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**U.S. HIGHWAY 24 ALTERNATIVES  
ANALYSIS  
(MANITOU SPRINGS TO INTERSTATE 25)  
MARKET AND SOCIO-ECONOMIC  
IMPACTS**

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**PREPARED FOR:  
COLORADO DEPARTMENT OF  
TRANSPORTATION (CDOT)**

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ANALYSIS  
(MANITOU SPRINGS TO INTERSTATE 25)  
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**June 12, 2006**

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## EXECUTIVE SUMMARY

The two-county Colorado Springs metropolitan area is a very dynamic region that currently includes 633,424 people living in 237,004 households, of which 360,412 are employed. The dynamics of these socio-economic characteristics, as well as construction trends, will impact future potentials along U.S. Highway 24 from Manitou Springs to Interstate 25, which is the subject study corridor.

Historically, since 1980 the greater Colorado Springs area has been growing annually by 7,592 new jobs per year and this has caused the population to grow annually by 12,150 people in 4,860 households.

Through the next decade, the greater Colorado Springs area is projected to grow annually by 6,930 new jobs per year. This will result in annual population increases of 14,950 in 6,010 households and by 2016 the two-county Colorado Springs area will have 783,200 people living in 297,100 households.

Greater Colorado Springs has approximately 13,600 lodging rooms and, annually, 6 million tourists visit this region.

Since 1980, the greater Colorado Springs area has averaged annually the construction of 3,947 single-family homes and 1,164 multi-family units, for a total of 5,110 units.

Over the next decade the greater Colorado Springs region is projected to average annually the construction of 6,556 units, including 4,616 single-family homes, 551 townhomes and condominiums, 1,311 rental apartments, and 79 manufactured housing units.

The greater Colorado Springs area has approximately 15.5 million square feet of retail space and adds approximately 225,000 square feet per year. Of this total, 2,154,350 square feet are in the west and southwest subregions that make up the environs of the U.S. Highway 24 subject corridor.

The greater Colorado Springs area has 26.5 million square feet of office space and 1,790,365 square feet are in the southwest market that makes up the environs of the subject study corridor. Since 1970, office space construction has averaged annually 514,200 square feet in metropolitan Colorado Springs.

The demand for office space construction in greater Colorado Springs is projected annually over the next decade to average 722,260 square feet.

The inventory of industrial and flex space in greater Colorado Springs includes 29.2 million square feet. The northwest and southwest submarkets, which make up the environs of the subject study corridor include 9 million square feet. Since 1970, greater Colorado Springs has constructed 626,850 square feet of industrial/flex space.

The demand for industrial/flex space construction in greater Colorado Springs is projected annually over the next decade to average 604,530 square feet.

Greater Colorado Springs has approximately 13,600 hotel/motel rooms that accommodate in excess of 6 million visitors each year. The hotel/motel market is projected to grow by 419 hotel/motel rooms each.

U.S. Highway 24 stretches approximately 6 miles from Interstate Highway 24 through Manitou Springs and in this reach it serves as the major vehicular access route for a substantial population base and a significant number of businesses. The immediate neighborhoods that are within 5 minutes of 0.7 of a mile of U.S. Highway 24 are in its primary trade area for convenience or neighborhood oriented commercial and personal service establishments, as defined by the Urban Land Institute. When higher speeds and better access are accomplished along this stretch of U.S. Highway 24 through improvements that upgrade the roadway to an expressway or a freeway, this primary trade area expands. Under expressway standards, neighborhoods within 1.5 miles are now within 5 minutes of this corridor and under freeway standards neighborhoods within 2.0 miles are within 5 minutes of this corridor. It is important to understand and profile the socio-economic characteristics of these three alternative primary trade areas because they have substantial impacts on business and development potentials for the areas serviced.

29,773 people reside in 13,978 households in this primary trade area, which has historically been growing by 270 people in approximately 150 households, and almost 5% of the Colorado Springs metropolitan area population live in this area. With improvements to expressway standards 52,214 people reside in 24,173 households and this primary trade area has historically been growing by 580 people in 310 households and over 8% of the Colorado Springs metropolitan area population live in this area. With improvements to freeway standards 65,239 people reside in 29,654 households and this primary trade area has been growing by 750 people in 375 households and over 10% of the Colorado Springs metropolitan area population live in this area.

By 2016 it is estimated that, under the current conditions, the primary trade area will grow to 32,564 people in 15,440 households; as an expressway, by 2016 the primary trade area would grow to 58,250 people in 27,236 households; and as a freeway the primary trade area would grow to 72,781 people in 33,491 households by 2016.

In the existing primary trade area of the subject stretch of U.S. Highway 24, THK inventoried 361 businesses, which represents 7.7% of the metro Colorado Springs total. These businesses occupy 995,949 square feet of space, which is 6.3% of the metro total. This area also has 1,674 hotel/lodging rooms in 51 hotels/motels, which is 12% of the total room count in the greater Colorado Springs area. Most of the businesses are restaurants.

Of this total, 91 businesses with 205,599 square feet are in Manitou Springs, and this represents 25.2% of the businesses and 20.6% of the space.

Of this total, 72 businesses with 104,800 square feet are in Old Colorado City and this represents 19.9% of the businesses and 10.5% of the space.

Of this total, 68 businesses with 331,198 square feet are at or near the I-25 intersection and this represents 18.8% of the businesses and 33.3% of the space.

Of the total, 114 businesses with 375,392 square feet are convenience/neighborhood oriented businesses, which is 31.6% of businesses and 37.7% of the space.

Primary trade area households have a median family income of \$39,691, and \$12,680 is spent in retail commercial and personal service businesses.

The existing primary trade area can support 193 business establishments and approximately 712,779 square feet.

Research indicates that approximately 72% of the support for businesses in this area comes from residents that are conveniently located in surrounding neighborhoods, but more than 28% of the support for the businesses served by this segment of U.S. Hwy 24 comes from outside of the immediate area. This means that convenient access, shorter drive times, good visibility, and adequate parking are critical to a significant number of patrons to this area.

This situation is even more dramatic when looking at specific businesses in the area. 50% of the patrons to hardware stores in the existing primary trade area come from beyond the nearby neighborhoods. 57% of the automobile related businesses gain their support from outsiders, 64% of restaurant patronage comes from outsiders, 34% of drugstore patronage, and 45% of miscellaneous business support comes from outsiders.

Given the fact that U.S. Hwy 24 businesses in this market rely heavily on regional support, an examination has been made to determine how much more business could be done by these businesses if U.S. Hwy 24 is improved to either an expressway or a freeway. An expressway would expand the primary trade area from 0.7 miles to 1.5 miles and a freeway would expand it to 2.0 miles.

The population of the primary trade area under expressway standards would grow to 52,214 people in 24,173 households, and as a freeway to 65,239 people in 29,654 households.

More importantly to the businesses serviced by this segment of U.S. Hwy 24, \$130.72 million more dollars of support will be available, an increase of 74% under expressway standards and \$203.23 million more dollars of support will be available, an increase of 115%, under freeway standards. These increases widen by 2011 and 2016. This added potential dollar support will significantly improve the sales volume and profitability accomplished by the many businesses that rely on U.S. Hwy 24.

When existing store types are compared to demand estimates, the existing primary trade area is substantially underrepresented by apparel and accessory stores, as well as furniture and equipment stores. In total, as much as 187,154 square feet of additional retail and personal service space could be currently added to the existing primary trade area. Under existing conditions, the business sales are projected to grow by approximately 1% per year in the primary trade area over the next decade. As a result, the need for additional retail and personal service space, especially in the underrepresented store types, will grow to 196,700 square feet in 2011 and 206,734 square feet by 2016.

If this segment of U.S. Highway 24 is upgraded to an expressway, the support for underrepresented business space, especially apparel and furniture square footage demand would expand to 284,850 square feet today and grow to 302,350 square feet by 2011 and 320,940 square feet by 2016. If this segment of U.S. Highway 24 is upgraded to a freeway, the

support for underrepresented business space, especially apparel and furniture square footage demand would expand to 351,920 square feet today and grow to 372,550 square feet by 2011 and 396,520 square feet by 2016. When the demand for retail and personal service business space is compared from existing conditions of the primary trade area versus an expressway, the demand for additional space is 97,696 square feet greater today and would grow to 114,206 square feet by 2016. When the demand for retail and personal service business space is compared from existing conditions of the primary trade area versus a freeway, the demand for additional space is 164,760 square feet greater today and would grow to 189,790 square feet by 2016.

Market research and analysis has demonstrated real estate development potentials that will evolve over the next decade in the primary trade area of this segment of U.S. Highway 24. These potentials have been studied under distinct classifications including residential, hotel and lodging, retail commercial, and office and flex space. Residential potentials were distinguished as single-family, townhome and condominiums, and rental apartments. The hotel and lodging markets included full service and limited service hotel rooms. Under current conditions, or as an expressway or freeway, the primary trade area for this segment of U.S. Highway 24 can capture the following percentages of the greater Colorado Springs market for various land uses:

<b>Real Estate Market Capture Rates</b>			
	Current Scenario	Expressway Scenario	Freeway Scenario
Retail	1.81%	3.80%	4.70%
Office	10.00%	15.60%	16.40%
Hotel	15.34%	23.93%	25.16%
Industrial	3.00%	4.68%	4.92%
Rental Apartments	2.67%	5.57%	6.87%
Condominiums and Townhomes	2.54%	5.27%	6.36%
Single-Family Detached	2.25%	4.73%	5.81%

With these capture rates of the projected markets for real estate in the greater Colorado Springs area, estimates of the annual demand, 10 year cumulative demand and land area requirements for the primary trade area under existing conditions, as an expressway and as a freeway have been made and summarized as follows.

<b>Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Current Scenario)</b>			
	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	20,673	206,734	23.7
Office	72,226	722,260	82.9
Hotel	52	518	13.0
Industrial	18,136	181,359	11.9
Rental Apartments	35	350	23.3
Condominiums and Townhomes	14	140	14.0
Single-Family Detached	104	1,039	346.4
		<b>Total</b>	<b>515.1</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

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**Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Expressway Scenario)**

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	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	32,094	320,940	36.8
Office	112,673	1,126,726	103.5
Hotel	81	809	20.2
Industrial	28,292	282,920	18.6
Rental Apartments	73	731	48.7
Condominiums and Townhomes	29	290	29.0
Single-Family Detached	218	2,183	727.8
		<b>Total</b>	<b>984.6</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

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**Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Freeway Scenario)**

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	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	39,652	396,520	45.5
Office	118,451	1,184,506	108.8
Hotel	85	850	21.3
Industrial	29,743	297,429	19.5
Rental Apartments	90	900	60.0
Condominiums and Townhomes	35	350	35.0
Single-Family Detached	268	2,681	893.6
		<b>Total</b>	<b>1,183.7</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

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Over the next decade there will be a demand for the urbanization of approximately 515.1 acres in the subject segment of U.S. Highway 24 and this would take the form as new construction or redevelopment of existing structures. If U.S. Highway 24 from Manitou Springs to Interstate 25 is upgraded to an expressway, the demand for the urbanization of land would grow to 984.6 acres, which is an increase of 469.5 acres over the projected demand under existing conditions. If this segment of U.S. Highway 24 is upgraded to a freeway, the demand for the urbanization of land would grow to 1,183.7 acres, which is 668.6 acres over the demand under existing conditions. The demand for the urbanization of the land would grow by 199.1 acres if freeway improvements occur, as opposed to an expressway.

## I. INTRODUCTION

Substantial improvements are being considered for approximately 6 miles of U.S. Highway 24 from Manitou Springs to Interstate 25. An important part of the evolution of alternative improvement programs being considered for this segment of U.S. Highway 24 is an assessment of impacts on local businesses serviced by the stretch of U.S. Highway 24 from Manitou Springs to Interstate 25.

Currently, the three alternative improvement programs include a "do nothing" approach; a widening program that anticipates at grade intersections upgrading this segment of U.S. Highway 24 to an expressway with posted speeds of approximately 50 miles per hour; and, finally, a widening program that anticipates grade separated interchanges upgrading this segment of U.S. Highway 24 to a freeway with posted speeds at approximately 55 miles per hour.

To make an assessment of impacts that these alternative improvements will have on businesses serviced by this segment of U.S. Highway 24, initially a profile of the two-county greater Colorado Springs metropolitan region was conducted to establish a set of baseline statistics for the performance of this market in general. Socio-economic trends for the greater Colorado Springs area were profiled, including historical and projected employment, population, and household growth. Real estate development trends were also profiled, demonstrating recent and projected construction activity in the retail, office, industrial/flex, and hotel sectors, as well as residential construction including rental apartments, condominiums, and townhomes and single-family units.

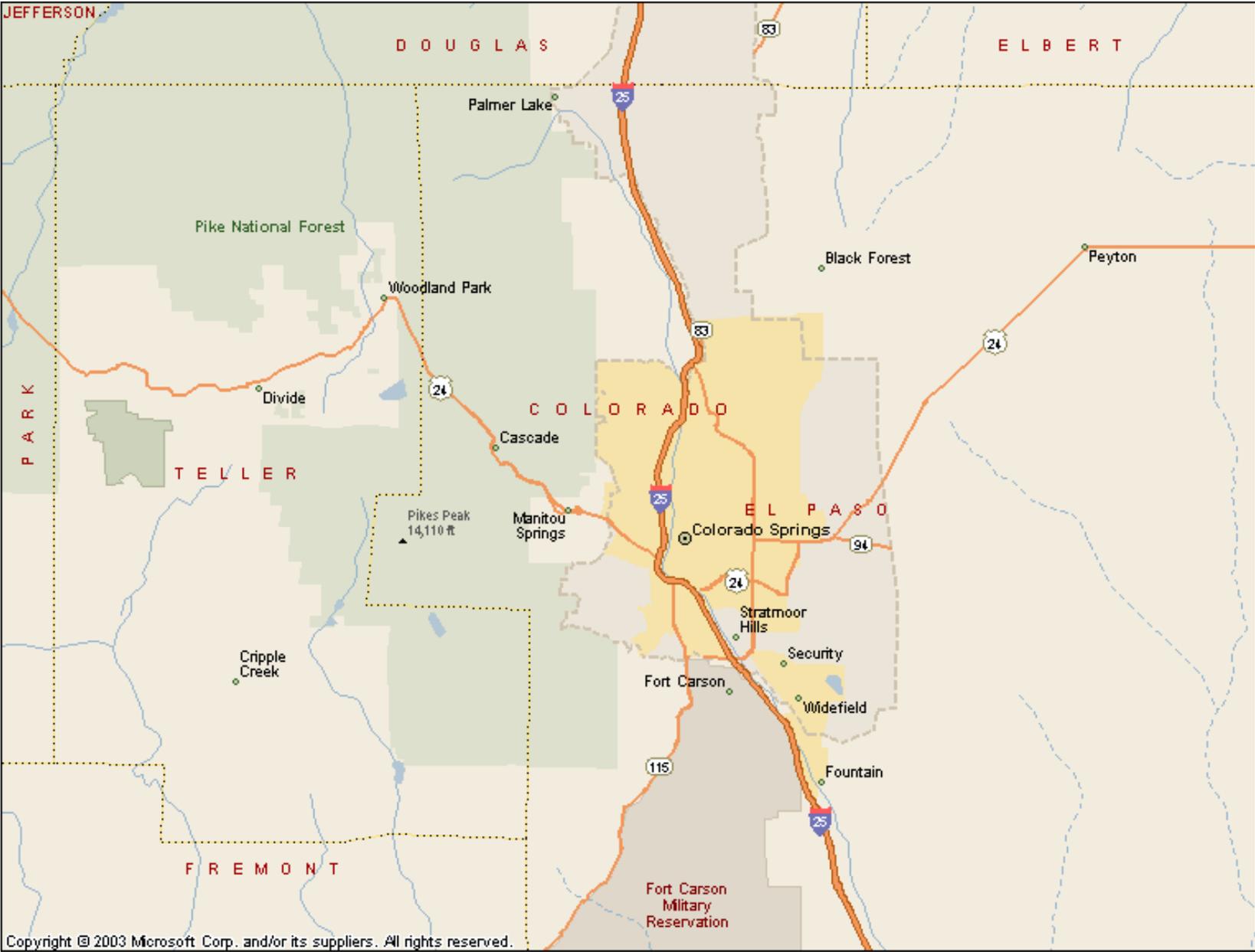
With this information as the foundation, research then focused upon the U.S. Highway 24 corridor from Manitou Springs to Interstate 25 and the primary trade area it services. Initially, the primary trade area under current conditions was profiled to include the population, households, incomes, expenditure patterns, and growth dynamics for neighborhoods within a five-minute drive time, or approximately 0.7 miles of this segment of U.S. Highway 24. This five-minute drive time is typically used to define the convenience or neighborhood oriented trade area for shopping. The primary trade area for the expressway was then defined and profiled to include a five-minute drive time, but the distance grew to approximately 1.5 miles because of the higher speed. Finally, the primary trade area for the freeway alternative was defined to include a five-minute drive time, but the distance grew to approximately 2 miles because of even higher speeds. These profiles allowed a determination to be made regarding existing and future expenditures and the business support that can be anticipated by businesses serviced by this segment of U.S. Highway 24 under the three alternative improvement programs.

A perspective of these demand projections was gained through an inventory that characterized the 361 businesses with 995,949 square feet of retail and personal service establishments along with the 51 hotels and motels with 1,674 rooms that are in close proximity and serviced by this segment of U.S. Highway 24. Businesses were distinguished by location in Manitou Springs, Old Colorado City, or near the Interstate 25 interchange and their convenience orientation was also assessed. A determination was made as to their portion of their business support that comes from nearby neighborhoods versus that from the region. Regional support, which overall was estimated at over 28% and as high as 56% for restaurants in this area, would improve through better access, visibility, and parking proposed under the expressway and freeway alternatives.

Identifying how much more business and, specifically, what kinds of businesses thrive when initial dollar support increases by 74%, as is the case of the expressway alternative, or an increase of 115% in the case of the freeway alternative, became the final focus of this phase of this research analysis.

In addition to existing businesses gaining more dollar support potential as a result of expanded primary trade areas with improvements to an expressway or freeway, this segment of the U.S. Highway 24 corridor will experience substantially more demand for the development of real estate. The final section of this report focuses on identifying and quantifying these potentials. The historical performance of this corridor suggests that under existing conditions this region will experience a demand over the next decade for the urbanization of 501.5 acres. This would grow to 756.1 acres if improved to an expressway and 800.7 acres if improved to a freeway. In the final section, this projected absorption is profiled as retail and personal service space, office space, industrial/flex space, hotel/motel rooms, rental apartments, townhome and condominiums, and single-family development.

# REGIONAL LOCATION



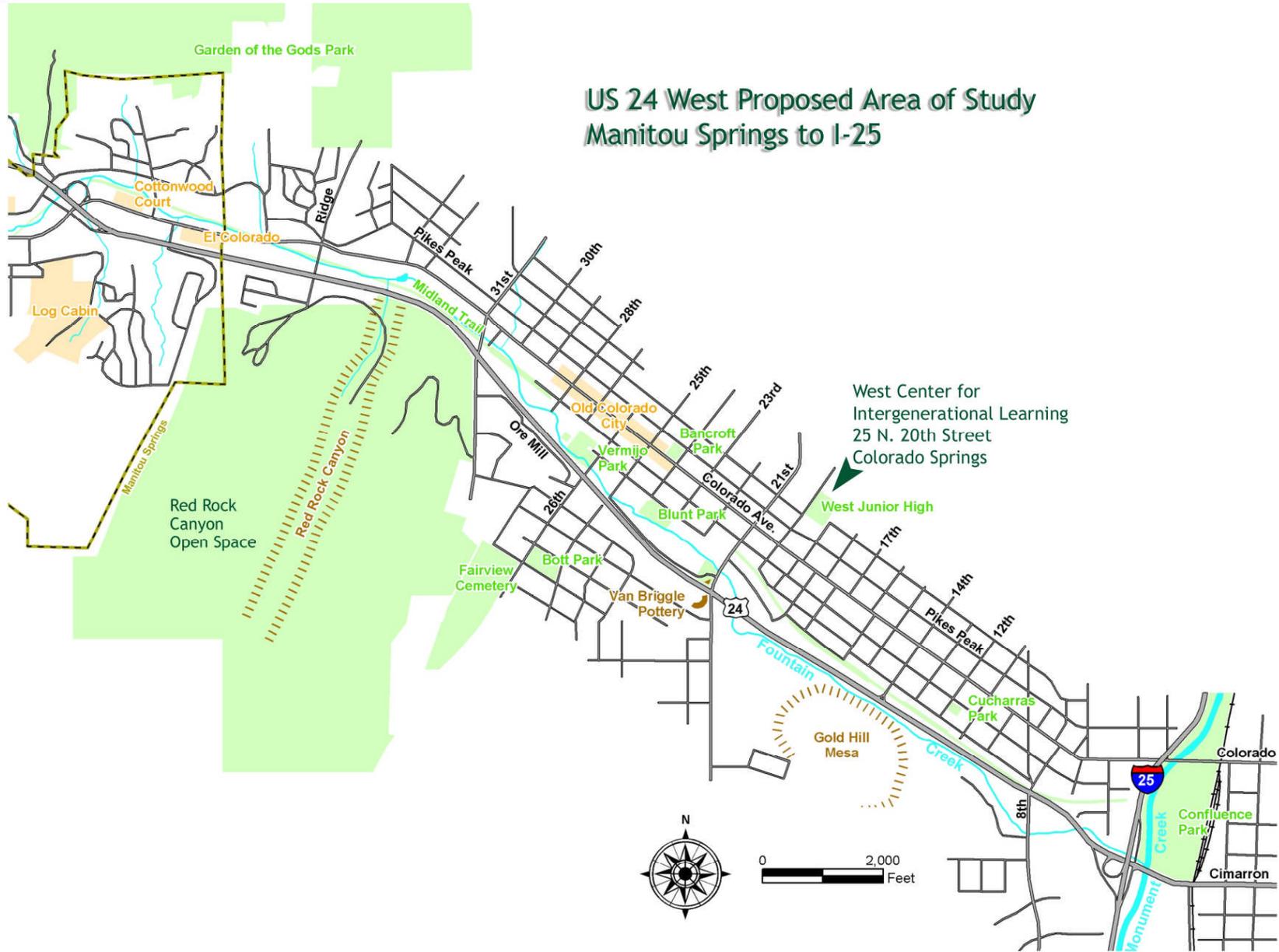
## II. DESCRIPTION OF THE U.S. HIGHWAY 24 CORRIDOR FROM MANITOU SPRINGS TO INTERSTATE 25

The study corridor spans approximately 6 miles from Manitou Springs to Interstate 25 and services approximately 360 businesses that are housed in 996,000 square feet of business space, as well as 51 hotels/motels with 1,674 rooms. Most of these businesses are located in Manitou Springs, Old Colorado City, or near the Interstate 25 interchange. This segment of U.S. Highway 24 is a major gateway to the Rocky Mountains and offers scenic views of Pikes Peak, The Garden of the Gods, and the front range. Rolling, undulating terrain parallels this corridor and Fountain Creek is adjacent to the roadway, further enhancing its beauty. U.S. Highway 24 and its intersections with Interstate 25, 21<sup>st</sup> street, 26<sup>th</sup> Street, 31<sup>st</sup> Street and Ridge Road afford easy access to Fort Carson Army Base, Peterson Air Force Base, the Colorado Springs Airport, and downtown Colorado Springs. Massive expansion at Fort Carson is expected to add 12,000 new soldiers in the next 4 to 5 years.

Three alternative improvement alternatives are being considered for this segment of U.S. Highway 24, including a "no build" alternative, an expressway alternative, and a freeway alternative. The "no build" alternative would continue with 7.5 access points with mostly at grade intersections; the expressway would have the same 7.5 access points but 5 intersections would be removed and 35 side street access points would be removed resulting in a 57% decrease in travel time on this segment of U.S. Highway 24 and a 5% increase in travel time on Colorado Avenue; the freeway alternative would reduce access points to 5.5 by treating 26<sup>th</sup> Street and Ridge Road to overpasses and 5 intersections would be removed along with 39 side street access points, which would reduce travel time by 63% on this segment of U.S. Highway 24 and a 3% decrease in travel time on Colorado Avenue. Significant other safety, accessibility, mobility, community, environmental, economical, and implementation issues are being evaluated and some will be addressed in this market research report.

