	366	7.7%	3,866	6.7%
Legal Services	0	0.0%	0	0.0%	16	1.0%	91	0.4%	65	1.4%	459	0.8%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.3%	30	0.1%	14	0.3%	86	0.1%
Administrative & Support & Waste Management & Remediation	8	5.6%	132	8.7%	89	5.6%	1,774	8.2%	205	4.3%	2,992	5.2%
Educational Services	1	0.7%	88	5.8%	36	2.2%	1,668	7.7%	82	1.7%	2,689	4.6%
Health Care & Social Assistance	3	2.1%	18	1.2%	56	3.5%	958	4.4%	403	8.4%	6,702	11.6%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	27	1.7%	228	1.1%	73	1.5%	2,595	4.5%
Accommodation & Food Services	17	11.8%	234	15.4%	87	5.4%	1,965	9.1%	291	6.1%	5,286	9.1%
Accommodation	3	2.1%	22	1.5%	18	1.1%	913	4.2%	28	0.6%	434	0.7%
Food Services & Drinking Places	14	9.7%	211	13.9%	70	4.4%	1,053	4.9%	263	5.5%	4,852	8.4%
Other Services (except Public Administration)	22	15.3%	110	7.3%	154	9.6%	1,019	4.7%	562	11.8%	3,369	5.8%
Automotive Repair & Maintenance	3	2.1%	12	0.8%	38	2.4%	209	1.0%	126	2.6%	665	1.1%
Public Administration	0	0.0%	1	0.1%	21	1.3%	1,190	5.5%	35	0.7%	1,525	2.6%
Unclassified Establishments	16	11.1%	3	0.2%	199	12.4%	131	0.6%	539	11.3%	200	0.3%
<b>Total</b>	<b>144</b>	<b>100.0%</b>	<b>1,516</b>	<b>100.0%</b>	<b>1,601</b>	<b>100.0%</b>	<b>21,571</b>	<b>100.0%</b>	<b>4,781</b>	<b>100.0%</b>	<b>58,013</b>	<b>100.0%</b>

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## Zoning Uses:

### CG (General Commercial)

#### Agricultural Uses

##### **Conditional Uses:**

1. Agricultural Stands—Temporary or permanent
2. Farm Worker Housing

##### **Permitted Uses:**

1. Beekeeping
2. Plant Farm

#### Residential Uses

##### **Conditional Uses:**

1. Accessory Structures
2. Apartments, Commercial
3. Bed and Breakfast Establishment
4. Dormitories
5. Parks Security Mobile Home
6. Temporary Manufactured Home Facilities

##### **Permitted Uses:**

1. Family Day Care Home
2. Hospital Guest House

#### Cultural/Institutional Uses

##### **Conditional Uses:**

1. Churches and Synagogues (300 seats or less)
2. Churches and Synagogues (301 seats or more)
3. Membership Organizations
4. Pre-K, Day Care, Child Care and Child Nurseries

##### **Permitted Uses:**

1. Research Activities
2. Libraries
3. Museums, Art Galleries
4. Schools, Private and Charter (K—12)
5. Schools, Public (K—12)

#### Neighborhood, General and High Intensity Business and Commercial

##### **Conditional Uses:**

1. Adult Care Centers
2. Alcoholic Beverage
3. Bus Terminal
4. Canopies and Gasoline Pump Islands as Accessory Uses
5. Convenience Store With or Without Gas Pumps
6. Firing Range, Small Arms, Indoor
7. Gasoline Sales and Service
8. Heliport
9. Helistop
10. Hotels and Motels
11. Kennels
12. Medical Marijuana Dispensing Facility
13. Microbrewery
14. Mini Warehouses
15. Restaurants with Drive-Up Facilities
16. Service Station
17. Vehicle Parts Sales

##### **Permitted Uses:**

1. Accessory Retail
2. Apparel and Shoe Store
3. Appliance Stores, Large
4. Appliance Stores, Small
5. Art Supply Store
6. Automotive Supply Store
7. Banquet and Reception Halls
8. Bicycle Sales
9. Blueprint
10. Book/Stationary Store, New and Used
11. Brew Pub
12. Camera/Photography Store
13. Car Wash Facilities
14. Catering
15. Commercial, Vocational and Business Schools
16. Contractor's Office, Without Open Storage
17. Department and Discount Stores
18. Drug Stores
19. Dry Cleaners, Small / General
20. Electric/Electronic Repair, Small / Large
21. Exterminator
22. Farm and Garden Supply Centers
23. Florist Shop
24. Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce
25. Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls (P')