# SITE VICINITY

## US 24 West Proposed Area of Study Manitou Springs to I-25



**III. ECONOMIC BASE AND DEMOGRAPHIC ANALYSIS FOR THE TWO-COUNTY COLORADO SPRINGS MARKET AREA****A. Employment Growth Trends**

This section examines historical and projected trends in employment growth. Table III-1 shows historical employment growth by year in the two-county Colorado Springs Metropolitan Statistical Area (MSA) that includes El Paso and Teller Counties. Over a 36-year period, total employment jumped from 116,503 in 1970 to 360,412 in 2005 -- an annual average growth of 6,969 jobs. Between 1995 and 2005, this market area added an average of 6,737 jobs on an annual basis. The market area experienced a net loss of jobs in 2002. However, the market area gained approximately 199 jobs in 2003, 6,702 jobs in 2004, and 4,475 jobs in 2005; modest gains by historical standards. Tables III-1A and III-1B distinguish employment growth by county and demonstrate that El Paso County dominates by capturing 96.1% of the annual average employment increases since 1970.

Since 1970, the market area has experienced growth in all industries. In terms of growth magnitudes, the most significant contributor to the local economy has been the services industry, which averaged the addition of 2,522 new jobs per year during the 1970-2005 period. Other strong growth industries include the retail and FIRE (Finance, Insurance, and Real Estate) sectors, which added 1,217 and 933 jobs respectively on an average annual basis between 1970 and 2005. During the 2002 to 2005 period, an average of 3,669 jobs were added annually in the two-county market area (see Table III-2). Tables III-2A and III-2B distinguish historical employment growth by industry in each of the two counties, and again, it shows the dominance of El Paso County.

Fueling the market area's employment growth is a reasonably diverse economic base with solid employment in a range of industries. Table III-3 projects employment by industry for the market area from 2006 to 2016. As shown, the market area will continue to add jobs at a strong pace throughout the decade, with total employment averaging increases of 6,930 jobs annually. The services sector will lead the way averaging annual gains of 2,204 jobs. The FIRE sector will also continue to expand, averaging the addition of 1,664 new jobs per year, while the government and farm sectors are expected to remain relatively flat and the mining sector is expected to experience some contraction.

**Table III-1: Employment Trends in the Two-County Colorado Springs MSA, 1970 - 2005**

Year	Total Employment	Annual Change	
		Numerical	Percent
1970	116,503		
1980	170,599	5,410	3.9%
1981	178,992	8,393	4.9%
1982	185,703	6,711	3.7%
1983	192,862	7,159	3.9%
1984	210,414	17,552	9.1%
1985	221,996	11,582	5.5%
1986	227,860	5,864	2.6%
1987	231,057	3,197	1.4%
1988	237,624	6,567	2.8%
1989	240,241	2,617	1.1%
1990	236,989	-3,252	-1.4%
1991	243,303	6,314	2.7%
1992	253,040	9,737	4.0%
1993	264,355	11,315	4.5%
1994	281,411	17,056	6.5%
1995	293,044	11,633	4.1%
1996	305,975	12,931	4.4%
1997	317,850	11,875	3.9%
1998	328,681	10,831	3.4%
1999	337,890	9,209	2.8%
2000	348,425	10,535	3.1%
2001	350,980	2,555	0.7%
2002	349,036	-1,944	-0.6%
2003	349,235	199	0.1%
2004	355,937	6,702	1.9%
2005	360,412	4,475	1.3%
Annual Change			
	1970-2005	6,969	3.3%
	1995-2005	6,737	2.1%
	2000-2005	2,397	0.7%
	2002-2005	3,792	1.1%

\* Two-County Area includes El Paso and Teller Counties

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, and THK Associates, Inc.

**Table III-1A: Employment Trends in El Paso County, 1970 - 2005**

Year	Total Employment	Annual Change	
		Numerical	Percent
1970	115,292		
1980	167,702	5,241	3.8%
1981	175,989	8,287	4.9%
1982	182,605	6,616	3.8%
1983	189,524	6,919	3.8%
1984	206,821	17,297	9.1%
1985	218,162	11,341	5.5%
1986	223,897	5,735	2.6%
1987	227,065	3,168	1.4%
1988	233,399	6,334	2.8%
1989	236,004	2,605	1.1%
1990	232,820	-3,184	-1.3%
1991	238,503	5,683	2.4%
1992	246,642	8,139	3.4%
1993	257,343	10,701	4.3%
1994	273,402	16,059	6.2%
1995	284,137	10,735	3.9%
1996	296,528	12,391	4.4%
1997	307,700	11,172	3.8%
1998	318,630	10,930	3.6%
1999	327,738	9,108	2.9%
2000	337,980	10,242	3.1%
2001	340,424	2,444	0.7%
2002	338,562	-1,862	-0.5%
2003	338,873	311	0.1%
2004	345,287	6,414	1.9%
2005	349,569	4,282	1.2%
Annual Change			
1970-2005		6,694	3.2%
1995-2005		6,543	2.1%
2000-2005		2,318	0.7%
2002-2005		3,669	1.1%

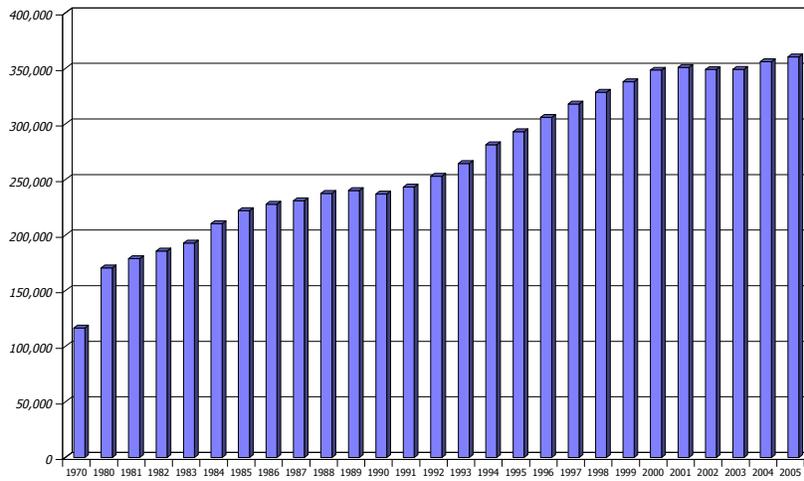
Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, and THK Associates, Inc.

**Table III-1B: Employment Trends in Teller County, 1970 - 2005**

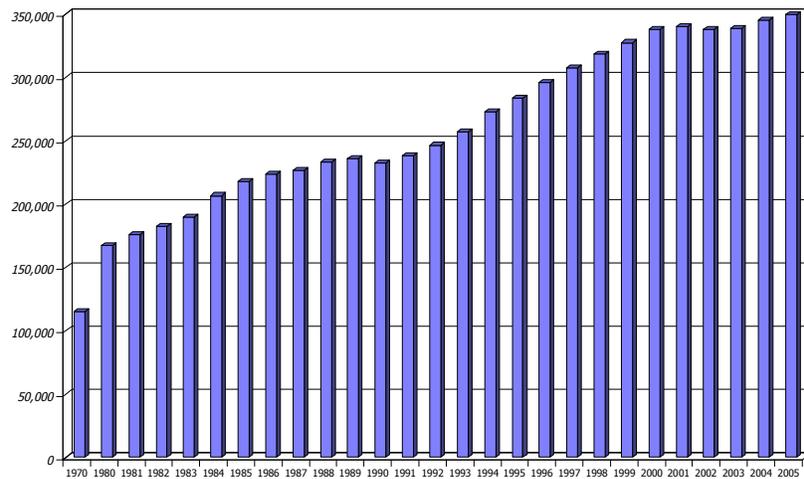
Year	Total Employment	Annual Change	
		Numerical	Percent
1970	1,211		
1980	2,897	169	9.1%
1981	3,003	106	3.7%
1982	3,098	95	3.2%
1983	3,338	240	7.7%
1984	3,593	255	7.6%
1985	3,834	241	6.7%
1986	3,963	129	3.4%
1987	3,992	29	0.7%
1988	4,225	233	5.8%
1989	4,237	12	0.3%
1990	4,169	-68	-1.6%
1991	4,800	631	15.1%
1992	6,398	1,598	33.3%
1993	7,012	614	9.6%
1994	8,009	997	14.2%
1995	8,907	898	11.2%
1996	9,447	540	6.1%
1997	10,150	703	7.4%
1998	10,051	-99	-1.0%
1999	10,152	101	1.0%
2000	10,445	293	2.9%
2001	10,556	111	1.1%
2002	10,474	-82	-0.8%
2003	10,362	-112	-1.1%
2004	10,650	288	2.8%
2005	10,843	192	1.8%
Annual Change			
1970-2005		275	6.5%
1995-2005		194	2.0%
2000-2005		80	0.8%
2002-2005		123	1.2%

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, and THK Associates, Inc.

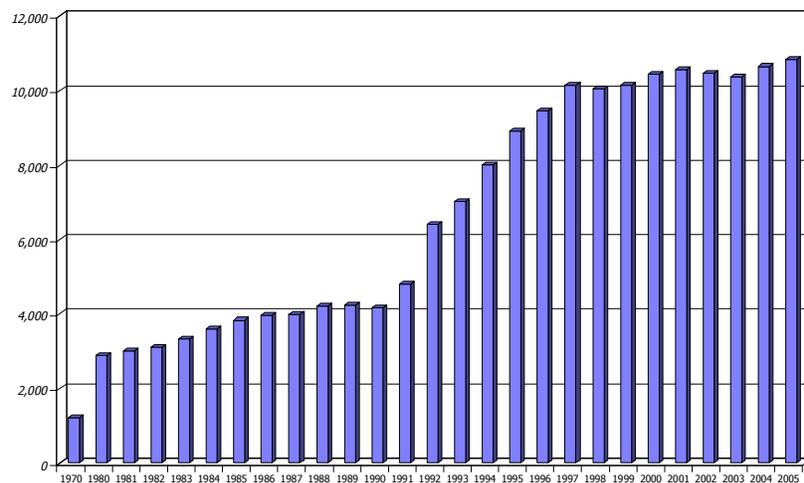
Employment Trends in the Two-County Market Area, 1970-2005



Employment Trends in El Paso County, 1970-2005



Employment Trends in Teller County, 1970-2005



**Table III-2: Employment by Industry for the Two-County Market Area, 1970 - 2005**

Industry	1970	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
Wage & Salary (By Place of Work)	115,495	169,438	220,879	235,916	242,319	252,080	263,261	280,293	291,958	304,840	316,644	327,474
Ag, S,F,F /1	271	762	1,396	1,671	1,639	1,633	1,907	2,270	2,342	2,538	2,817	3,022
Mining	234	444	906	654	816	900	754	878	985	863	997	915
Construction	5,285	9,246	15,157	9,659	10,079	11,872	13,065	14,834	15,619	17,685	18,427	19,627
Manufacturing	6,638	16,430	25,096	24,123	22,976	23,076	24,283	25,720	26,190	26,728	27,877	29,202
T & U /2	3,352	5,103	6,334	6,973	7,173	7,648	9,084	10,487	11,557	13,228	13,828	13,652
Wholesale Trade	1,632	3,813	4,588	6,380	6,544	6,723	6,155	6,344	6,498	6,848	7,512	7,956
Retail Trade	14,008	26,101	35,056	38,911	40,060	41,651	43,829	47,728	50,761	53,845	54,445	54,790
FIRE /3	8,453	16,438	20,902	18,184	17,656	18,022	18,536	18,727	21,486	23,128	26,188	29,581
Services	19,940	35,911	50,627	66,128	71,457	75,684	80,730	86,589	90,245	94,865	99,129	101,685
Government	55,682	55,190	60,817	63,233	63,919	64,871	64,918	66,716	66,275	65,112	65,424	67,044
Farm	1,008	1,161	1,117	1,073	984	960	1,094	1,118	1,086	1,135	1,206	1,207
<b>Total Employment</b>	<b>116,503</b>	<b>170,599</b>	<b>221,996</b>	<b>236,989</b>	<b>243,303</b>	<b>253,040</b>	<b>264,355</b>	<b>281,411</b>	<b>293,044</b>	<b>305,975</b>	<b>317,850</b>	<b>328,681</b>

Industry	1999	2000	2001	2002	2003	2004	2005	Average Annual Change			
								1970-2005	1995-2005	2000-2005	2002-2005
Wage & Salary (By Place of Work)	336,701	347,208	349,716	347,779	347,954	354,635	359,088	<b>6,960</b>	<b>6,713</b>	<b>2,376</b>	<b>3,770</b>
Ag, S,F,F /1	3,311	3,337	3,443	3,506	3,590	3,744	3,877	<b>103</b>	<b>154</b>	<b>108</b>	<b>124</b>
Mining	905	831	763	691	629	583	537	<b>9</b>	<b>-45</b>	<b>-59</b>	<b>-51</b>
Construction	20,788	22,389	23,281	23,894	24,662	25,921	27,056	<b>622</b>	<b>1,144</b>	<b>933</b>	<b>1,054</b>
Manufacturing	29,105	30,157	30,174	29,798	29,594	29,930	30,060	<b>669</b>	<b>387</b>	<b>-19</b>	<b>87</b>
T & U /2	15,943	16,104	16,557	16,801	17,146	17,817	18,388	<b>430</b>	<b>683</b>	<b>457</b>	<b>529</b>
Wholesale Trade	8,011	8,456	8,626	8,684	8,792	9,065	9,282	<b>219</b>	<b>278</b>	<b>165</b>	<b>199</b>
Retail Trade	56,349	57,334	57,258	56,437	55,945	56,471	56,609	<b>1,217</b>	<b>585</b>	<b>-145</b>	<b>57</b>
FIRE /3	30,272	32,576	34,168	35,371	36,824	39,039	41,102	<b>933</b>	<b>1,962</b>	<b>1,705</b>	<b>1,910</b>
Services	104,433	107,773	107,991	106,798	106,221	107,579	108,204	<b>2,522</b>	<b>1,796</b>	<b>86</b>	<b>468</b>
Government	67,584	68,251	67,455	65,800	64,551	64,484	63,973	<b>237</b>	<b>-230</b>	<b>-856</b>	<b>-609</b>
Farm	1,189	1,217	1,264	1,257	1,281	1,302	1,324	<b>9</b>	<b>24</b>	<b>21</b>	<b>22</b>
<b>Total Employment</b>	<b>337,890</b>	<b>348,425</b>	<b>350,980</b>	<b>349,036</b>	<b>349,235</b>	<b>355,937</b>	<b>360,412</b>	<b>6,969</b>	<b>6,737</b>	<b>2,397</b>	<b>3,792</b>

- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: Bureau of Economic Analysis and THK Associates, Inc.

**Table-2A: Employment by Industry for El Paso County, 1970-2005**

Industry	1970	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
Wage & Salary (By Place of Work)	114,356	166,620	217,133	231,836	237,607	245,770	256,348	272,381	283,145	295,485	306,587	317,517
Ag, S,F,F /1	268	730	1,358	1,599	1,570	1,567	1,819	2,156	2,240	2,433	2,700	2,898
Mining	178	372	788	581	690	650	589	658	570	500	583	553
Construction	5,227	8,936	14,702	9,343	9,688	11,417	12,546	14,251	14,972	16,974	17,652	18,788
Manufacturing	6,615	16,347	25,024	23,976	22,832	22,878	24,085	25,473	25,954	26,465	27,593	28,908
T & U /2	3,328	5,029	6,221	6,855	7,040	7,526	8,945	10,324	11,382	12,993	13,583	13,415
Wholesale Trade	1,607	3,796	4,543	6,285	6,456	6,614	6,044	6,236	6,401	6,684	7,342	7,744
Retail Trade	13,763	25,556	34,273	37,967	39,014	40,556	42,697	46,308	49,274	52,338	52,917	53,256
FIRE /3	8,268	15,897	20,329	17,722	17,180	17,557	17,937	18,011	20,696	22,248	25,070	28,550
Services	19,700	35,223	49,640	64,959	69,946	72,919	77,578	83,137	86,336	90,742	94,766	97,437
Government	55,402	54,734	60,255	62,549	63,191	64,086	64,108	65,827	65,320	64,108	64,381	65,968
Farm	936	1,082	1,029	984	896	872	995	1,021	992	1,043	1,113	1,113
<b>Total Employment</b>	<b>115,292</b>	<b>167,702</b>	<b>218,162</b>	<b>232,820</b>	<b>238,503</b>	<b>246,642</b>	<b>257,343</b>	<b>273,402</b>	<b>284,137</b>	<b>296,528</b>	<b>307,700</b>	<b>318,630</b>
									<b>Average Annual Change</b>			
Industry	1999	2000	2001	2002	2003	2004	2005	<b>1970-2005</b>	<b>1995-2005</b>	<b>2000-2005</b>	<b>2002-2005</b>	
Wage & Salary (By Place of Work)	326,641	336,857	339,258	337,406	337,693	344,088	348,351	<b>6,686</b>	<b>6,521</b>	<b>2,299</b>	<b>3,648</b>	
Ag, S,F,F /1	3,181	3,205	3,306	3,367	3,449	3,596	3,723	<b>99</b>	<b>148</b>	<b>104</b>	<b>119</b>	
Mining	553	529	499	464	435	414	392	<b>6</b>	<b>-18</b>	<b>-27</b>	<b>-24</b>	
Construction	19,893	21,454	22,294	22,868	23,597	24,780	25,844	<b>589</b>	<b>1,087</b>	<b>878</b>	<b>992</b>	
Manufacturing	28,807	29,817	29,799	29,398	29,176	29,466	29,557	<b>655</b>	<b>360</b>	<b>-52</b>	<b>53</b>	
T & U /2	15,715	15,862	16,312	16,559	16,909	17,573	18,137	<b>423</b>	<b>676</b>	<b>455</b>	<b>526</b>	
Wholesale Trade	7,806	8,241	8,390	8,432	8,525	8,771	8,963	<b>210</b>	<b>256</b>	<b>144</b>	<b>177</b>	
Retail Trade	54,753	55,809	55,722	54,919	54,450	54,939	55,054	<b>1,180</b>	<b>578</b>	<b>-151</b>	<b>45</b>	
FIRE /3	29,199	31,406	32,997	34,222	35,705	37,910	39,976	<b>906</b>	<b>1,928</b>	<b>1,714</b>	<b>1,918</b>	
Services	100,271	103,443	103,707	102,633	102,176	103,518	104,163	<b>2,413</b>	<b>1,783</b>	<b>144</b>	<b>510</b>	
Government	66,463	67,091	66,232	64,543	63,271	63,121	62,541	<b>204</b>	<b>-278</b>	<b>-910</b>	<b>-667</b>	
Farm	1,097	1,123	1,166	1,156	1,180	1,199	1,218	<b>8</b>	<b>23</b>	<b>19</b>	<b>21</b>	
<b>Total Employment</b>	<b>327,738</b>	<b>337,980</b>	<b>340,424</b>	<b>338,562</b>	<b>338,873</b>	<b>345,287</b>	<b>349,569</b>	<b>6,694</b>	<b>6,543</b>	<b>2,318</b>	<b>3,669</b>	

- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: Bureau of Economic Analysis and THK Associates, Inc.

**Table III-2B: Employment by Industry for Teller County, 1970 - 2005**

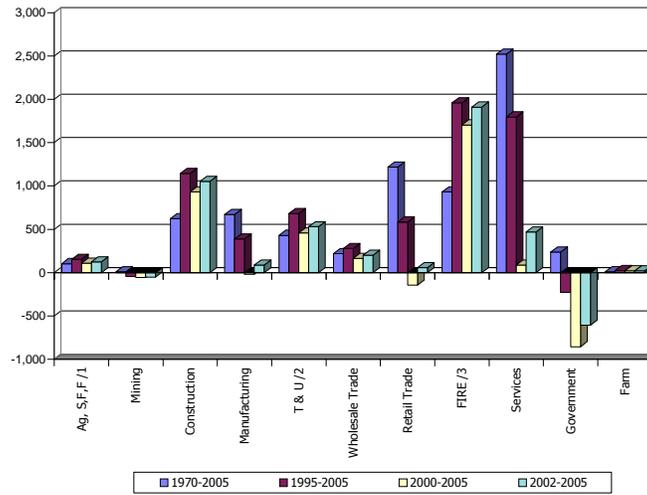
Industry	1970	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
Wage & Salary (By Place of Work)	1,139	2,818	3,746	4,080	4,712	6,310	6,913	7,912	8,813	9,355	10,057	9,957
Ag, S,F,F /1	3	32	38	72	69	66	88	114	102	105	117	124
Mining	56	72	118	73	126	250	165	220	415	363	414	362
Construction	58	310	455	316	391	455	519	583	647	711	775	839
Manufacturing	23	83	72	147	144	198	198	247	236	263	284	294
T & U /2	24	74	113	118	133	122	139	163	175	235	245	237
Wholesale Trade	25	17	45	95	88	109	111	108	97	164	170	212
Retail Trade	245	545	783	944	1,046	1,095	1,132	1,420	1,487	1,507	1,528	1,534
FIRE /3	185	541	573	462	476	465	599	716	790	880	1,118	1,031
Services	240	688	987	1,169	1,511	2,765	3,152	3,452	3,909	4,123	4,363	4,248
Government	280	456	562	684	728	785	810	889	955	1,004	1,043	1,076
Farm	72	79	88	89	88	88	99	97	94	92	93	94
<b>Total Employment</b>	<b>1,211</b>	<b>2,897</b>	<b>3,834</b>	<b>4,169</b>	<b>4,800</b>	<b>6,398</b>	<b>7,012</b>	<b>8,009</b>	<b>8,907</b>	<b>9,447</b>	<b>10,150</b>	<b>10,051</b>

Industry	1999	2000	2001	2002	2003	2004	2005	Average Annual Change			
								1970-2005	1995-2005	2000-2005	2002-2005
Wage & Salary (By Place of Work)	10,060	10,351	10,458	10,373	10,261	10,547	10,737	<b>274</b>	<b>192</b>	<b>77</b>	<b>121</b>
Ag, S,F,F /1	130	132	136	139	141	148	154	<b>4</b>	<b>5</b>	<b>4</b>	<b>5</b>
Mining	352	302	264	226	194	169	145	<b>3</b>	<b>-27</b>	<b>-31</b>	<b>-27</b>
Construction	895	935	988	1,026	1,065	1,141	1,212	<b>33</b>	<b>56</b>	<b>55</b>	<b>62</b>
Manufacturing	298	340	375	400	419	464	503	<b>14</b>	<b>27</b>	<b>33</b>	<b>34</b>
T & U /2	228	242	245	242	236	245	251	<b>6</b>	<b>8</b>	<b>2</b>	<b>3</b>
Wholesale Trade	205	215	235	251	267	294	319	<b>8</b>	<b>22</b>	<b>21</b>	<b>22</b>
Retail Trade	1,596	1,525	1,536	1,518	1,495	1,533	1,556	<b>37</b>	<b>7</b>	<b>6</b>	<b>12</b>
FIRE /3	1,073	1,170	1,171	1,148	1,120	1,130	1,126	<b>27</b>	<b>34</b>	<b>-9</b>	<b>-8</b>
Services	4,162	4,330	4,284	4,165	4,045	4,061	4,040	<b>109</b>	<b>13</b>	<b>-58</b>	<b>-41</b>
Government	1,121	1,160	1,223	1,257	1,280	1,363	1,432	<b>33</b>	<b>48</b>	<b>54</b>	<b>58</b>
Farm	92	94	98	101	101	103	106	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>
<b>Total Employment</b>	<b>10,152</b>	<b>10,445</b>	<b>10,556</b>	<b>10,474</b>	<b>10,362</b>	<b>10,650</b>	<b>10,843</b>	<b>275</b>	<b>194</b>	<b>80</b>	<b>123</b>

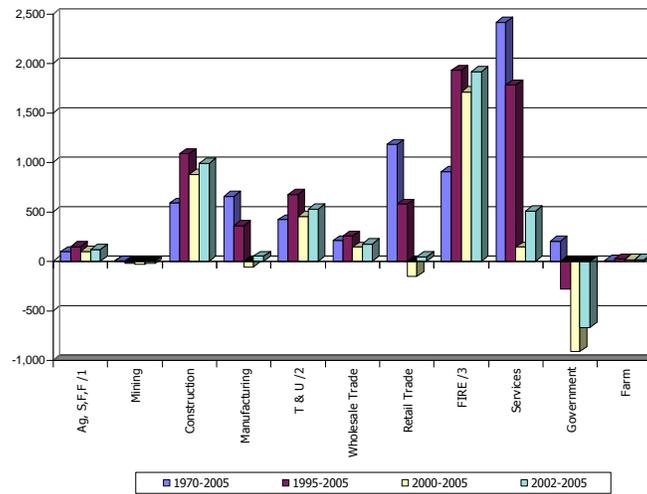
- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: Bureau of Economic Analysis and THK Associates, Inc.

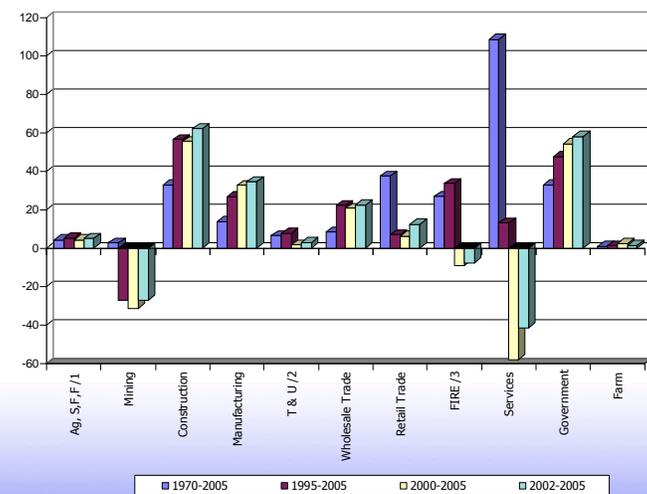
Employment Trends By Industry in the Two-County Market Area, 1970-2005



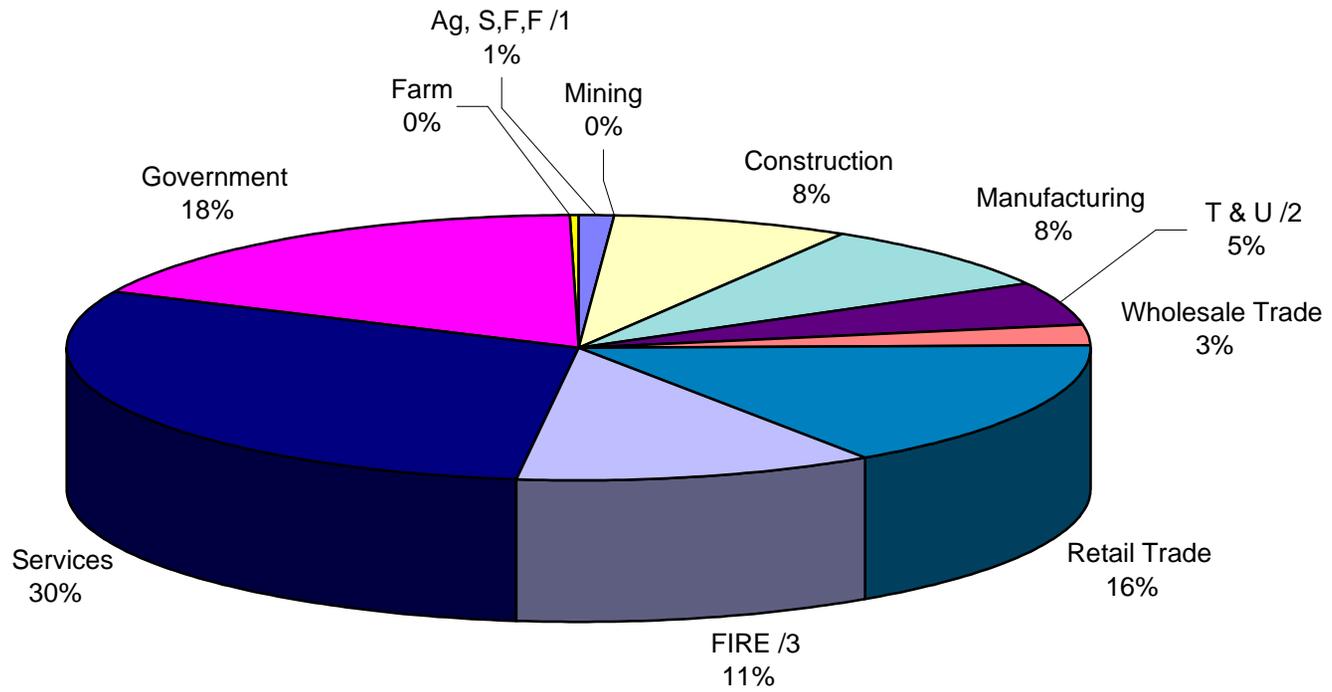
Employment Trends By Industry in El Paso County, 1970-2005



Employment Trends By Industry in Teller County, 1970-2005



### Percent of Total Employment by Industry, 2005



**Table III-3: Projected Employment in the Two-County Colorado Springs MSA, 2006 - 2016**

Industry	Annual Rate of Change	2006	2007	2008	2009	2010	2011
Total Non Farm (By Place of Work)	1.7%	365,157	371,367	377,722	384,226	390,883	397,697
Ag, S,F,F /1	2.5%	3,974	4,072	4,173	4,277	4,383	4,491
Mining	-4.2%	515	494	473	453	435	417
Construction	3.2%	27,922	28,815	29,737	30,689	31,671	32,684
Manufacturing	0.8%	30,301	30,543	30,788	31,034	31,282	31,532
T & U /2	2.6%	18,859	19,341	19,837	20,344	20,865	21,399
Wholesale Trade	2.1%	9,475	9,672	9,873	10,078	10,288	10,502
Retail Trade	1.3%	57,334	58,068	58,811	59,564	60,326	61,098
FIRE /3	3.4%	42,483	43,910	45,386	46,911	48,487	50,116
Services	1.8%	110,194	112,222	114,287	116,390	118,531	120,712
Government	0.2%	64,101	64,229	64,358	64,486	64,615	64,744
Farm	1.2%	1,340	1,357	1,374	1,391	1,408	1,425
<b>Total Employment</b>	<b>1.7%</b>	<b>366,497</b>	<b>372,724</b>	<b>379,096</b>	<b>385,617</b>	<b>392,291</b>	<b>399,123</b>
<b>Job growth/(losses)</b>		<b>6,085</b>	<b>6,227</b>	<b>6,372</b>	<b>6,521</b>	<b>6,674</b>	<b>6,832</b>
						<b>Average</b>	
						<b>Annual</b>	
<b>Industry</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Change</b>	
Wage & Salary (By Place of Work)	404,672	411,813	419,123	426,607	434,269	<b>6,911</b>	
Ag, S,F,F /1	4,603	4,717	4,834	4,954	5,077	<b>110</b>	
Mining	399	383	367	351	337	<b>-18</b>	
Construction	33,730	34,810	35,924	37,073	38,260	<b>1,034</b>	
Manufacturing	31,785	32,039	32,295	32,554	32,814	<b>251</b>	
T & U /2	21,947	22,509	23,085	23,676	24,282	<b>542</b>	
Wholesale Trade	10,720	10,943	11,171	11,403	11,641	<b>217</b>	
Retail Trade	61,881	62,673	63,475	64,287	65,110	<b>778</b>	
FIRE /3	51,800	53,540	55,339	57,199	59,121	<b>1,664</b>	
Services	122,933	125,195	127,499	129,845	132,234	<b>2,204</b>	
Government	64,874	65,004	65,134	65,264	65,395	<b>129</b>	
Farm	1,443	1,461	1,479	1,498	1,516	<b>18</b>	
<b>Total Employment</b>	<b>406,116</b>	<b>413,274</b>	<b>420,602</b>	<b>428,104</b>	<b>435,786</b>	<b>6,930</b>	
<b>Job growth/(losses)</b>	<b>6,993</b>	<b>7,158</b>	<b>7,328</b>	<b>7,502</b>	<b>7,681</b>		

- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: THK Associates, Inc.

**Table III-3A: Projected Employment in El Paso County, 2006 - 2016**

Industry	Annual Rate of Change	2006	2007	2008	2009	2010	2011
Total Non Farm (By Place of Work)	1.8%	354,297	360,379	366,602	372,969	379,485	386,153
Ag, S,F,F /1	2.4%	3,813	3,904	3,998	4,094	4,192	4,293
Mining	-2.5%	382	372	363	354	345	336
Construction	3.2%	26,671	27,525	28,405	29,314	30,252	31,220
Manufacturing	0.8%	29,793	30,032	30,272	30,514	30,758	31,004
T & U /2	2.6%	18,602	19,078	19,566	20,067	20,581	21,108
Wholesale Trade	2.0%	9,142	9,325	9,512	9,702	9,896	10,094
Retail Trade	1.4%	55,803	56,561	57,331	58,110	58,901	59,702
FIRE /3	3.4%	41,319	42,708	44,143	45,626	47,159	48,744
Services	1.8%	106,080	108,032	110,019	112,044	114,105	116,205
Government	0.2%	62,691	62,842	62,993	63,144	63,295	63,447
Farm	1.2%	1,233	1,249	1,264	1,280	1,296	1,312
Total Employment	1.8%	355,530	361,627	367,866	374,249	380,781	387,465
Job growth/(losses)		5,960	6,098	6,239	6,383	6,532	6,684
							<b>Average Annual Change</b>
Industry	2012	2013	2014	2015	2016		
Wage & Salary (By Place of Work)	392,977	399,961	407,110	414,428	421,919		<b>6,762</b>
Ag, S,F,F /1	4,396	4,501	4,609	4,720	4,833		<b>102</b>
Mining	327	319	311	303	295		<b>-9</b>
Construction	32,219	33,250	34,315	35,413	36,546		<b>987</b>
Manufacturing	31,252	31,502	31,755	32,009	32,265		<b>247</b>
T & U /2	21,648	22,202	22,771	23,354	23,951		<b>535</b>
Wholesale Trade	10,296	10,502	10,712	10,926	11,144		<b>200</b>
Retail Trade	60,514	61,337	62,171	63,016	63,873		<b>807</b>
FIRE /3	50,381	52,074	53,824	55,632	57,502		<b>1,618</b>
Services	118,343	120,521	122,738	124,997	127,296		<b>2,122</b>
Government	63,600	63,752	63,905	64,059	64,212		<b>152</b>
Farm	1,328	1,345	1,361	1,378	1,396		<b>16</b>
Total Employment	394,305	401,306	408,471	415,806	423,314		<b>6,780</b>
Job growth/(losses)	6,840	7,001	7,166	7,335	7,508		

- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: THK Associates, Inc.

**Table III-3B: Projected Employment in Teller County, 2006 - 2016**

Industry	Annual Rate of Change	2006	2007	2008	2009	2010	2011
<b>Total Non Farm (By Place of Work)</b>	1.3%	10,860	10,988	11,120	11,257	11,398	11,545
Ag, S,F,F /1	4.2%	161	168	175	183	190	198
Mining	-11.0%	133	121	110	100	90	81
Construction	3.2%	1,251	1,291	1,332	1,375	1,419	1,464
Manufacturing	0.8%	507	511	515	520	524	528
T & U /2	2.6%	257	264	270	277	284	292
Wholesale Trade	4.1%	332	347	361	376	392	408
Retail Trade	-2.1%	1,531	1,506	1,480	1,453	1,426	1,397
FIRE /3	3.4%	1,163	1,203	1,243	1,285	1,328	1,373
Services	1.8%	4,115	4,190	4,268	4,346	4,426	4,507
Government	-1.7%	1,410	1,387	1,365	1,342	1,320	1,297
Farm	1.2%	107	108	110	111	112	114
<b>Total Employment</b>	1.3%	10,967	11,096	11,230	11,368	11,511	11,658
<b>Job growth/(losses)</b>		125	129	134	138	143	148
						<b>Average Annual Change</b>	
<b>Industry</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>		
<b>Wage &amp; Salary (By Place of Work)</b>	<b>11,696</b>	<b>11,852</b>	<b>12,013</b>	<b>12,179</b>	<b>12,351</b>		<b>149</b>
Ag, S,F,F /1	207	215	224	234	243		<b>8</b>
Mining	72	63	56	48	41		<b>-9</b>
Construction	1,511	1,559	1,609	1,661	1,714		<b>46</b>
Manufacturing	532	536	541	545	549		<b>4</b>
T & U /2	299	307	315	323	331		<b>7</b>
Wholesale Trade	425	442	459	477	496		<b>16</b>
Retail Trade	1,367	1,336	1,304	1,271	1,237		<b>-29</b>
FIRE /3	1,419	1,466	1,516	1,567	1,619		<b>46</b>
Services	4,590	4,675	4,761	4,849	4,938		<b>82</b>
Government	1,274	1,252	1,229	1,205	1,182		<b>-23</b>
Farm	115	116	118	119	121		<b>1</b>
<b>Total Employment</b>	<b>11,811</b>	<b>11,968</b>	<b>12,131</b>	<b>12,298</b>	<b>12,471</b>		<b>150</b>
<b>Job growth/(losses)</b>	<b>152</b>	<b>157</b>	<b>162</b>	<b>168</b>	<b>173</b>		

- 1\ Agricultural Services, Forestry, & Fisheries
- 2\ Transportation & Utilities
- 3\ Finance, Insurance, Real Estate

Source: THK Associates, Inc.

### **B. Population and Household Growth Trends in the Two-County Colorado Springs MSA**

Population and household growth drive the demand for real estate development, and the population and household growth in the two-county market area was strong during the 1980-2006 period. Moreover, growth picked up in the 1990s and the most significant gains were posted in recent years. Between 1980 and 2006, the population in the market area increased by 12,150 people annually from 317,458 to an estimated 633,424 in 2006. The number of households increased by 4,860 annually during the same period, jumping from 110,673 in 1980 to 237,004 in 2006. The compound annual growth rate for population in the market area over the last 26 years was 2.7% per year; households grew at a compound rate of 3.0%.

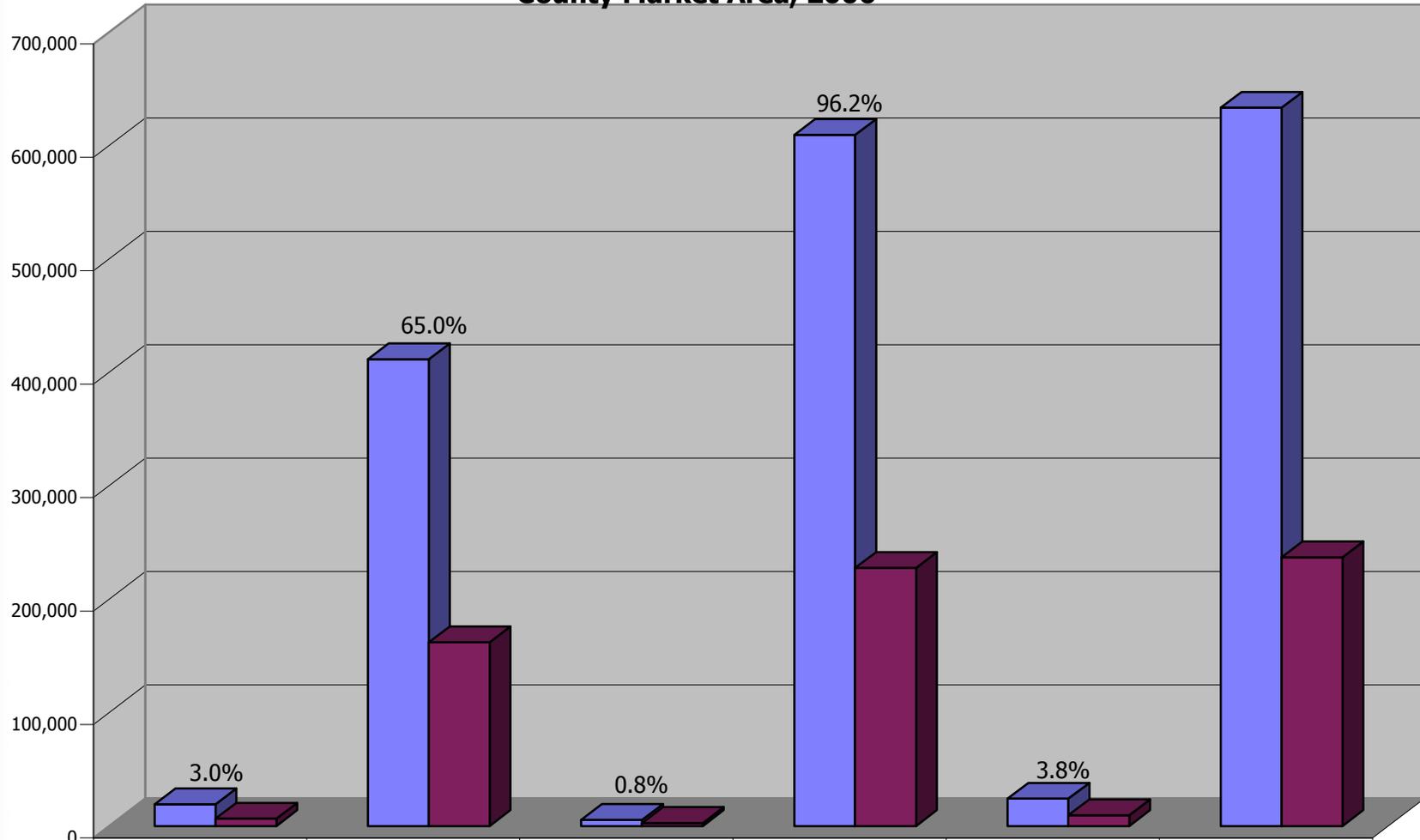
Table III-4 also isolates historical population and household trends for the cities of Fountain, Colorado Springs and Manitou Springs. Fountain has experienced explosive growth, averaging annual population and household gains of 410 and 150, respectively, during the 1980-2005 period; or a compound annual growth rate for population of 3.2% and a household compound growth rate of 3.7%. These annual gains in Fountain have increased to 640 people and 230 households from 2000 to 2006. Colorado Springs grew by 7,560 people annually over the last 26 years, roughly 64.7% of the two-county total. The annual household growth rate has been 2.7% or more than 3,100 units annually since 1980 in Colorado Springs. The City of Manitou Springs has been averaging a growth rate of 30 people and 20 households per year, on average, over the last 26 years, or a compound annual growth rate for population of 0.7% and a household compound growth rate of 0.8%. These annual gains in Manitou Springs have increased to 50 people and 30 households from 2000 to 2006.

**Table III-4: Estimates of Population and Households in the  
Two-County Colorado Springs MSA, 1980 - 2006**

Year	City of Fountain		City of Colorado Springs		City of Manitou Springs		El Paso County		Teller County		Two- County Market Area	
	Pop	HH	Pop	HH	Pop	HH	Pop	HH	Pop	HH	Pop	HH
1980	8,324	2,509	215,150	81,241	4,475	2,126	309,424	107,791	8,034	2,882	<b>317,458</b>	<b>110,673</b>
1990	9,984	3,272	281,140	110,862	4,535	2,160	397,014	146,965	12,468	4,720	<b>409,482</b>	<b>151,685</b>
2000	15,197	5,039	360,890	141,516	4,980	2,452	516,929	192,409	20,555	7,993	<b>537,484</b>	<b>200,402</b>
2006	19,051	6,393	411,668	162,074	5,305	2,626	609,360	227,567	24,064	9,437	<b>633,424</b>	<b>237,004</b>
(1980-2006):												
Numerical	410	150	7,560	3,110	30	20	11,540	4,610	620	250	<b>12,150</b>	<b>4,860</b>
Percent	3.2%	3.7%	2.5%	2.7%	0.7%	0.8%	2.6%	2.9%	4.3%	4.7%	<b>2.7%</b>	<b>3.0%</b>
Percent of Total	3.4%	3.1%	62.2%	64.0%	0.2%	0.4%	95.0%	94.9%	5.1%	5.1%	<b>100.0%</b>	<b>100.0%</b>
(1990-2006):												
Numerical	570	200	8,160	3,200	50	30	13,270	5,040	720	290	<b>14,000</b>	<b>5,330</b>
Percent	4.1%	4.3%	2.4%	2.4%	1.0%	1.2%	2.7%	2.8%	4.2%	4.4%	<b>2.8%</b>	<b>2.8%</b>
Percent of Total	4.1%	3.8%	58.3%	60.0%	0.4%	0.6%	94.8%	94.6%	5.1%	5.4%	<b>100.0%</b>	<b>100.0%</b>
(2000-2006):												
Numerical	640	230	8,460	3,430	50	30	15,410	5,860	580	240	<b>15,990</b>	<b>6,100</b>
Percent	3.8%	4.0%	2.2%	2.3%	1.1%	1.1%	2.8%	2.8%	2.7%	2.8%	<b>2.8%</b>	<b>2.84%</b>
Percent of Total	4.0%	3.8%	52.9%	56.2%	0.3%	0.5%	96.4%	96.1%	3.6%	3.9%	<b>100.0%</b>	<b>100.0%</b>

Source: US Dept of Commerce, Bureau of Census, and THK Associates, Inc.

### Population & Households in the Two-County Market Area, 2006



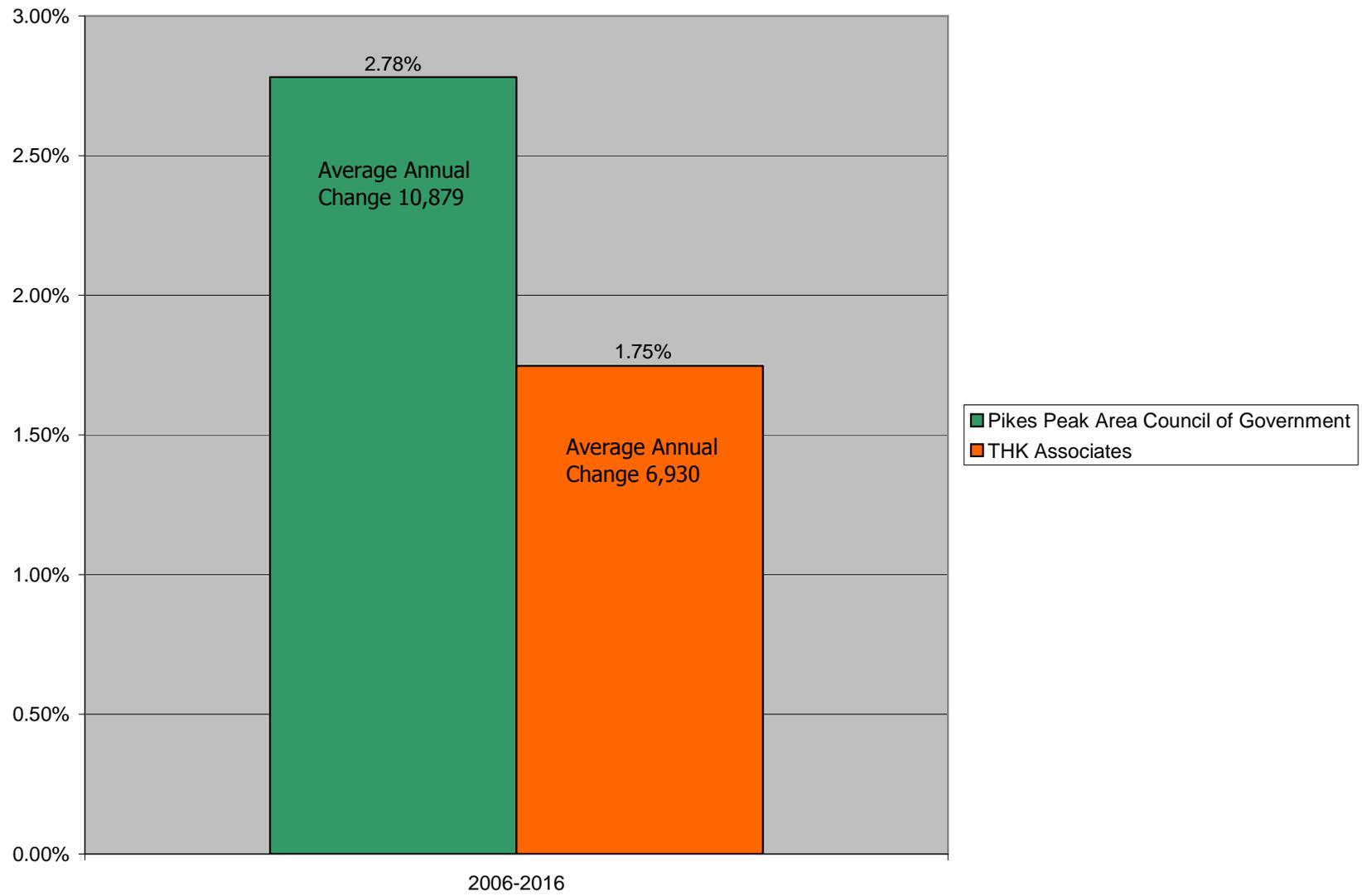
	Fountain	Colorado Springs	Manitou Springs	El Paso County	Teller County	Two-County
Population	19,051	411,668	5,305	609,360	24,064	633,424
Households	6,393	162,074	2,626	227,567	9,437	237,004

Table III-3C shows a comparison of THK Associates’ employment projections, based on census tracking numbers, to the Pikes Peak Area Council of Government employment projections. For the 2006-2016 period, the Pikes Peak Area Council of Government projects a more aggressive approach of 2.78% growth annually, including the thousands of new Fort Carson soldiers being sent over the next several years. THK Associates project an increase of 1.75% jobs annually over the next 11 years in the two-county market area.