26. Funeral Homes and Mortuaries, With or Without Accessory Crematoriums
27. Furniture/Home Furnishings
28. Furniture Refinishing, Repair and Upholstery
29. General Business, Such as Retail Goods and Stores
30. Grocery Stores
31. Gun Sales
32. Gunsmith
33. Hardware Store
34. Jewelry Store
35. Laundries (Self-Serve)
36. Lawn Care/Landscaping
37. Liquor Store (P')
38. Locksmith
39. Lumber/Other Building Materials (Without Open Storage)
40. Mail and Package Services
41. Mail Order Office
42. Mail Order Pickup Facilities
43. Motor Vehicle Repair, Minor
44. Motor Vehicle Repair, Major
45. Motor Vehicle Repair, Neighborhood
46. News Stand
47. Novelty and Souvenir Shop
48. Office Equipment Sales
49. Optician/Optical Supplies
50. Pawnshop
51. Pet Shop
52. Photography Studio
53. Printing Services
54. Radio-TV Broadcasting Studio
55. Radio and TV Sales
56. Recording Studios
57. Rental and Leasing, Light Equipment
58. Restaurants (Eating Establishment)
59. Sales, Rental and Service of New or Used Domestic Vehicles, Farm and Garden Equipment, Private Pleasure Crafts and Hobby Vehicles
60. Sales, Rental and Service of Recreational Vehicles
61. Sexually Oriented Businesses (P^A9)
62. Shopping Centers
63. Sign Painting
64. Small Motor Repair
65. Specialty Food Store
66. Sporting Goods Store
67. Supermarket
68. Tobacco Shop
69. Travel Agencies
70. Used Merchandise
71. Vehicle Auction-Retail
72. Watch, Clock, Jewelry Repair
73. Wedding Chapel

##### **Accessory Uses:**



1. Automated Teller (ATM)
2. Bicycle Repair

**Industrial, Manufacturing and Distribution Uses**

**Conditional Uses:**

1. Animal Hospital/Veterinary Clinic, General and Small, With or Without Accessory Crematoriums
2. Temporary Labor Pool

**Permitted Uses:**

1. Wholesale Distribution (Trade)
2. Barber, Beauty Shop
3. Business Services
4. Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services
5. Blood/Plasma Banks and Donation Centers
6. Employment Services
7. Family Support Services
8. Freestanding Emergency Room
9. Government Office
10. Health Practitioner's office
11. Hospital
12. Medical and Dental Laboratory
13. Medical Offices or Clinics with Scheduled or Emergency Services by Physicians
14. Personal Services
15. Professional Office
16. Professional Services
17. Rehabilitation Center

**Special Uses:**

1. Land Excavation (Dry)
2. Land Excavation (Lake Creation, Lake Clearing and Stockpile Removal)

**Outdoor, Passive and Recreational Uses**

**Conditional Uses:**

1. Cemeteries (either Human or Pet) With or Without Mausoleums or Accessory Crematoriums
2. Drive-In Theaters
3. Golf Driving Range
4. Neighborhood Fair
5. Outdoor Paintball
6. Swimming Pools
7. Ultralight Flight Park

**Permitted Uses:**

1. Game Preserve
2. Golf Club /Country Club
3. Public Parks & Recreation Facilities
4. Recreational Uses, General Indoor/Outdoor
5. Recreational Uses, Private Community
6. Recreational Use, Passive

**Special Uses:**

1. Carnivals/Circuses

**Neighborhood and General Public Service and Emergency Service Uses, Regional Cultural and Entertainment Facilities, Solid Waste Facilities**

**Conditional Uses:**

1. Communication Facilities, Wireless (C^3)
2. Components of Wastewater Systems
3. Components of Water Systems
4. Electricity Substations
5. Fire Stations
6. Public Service Facilities
7. Public Use Facilities
8. Wind Energy Conversion Systems (WECS, Small Scale)
9. Wind Energy Conversion Systems (WECS), Medium Scale
10. Recyclable Household Goods Facilities, Permanent Structure
11. Recyclable Household Goods Facilities, Truck Trailer

**Permitted Uses:**

1. Airport Related Activities
2. Ambulance Services
3. Flow Equalization Tanks
4. Colleges and Universities
5. Trade Schools
6. Recyclable Material Recovery Facilities

**Special Uses:**

1. Communication Facilities, Wireless on Schools
2. Radio and Television Transmitting and Receiving Facility
3. Wastewater Plants and Systems

**Accessory Uses:**

1. Recyclable Material Drop Off Center