**Table III-3: Projected Employment Comparisons for the Two-County Market Area**

	Employment Estimates	
	Pikes Peak Council Area of Government	THK Associates
2006	343,606	366,497
2010	394,416	392,291
2015	443,730	428,104
2020	487,077	--
<b>Annual Change</b>		
2006-2016		
Numerical	10,879	6,930
Percentage	2.78%	1.75%

Source: Pikes Peak Area Council of Government and THK Associates, Inc.



### C. Residential Construction Trends in the Two-County Colorado Springs Market Area

Residential housing construction by unit type for the two-county market area is displayed in Table III-5. As shown, single-family and duplex units dominate construction activity in the market area, typically accounting for 80%-90% of the permits issued. In fact, rental multi-family permits have decreased significantly in recent years, accounting for only 5% of permits issued since 2003, whereas since 1981, multi-family permits have accounted for nearly 22.8% of the total permits issued. In 2005, almost 7,000 residential building permits were issued in the market area; of those, 93.8% were for single-family and duplex units.

Table III-5A shows permit activity in Fountain since 1990. Increases in new housing have been dramatic in recent years, averaging 430 permits annually since 2001. Table III-5B shows permit activity in the City of Colorado Springs. Since 1996, permits have increased by almost 3,500 permits per year. In Manitou Springs, limited activity has taken place, as shown in Table III-5C. However, single-family construction has dominated in this area, averaging 92.3% per year of the total permits issued since 2003.

Table III-6 shows permit activity for Teller and El Paso Counties for the years 1980 – 2005. El Paso County represents over 95% of the total number of permits issued in this two-county market area per year over the last 26 years. The number of permits issued in El Paso County have been steadily increasing since 1980, with a small decline in the late 1980's.

Teller County has remained fairly consistent in the number of permits issued since 1980.

**Table III-5: Residential Building Permits Issued by Type  
in the Two-County Colorado Springs MSA, 1980 - 2006**

Year	Single Family Construction	Percent of Total	Multi Family Construction	Percent of Total	Total Construction	Percent of Total
1980	2,367	80.9%	559	19.1%	2,926	100.0%
1981	2,531	83.0%	517	17.0%	3,048	100.0%
1982	3,137	73.0%	1,158	27.0%	4,295	100.0%
1983	4,352	39.5%	6,670	60.5%	11,022	100.0%
1984	4,585	47.7%	5,024	52.3%	9,609	100.0%
1985	4,586	67.1%	2,249	32.9%	6,835	100.0%
1986	5,662	84.9%	1,010	15.1%	6,672	100.0%
1987	2,372	81.4%	543	18.6%	2,915	100.0%
1988	1,543	93.5%	107	6.5%	1,650	100.0%
1989	941	98.5%	14	1.5%	955	100.0%
1990	817	73.1%	300	26.9%	1,117	100.0%
1991	1,257	96.1%	51	3.9%	1,308	100.0%
1992	3,052	100.0%	0	0.0%	3,052	100.0%
1993	3,826	97.7%	89	2.3%	3,915	100.0%
1994	3,947	96.5%	145	3.5%	4,092	100.0%
1995	3,702	74.2%	1,286	25.8%	4,988	100.0%
1996	4,443	76.3%	1,381	23.7%	5,824	100.0%
1997	4,190	81.2%	972	18.8%	5,162	100.0%
1998	4,567	86.9%	687	13.1%	5,254	100.0%
1999	4,685	80.3%	1,148	19.7%	5,833	100.0%
2000	5,462	82.4%	1,170	17.6%	6,632	100.0%
2001	5,467	74.7%	1,856	25.3%	7,323	100.0%
2002	5,262	74.5%	1,800	25.5%	7,062	100.0%
2003	5,280	96.9%	169	3.1%	5,449	100.0%
2004	6,456	95.4%	310	4.6%	6,766	100.0%
2005	6,550	93.8%	434	6.2%	6,984	100.0%
2006 *	1,402	94.1%	88	5.9%	1,490	100.0%
25 Year Average 1981-2005	3,947	77.2%	1,164	22.8%	5,110	100.0%
10 Year Average 1996-2005	5,236	84.1%	993	15.9%	6,229	100.0%
5 Year Average 2001-2005	5,803	86.4%	914	13.6%	6,717	100.0%
3 Year Average 2003-2005	6,095	95.2%	304	4.8%	6,400	100.0%

\* 2006 permits through March

Source: THK Associates, Inc.

**Table III-5A: Residential Building Permits Issued by Type and Tenure  
in the City of Fountain, 1990 - 2006**

Year	<b>Single Family</b> Construction	Percent of Total	<b>Multi Family</b> Construction	Percent of Total	<b>Total</b> Construction	Percent of Total
1990	3	100.0%	0	0.0%	3	100.0%
1991	2	100.0%	0	0.0%	2	100.0%
1992	16	100.0%	0	0.0%	16	100.0%
1993	95	100.0%	0	0.0%	95	100.0%
1994	56	87.5%	8	12.5%	64	100.0%
1995	75	100.0%	0	0.0%	75	100.0%
1996	176	100.0%	0	0.0%	176	100.0%
1997	155	100.0%	0	0.0%	155	100.0%
1998	198	84.6%	36	15.4%	234	100.0%
1999	269	100.0%	0	0.0%	269	100.0%
2000	278	97.2%	8	2.8%	286	100.0%
2001	330	100.0%	0	0.0%	330	100.0%
2002	284	97.3%	8	2.7%	292	100.0%
2003	334	74.4%	115	25.6%	449	100.0%
2004	400	90.5%	42	9.5%	442	100.0%
2005	575	90.6%	60	9.4%	635	100.0%
2006 *	119	60.4%	78	39.6%	197	100.0%
Year Average 1990-2005	203	92.1%	17	7.9%	220	100.0%
Year Average 1996-2005	300	91.8%	27	8.2%	327	100.0%
Year Average 2001-2005	385	89.5%	45	10.5%	430	100.0%
Year Average 2003-2005	436	85.8%	72	14.2%	509	100.0%

\*2006 permits through April

\*\*2005 figures estimated based on available data

Source: City of Fountain and THK Associates, Inc.

**Table III-5B: Residential Building Permits Issued by Type and Tenure  
in the City of Colorado Springs, 1990 - 2006**

Year	Single Family Construction	Percent of Total	Multi Family Construction	Percent of Total	Total Construction	Percent of Total
1990	477	72.5%	181	27.5%	658	100.0%
1991	728	96.2%	29	3.8%	757	100.0%
1992	1,703	100.0%	0	0.0%	1,703	100.0%
1993	2,419	97.8%	56	2.2%	2,475	100.0%
1994	2,596	95.9%	112	4.1%	2,708	100.0%
1995	2,442	74.1%	855	25.9%	3,297	100.0%
1996	2,695	74.9%	903	25.1%	3,598	100.0%
1997	2,581	80.5%	627	19.5%	3,208	100.0%
1998	2,942	87.4%	424	12.6%	3,366	100.0%
1999	2,925	80.0%	731	20.0%	3,656	100.0%
2000	3,007	80.6%	722	19.4%	3,729	100.0%
2001	3,137	73.6%	1,126	26.4%	4,263	100.0%
2002	2,891	72.7%	1,084	27.3%	3,975	100.0%
2003	2,703	96.2%	108	3.8%	2,811	100.0%
2004	2,800	94.5%	162	5.5%	2,962	100.0%
2005	2,818	92.4%	231	7.6%	3,049	100.0%
2006 *	982	94.2%	60	5.8%	1,042	100.0%
16 Year Average 1990-2005	2,344	81.1%	459	15.9%	2,888	100.0%
10 Year Average 1996-2005	2,850	82.3%	612	17.7%	3,462	100.0%
5 Year Average 2001-2005	2,870	84.1%	542	15.9%	3,412	100.0%
3 Year Average 2003-2005	2,774	94.3%	167	5.7%	2,941	100.0%

\* 2006 Permits through April

\*\* 2004 data is an estimate based on available data due to a computer crash

Source: Regional Building Department and THK Associates, Inc.

**Table III-5C: Residential Building Permits Issued by Type and Tenure  
in the City of Manitou Springs, 1990 - 2006**

Year	Single Family Construction	Percent of Total	Multi Family Construction	Percent of Total	Total Construction	Percent of Total
1990	4	100.0%	0	0.0%	4	100.0%
1991	4	100.0%	0	0.0%	4	100.0%
1992	5	100.0%	0	0.0%	5	100.0%
1993	9	100.0%	0	0.0%	9	100.0%
1994	15	100.0%	0	0.0%	15	100.0%
1995	10	71.4%	4	28.6%	14	100.0%
1996	18	100.0%	0	0.0%	18	100.0%
1997	13	100.0%	0	0.0%	13	100.0%
1998	10	62.5%	6	37.5%	16	100.0%
1999	18	100.0%	0	0.0%	18	100.0%
2000	14	100.0%	0	0.0%	14	100.0%
2001	11	47.8%	12	52.2%	23	100.0%
2002	18	56.3%	14	43.8%	32	100.0%
2003	8	72.7%	3	27.3%	11	100.0%
2004	15	100.0%	0	0.0%	15	100.0%
2005	13	100.0%	0	0.0%	13	100.0%
2006 *	8	42.1%	11	57.9%	19	100.0%
16 Year Average 1990-2005	11	79.4%	3	20.6%	14	100.0%
10 Year Average 1996-2005	14	79.8%	4	20.2%	17	100.0%
5 Year Average 2001-2005	13	69.1%	6	30.9%	19	100.0%
3 Year Average 2003-2005	12	92.3%	1	7.7%	13	100.0%

\* 2006 permits through April

Source: Regional Building Department and THK Associates, Inc.

**Table III-6: Residential Building Permits Issued in the Two-County Colorado Springs MSA, 1980 - 2006**

**Single Family**

Year	El Paso County		Teller County		Two-County Market Area	
	Permits	% of County	Permits	% of County	Permits	% of County
1980	2,170	91.7%	197	8.3%	<b>2,367</b>	<b>100.0%</b>
1981	2,323	91.8%	208	8.2%	<b>2,531</b>	<b>100.0%</b>
1982	2,955	94.2%	182	5.8%	<b>3,137</b>	<b>100.0%</b>
1983	4,090	94.0%	262	6.0%	<b>4,352</b>	<b>100.0%</b>
1984	4,336	94.6%	249	5.4%	<b>4,585</b>	<b>100.0%</b>
1985	4,371	95.3%	215	4.7%	<b>4,586</b>	<b>100.0%</b>
1986	5,423	95.8%	239	4.2%	<b>5,662</b>	<b>100.0%</b>
1987	2,202	92.8%	170	7.2%	<b>2,372</b>	<b>100.0%</b>
1988	1,461	94.7%	82	5.3%	<b>1,543</b>	<b>100.0%</b>
1989	863	91.7%	78	8.3%	<b>941</b>	<b>100.0%</b>
1990	749	91.7%	68	8.3%	<b>817</b>	<b>100.0%</b>
1991	1,182	94.0%	75	6.0%	<b>1,257</b>	<b>100.0%</b>
1992	2,857	93.6%	195	6.4%	<b>3,052</b>	<b>100.0%</b>
1993	3,638	95.1%	188	4.9%	<b>3,826</b>	<b>100.0%</b>
1994	3,697	93.7%	250	6.3%	<b>3,947</b>	<b>100.0%</b>
1995	3,447	93.1%	255	6.9%	<b>3,702</b>	<b>100.0%</b>
1996	4,067	91.5%	376	8.5%	<b>4,443</b>	<b>100.0%</b>
1997	3,823	91.2%	367	8.8%	<b>4,190</b>	<b>100.0%</b>
1998	4,266	93.4%	301	6.6%	<b>4,567</b>	<b>100.0%</b>
1999	4,382	93.5%	303	6.5%	<b>4,685</b>	<b>100.0%</b>
2000	5,098	93.3%	364	6.7%	<b>5,462</b>	<b>100.0%</b>
2001	5,260	96.2%	207	3.8%	<b>5,467</b>	<b>100.0%</b>
2002	5,031	95.6%	231	4.4%	<b>5,262</b>	<b>100.0%</b>
2003	5,069	96.0%	211	4.0%	<b>5,280</b>	<b>100.0%</b>
2004	6,179	95.7%	277	4.3%	<b>6,456</b>	<b>100.0%</b>
2005	6,348	96.9%	202	3.1%	<b>6,550</b>	<b>100.0%</b>
2006 *	1,368	97.6%	34	2.4%	<b>1,402</b>	<b>100.0%</b>
25 Year Average 1981-2005	3,725	94.4%	222	5.6%	<b>3,947</b>	<b>100.0%</b>
10 Year Average 1996-2005	4,952	94.6%	284	5.4%	<b>5,236</b>	<b>100.0%</b>
5 Year Average 2001-2005	5,577	96.1%	226	3.9%	<b>5,803</b>	<b>100.0%</b>
3 Year Average 2003-2005	5,865	96.2%	230	3.8%	<b>6,095</b>	<b>100.0%</b>

## Multi-Family

Year	El Paso County		Teller County		Two-County Market Area	
	Permits	% of County	Permits	% of County	Permits	% of County
1980	535	95.7%	24	4.3%	<b>559</b>	<b>100.0%</b>
1981	473	91.5%	44	8.5%	<b>517</b>	<b>100.0%</b>
1982	1,129	97.5%	29	2.5%	<b>1,158</b>	<b>100.0%</b>
1983	6,586	98.7%	84	1.3%	<b>6,670</b>	<b>100.0%</b>
1984	4,968	98.9%	56	1.1%	<b>5,024</b>	<b>100.0%</b>
1985	2,191	97.4%	58	2.6%	<b>2,249</b>	<b>100.0%</b>
1986	1,006	99.6%	4	0.4%	<b>1,010</b>	<b>100.0%</b>
1987	543	100.0%	0	0.0%	<b>543</b>	<b>100.0%</b>
1988	107	100.0%	0	0.0%	<b>107</b>	<b>100.0%</b>
1989	14	100.0%	0	0.0%	<b>14</b>	<b>100.0%</b>
1990	300	100.0%	0	0.0%	<b>300</b>	<b>100.0%</b>
1991	51	100.0%	0	0.0%	<b>51</b>	<b>100.0%</b>
1992	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
1993	77	86.5%	12	13.5%	<b>89</b>	<b>100.0%</b>
1994	145	100.0%	0	0.0%	<b>145</b>	<b>100.0%</b>
1995	1,278	99.4%	8	0.6%	<b>1,286</b>	<b>100.0%</b>
1996	1,225	88.7%	156	11.3%	<b>1,381</b>	<b>100.0%</b>
1997	972	100.0%	0	0.0%	<b>972</b>	<b>100.0%</b>
1998	687	100.0%	0	0.0%	<b>687</b>	<b>100.0%</b>
1999	1,148	100.0%	0	0.0%	<b>1,148</b>	<b>100.0%</b>
2000	1,166	99.7%	4	0.3%	<b>1,170</b>	<b>100.0%</b>
2001	1,856	100.0%	0	0.0%	<b>1,856</b>	<b>100.0%</b>
2002	1,796	99.8%	4	0.2%	<b>1,800</b>	<b>100.0%</b>
2003	169	100.0%	0	0.0%	<b>169</b>	<b>100.0%</b>
2004	306	98.7%	4	1.3%	<b>310</b>	<b>100.0%</b>
2005	434	100.0%	0	0.0%	<b>434</b>	<b>100.0%</b>
2006 *	88	100.0%	0	0.0%	<b>88</b>	<b>100.0%</b>
25 Year Average 1981-2005	1,145	98.4%	19	1.6%	<b>1,164</b>	<b>100.0%</b>
10 Year Average 1996-2005	976	98.3%	17	1.7%	<b>993</b>	<b>100.0%</b>
5 Year Average 2001-2005	912	99.8%	2	0.2%	<b>914</b>	<b>100.0%</b>
3 Year Average 2003-2005	303	99.6%	1	0.4%	<b>304</b>	<b>100.0%</b>

**Total**

Year	El Paso County		Teller County		Two-County Market Area	
	Permits	% of County	Permits	% of County	Permits	% of County
1980	2,705	92.4%	221	7.6%	<b>2,926</b>	<b>100.0%</b>
1981	2,796	91.7%	252	8.3%	<b>3,048</b>	<b>100.0%</b>
1982	4,084	95.1%	211	4.9%	<b>4,295</b>	<b>100.0%</b>
1983	10,676	96.9%	346	3.1%	<b>11,022</b>	<b>100.0%</b>
1984	9,304	96.8%	305	3.2%	<b>9,609</b>	<b>100.0%</b>
1985	6,562	96.0%	273	4.0%	<b>6,835</b>	<b>100.0%</b>
1986	6,429	96.4%	243	3.6%	<b>6,672</b>	<b>100.0%</b>
1987	2,745	94.2%	170	5.8%	<b>2,915</b>	<b>100.0%</b>
1988	1,568	95.0%	82	5.0%	<b>1,650</b>	<b>100.0%</b>
1989	877	91.8%	78	8.2%	<b>955</b>	<b>100.0%</b>
1990	1,049	93.9%	68	6.1%	<b>1,117</b>	<b>100.0%</b>
1991	1,233	94.3%	75	5.7%	<b>1,308</b>	<b>100.0%</b>
1992	2,857	93.6%	195	6.4%	<b>3,052</b>	<b>100.0%</b>
1993	3,715	94.9%	200	5.1%	<b>3,915</b>	<b>100.0%</b>
1994	3,842	93.9%	250	6.1%	<b>4,092</b>	<b>100.0%</b>
1995	4,725	94.7%	263	5.3%	<b>4,988</b>	<b>100.0%</b>
1996	5,292	90.9%	532	9.1%	<b>5,824</b>	<b>100.0%</b>
1997	4,795	92.9%	367	7.1%	<b>5,162</b>	<b>100.0%</b>
1998	4,953	94.3%	301	5.7%	<b>5,254</b>	<b>100.0%</b>
1999	5,530	94.8%	303	5.2%	<b>5,833</b>	<b>100.0%</b>
2000	6,264	94.5%	368	5.5%	<b>6,632</b>	<b>100.0%</b>
2001	7,116	97.2%	207	2.8%	<b>7,323</b>	<b>100.0%</b>
2002	6,827	96.7%	235	3.3%	<b>7,062</b>	<b>100.0%</b>
2003	5,238	96.1%	211	3.9%	<b>5,449</b>	<b>100.0%</b>
2004	6,485	95.8%	281	4.2%	<b>6,766</b>	<b>100.0%</b>
2005	6,782	97.1%	202	2.9%	<b>6,984</b>	<b>100.0%</b>
2006 *	1,456	97.7%	34	2.3%	<b>1,490</b>	<b>100.0%</b>
25 Year Average 1981-2005	4,870	95.3%	241	4.7%	<b>5,110</b>	<b>100.0%</b>
10 Year Average 1996-2005	5,928	95.2%	301	4.8%	<b>6,229</b>	<b>100.0%</b>
5 Year Average 2001-2005	6,490	96.6%	227	3.4%	<b>6,717</b>	<b>100.0%</b>
3 Year Average 2003-2005	6,168	96.4%	231	3.6%	<b>6,400</b>	<b>100.0%</b>

\* 2006 Permits through March

Source: U.S. Department of Commerce, C-40 Reports and THK Associates, Inc.

**D. Population and Household Projections for the Two-County Colorado Springs Market Area**

Population, household, and employment data for the two-county market area are compared in Table III-7. In 1980, the population of the market area was 317,458 and resident employment was 170,599 for an employment participation rate of .537, meaning that 53.7% of the population was employed. By 1990, the market area's resident employment had increased to 236,989 with a population of 409,482 for an employment participation rate of .579. In Table III-6, the population growth of the two-county market area is projected based on the anticipated employment growth. With a projected 2016 resident employment of 435,790, the estimated 2016 population for the market area will be 783,200 with a projected employment participation rate of .556. The market area's population is projected to grow by 14,980 persons per year through 2016.

Table III-7 also shows the projected trends in new household formations for the two-county market area. The population per household in the market area declined from 2.73 in 1980 to 2.61 in 2006.

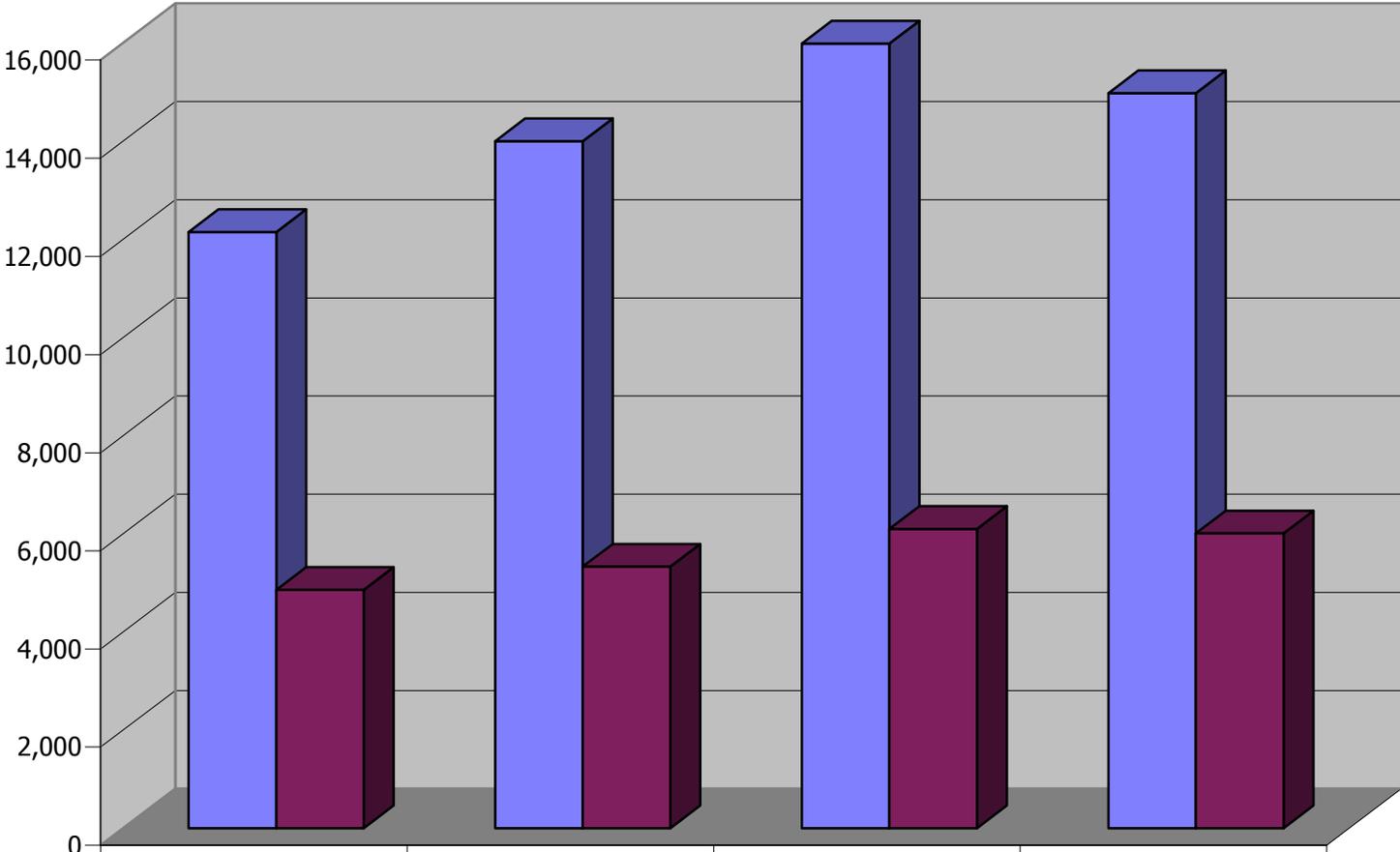
During the next decade, household size should continue to decline but at a slower rate. New household formations in the market area are projected to grow by an average of 6,010 annually during the next decade, with the average household size declining to 2.58. Population in group quarters, e.g., institutions, dormitories, etc., is expected to increase modestly during the decade to approximately 16,017.

**Table III-7: Projected Population and Households in the Two-County Colorado Springs MSA, 2006 - 2016**

Year	Total Employment	Employment Participation Ratio	January 1, Population	Annual Population Change	Population in Group Quarters	Population In Households	Population Per Household	Households	Annual Household Change
1980	170,599	0.5374	317,458	--	15,350	302,108	2.7297	110,673	--
1990	236,989	0.5788	409,482	9,200	15,618	393,864	2.5966	151,685	4,100
2000	348,425	0.6483	537,484	12,800	15,516	521,968	2.6046	200,402	4,870
2006	366,497	0.5786	633,424	15,990	15,700	617,724	2.6064	237,004	6,100
2007	372,720	0.5763	646,700	13,276	15,731	630,969	2.6040	242,310	5,306
2008	379,100	0.5741	660,350	13,650	15,763	644,587	2.6015	247,770	5,460
2009	385,620	0.5719	674,330	13,980	15,794	658,536	2.5991	253,370	5,600
2010	392,290	0.5696	688,680	14,350	15,826	672,854	2.5967	259,120	5,750
2011	399,120	0.5674	703,420	14,740	15,858	687,562	2.5943	265,030	5,910
2012	406,120	0.5652	718,560	15,140	15,889	702,671	2.5919	271,100	6,070
2013	413,270	0.5630	734,070	15,510	15,921	718,149	2.5895	277,330	6,230
2014	420,600	0.5608	750,020	15,950	15,953	734,067	2.5871	283,750	6,420
2015	428,100	0.5586	766,380	16,360	15,985	750,395	2.5847	290,330	6,580
2016	435,790	0.5564	783,200	16,820	16,017	767,183	2.5822	297,100	6,770
<b>Average Annual Change (2006-2016)</b>									
<b>Numerical:</b>	<b>6,930</b>		<b>14,980</b>		<b>30</b>	<b>14,950</b>		<b>6,010</b>	
<b>Percent:</b>	<b>1.7%</b>		<b>2.1%</b>		<b>0.2%</b>	<b>2.2%</b>		<b>2.3%</b>	

Source: Dept of Commerce, Bureau of the Census and THK Associates, Inc.

### Population & Household Growth in the Two-County Colorado Springs Market Area



	1980-2006	1990-2006	2000-2006	2006-2016*
■ Average Annual Population Growth	12,150	14,000	15,990	14,980
■ Average Annual Household Growth	4,860	5,330	6,100	6,010

\* Projected

## E. Tourism and Visitation Trends in the Two-County Colorado Springs Market Area

According to Experience Colorado Springs at Pikes Peak, tourism is Colorado Springs' third largest industry, employing over 17,000 people and contributing over \$1 billion into the local economy. Based on an estimated 6 million annual visitors, this equates to over \$165 in expenditures per visitor. These visitors are an important base for retail sales, lodging occupancy and other sectors of the service economy. In turn, these revenues provide spinoff demands for housing, employment and other economic activities.

There are nearly 13,600 lodging units in Colorado Springs, with total occupancy at 59.6% in 2005, according to the Rocky Mountain Lodging Report. This amounts to over 3 million room nights sold in 2005, at an average daily rate of \$78, equaling \$235 million in room revenues. The Colorado Springs Airport reported just over 1 million enplaned passengers in 2005, a figure that has held steady in recent years.

These visitors are coming to see the plethora of major attractions the region has to offer, centered around spectacular Pikes Peak towering over the city. The list of main attractions and their estimated visitor totals is as follows:

Garden of the Gods Park	1,700,000
Garden of the Gods Visitor and Nature Center	700,000
US Air Force Academy Visitor Center	490,000
Cheyenne Mountain Zoo	400,000
Focus on the Family	258,000
Pikes Peak – America's Mountain	241,000
Pikes Peak Cog Railway	223,000
Seven Falls	183,000
Flying W Ranch	150,000
Olympic Training Center	100,000
Pioneers Museum	49,000

Many of these attractions and facilities are centered around and accessed by the U.S. 24 corridor. The road to the summit of Pikes Peak, the Pikes Peak Cog Railway, Seven Falls, Cave of the Winds, Cliff Dwellings Museum, Garden of the Gods Trading Post and Miramont Castle are all serviced by Highway 24. The highway also serves Woodland Park, and the historic mining, and now gambling, town of Cripple Creek. Old Colorado City and Manitou Springs, the main community along the subject stretch of highway, are tourist attractions in themselves, with numerous restaurants, antiques, art galleries, bed and breakfasts and mineral springs.

The defined trade area for the US 24 corridor contains 1,674 lodging units in 51 separate facilities, or approximately 12% of Colorado Springs region total. There is a projected need for close to 200 more units over the next decade, assuming occupancies remain stable at close to 60%. Several Recreational Vehicle parks serve tourists near the highway.

## **F. The Residential Market in the Two-County Colorado Springs Market Area**

This section of the study uses the statistics, estimates and projections from the economic base and demographic analyses as a basis for projecting residential demand for the two-county market area.

### *1. Projected Demand in the Two- County Market Area*

Based on the historical performance of the two-county market areas' housing markets and on the projected growth in new household formations shown earlier in this report, the demand for new residential construction can be segmented by tenure and type of unit. This will allow the market potentials for specific types of residential construction to be examined. The key components of residential demand during the next decade will include new housing units to meet the demands of new population growth and household formations, construction to meet the demands of the existing households in the area looking to upgrade or downgrade into new ownership or rental units, and construction to replace units lost through demolition and conversion. Table III-8 summarizes the net change in housing unit demand expected during the next decade in the two-county market area.

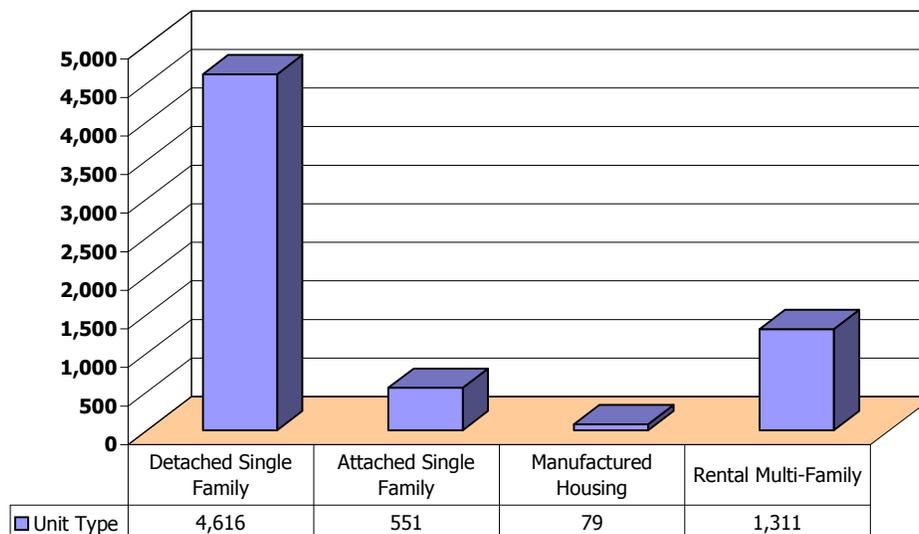
THK estimates that new household formations will average 6,010 per year during the 2006-2016 projection period. This will produce a demand for the construction of 6,556 dwelling units annually when adjusted for vacancies and demolitions. Single-family detached construction of 4,616 units annually during the next decade will account for approximately 70% of total construction in the market area. Townhome and condominium construction will average 551 units annually, or 8% of the total construction; rental apartment construction will average 1,311 units annually, or 20% of total construction; and manufactured home construction will average 79 units annually, or 1.2% of total construction.

**Table III-8: Projected Two-County Market Area  
Residential Demand by Unit Type, 2006-2016**

Year	Households	Annual Change	Annual Housing Unit Demand	Ownership Units				Rental Multi-family
				Total Ownership	Detached Single Family	Attached Single Family	Manufactured Housing	
2006	237,004	5,306	5,704	4,563	4,016	479	68	1,141
2007	242,310	5,460	5,870	4,696	4,132	493	70	1,174
2008	247,770	5,600	6,020	4,816	4,238	506	72	1,204
2009	253,370	5,750	6,181	4,945	4,352	519	74	1,236
2010	259,120	5,910	6,353	5,083	4,473	534	76	1,271
2011	265,030	6,070	6,525	5,220	4,594	548	78	1,305
2012	271,100	6,230	6,697	5,358	4,715	563	80	1,339
2013	277,330	6,420	6,902	5,521	4,859	580	83	1,380
2014	283,750	6,580	7,074	5,659	4,980	594	85	1,415
2015	290,330	6,770	7,278	5,822	5,124	611	87	1,456
2016	297,100	6,990	7,514	6,011	5,290	631	90	1,503
Average Annual Demand (2006-2016)		6,010	6,556	5,245	4,616	551	79	1,311

Source: THK Associates, Inc.

**Average Annual Demand by Unit Type**



**G. The Retail Commercial Market in the Two-County Market Area**

The retail commercial development potentials for the two-county market area are a product of the supply and demand forces affecting greater Colorado Springs and its trade area. The commercial and retail competition in this trade area represent the supply side of the market, and the size, market acceptance, and proximity of the competition will influence the capture rate any commercial development can expect to achieve. The demand for commercial space in greater Colorado Springs depends on population growth, income characteristics, household expenditure patterns, and visitation trends within the region's primary trade area.

Table III-9 illustrates recent market characteristics in greater Colorado Springs for the first quarter of 2006. Overall, the area has almost 15.5 million square feet of rentable retail commercial space. The west and southwest submarkets, near Highway 24 have 2,154,350 square feet. The vacancy rate in these two areas is 9.7%, with the southwest submarket having the lowest vacancy of all submarkets. In these two submarkets, over 21,000 square feet has been leased in 2006, almost 13% of the region's total.

**TABLE III-9: Greater Colorado Springs Retail Market Characteristics, 2006**

Submarket	First Quarter, 2006					1st Quarter 2006		Total 2005	
	Total Rentable Square Feet	Percent of Total	Vacant Square Feet	Percent of Total	Vacancy Rate	Leasing Activity	Absorption	Leasing Activity	Absorption
CBD	157,969	1.0%	32,960	2.6%	20.9%	3,094	-10,858	7,180	-1,287
CBD Fringe	339,521	2.2%	20,279	1.6%	6.0%	0	0	41,002	26,777
Northwest	790,752	5.1%	82,850	6.6%	10.5%	8,035	8,035	40,114	6,807
Northeast	3,342,651	21.6%	92,724	7.4%	2.8%	38,423	32,738	102,145	22,437
East	2,993,808	19.3%	259,415	20.7%	8.7%	38,061	11,313	124,395	19,782
Southeast	1,844,070	11.9%	370,869	29.6%	20.1%	18,070	333	91,782	57,008
<b>Southwest</b>	<b>1,801,638</b>	<b>11.6%</b>	<b>46,137</b>	<b>3.7%</b>	<b>2.6%</b>	<b>17,392</b>	<b>13,026</b>	<b>27,111</b>	<b>-9,012</b>
<b>West</b>	<b>352,712</b>	<b>2.3%</b>	<b>25,205</b>	<b>2.0%</b>	<b>7.1%</b>	<b>3,949</b>	<b>-9,095</b>	<b>3,528</b>	<b>-4,415</b>
North Central	3,574,141	23.1%	304,049	24.3%	8.5%	37,815	14,558	58,775	-85,821
Monument	129,540	0.8%	7,500	0.6%	5.8%	2,000	2,000	11,400	10,600
Falcon	162,740	1.1%	9,399	0.8%	5.8%	1,200	1,200	5,251	2,601
<b>Total</b>	<b>15,489,542</b>	<b>100.0%</b>	<b>1,251,387</b>	<b>100.0%</b>	<b>8.1%</b>	<b>168,039</b>	<b>63,250</b>	<b>512,683</b>	<b>45,477</b>

Source: Sierra Commercial Real Estate, Inc. and THK Associates, Inc.

## H. The Office Market in the Two-County Market Area

### 1. Office Market Trends

As the local greater Colorado Springs market evolves and the regional market continues to expand, additional demand will be generated for office space.

Table III-10 shows market characteristics of the greater Colorado Springs market area for the first quarter of 2006. The U.S. Highway 24 sites reside in the southwest submarket. The greater Colorado Springs area presently has 25.6 million square feet of office space and currently, there are 1,790,365 square feet of office space, 7% of the total in the southwest market. Absorption is down in the first quarter of 2006 at 52,915 square feet in the region, but only 3,284 in the southwest submarket, compared to the average of 2005 per quarter of 9,936.

**Table III-10: Greater Colorado Springs Office Market Characteristics, 2006**

Submarket	First Quarter, 2006					1st Quarter 2006		Total 2005	
	Total Rentable Square Feet	Percent of Total	Vacant Square Feet	Percent of Total	Vacancy Rate	Leasing Activity	Absorption	Leasing Activity	Absorption
CBD	3,345,202	13.1%	266,797	8.7%	8.0%	32,717	-81	92,787	-10,172
CBD Fringe	2,712,409	10.6%	215,813	7.0%	8.0%	44,774	16,552	73,864	-45,922
North I-25	10,272,728	40.1%	1,440,155	47.0%	14.0%	148,334	8,766	606,522	219,100
Northeast	3,855,011	15.1%	462,619	15.1%	12.0%	53,354	31,831	205,526	-233
Southeast	3,635,018	14.2%	521,334	17.0%	14.3%	41,361	-7,437	234,097	36,032
<b>Southwest</b>	<b>1,790,365</b>	<b>7.0%</b>	<b>156,880</b>	<b>5.1%</b>	<b>8.8%</b>	<b>4,359</b>	<b>3,284</b>	<b>94,843</b>	<b>39,743</b>
Total	25,610,733	100.0%	3,063,598	100.0%	12.0%	324,899	52,915	1,307,639	238,548

Source: Sierra Commercial Real Estate, Inc. and THK Associates, Inc.

Table III-11 demonstrates characteristics of a representative sample of office buildings in the two-county Colorado Springs market area. As shown, 909 office buildings were sampled and this represented total office square footage of 24,752,116 square feet, for an average building size of 27,230 square feet. The median office building size, however, is approximately 10,000 square feet and only 14% of the buildings are greater than 50,000 square feet. A total of 18% of the office space was built prior to 1970 and in the 1970's construction averaged 408,310 square feet per year, while during the 1980's construction averaged 722,700 square feet per year, with the 1990's averaging 311,600 square feet. Since 2000, office construction has averaged 713,900 square feet per year. Since 1970, office space construction has averaged 514,200 square feet per year.

**Table III-11: Characteristics of the Representative Office Buildings  
in the Two-County Colorado Springs Market Area**

**A. Office Buildings by Size**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
100,000 and Over	53	6%	9,192,973	37%	16%
50,000 - 99,999	71	8%	5,050,852	20%	19%
20,000 - 49,999	165	18%	5,169,652	21%	18%
10,000 - 19,999	194	21%	2,734,821	11%	17%
Less than 10,000	426	47%	2,603,818	11%	14%
<b>Total</b>	<b>909</b>	<b>100%</b>	<b>24,752,116</b>	<b>100%</b>	<b>17%</b>

**B. Office Buildings by Year of Construction**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Before 1970	163	18%	2,254,751	9%	13%
1970s	160	18%	4,083,116	16%	10%
1980s	261	29%	7,227,203	29%	15%
1990s	90	10%	3,115,961	13%	9%
2000s	116	13%	3,569,421	14%	17%
N/A	119	13%	4,501,664	18%	32%
<b>Total</b>	<b>909</b>	<b>100%</b>	<b>24,752,116</b>	<b>100%</b>	<b>17%</b>

**C. Office Buildings by Class**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Class A	114	13%	6,811,155	28%	31%
Class B	241	27%	6,912,545	28%	24%
Class C	113	12%	1,253,308	5%	30%
N/A	441	49%	9,775,108	39%	0%
<b>Total</b>	<b>909</b>	<b>100%</b>	<b>24,752,116</b>	<b>100%</b>	<b>17%</b>

Source: DMCAR, & THK Associates, Inc.

Table III-12 illustrates the estimated percentages of new employment that will be housed in office buildings for each major employment category. Some industries are more likely than others to house employees in office space rather than in industrial buildings, retail facilities, schools, or public buildings. Those industries projected to generate the bulk of the new jobs and their respective occupational breakdowns make it clear that employment growth in the two-county market area during the next decade will include a sizeable number of service oriented, white collar occupations.

In Table III-13 office employment percentages are applied to the projected change in employment by industry in the two-county market area in order to project the total growth in office employment over the next decade. As shown, it's estimated that total office employment will increase by an average of approximately 3,178 per year over the next decade in the two-county market area. FIRE (finance, insurance, real estate) employment will account for an average of approximately 1,414 new office employees annually, or 44% of the total growth in office employment; the service sector will add 1,234 jobs annually, and the retail trade sector will add approximately 171 office employees annually.

**TABLE III-12: Proportion of New Employment Housed in Office Space**

Industry	Proportion of New Employment Housed in Office Space
Mining	20%
Construction	10%
Manufacturing	15%
Transportation, Communcation, Public Utilities	30%
Wholesale Trade	15%
Retail Trade	22%
Finance, Insurance, Real Estate	85%
Services	56%
Government	20%

Source: Colorado Dept. of Labor and Employment and THK Associates, Inc.

**TABLE III-13: Projected Annual Change in Office Employment in the Two-County Colorado Springs MSA, 2006-2016**

Industry	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Annual Average Change
Mining	103	99	95	91	87	83	80	77	73	70	67	-4
Construction	2,792	2,882	2,974	3,069	3,167	3,268	3,373	3,481	3,592	3,707	3,826	103
Manufacturing	4,545	4,581	4,618	4,655	4,692	4,730	4,768	4,806	4,844	4,883	4,922	38
T & U*	5,658	5,802	5,951	6,103	6,260	6,420	6,584	6,753	6,926	7,103	7,285	163
Wholesale Trade	1,421	1,451	1,481	1,512	1,543	1,575	1,608	1,642	1,676	1,711	1,746	32
Retail Trade	12,613	12,775	12,938	13,104	13,272	13,442	13,614	13,788	13,964	14,143	14,324	171
FIRE**	36,111	37,324	38,578	39,874	41,214	42,599	44,030	45,509	47,039	48,619	50,253	1,414
Services	61,709	62,844	64,001	65,178	66,378	67,599	68,843	70,109	71,399	72,713	74,051	1,234
Government	12,820	12,846	12,872	12,897	12,923	12,949	12,975	13,001	13,027	13,053	13,079	26
Total Office Employment	137,772	140,604	143,507	146,483	149,535	152,665	155,874	159,165	162,540	166,002	169,553	3,178

\* Transportation & Utilities

\*\* Finance, Insurance, and Real Estate

Source: THK Associates, Inc.

Two important trends affecting the demand for office space are the increasing use of sophisticated electronic business machines and the adoption of open space floorplans that can be adapted rapidly as space needs change. New technology will enable firms to do more work with fewer employees. Routine filing and record keeping will be handled automatically, reducing the demand for unskilled office help. On the other hand, firms will need space for expansions to accommodate the growing use of electronic equipment. Consequently, while the actual space available for each office worker will decline, the average number of square feet per office employee will increase.

Recent research by the Urban Land Institute indicates the national average square footage per metropolitan office employee increased from 195 square feet to 210 square feet, primarily because of increased equipment needs. By multiplying the standard of 210 square feet per office employee with the annual growth in new office employment, the annual demand for new office space can be estimated. Given that growth in office employment will average 3,178 workers per year in the two-county area, there should be an average annual demand for approximately 722,260 square feet of office space from 2006 to 2016. Approximately 80% of this demand, 577,810 square feet per year, will be for speculative or multi-tenant office space, with the remaining 20% (an average of 144,450 square feet) going to single tenant owners/users.

**Table III-14: Projected Office Space Demand in  
the Two-County MSA, 2006-2016**

Year	Total Office Employment	Annual Change Office Employment	Projected Annual Occupied Office Space Demand	Projected Multi-tenant Office Space Demand
2006	137,772	2,762	635,297	508,237
2007	140,604	2,832	651,284	521,027
2008	143,507	2,903	667,713	534,170
2009	146,483	2,977	684,595	547,676
2010	149,535	3,052	701,946	561,557
2011	152,665	3,129	719,779	575,823
2012	155,874	3,209	738,108	590,486
2013	159,165	3,291	756,948	605,559
2014	162,540	3,375	776,316	621,052
2015	166,002	3,462	796,226	636,981
2016	169,553	3,551	816,695	653,356
Annual Average 2006-2016	154,593	3,178	722,260	577,810

Note: Square footage/office worker: 230

Multi-tenant demand distribution: 80%

Source: THK Associates, Inc.

## I. The Industrial/Flex/R&D Market in the Two-County Market Area

As of the first quarter of 2006, industrial vacancy rates for the greater Colorado Springs market area was around 11% of the total square footage of 29,165,402 square feet. The markets in which the U.S. Highway 24 Corridor exists are in the northwest and southwest submarkets that account for 30.9% of the total square footage. The southwest submarket has a very low vacancy at under 1%. Absorption rates were up in the first quarter of 2006 in the region compared to absorption in 2005 per quarter average.

**TABLE III-15: Colorado Springs Industrial Market Characteristics, 2006**

Submarket	First Quarter, 2006					1st Quarter 2006		Total 2005	
	Total Rentable	Percent of	Vacant	Percent of	Vacancy	Leasing		Leasing	
	Square Feet	Total	Square Feet	Total	Rate	Activity	Absorption	Activity	Absorption
CBD	6,723,131	23.1%	614,157	18.7%	9.1%	78,645	13,538	332,793	28,437
<b>Northwest</b>	<b>7,609,320</b>	<b>26.1%</b>	<b>763,810</b>	<b>23.3%</b>	<b>10.0%</b>	<b>51,135</b>	<b>-177</b>	<b>263,641</b>	<b>83,441</b>
Northeast	3,142,604	10.8%	384,658	11.7%	12.2%	54,402	40,557	120,860	-43,923
Southeast	10,286,143	35.3%	1,490,751	45.5%	14.5%	148,722	3,421	664,736	115,968
<b>Southwest</b>	<b>1,404,204</b>	<b>4.8%</b>	<b>24,588</b>	<b>0.8%</b>	<b>1.8%</b>	<b>8,864</b>	<b>-4,457</b>	<b>8,032</b>	<b>-11,568</b>
Total	29,165,402	100.0%	3,277,964	100.0%	11.2%	341,768	52,882	1,390,062	172,355

Source: Sierra Commercial Real Estate, Inc. and THK Associates, Inc.

Table III-16 demonstrates characteristics of a representative sample of industrial/flex buildings in the two-county Colorado Springs market area. As shown, 1,188 industrial/flex buildings were sampled, representing a total of 28,142,128 square feet for an average building size of 23,690 square feet, but the median size is approximately 15,000 square feet. In the 1980's, the Colorado Springs area averaged the construction of 937,140 square feet; in the 1990's, it averaged 483,720 square feet; and 406,550 square feet per year since 2000. On average, since 1970, Colorado Springs has constructed 681,600 square feet per year.

**Table III-16: Characteristics of the Representative Industrial Buildings  
in the Two-County Colorado Springs Market Area**

**A. Industrial Buildings by Size**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
100,000 and Over	42	4%	7,092,259	25%	12%
50,000 - 99,999	83	7%	5,666,111	20%	19%
20,000 - 49,999	238	20%	7,459,843	27%	15%
10,000 - 19,999	351	30%	4,779,529	17%	15%
Less than 10,000	474	40%	3,144,386	11%	6%
<b>Total</b>	<b>1,188</b>	<b>100%</b>	<b>28,142,128</b>	<b>100%</b>	<b>14%</b>

**B. Industrial Buildings by Year of Construction**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Before 1970	214	18%	3,603,014	13%	14%
1970s	251	21%	5,697,927	20%	13%
1980s	344	29%	9,371,441	33%	11%
1990s	159	13%	4,837,721	17%	4%
2000s	128	11%	2,032,747	7%	19%
N/A	92	8%	2,599,278	9%	42%
<b>Total</b>	<b>1,188</b>	<b>100%</b>	<b>28,142,128</b>	<b>100%</b>	<b>14%</b>

**C. Industrial Buildings by Specific Use**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Flex/R&D	146	12%	6,723,188	24%	21%
Light Manufacturing	148	12%	5,769,933	21%	15%
Warehouse - Distribution	814	69%	14,412,311	51%	8%
Other	49	4%	839,952	3%	29%
N/A	31	3%	396,744	1%	40%
<b>Total</b>	<b>1,188</b>	<b>100%</b>	<b>28,142,128</b>	<b>100%</b>	<b>14%</b>

Source: DMCAR, & THK Associates, Inc.

The preceding discussion describing the current characteristics of the industrial/flex market in the two-county market area provide the framework necessary to project local demands for industrial/flex space. Employment growth of the next decade will create the principal demands for additional industrial/flex land and building space of all types in the relevant market areas.

Some enterprises are more likely than others to house employees in industrial/flex space rather than in office buildings, retail establishments, schools or public buildings. The percentage of new employment that will be housed in industrial buildings for each major industrial group is given below in Table III-17.

**Table III-17: Proportion of New Employment Housed in Industrial Space**

Industry	Proportion of New Employment Housed in Industrial Space
Mining and Construction	13%
Manufacturing	85%
Transportation, Communication, Public Utilities	25%
Wholesale Trade	85%
Retail Trade	5%
Finance, Insurance, Real Estate	0%
Services	18%
Government	5%
Agriculture	10%

Source: Colorado Dept. of Labor and Employment and THK Associates, Inc.

In Table III-18, the industrial employment percentages from Table III-17 are applied to projected employment change per year by industry in the two-county market area to find the growth per year in the number of employees expected to be housed in industrial facilities in the coming decade. Industrial employment is projected to experience an average annual growth of 1,109 new industrial jobs from 2006 through 2016. Cyclical employment forces have not been illustrated in order to present an overall economic employment growth trend. The services sector is expected to account for 35.8% of the total growth, with 19.3% coming from the manufacturing sector.

**Table III-18: Projected Average Industrial Employment in the Two-County Colorado Springs MSA, 2006-2016**

Industry	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Annual Average Change
Mining and Construction	3,697	3,810	3,927	4,049	4,174	4,303	4,437	4,575	4,718	4,865	5,018	132
Manufacturing	25,756	25,962	26,169	26,379	26,590	26,803	27,017	27,233	27,451	27,671	27,892	214
T & U*	4,715	4,835	4,959	5,086	5,216	5,350	5,487	5,627	5,771	5,919	6,071	136
Wholesale Trade	8,054	8,221	8,392	8,567	8,745	8,927	9,112	9,302	9,495	9,693	9,894	184
Retail Trade	2,867	2,903	2,941	2,978	3,016	3,055	3,094	3,134	3,174	3,214	3,256	39
FIRE**	0	0	0	0	0	0	0	0	0	0	0	0
Services	19,835	20,200	20,572	20,950	21,336	21,728	22,128	22,535	22,950	23,372	23,802	397
Government	3,205	3,211	3,218	3,224	3,231	3,237	3,244	3,250	3,257	3,263	3,270	6
Farm	134	136	137	139	141	143	144	146	148	150	152	2
<b>Total Industrial Employment</b>	<b>68,261</b>	<b>69,279</b>	<b>70,315</b>	<b>71,372</b>	<b>72,448</b>	<b>73,545</b>	<b>74,663</b>	<b>75,802</b>	<b>76,963</b>	<b>78,147</b>	<b>79,353</b>	<b>1,109</b>

\* *Transportation & Utilities*

\*\* *Finance, Insurance, and Real Estate*

Source: THK Associates, Inc.

Differences between warehouse, manufacturing, light assembly and office space have become increasingly less distinct in recent years as firms move toward office/service center concepts. The relative space needs of firms in terms of quantity depend on their principal type of activity. The following shows the estimated per employee space needs of various types of industrial operations.

**Table III-19 Space Requirements for Industrial Employment**

Activity	Square Feet of Building Space per Employee
Management & Administration	250-300
Sales & Marketing	250-300
Data Processing	450-500
R & D Assembly	500-600
Warehousing, Distribution, Manufacturing	1,000-1,500
Overall Colorado Springs Average	550

Source: THK Associates, Inc.

The two-county industrial market is generally split between the management and marketing segments, and the larger warehouse, distribution, and manufacturing uses which generally require more square feet of building space per employee. The majority of future growth is likely to be for service-oriented uses, which require less square footage of building space per employee. Overall, in the two-county market area, industrial users are estimated to require approximately 500 square feet per employee. By using this standard, projected industrial employment can be converted into industrial space demand estimates. Table III-20 shows the projected demand for industrial space in the two-county market area during the next decader.

Warehouse distribution in the trade area will account for over 60% of total demand in the two-county market area, or an annual average of approximately 368,760 square feet, with manufacturing accounting for approximately 120,910 square feet per year, or 20% of the total. R & D industrial space will account for the remaining 19% of the demand in the two-county market area, or 114,860 annually. During the period from 2006 through 2016, total industrial/flex space demand will increase by an annual average of 604,530 square feet.

**Table III-20: Projected Industrial Space Demand in the Two-County Colorado Springs MSA, 2006-2016**

Year	Total Industrial Employment	Annual Change Industrial Employment	Annual Occupied Industrial Space Demand			
			Total	Warehouse & Distribution	Manufacturing	R & D
2006	68,261	998	549,140	334,975	109,828	104,337
2007	69,279	1,017	559,565	341,334	111,913	106,317
2008	70,315	1,037	570,154	347,794	114,031	108,329
2009	71,372	1,056	580,968	354,390	116,194	110,384
2010	72,448	1,076	592,012	361,127	118,402	112,482
2011	73,545	1,097	603,291	368,008	120,658	114,625
2012	74,663	1,118	614,868	375,069	122,974	116,825
2013	75,802	1,139	626,637	382,248	125,327	119,061
2014	76,963	1,161	638,659	389,582	127,732	121,345
2015	78,147	1,184	650,996	397,108	130,199	123,689
2016	79,353	1,206	663,489	404,728	132,698	126,063

Annual Average  
2006-2016                      1,109                      1,109                      604,530                      368,760                      120,910                      114,860

NOTE:

Square Footage/Employee                      550

Space Distribution

Warehouse & Distribution                      61%  
 Manufacturing                      20%  
 R & D/Service                      19%

Source: THK Associates, Inc.

**J. The Hotel Market in the Two-County Market Area**

The demand for hotel accommodations is derived from three principal sources: business related travel, conventions and tourism. Travelers, whether they be business/commercial travelers, group travelers or noncommercial pleasure travelers, have varying demand characteristics that influence the selection of particular hotels, how long they stay and how much they are willing to pay for a room. The demographic trends most responsible for determining the popularity of travel destinations and room demand are population growth and shifts; rising household incomes; increased leisure time; interstate highway construction; suburbanization of business activities; and air travel and airport construction. The table below lists the principal reasons for travel today in the United States.

**Distribution of United States Travel Market by Purpose of Trip**

Purpose of Trip	Percent
Visit Friends or Relatives	28%
Other Pleasure	34%
Business and Conventions	33%
Other	5%

Source: U.S. Travel Data Center and THK Associates, Inc.

One-third of the total travel market is accounted for by business related travel; the remainder is accounted for by pleasure travel and friend/relative visitation. The market for pleasure travel in the United States has been increasing during the past decade, due largely to the increasing cost of foreign travel and the growing number of foreign tourists visiting this country.

Overall, some 55 percent of the market for hotel/motel accommodations is derived from guests on business trips and 25 percent is derived from conventioners. Tourists comprise just 20 percent of the market for hotel/motel rooms. Business travelers prefer locations near airports, in suburban areas, and near highways close to business contacts and transportation facilities; tourists are more likely to locate along highways and in resorts; and conferences prefer resort or downtown locations within easy reach of tourist-related services and amenities.

The group travel market is currently being pulled by two conflicting trends. Corporations are increasingly turning to incentive travel and meetings as a means of rewarding valued employees, and the overall growth in white-collar jobs is generating solid growth in the convention and meetings markets. On the other hand, technological advances in telecommunications and teleconferencing and the desire to control travel costs may ultimately reduce the demand for large conventions and out-of-town meetings.

On the construction side of the industry, hotels are becoming increasingly expensive to build and operate. This is due largely to the need for more complex systems to serve security,

communications, safety and mechanical requirements. The traditional rule-of-thumb is that a hotel should achieve stabilized rate and occupancy levels by its second or third year of operation. Today, many show losses through the first three to five years of operation. As a result, the hotel market itself is becoming increasingly complex and diversified, offering different product lines for a growing number of market segments.

As discussed previously, annually, approximately 6.2 million people visit the Colorado Springs area with 30% spending the night in the area's 13,600 hotel rooms, of which, approximately 5,000 are at resort and conference centers. The number of visits to Colorado Springs is projected annually by 2.2% and by 2016, more than 7.6 million visitors can be expected and 17,000 hotel rooms will be needed to accommodate these visitors. Annually, the Colorado Springs area will need to add 419 hotel rooms to keep pace with projected visitor growth.

**Table III-21: Projected Lodging Demand in the  
Two County Colorado Springs Market Area, 2006-2016**

Year	Total Visitors	Average Daily Visitors	Percent Overnight Visitors	Daily Overnight Visitors	Persons/ Room	Daily Room Demand	Stabilized Occupancy Rate	Total Room Demand	Annual Increase	Resort/ Conference Room Demand	Balance of Hotel Demand
2006	6,183,100	16,940	30.0%	5,082	1.9	8,024	59%	13,600	375	4,760	8,840
2007	6,319,128	17,313	30.0%	5,194	1.9	8,201	59%	13,900	384	4,865	9,035
2008	6,458,149	17,694	30.0%	5,308	1.9	8,381	59%	14,205	391	4,972	9,233
2009	6,600,228	18,083	30.0%	5,425	1.9	8,566	59%	14,518	401	5,081	9,437
2010	6,745,433	18,481	30.0%	5,544	1.9	8,754	59%	14,837	409	5,193	9,644
2011	6,893,833	18,887	30.0%	5,666	1.9	8,947	59%	15,164	418	5,307	9,856
2012	7,045,497	19,303	30.0%	5,791	1.9	9,143	59%	15,497	427	5,424	10,073
2013	7,200,498	19,727	30.0%	5,918	1.9	9,345	59%	15,838	437	5,543	10,295
2014	7,358,909	20,161	30.0%	6,048	1.9	9,550	59%	16,187	446	5,665	10,521
2015	7,520,805	20,605	30.0%	6,181	1.9	9,760	59%	16,543	457	5,790	10,753
2016	7,686,263	21,058	30.0%	6,317	1.9	9,975	59%	16,907	466	5,917	10,989
Annual Growth											
Numerical	150,316	412		124				419		116	215
Percentage	2.2%	2.2%		2.2%				2.2%			

Source: THK Associates, Inc.

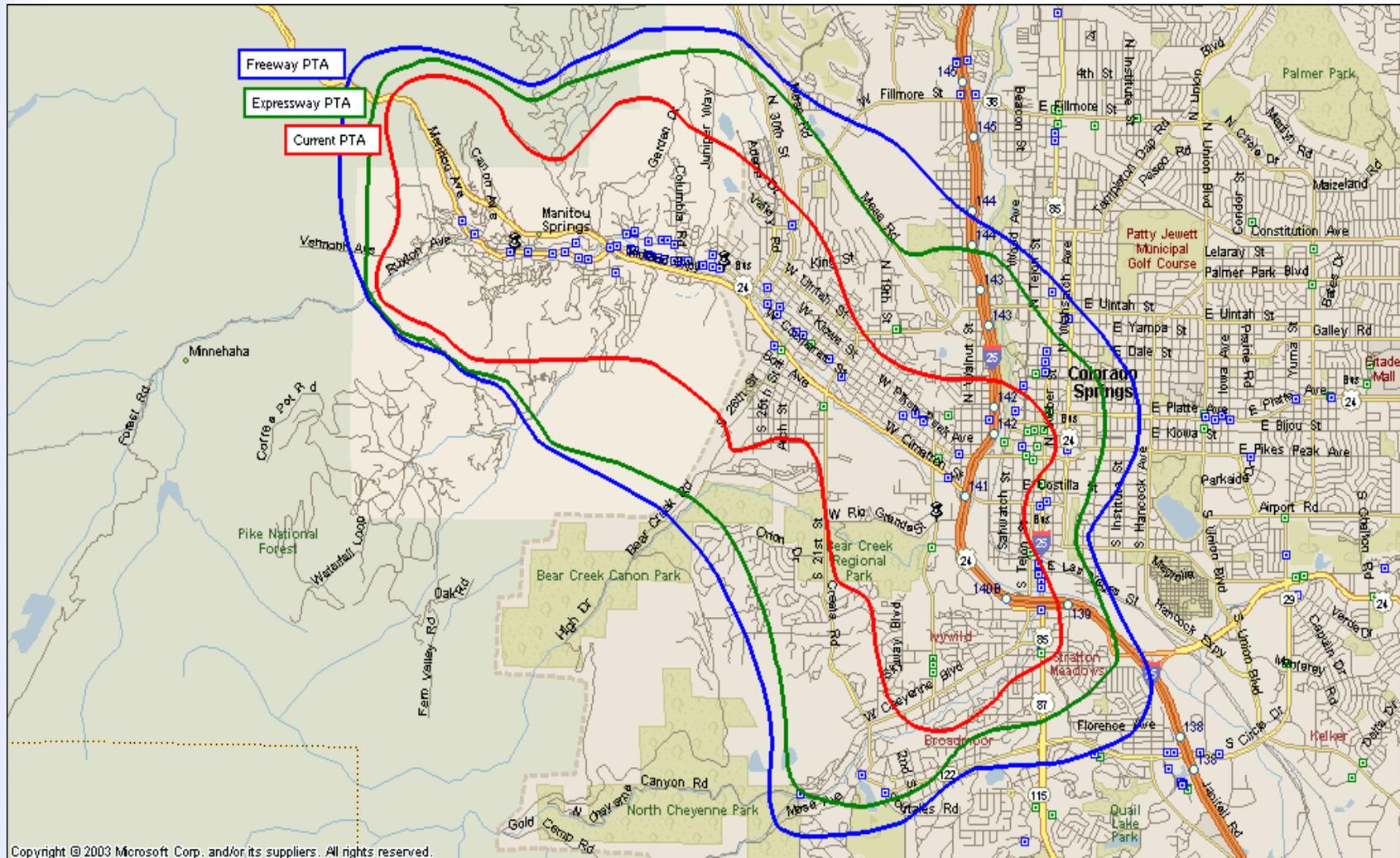
**IV. SOCIO-ECONOMIC TRENDS IN THE U.S. HIGHWAY 24 ENVIRONS FROM MANITOU SPRINGS TO INTERSTATE 25****A. Population and Household Trends in the Primary Trade Areas**

U.S. Highway 24 stretches approximately 6 miles from Interstate Highway 24 through Manitou Springs and in this reach it serves as the major vehicular access route for a substantial population base and a significant number of businesses. The immediate neighborhoods that are within 5 minutes or 0.7 of a mile of U.S. Highway 24 are in its primary trade area for convenience or neighborhood oriented commercial and personal service establishments, as defined by the Urban Land Institute. This area is depicted in the accompanying illustration. When higher speeds and better access are accomplished along this stretch of U.S. Highway 24 through improvements that upgrade the roadway to an expressway or a freeway, this primary trade area expands. Under expressway standards, neighborhoods within 1.5 miles are now within 5 minutes of this corridor and under freeway standards neighborhoods within 2.0 miles are within 5 minutes of this corridor. It is important to understand and profile the socio-economic characteristics of these three alternative primary trade areas because they have substantial impacts on business and development potentials for the areas serviced.

Table IV-1 demonstrates historical trends for neighborhoods within 5 minutes along U.S. Highway 24 from Manitou Springs to Interstate 25 under current conditions, with improvements to expressway standards and improvements to freeway standards. Under current conditions, 29,773 people reside in 13,978 households in this primary trade area, which has historically been growing by 270 people in approximately 150 households, and almost 5% of the Colorado Springs metropolitan area population live in this area. With improvements to expressway standards 52,214 people reside in 24,173 households and this primary trade area has historically been growing by 580 people in 310 households and over 8% of the Colorado Springs metropolitan area population live in this area. With improvements to freeway standards 65,239 people reside in 29,654 households and this primary trade area has been growing by 750 people in 375 households and over 10% of the Colorado Springs metropolitan area population live in this area. Table IV-2 shows projected populations for these 3 primary trade areas. As shown, by 2016 it is estimated that, under the current conditions, the primary trade area will grow to 32,564 people in 15,440 households; as an expressway, by 2016 the primary trade area would grow to 58,250 people in 27,236 households; and as a freeway the primary trade area would grow to 72,781 people in 33,491 households by 2016.

Realizing these factors, it is now possible to profile existing and projected impacts on business development in these potential primary trade areas.

# POTENTIAL PRIMARY TRADE AREAS ALONG THE U.S. HIGHWAY 24 CORRIDOR



**Table IV-1: Population and Household Trends in the Two-County Colorado Springs MSA and the Alternative U.S. Highway 24 Primary Trade Areas, 1980-2006**

	1980	1990	2000	2006	Annual Average					
					1980-2006		1990-2006		2000-2006	
					Numerical	Percent	Numerical	Percent	Numerical	Percent
<b>Two-County Colorado Springs MSA</b>										
Population	317,458	409,482	537,484	633,424	12,153	2.7%	13,996	2.8%	15,990	2.8%
Households	110,673	151,685	200,402	237,004	4,859	3.0%	5,332	2.8%	6,100	2.8%
<b>Current Primary Trade Area (5 minute drivetime = 0.7 miles)</b>										
Population	24,709	25,413	28,151	29,773	195	0.7%	273	1.0%	270	0.9%
Households	10,830	11,423	13,095	13,978	121	1.0%	160	1.3%	147	1.1%
Current Trade Area as a percent of the Two-County Colorado Springs MSA										
Population	7.8%	6.2%	5.2%	4.7%	1.6%		1.9%		1.7%	
Households	9.8%	7.5%	6.5%	5.9%	2.5%		3.0%		2.4%	
<b>Expressway Primary Trade Area (5 minute drivetime = 1.5 miles)</b>										
Population	44,334	43,252	48,714	52,214	303	0.6%	560	1.2%	583	1.2%
Households	19,080	19,220	22,336	24,173	196	0.9%	310	1.4%	306	1.3%
Expressway Trade Area as a percent of the Two-County Colorado Springs MSA										
Population	14.0%	10.6%	9.1%	8.2%	2.5%		4.0%		3.6%	
Households	17.2%	12.7%	11.1%	10.2%	4.0%		5.8%		5.0%	
<b>Freeway Primary Trade Area (5 minute drivetime = 2 miles)</b>										
Population	52,464	54,025	60,760	65,239	491	0.8%	701	1.2%	746	1.2%
Households	22,152	23,699	27,402	29,654	289	1.1%	372	1.4%	375	1.3%
Freeway Trade Area as a percent of the Two-County Colorado Springs MSA										
Population	16.5%	13.2%	11.3%	10.3%	4.0%		5.0%		4.7%	
Households	20.0%	15.6%	13.7%	12.5%	5.9%		7.0%		6.2%	

Source: U.S. Bureau of the Census and THK Associates, Inc.

**Table IV-2: Projected Population and Household Trends in the Colorado Springs MSA and the Alternative U.S. Highway 24 Primary Trade Areas, 2006-2016**

	2006	2011	2016	Annual Average			
				2006-2011		2006-2016	
				Numerical	Percent	Numerical	Percent
<b>Two-County Colorado Springs MSA</b>							
Population	633,424	703,420	783,200	13,999	2.1%	14,978	2.1%
Households	237,004	265,030	297,100	5,605	2.3%	6,010	2.3%
<b>Current Primary Trade Area (5 minute drivetime = 0.7 miles)</b>							
Population	29,773	31,137	32,564	273	0.9%	279	0.9%
Households	13,978	14,691	15,440	143	1.0%	146	1.0%
Current Trade Area as a percent of the Two-County Colorado Springs MSA							
Population	4.7%	4.4%	4.2%	1.9%		1.9%	
Households	5.9%	5.5%	5.2%	2.5%		2.4%	
<b>Expressway Primary Trade Area (1.5 miles)</b>							
Population	52,214	55,149	58,250	587	1.1%	604	1.1%
Households	24,173	25,659	27,236	297	1.2%	306	1.2%
Expressway Trade Area as a percent of the Two-County Colorado Springs MSA							
Population	8.2%	7.8%	7.4%	4.2%		4.0%	
Households	10.2%	9.7%	9.2%	5.3%		5.1%	
<b>Freeway Primary Trade Area (2.0 miles)</b>							
Population	65,239	68,907	72,781	734	1.1%	754	1.1%
Households	29,654	31,476	33,411	364	1.2%	376	1.2%
Freeway Trade Area as a percent of the Two-County Colorado Springs MSA							
Population	10.3%	9.8%	9.3%	5.2%		5.0%	
Households	12.5%	11.9%	11.2%	6.5%		6.3%	

Source: U.S. Bureau of the Census, Claritas, & THK Associates, Inc.

### **B. Current Businesses in the Existing Primary Trade Area**

In the existing primary trade area of the subject stretch of U.S. Highway 24, THK inventoried 361 businesses, which represents 7.7% of the metro Colorado Springs total. These businesses occupy 995,949 square feet of space, which is 6.3% of the metro total. This area also has 1,674 hotel/lodging rooms in 51 hotels/motels, which is 12% of the total room count in the greater Colorado Springs area. Most of the businesses are restaurants.

Of this total, 91 businesses with 205,599 square feet are in Manitou Springs, and this represents 25.2% of the businesses and 20.6% of the space.

Of this total, 72 businesses with 104,800 square feet are in Old Colorado City and this represents 19.9% of the businesses and 10.5% of the space.

Of this total, 68 businesses with 331,198 square feet are at or near the I-25 intersection and this represents 18.8% of the businesses and 33.3% of the space.

Of the total, 114 businesses with 375,392 square feet are convenience/neighborhood oriented businesses, which is 31.6% of businesses and 37.7% of the space.

**Table IV-3: Total Retail Establishments in U.S. Highway 24 Market Area**

<i>Store Type</i>	<i>Estimated Number of Stores</i>	<i>Estimated Retail Space</i>
<i>Hardware and Building Materials</i>		
1 Building Materials and Supplies	1	30,308
2 Hardware	2	10,726
<i>Food Stores</i>		
3 Grocery (Includes Convenience/Gas Stations)	15	114,277
<i>Automotive</i>		
4 Tire, Battery and Accessory	11	52,518
<i>Apparel and Accessory</i>		
5 Men's Clothing	3	12,616
6 Women's Clothing	10	27,831
7 Children's Clothing	3	9,594
8 Shoes	1	2,331
9 Other Apparel & Accessories	4	7,423
<i>Furniture and Equipment</i>		
10 Furniture	3	7,797
11 Home Furnishings & Accessories	5	36,144
12 Household Appliances	1	1,958
13 Furniture	2	4,831
14 Records & Music	2	4,398
<i>Eating and Drinking Places</i>		
15 Restaurant	97	251,509
<i>Drug and Proprietary</i>		
16 Drug / Cosmetics	2	23,595
<i>Other Retail and Personal Services</i>		
17 Liquor / Wine & Spirits	8	14,600
18 Sporting Goods & Bicycle	8	16,532
19 Books & Stationary	5	10,816
20 Jewelry	11	13,360
21 Hobby & Specialty	33	112,947
22 Florist	6	8,400
23 Miscellaneous Retail	69	129,994
24 Personal Care Products & Services	49	70,943
25 Video Tape Rental	4	10,900
26 Dry Cleaner / Coin Laundry	5	8,300
27 Misc Personal Services	1	1,300
<i>Total Retail</i>	361	995,949

Source: THK Associates, Inc.

The following table displays the percentage and square footage breakdown by store category for the two stores that include multiple categories.

**Table IV-3A: Stores counted in multiple store categories in U.S. Highway 24 Market Area**

Store	Address	Category	Square Footage	% of total
<i>Office Depot</i>	535 S. 8th Street	Furniture	3,797	12.66%
		Home Furnishings & Accessories	18,987	63.29%
		Books & Stationary	3,418	11.39%
		Hobby & Specialty	3,797	12.66%
<i>Walmart</i>	707 S. 8th Street	Building Materials and Supplies	30,308	23.31%
		Hardware	9,326	7.17%
		Grocery	27,977	21.52%
		Tire, Battery and Accessory	2,518	1.94%
		Men's Clothing	6,994	5.38%
		Women's Clothing	9,326	7.17%
		Children's Clothing	6,994	5.38%
		Shoes	2,331	1.79%
		Other Apparel & Accessories	2,331	1.79%
		Home Furnishings & Accessories	11,657	8.97%
		Household Appliances	1,958	1.51%
		Radio, Television, Stereo, Computer	2,331	1.79%
		Records & Music	2,098	1.61%
		Drug / Cosmetics	5,595	4.30%
		Sporting Goods & Bicycle	1,166	0.90%
		Books & Stationary	2,098	1.61%
		Jewelry	560	0.43%
		Hobby & Specialty	2,331	1.79%
Miscellaneous Retail	933	0.72%		
Personal Care Products & Services	1,166	0.90%		

Square Footages and Percentages are based on average size across all categories

**Source: THK Associates, Inc.**

**Table IV-4: Retail Establishments in Manitou Springs**

<i>Store Type</i>	<i>Estimated Number of Stores</i>	<i>Estimated Retail Space</i>
<i>Food Stores</i>		
3 Grocery (Includes Convenience/Gas Stations)	5	12,200
<i>Apparel and Accessory</i>		
5 Men's Clothing	1	1,821
6 Women's Clothing	5	11,005
9 Other Apparel & Accessories	2	3,791
<i>Furniture and Equipment</i>		
10 Furniture	1	2,000
<i>Eating and Drinking Places</i>		
15 Restaurant	28	82,859
<i>Other Retail and Personal Services</i>		
17 Liquor / Wine & Spirits	1	1,800
18 Sporting Goods & Bicycle	2	4,066
20 Jewelry	1	1,800
21 Hobby & Specialty	10	18,118
22 Florist	1	2,000
23 Miscellaneous Retail	28	53,961
24 Personal Care Products & Services	6	10,178
<i>Total Retail</i>	91	205,599

Some stores such as Department Stores are included in multiple store categories

Source: THK Associates, Inc.

**Table IV-5: Retail Establishments in Old Colorado City**

<i>Store Type</i>	<i>Estimated Number of Stores</i>	<i>Estimated Retail Space</i>
<i>Apparel and Accessory</i>		
6 Women's Clothing	2	3,300
7 Children's Clothing	2	2,600
9 Other Apparel & Accessories	1	1,300
<i>Furniture and Equipment</i>		
10 Furniture	1	2,000
11 Home Furnishings & Accessories	1	1,300
<i>Eating and Drinking Places</i>		
15 Restaurant	13	21,300
<i>Other Retail and Personal Services</i>		
17 Liquor / Wine & Spirits	1	2,000
18 Sporting Goods & Bicycle	1	1,300
19 Books & Stationary	1	1,300
20 Jewelry	6	7,800
21 Hobby & Specialty	14	20,800
23 Miscellaneous Retail	24	33,300
24 Personal Care Products & Services	5	6,500
<i>Total Retail</i>	72	104,800

Some stores such as Department Stores are included in multiple store categories

Source: THK Associates, Inc.

**Table IV-6: Retail Establishments near the I-25/Highway 24 Interchange**

<i>Store Type</i>	<i>Estimated Number of Stores</i>	<i>Estimated Retail Space</i>
<i>Hardware and Building Materials</i>		
1 Building Materials and Supplies	1	30,308
2 Hardware	1	9,326
<i>Food Stores</i>		
3 Grocery (Includes Convenience/Gas Stations)	4	36,977
<i>Automotive</i>		
4 Tire, Battery and Accessory	5	30,318
<i>Apparel and Accessory</i>		
5 Men's Clothing	1	6,994
6 Women's Clothing	1	9,326
7 Children's Clothing	1	6,994
8 Shoes	1	2,331
9 Other Apparel & Accessories	1	2,331
<i>Furniture and Equipment</i>		
10 Furniture	1	3,797
11 Home Furnishings & Accessories	2	30,644
12 Household Appliances	1	1,958
13 Radio, Television, Stereo, Computer	1	2,331
14 Records & Music	1	2,098
<i>Eating and Drinking Places</i>		
15 Restaurant	18	47,500
<i>Drug and Proprietary</i>		
16 Drug / Cosmetics	1	5,595
<i>Other Retail and Personal Services</i>		
17 Liquor / Wine & Spirits	1	1,800
18 Sporting Goods & Bicycle	3	5,666
19 Books & Stationary	2	5,516
20 Jewelry	1	560
21 Hobby & Specialty	6	68,629
23 Miscellaneous Retail	3	5,533
24 Personal Care Products & Services	10	12,666
25 Video Tape Rental	1	2,000
<i>Total Retail</i>	68	331,198

Some stores such as Department Stores are included in multiple store categories

Source: THK Associates, Inc.

## C. Income Expenditure Patterns for the Existing Primary Trade Area Households

Table IV-7 demonstrates that households in the current primary trade area have a median family income of \$39,691, of which \$12,680 is spent in retail and personal service business establishments with the greatest expenditure occurring in grocery stores and restaurants.

Tables IV-8 shows key operating characteristics of selected store types found in the primary trade area. By comparing these performance characteristics with the expenditure patterns for the primary trade area, the total dollar volume support and square footage support generated for each retail use can be estimated.

The first column of Table IV-8 illustrates the median household expenditure in the trade area by store type as shown previously. The second column of Table IV-8 shows the sales per square foot GLA that the median store achieves based upon the performance characteristics surveyed in the Urban Land Institute's Dollars and Cents of Shopping Centers. These estimates have been adjusted for inflation to reflect current operating characteristics. The next column shows the median store size in square feet of typical tenants. For purposes of this analysis, this is considered to be an indication of the threshold size given that the anticipated sales per square foot performance as shown in the second column would have to be supported in order to make their introduction feasible.

The fifth column in Table IV-8 shows that annual sales of \$27,157,000 would be necessary to support a building materials and supply store, a restaurant requires annual sales of \$988,581 and a women's clothing store needs sales support of \$3,547,716. Finally, based upon the expenditure patterns of households in each trade area as shown in the first column, the minimum number of households required to support each type of establishment can be estimated.

**Table IV-7: Estimated Household Expenditure Patterns  
in the U.S. Highway 24 Current Primary Trade Area**

	Median Household	
	Amount	Percent
<i>Median Gross Income</i>	\$39,691	
Taxes	\$9,644	24.3% of Gross
<i>Disposable Income</i>	\$30,047	75.7% of Gross
Housing	\$7,512	25.0% of Disposable
Transportation	\$5,409	18.0%
Savings / Pensions	\$1,442	4.8%
Medical / Insurance	\$1,382	4.6%
Recreation	\$421	1.4%
Education	\$421	1.4%
Miscellaneous	\$781	2.6%
<i>Total Available for Retail</i>	\$12,680	42.2% of Disposable
<u><i>Store Type</i></u>		
<i>Hardware and Building Materials</i>		
Building Materials and Supplies	\$218	1.7% of Retail
Hardware	\$107	0.8%
<i>Food Stores</i>		
Grocery	\$3,608	28.5%
<i>Automotive</i>		
Tire, Battery and Accessory	\$359	2.8%
<i>Apparel and Accessory</i>		
Men's Clothing	\$333	2.6%
Women's Clothing	\$602	4.8%
Children's Clothing	\$295	2.3%
Shoes	\$277	2.2%
Other Apparel & Accessories	\$58	0.5%
<i>Furniture and Equipment</i>		
Furniture	\$347	2.7%
Home Furnishings & Accessories	\$582	4.6%
Household Appliances	\$251	2.0%
Radio, Television, Stereo, Computer	\$457	3.6%
Records & Music	\$76	0.6%
<i>Eating and Drinking Places</i>		
Restaurant	\$1,853	14.6%
<i>Drug and Proprietary</i>		
Drug / Cosmetics	\$420	3.3%
<i>Other Retail and Personal Services</i>		
Liquor / Wine & Spirits	\$303	2.4%
Sporting Goods & Bicycle	\$248	2.0%
Books & Stationary	\$243	1.9%
Jewelry	\$112	0.9%
Hobby & Specialty	\$86	0.7%
Florist	\$53	0.4%
Miscellaneous Retail	\$766	6.0%
Video Tape Rental	\$48	0.4%
Personal Care Products & Services	\$324	2.6%
Dry Cleaner / Coin Laundry	\$118	0.9%
Misc Personal Services	\$535	4.2%
<i>Total Retail</i>	\$12,680	100.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics; and THK Associates, Inc.

**Table IV-8: Characteristics of Selected Store Types  
for the U.S. Highway 24 Current Primary Trade Area**

<i>Store Type</i>	Median Household Expenditure	Sales Per Square Foot GLA	Median Store Size (Sq. Ft.)	Threshold Household Support	Minimum Expenditure Support
<i>Hardware and Building Materials</i>					
Building Materials and Supplies	\$218	\$417.80	65,000	124,444	\$27,157,000
Hardware	\$107	\$111.45	20,000	20,845	\$2,229,000
<i>Food Stores</i>					
Grocery/Convenience	\$3,608	\$390.25	10,000	1,082	\$3,902,500
<i>Automotive</i>					
Tire, Battery and Accessory	\$359	\$219.72	6,000	3,672	\$1,318,320
<i>Apparel and Accessory</i>					
Men's Clothing	\$333	\$185.37	15,000	8,355	\$2,780,550
Women's Clothing	\$602	\$177.39	20,000	5,890	\$3,547,716
Children's Clothing	\$295	\$235.54	15,000	11,993	\$3,533,100
Shoes	\$277	\$210.20	5,000	3,792	\$1,050,994
Other Apparel & Accessories	\$58	\$226.83	5,000	19,612	\$1,134,141
<i>Furniture and Equipment</i>					
Furniture	\$347	\$224.68	20,000	12,951	\$4,493,600
Home Furnishings & Accessories	\$582	\$188.73	25,000	8,113	\$4,718,213
Household Appliances	\$251	\$237.49	15,000	14,195	\$3,562,350
Radio, Television, Stereo, Computer	\$457	\$319.34	5,000	3,492	\$1,596,711
Records & Music	\$76	\$254.45	4,500	14,991	\$1,145,025
<i>Eating and Drinking Places</i>					
Restaurant	\$1,853	\$282.45	3,500	534	\$988,581
<i>Drug and Proprietary</i>					
Drug / Cosmetics	\$420	\$374.26	12,000	10,691	\$4,491,120
<i>Other Retail and Personal Services</i>					
Liquor / Wine & Spirits	\$303	\$321.25	4,000	4,236	\$1,285,000
Sporting Goods & Bicycle	\$248	\$197.34	6,000	4,780	\$1,184,043
Books & Stationary	\$243	\$143.41	4,500	2,652	\$645,351
Jewelry	\$112	\$445.74	1,200	4,759	\$534,888
Hobby & Specialty	\$86	\$213.04	5,000	12,358	\$1,065,220
Florist	\$53	\$174.70	1,500	4,901	\$262,050
Miscellaneous Retail	\$766	\$201.00	2,000	525	\$402,000
Video Tape Rental	\$48	\$145.37	6,000	18,168	\$872,220
Personal Care Products & Services	\$324	\$147.29	1,200	545	\$176,748
Dry Cleaner / Coin Laundry	\$118	\$124.26	1,600	1,687	\$198,816
Misc. Personal Services	\$535	\$158.59	1,200	356	\$190,308
<i>Total Retail</i>	\$12,680				

Source: U.S. Department of Labor, Bureau of Labor Statistics; and THK Associates, Inc.

## D. Estimated Sales and Square Footage Support in the Existing Primary Trade Area

Realizing household expenditure patterns and sales per square foot typically accomplished by business establishments, it is possible to estimate the amount of space and the dollar volume of support that can be generated by households living in the current primary trade area for this stretch of U.S. Highway 24. Table IV-9 demonstrates that the 13,978 households generate expenditures of \$177.24 million and can support 712,779 square feet of retail and personal service space. The greatest support is for grocery store space at \$50.44 million in 129,245 square feet and restaurants at \$25.9 million in 91,689 square feet.

**Table IV-9: Estimated Retail Sales and Square Footage Support in the Current Primary Trade Area, 2006**

Store Type	Estimated Annual Household Expenditures	Annual Sales per Square Foot GLA	2006 Support		Number of Establishments	2011 Support		2016 Support	
			Dollars (000,000's)	Square Feet		Dollars (000,000's)	Square Feet	Dollars (000,000's)	Square Feet
<i>Households</i>			13,978			14,691		15,440	
<i>Hardware and Building Materials</i>									
Building Materials and Supplies	\$218	\$417.80	\$3.05	7,301	0.15	\$3.21	7,673	\$3.37	8,065
Hardware	\$107	\$111.45	\$1.49	13,411	1.06	\$1.57	14,095	\$1.65	14,814
<i>Food Stores</i>									
Grocery	\$3,608	\$390.25	\$50.44	129,245	3.82	\$53.01	135,838	\$55.71	142,767
<i>Automotive</i>									
Tire, Battery and Accessory	\$359	\$219.72	\$5.02	22,837	4.49	\$5.27	24,002	\$5.54	25,227
<i>Apparel and Accessory</i>									
Men's Clothing	\$333	\$185.37	\$4.65	25,095	2.61	\$4.89	26,375	\$5.14	27,720
Women's Clothing	\$602	\$177.39	\$8.42	47,462	4.17	\$8.85	49,883	\$9.30	52,427
Children's Clothing	\$295	\$235.54	\$4.12	17,483	1.92	\$4.33	18,375	\$4.55	19,312
Shoes	\$277	\$210.20	\$3.87	18,430	5.03	\$4.07	19,370	\$4.28	20,358
Other Apparel & Accessories	\$58	\$226.83	\$0.81	3,564	1.04	\$0.85	3,745	\$0.89	3,937
<i>Furniture and Equipment</i>									
Furniture	\$347	\$224.68	\$4.85	21,587	5.68	\$5.10	22,688	\$5.36	23,845
Home Furnishings & Accessories	\$582	\$188.73	\$8.13	43,074	2.67	\$8.54	45,271	\$8.98	47,580
Household Appliances	\$251	\$237.49	\$3.51	14,771	4.80	\$3.69	15,524	\$3.87	16,316
Radio, Television, Stereo, Computer Records & Music	\$457	\$319.34	\$6.39	20,012	5.40	\$6.72	21,032	\$7.06	22,105
Records & Music	\$76	\$254.45	\$1.07	4,196	1.25	\$1.12	4,410	\$1.18	4,635
<i>Eating and Drinking Places</i>									
Restaurant	\$1,853	\$282.45	\$25.90	91,689	30.10	\$27.22	96,366	\$28.61	101,281
<i>Drug and Proprietary</i>									
Drug / Cosmetics	\$420	\$374.26	\$5.87	15,690	1.32	\$6.17	16,490	\$6.49	17,331
<i>Other Retail and Personal Services</i>									
Liquor / Wine & Spirits	\$303	\$321.25	\$4.24	13,198	4.53	\$4.46	13,872	\$4.68	14,579
Sporting Goods & Bicycle	\$248	\$197.34	\$3.46	17,544	7.68	\$3.64	18,439	\$3.82	19,380
Books & Stationary	\$243	\$143.41	\$3.40	23,716	7.12	\$3.57	24,926	\$3.76	26,197
Jewelry	\$112	\$445.74	\$1.57	3,524	2.92	\$1.65	3,704	\$1.74	3,893
Hobby & Specialty	\$86	\$213.04	\$1.20	5,656	1.34	\$1.27	5,944	\$1.33	6,247
Florist	\$53	\$174.70	\$0.75	4,278	2.95	\$0.79	4,496	\$0.83	4,725
Miscellaneous Retail	\$766	\$201.00	\$10.71	53,268	27.43	\$11.25	55,985	\$11.83	58,841
Video Tape Rental	\$48	\$145.37	\$0.67	4,616	2.34	\$0.71	4,852	\$0.74	5,099
Personal Care Products & Services	\$324	\$147.29	\$4.53	30,754	15.67	\$4.76	32,323	\$5.00	33,972
Dry Cleaner / Coin Laundry	\$118	\$124.26	\$1.65	13,256	8.13	\$1.73	13,932	\$1.82	14,643
Misc Personal Services	\$535	\$158.59	\$7.47	47,124	37.70	\$7.85	49,528	\$8.26	52,054
<b>Total Retail</b>	<b>\$12,680</b>	<b>\$234.37</b>	<b>\$177.24</b>	<b>712,779</b>	<b>193.33</b>	<b>\$186.28</b>	<b>749,138</b>	<b>\$195.78</b>	<b>787,351</b>

Source: U.S. Department of Labor, Bureau of Labor Statistics; and THK Associates, Inc.

This analysis demonstrates that the existing primary trade area can support approximately 193 business establishments and approximately 712,779 square feet of business space. The inventory of business in this area established that currently this existing primary trade area has 361 businesses in 995,949 square feet. Table IV-10 illustrates a comparison of existing establishments to supportable square footage. As shown, in general, more square footage of businesses exist than can be supported by residents of the neighborhood primary trade area. Some store types are underrepresented especially clothing stores and furniture stores. This research indicates, as shown in Table IV-11, that approximately 72% of the support for businesses in this area comes from residents that are conveniently located in surrounding neighborhoods, but more than 28% of the support for the businesses served by U.S. Hwy 24 comes from outside of the immediate area. This means that convenient access, shorter drive times, good visibility, and adequate parking are critical to a significant number of patrons in this area. This situation is even more dramatic when you look at specific businesses in the area. 50% of the patrons to hardware stores in the area come from beyond the nearby neighborhoods. 57% of the automobile related businesses gain their support from outsiders, 64% of restaurant patronage comes from outsiders, 34% of drugstore patronage, and 45% of miscellaneous business support comes from outsiders.

**Table IV-10: Existing and Supportable Business Space in the  
Existing U.S. Highway 24 Primary Trade Area**

Store Type	Estimated Existing Square Footage	2006 Supportable Square Footage	2006 Space Requirements
<i>Hardware and Building Materials</i>			
Building Materials and Supplies	30,308	7,301	--
Hardware	10,726	13,411	2,686
<i>Food Stores</i>			
Convenience Grocery	114,277	129,245	14,968
<i>Automotive</i>			
Tire, Battery and Accessory	52,518	22,837	--
<i>Apparel and Accessory</i>			
Men's Clothing	12,616	25,095	12,479
Women's Clothing	27,831	47,462	19,631
Childrens Clothing	9,594	17,483	7,889
Shoes	2,331	18,430	16,099
Other Apparel & Accessories	7,423	3,564	--
<i>Furniture and Equipment</i>			
Furniture	7,797	21,587	13,789
Home Furnishings & Accessories	36,144	43,074	6,929
Household Appliances	1,958	14,771	12,812
Radio, Television, Stereo, Computer Records & Music	4,831	20,012	15,180
	4,398	4,196	--
<i>Eating and Drinking Places</i>			
Restaurant	251,509	91,689	--
<i>Drug and Proprietary</i>			
Drug / Cosmetics	23,595	15,690	--
<i>Other Retail and Personal Services</i>			
Liquor / Wine & Spirits	14,600	13,198	--
Sporting Goods & Bicycle	16,532	17,544	1,012
Books & Stationary	10,816	23,716	12,900
Jewelry	13,360	3,524	--
Hobby & Specialty	112,947	5,656	--
Florist	8,400	4,278	--
Miscellaneous Retail	129,994	53,268	--
Video Tape Rental	10,900	4,616	--
Personal Care Products & Services	70,943	30,754	--
Dry Cleaner / Coin Laundry	8,300	13,256	4,956
Misc Personal Services	1,300	47,124	45,824
<b>Total Retail</b>	<b>995,949</b>	<b>712,779</b>	<b>187,154</b>

Source: THK Associates, Inc.

**Table IV-11: Business Square Footage Supply and Demand Comparison by Major Category in the U.S. Highway 24 Current Primary Trade Area, 2006**

Category	Existing Primary Trade Area Demand (Sq. Ft.)	Total Existing Primary Trade Area Supply (Sq. Ft.)	% of Support from Primary Trade Area	Excess Demand (Sq. Ft.)
Hardware	20,712	41,034	50.5%	(20,322)
Grocery	129,245	114,277		14,968
Automotive	22,837	52,518	43.5%	(29,681)
Apparel	112,034	59,795		52,239
Furniture & Equipment	103,640	55,128		48,512
Eating & Drinking	91,689	251,509	36.5%	(159,820)
Drug	15,690	23,595	66.5%	(7,905)
Misc.	216,932	398,093	54.5%	(181,161)
<b>TOTAL</b>	<b>712,779</b>	<b>995,949</b>	<b>71.6%</b>	<b>(283,170)</b>

Source: THK Associates, Inc.

## E. Future Business Potentials Under the Expressway and Freeway Alternatives

As demonstrated in the previous section, a significant amount of the support for existing businesses along U.S. Highway 24 from Manitou Springs to Interstate 25, gain their support from residents and tourists beyond nearby neighborhoods in which regional access is very important. Upgrading this segment of the highway will significantly improve business support.

The current U.S. Highway 24 corridor from Manitou Springs to Interstate 25 serves a neighborhood population base within 5 minutes or 0.7 miles of 29,773 people in 13,978 households. These have a median income of \$39,691 with annual retail and personal service expenditures of \$12,680. If this stretch of U.S. Highway 24 was upgraded to an expressway, the neighborhood population base within 5 minutes, or 1.5 miles, would expand to 52,214 people in 24,713 households. These have a median income of \$39,918 with annual retail and personal expenditures of \$12,740. As a freeway, the neighborhood population base within 5 minutes or 2.0 miles would expand to 65,239 people in 29,654 households. These have an income of \$40,263 with annual retail and personal service expenditures of \$12,830. By using the same methodology as presented in the previous section of this report, the dollar volume of business support by major business classification can be demonstrated with U.S. Highway 24 under existing conditions, improved to an expressway and improved to a freeway and these are presented for 2006 in Table IV-12. As shown, nearby neighborhoods served by existing U.S. Highway 24 generate \$177.24 million dollars of support for businesses. If this segment of U.S. Highway 24 is improved to an expressway, the dollar support for businesses from the new primary trade area would grow to \$307.96 million, an increase of \$130.72 million per year. If this segment of U.S. Highway 24 is improved to a freeway the dollar support for businesses from the new primary trade area would grow to \$380.47 million, an increase of \$203.23 million per year. These margins grow when projected to 2011 and 2016. As discussed previously, by 2016 a total of 32,564 people will reside in the current primary trade area with business expenditures of \$195.78 million and, if improved to an expressway by 2016, the primary trade area would have a population of 58,250 with business expenditures of \$346.98 million. If U.S. Highway 24 is improved to a freeway by 2016, the primary trade area would have 72,781 people with business expenditures of \$428.69 million. By 2016, the businesses serviced by U.S. Highway 24 from Manitou Springs to Interstate 25 will have an additional \$151.2 million in support available, an increase of 77.2% under expressway standards and \$232.91 million of support, an increase of 119%, under freeway standards. It should also be noted that in 2006, to the businesses serviced by this segment of U.S. Highway 24, a total of an additional \$72.51 million would be available with a freeway as opposed to an expressway. This would grow to \$81.71 million by 2016 if this segment of U.S. Highway 24 is improved to a freeway versus an expressway.

**Table IV-12: Additional Business Expenditures Demanded by Category through Expanded Primary Trade Area at the U.S. Highway 24 site, 2006**

Category	Existing Primary Trade Area Business Expenditures	Expressway Primary Trade Area Business Expenditures	Freeway Primary Trade Area Business Expenditures	Additional Expenditures Existing to Expressway Primary Trade Areas	Additional Expenditures Existing to Freeway Primary Trade Areas
Hardware	\$4.54	\$7.90	\$9.76	\$3.36	\$5.22
Grocery	\$50.54	\$87.64	\$108.27	\$37.10	\$57.73
Automotive	\$5.02	\$8.72	\$10.77	\$3.70	\$5.75
Apparel	\$21.87	\$37.99	\$46.96	\$16.12	\$25.09
Furniture & Equipment	\$23.95	\$41.59	\$51.40	\$17.64	\$27.45
Eating & Drinking	\$25.90	\$45.00	\$55.59	\$19.10	\$29.69
Drug	\$5.87	\$10.20	\$12.60	\$4.33	\$6.73
Misc.	\$39.55	\$68.92	\$85.12	\$29.37	\$45.57
<b>TOTAL</b>	<b>\$177.24</b>	<b>\$307.96</b>	<b>\$380.47</b>	<b>\$130.72</b>	<b>\$203.23</b>

\* Dollar figures are in millions.

Source: THK Associates, Inc.

**Table IV-13: Additional Retail Expenditures Demanded by Category through Expanded Trade Area at the U.S. Highway 24 site, 2011**

Category	Existing Primary Trade Area Business Expenditures	Expressway Primary Trade Area Business Expenditures	Freeway Primary Trade Area Business Expenditures	Additional Expenditures Existing to Expressway Primary Trade Areas	Additional Expenditures Existing to Freeway Primary Trade Areas
Hardware	\$4.78	\$8.39	\$10.36	\$3.61	\$5.58
Grocery	\$53.01	\$93.02	\$114.93	\$40.01	\$61.92
Automotive	\$5.27	\$9.25	\$11.43	\$3.98	\$6.16
Apparel	\$22.99	\$40.34	\$49.83	\$17.35	\$26.85
Furniture & Equipment	\$25.17	\$44.16	\$54.56	\$19.00	\$29.39
Eating & Drinking	\$27.22	\$47.76	\$59.01	\$20.54	\$31.79
Drug	\$6.17	\$10.83	\$13.38	\$4.66	\$7.21
Misc.	\$41.68	\$73.13	\$90.36	\$31.46	\$48.68
<b>TOTAL</b>	<b>\$186.28</b>	<b>\$326.88</b>	<b>\$403.86</b>	<b>\$140.60</b>	<b>\$217.58</b>

\* Dollar figures are in millions.

Source: THK Associates, Inc.

**Table IV-14: Additional Retail Expenditures Demanded by Category through Expanded Trade Area at the U.S. Highway 24 site, 2016**

Category	Existing Primary Trade Area Business Expenditures	Expressway Primary Trade Area Business Expenditures	Freeway Primary Trade Area Business Expenditures	Additional Expenditures Existing to Expressway Primary Trade Areas	Additional Expenditures Existing to Freeway Primary Trade Areas
Hardware	\$5.02	\$8.90	\$11.00	\$3.88	\$5.98
Grocery	\$55.71	\$98.74	\$121.99	\$43.03	\$66.28
Automotive	\$5.54	\$9.82	\$12.14	\$4.28	\$6.60
Apparel	\$24.16	\$42.82	\$52.90	\$18.66	\$28.74
Furniture & Equipment	\$26.45	\$46.88	\$57.91	\$20.43	\$31.46
Eating & Drinking	\$28.61	\$50.70	\$62.64	\$22.09	\$34.03
Drug	\$6.49	\$11.50	\$14.20	\$5.01	\$7.71
Misc.	\$43.80	\$77.63	\$95.91	\$33.83	\$52.10
<b>TOTAL</b>	<b>\$195.78</b>	<b>\$346.98</b>	<b>\$428.69</b>	<b>\$151.20</b>	<b>\$232.91</b>

\* Dollar figures are in millions.

Source: THK Associates, Inc.

## V. PROJECTED DEMANDS

Section IV of this report dramatically demonstrates that substantially more dollars, up to 74% more, will be available to businesses serviced by this segment of U.S. Highway 24 if it is upgraded to expressway standards. These support dollars would increase by 115% if this segment of U.S. Highway 24 was upgraded to freeway standards. This results from expanding the primary trade area through better accessibility. Additionally, the primary trade area serviced by this segment of U.S. Highway 24 will experience enhanced real estate demands for urbanization as a result of better access. This will occur through new construction or redevelopment.

### A. Projected Retail and Personal Service Businesses

The previous discussion demonstrated that the primary trade area of this segment of U.S. Highway 24 has a total of 361 retail and personal service business establishments, with a total of 995,949 square feet of space. Further research of business square footage demands indicated that households and retail expenditure patterns in this primary trade area could support 712,779 square feet with almost 28% of support coming from beyond the primary trade area. Additionally, when existing store types are compared to demand estimates, it was shown that this primary trade area is substantially underrepresented by apparel and accessory stores, as well as furniture and equipment stores. In total, as much as 187,154 square feet of additional retail and personal service space could be currently added to the primary trade area. Under existing conditions, the business sales are projected to grow by approximately 1% per year in the primary trade area over the next decade. As a result, the need for additional retail and personal service space, especially in the underrepresented store types, will grow to 196,700 square feet in 2011 and 206,734 square feet by 2016.

If this segment of U.S. Highway 24 is upgraded to an expressway, the support for underrepresented business space, especially apparel and furniture square footage demand would expand to 284,850 square feet and grow to 302,350 square feet by 2006 and 320,940 square feet by 2016. If this segment of U.S. Highway 24 is upgraded to a freeway, the support for underrepresented business space, especially apparel and furniture square footage demand would expand to 351,920 square feet today and grow to 372,550 square feet by 2006 and 396,520 square feet by 2016. When the demand for retail and personal service business space is compared from existing conditions of the primary trade area versus an expressway, the demand for additional space is 97,696 square feet greater today and would grow to 114,206 square feet by 2016. When the demand for retail and personal service business space is compared from existing conditions of the primary trade area versus a freeway, the demand for additional space is 164,760 square feet greater today and would grow to 189,790 square feet by 2016.

## **B. Projected Residential Demand by Unit Type**

This section of the study uses the statistics, estimates and projections from the economic base and demographic analyses included in Section III as a basis for projecting residential office, industrial/flex, and hotel demand for the two-county market area and the Current, Expressway and Freeway Primary Trade Areas.

### *1. Projected Demand in the Two- County Market Area*

Based on the historical performance of the two-county market areas' housing markets and on the projected growth in new household formations shown earlier in this report, the demand for new residential construction or redevelopment can be segmented by tenure and type of unit. This will allow the market potentials for specific types of construction and redevelopment activity to be examined. The key components of residential demand during the next decade will include new housing units to meet the demands of new population growth and household formations, construction to meet the demands of the existing households in the area looking to upgrade or downgrade into new ownership or rental units, and construction to replace units lost through demolition and conversion. Table V-1 summarizes the net change in housing unit demand expected during the next decade in the two-county market area.

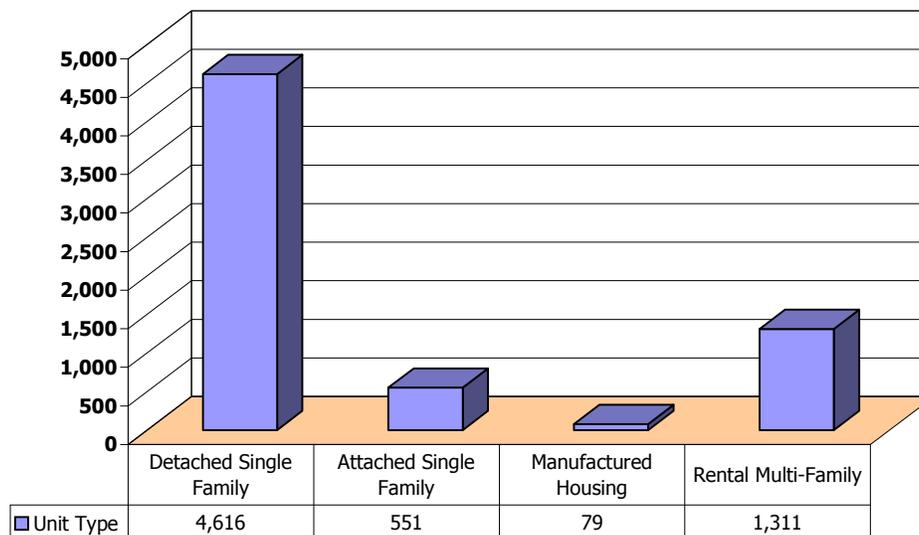
THK estimates that new household formations will average 6,010 per year during the 2006-2016 projection period. This will produce a demand for the construction of 6,556 dwelling units annually when adjusted for vacancies and demolitions. Single-family detached construction of 4,616 units annually during the next decade will account for approximately 70% of total construction in the market area. Townhome and condominium construction will average 551 units annually, or 8% of the total construction; rental apartment construction will average 1,311 units annually, or 20% of total construction; and manufactured home construction will average 79 units annually, or 1.2% of total construction.

**Table V-1: Projected Two-County Market Area  
Residential Demand by Unit Type, 2006-2016**

Year	Households	Annual Change	Annual Housing Unit Demand	Ownership Units				Rental Multi- family
				Total Owner- ship	Detached Single Family	Attached Single Family	Manufactured Housing	
2006	237,004	5,306	5,704	4,563	4,016	479	68	1,141
2007	242,310	5,460	5,870	4,696	4,132	493	70	1,174
2008	247,770	5,600	6,020	4,816	4,238	506	72	1,204
2009	253,370	5,750	6,181	4,945	4,352	519	74	1,236
2010	259,120	5,910	6,353	5,083	4,473	534	76	1,271
2011	265,030	6,070	6,525	5,220	4,594	548	78	1,305
2012	271,100	6,230	6,697	5,358	4,715	563	80	1,339
2013	277,330	6,420	6,902	5,521	4,859	580	83	1,380
2014	283,750	6,580	7,074	5,659	4,980	594	85	1,415
2015	290,330	6,770	7,278	5,822	5,124	611	87	1,456
2016	297,100	6,990	7,514	6,011	5,290	631	90	1,503
Average Annual Demand (2006-2016)	6,010		6,556	5,245	4,616	551	79	1,311

Source: THK Associates, Inc.

**Average Annual Demand by Unit Type**



## 2. Projected Demand in the Subject Segment of U.S. Highway 24 Primary Trade Areas

Having quantified the demand for new housing units in the two-county Colorado Springs market and identified its major growth centers, THK can project housing demand in the primary trade areas. In Table V-1, THK projected that there will be an average annual demand for 6,556 housing units in the market area over the next decade. In Table V-2A, it is estimated that the Current Primary Trade Area will capture approximately 2.4% of that demand. Table V-2B and Table V-2C show residential demand for an expressway and freeway, respectively, as upgrades to the current highway. An expressway has a demand of 5.1% and a freeway has a demand of 6.3% of this two-county area. On an average annual basis for the 2006-2016 period, the demand for new residential construction in the Current Primary Trade Area will total 104 detached single-family units, 14 townhome/condominiums, and 35 rental apartments.

**Table V-2A: Projected Total Residential Demand in the US 24 Highway PTA, 2006-2016 (current)**

Year	Households	Annual Household Growth	Total Housing Unit Demand	Ownership Units			Rental Multi-family
				Total Owner-ship	Detached Single Family	Attached Single Family	
2006	13,978	140	145	112	99	13	33
2007	14,118	141	147	113	100	13	34
2008	14,259	143	148	114	101	14	34
2009	14,402	144	150	116	102	14	34
2010	14,546	145	151	117	103	14	35
2011	14,691	147	153	118	104	14	35
2012	14,838	148	154	119	105	14	35
2013	14,986	150	156	120	106	14	36
2014	15,136	151	157	121	107	14	36
2015	15,288	153	159	123	108	15	36
2016	15,440	154	161	124	109	15	37
Average Annual Demand (2006-2016)		150	153	118	104	14	35

Source: THK Associates, Inc.

**Table V-2B: Projected Total Residential Demand in the US 24 Highway PTA, 2006-2016 (expressway)**

Year	Households	Annual Household Growth	Total Housing Unit Demand	Ownership Units			Rental Multi-family
				Total Owner-ship	Detached Single Family	Attached Single Family	
2006	24,173	290	302	233	206	27	69
2007	24,463	294	305	236	208	28	70
2008	24,757	297	309	239	211	28	70
2009	25,054	301	313	241	213	28	71
2010	25,354	304	316	244	216	29	72
2011	25,659	308	320	247	218	29	73
2012	25,967	312	324	250	221	29	74
2013	26,278	315	328	253	223	30	75
2014	26,593	319	332	256	226	30	76
2015	26,913	323	336	259	229	30	77
2016	27,236	327	340	262	232	31	77
Average Annual Demand (2006-2016)	310		320	247	218	29	73

Source: THK Associates, Inc.

**Table V-2C: Projected Total Residential Demand in the US 24 Highway PTA, 2006-2016 (freeway)**

Year	Households	Annual Household Growth	Total Housing Unit Demand	Ownership Units			Rental Multi-family
				Total Owner-ship	Detached Single Family	Attached Single Family	
2006	29,654	356	370	285	252	33	85
2007	30,010	360	375	289	255	33	86
2008	30,370	364	379	292	258	34	87
2009	30,734	369	384	296	262	34	88
2010	31,103	373	388	299	265	35	89
2011	31,476	378	393	303	268	35	90
2012	31,854	382	398	307	271	35	91
2013	32,236	387	402	310	274	36	92
2014	32,623	391	407	314	278	36	93
2015	33,015	396	412	318	281	37	94
2016	33,411	401	417	321	284	37	95
Average Annual Demand (2006-2016)	380		393	303	268	35	90

Source: THK Associates, Inc.

### 3. *Representative Active Detached Single-Family Projects in the U.S. Highway 24 Primary Trade Area*

A survey of detached single-family projects selling units within the current primary trade area was conducted in May 2006. Four residential projects were surveyed and all are profiled below.

Tables V-3 and V-4 illustrate these points:

- The 4 projects range in size from 36 units at Bear Creek Terraces to 80 units at Crown Hill Mesa by Feature Homes, Inc. A total of 224 units are planned for an average of 56 units per project.
- Only 1 of the 4 projects has recently sold out, the Crown Hill Mesa project by Feature Homes, Inc.
- There are 181 units sold in the Crown Hill Mesa project, with 7 units remaining.
- The Bear Creek Terraces just recently began selling units last summer and have not sold any in the last 8 months.
- The projects in Crown Hill Mesa have posted an average monthly sales rate anywhere from .98 to 1.34 units per month.
- The Crown Hill Mesa projects range in price from \$181,900 to \$366,270 and a square footage range from 1,206 to 2,598.
- The Bear Creek Terraces range in price from \$269,500 to \$339,500 and the range in square feet of 1,178 to 2,277.
- The average price range of all four projects is \$220,349 to \$335,191 and an average square footage range of 1,228 to 2,345 on a typical lot size of 5,200 square feet.

A summary of the 4 projects is located on Table V-3, while each project is individually detailed on Table V-4.

**Table V-3: Characteristics of Representative Detached Residential  
Projects in the U.S. Highway 24 Current Primary Trade Area**

**A. Projects by Number of Units**

Total Units Planned	Number of Projects	% of Total
0 - 24	0	0.0%
25 - 49	2	50.0%
50 - 74	1	25.0%
75 - 99	1	25.0%
100 - 199	0	0.0%
200 +	0	0.0%
<b>TOTAL</b>	<b>4</b>	

**B. Projects by Units Remaining**

Total Units Unsold	Number of Projects	% of Total
0	1	25.0%
1 - 9	2	50.0%
10 - 24	0	0.0%
25 - 49	1	25.0%
50 +	0	0.0%
<b>TOTAL</b>	<b>4</b>	

**C. Projects by Average Unit Base Price**

Unit Price Range	Number of Projects	% of Total
Under \$175,000	0	0.0%
\$175,000 - \$199,999	0	0.0%
\$200,000 - \$224,999	0	0.0%
\$225,000 - \$249,999	0	0.0%
\$250,000 - \$274,999	2	50.0%
\$275,000 - \$299,999	1	25.0%
\$300,000 +	1	25.0%
<b>TOTAL</b>	<b>4</b>	

**D. Planned Units by Ave. Unit Base Price**

Unit Price Range	Number of Units	% of Total
Under \$175,000	0	0.0%
\$175,000 - \$199,999	0	0.0%
\$200,000 - \$224,999	0	0.0%
\$225,000 - \$249,999	0	0.0%
\$250,000 - \$274,999	124	55.4%
\$275,000 - \$299,999	64	28.6%
\$300,000 +	36	16.1%
<b>TOTAL</b>	<b>224</b>	

**E. Monthly Sales Pace by Ave. Unit Base Price**

Unit Price Range	Average Sales Pace
Under \$175,000	0.00
\$175,000 - \$199,999	0.00
\$200,000 - \$224,999	0.00
\$225,000 - \$249,999	0.00
\$250,000 - \$274,999	1.09
\$275,000 - \$299,999	1.34
\$300,000 +	0.00
<b>AVERAGE</b>	<b>0.88</b>

**F. Projects by Monthly Sales Pace \***

Total Units Sold	Number of Projects	% of Total
0 - 0.49	1	25.0%
0.5 - 0.99	1	25.0%
1 - 1.99	2	50.0%
2 - 2.99	0	0.0%
3 - 3.99	0	0.0%
4 +	0	0.0%
<b>TOTAL</b>	<b>4</b>	

**G. Total Monthly Sales Pace by Price Range**

Ave. Unit Minimum Price	Total Sales Pace	% of Total
Under \$175,000	0.00	0.0%
\$175,000 - \$199,999	0.00	0.0%
\$200,000 - \$224,999	0.00	0.0%
\$225,000 - \$249,999	0.00	0.0%
\$250,000 - \$274,999	2.18	61.9%
\$275,000 - \$299,999	1.34	38.1%
\$300,000 +	0.00	0.0%
<b>TOTAL</b>	<b>3.52</b>	

\* Sales data as of January 2006

Source: Hanley Wood Market Intelligence, and THK Associates, Inc.

**Table V-4: Representative Active Detached Residential Projects in the U.S. Highway 24 Current Primary Trade Area**

Project Name/ Builder Name/ Location	Total Units			Average Price Range	Average Square Feet	Price per Square Feet	Typical Lot Size (Sq. Ft.)	Start Date	Overall Sales Rate	Expected Sell Out Rate
	Planned	Sold	Remaining							
1 CROWN HILL MESA/FILING 4 & 5 Reflections Homes Colorado Springs	64	61	3	\$186,000 - \$366,270	1,261 - 2,525	\$104.94 - \$217.88	5,490	4/15/2002	1.34	Apr-06
2 CROWN HILL MESA* Feature Homes, Inc. Colorado Springs	80	80	0	\$181,900 - \$342,000	1,206 - 2,598	\$130.87 - \$198.18	5,704	7/15/2000	1.20	Jan-06
3 CROWN HILL MESA/FILING 4 Corona Park, LLC Colorado Springs	44	40	4	\$243,995 - \$292,995	1,268 - 1,980	\$147.98 - \$192.43	5,600	9/6/2002	0.98	Jun-06
4 BEAR CREEK TERRACES Monument Valley Development LL Colorado Springs	36	0	36	\$269,500 - \$339,500	1,178 - 2,277	\$131.53 - \$228.78	4,000	7/15/2005	0.00	--
<b>TOTAL</b>	<b>224</b>	<b>181</b>	<b>43</b>							
<b>AVERAGE</b>	<b>56</b>	<b>45</b>	<b>11</b>	<b>\$220,349 - \$335,191</b>	<b>1,228 - 2,345</b>	<b>\$142.94 - \$179.40</b>	<b>5,199</b>		<b>0.88</b>	

\* Project sold out in 2005

Source: Hanley Wood & THK Associates, Inc.

### 4. *Representative Active Attached Single-Family Projects in the U.S. Highway 24 Primary Trade Area*

A survey of attached single-family (townhome/condominium) projects selling units within the trade area was conducted in May 2006. Five townhome/condominium projects were surveyed and all are profiled below.

Tables V-5 and V-6 illustrate these points:

- The 5 projects range in size from 14 units at Lowell Neighborhood/Prestwick to 86 units at City Walk Downtown. Of the 5 projects for which information was available, a total of 211 units are planned for an average of 42 units per project.
- One project recently sold out, and 2 projects have less than 10 unit remaining to be sold.
- In summary, 41 units of the 211 townhome/condominium units planned within the trade area have yet to be sold.
- The average price range for the 5 surveyed projects is approximately \$303,240 to \$571,178. The average size range is roughly 1,870 to 2,713 square feet. Therefore, the average price per square foot in the primary trade area is \$210.52 to \$162.14.
- Overall, the 5 projects average monthly sales of 0.87 units. Therefore, the 5 projects combined have monthly sales of roughly 4 units. The majority of these projects, 77.1%, have occurred in projects with an average base price of \$300,000 and over.

A summary of the 5 projects is located on Table V-5, while each project is individually detailed on Table V-6.

**Table V-5: Characteristics of Representative Attached Residential  
Projects in the U.S. Highway 24 Current Primary Trade Area**

**A. Projects by Number of Units**

Total Units Planned	Number of Projects	% of Total
0 - 24	2	40.0%
25 - 49	1	20.0%
50 - 74	1	20.0%
75 - 99	1	20.0%
100 - 199	0	0.0%
200 +	0	0.0%
<b>TOTAL</b>	<b>5</b>	

**B. Projects by Units Remaining**

Total Units Unsold	Number of Projects	% of Total
0	1	20.0%
1 - 9	2	40.0%
10 - 24	2	40.0%
25 - 49	0	0.0%
50 +	0	0.0%
<b>TOTAL</b>	<b>5</b>	

**C. Projects by Average Unit Base Price**

Unit Price Range	Number of Projects	% of Total
Under \$125,000	0	0.0%
\$125,000 - \$149,999	0	0.0%
\$150,000 - \$174,999	1	20.0%
\$175,000 - \$199,999	0	0.0%
\$200,000 - \$249,999	0	0.0%
\$250,000 - \$299,999	0	0.0%
\$300,000 +	4	80.0%
<b>TOTAL</b>	<b>5</b>	

**D. Planned Units by Ave. Unit Base Price**

Unit Price Range	Number of Units	% of Total
Under \$125,000	0	0.0%
\$125,000 - \$149,999	0	0.0%
\$150,000 - \$174,999	60	28.4%
\$175,000 - \$199,999	0	0.0%
\$200,000 - \$249,999	0	0.0%
\$250,000 - \$299,999	0	0.0%
\$300,000 +	151	71.6%
<b>TOTAL</b>	<b>211</b>	

**E. Monthly Sales Pace by Ave. Unit Base Price**

Unit Price Range	Average Sales Pace
Under \$125,000	0.00
\$125,000 - \$149,999	0.00
\$150,000 - \$174,999	1.00
\$175,000 - \$199,999	0.00
\$200,000 - \$249,999	0.00
\$250,000 - \$299,999	0.00
\$300,000 +	0.84
<b>AVERAGE</b>	<b>0.87</b>

**F. Projects by Monthly Sales Pace \***

Total Units Sold	Number of Projects	% of Total
0 - 0.49	3	60.0%
0.5 - 0.99	0	0.0%
1 - 1.99	1	20.0%
2 - 2.99	1	20.0%
3 - 3.99	0	0.0%
4 +	0	0.0%
<b>TOTAL</b>	<b>5</b>	

**G. Total Monthly Sales Pace by Price Range**

Ave. Unit Minimum Price	Total Sales Pace	% of Total
Under \$125,000	0.00	0.0%
\$125,000 - \$149,999	0.00	0.0%
\$150,000 - \$174,999	1.00	22.9%
\$175,000 - \$199,999	0.00	0.0%
\$200,000 - \$249,999	0.00	0.0%
\$250,000 - \$299,999	0.00	0.0%
\$300,000 +	3.37	77.1%
<b>TOTAL</b>	<b>4.37</b>	

\* Sales data as of January 2006

Source: Hanley Wood Market Intelligence, and THK Associates, Inc.

**Table V-6: Representative Active Attached Residential Projects in the U.S. Highway 24 Current Primary Trade Area**

Project Name/ Builder Name/ Location	Total Units			Average Price Range	Average Square Feet	Price per Square Feet	Start Date	Overall Sales Rate	Expected Sell Out Rate
	Planned	Sold	Remaining						
1 VILLAGE AT STONE MANOR* Windsor Construction Broadmoor	22	22	0	\$660,000 - \$675,000	3,519 - 3,520	\$187.50 - \$191.82	3/15/1999	0.30	Mar-05
2 CITY WALK DOWNTOWN G.E. Johnson Construction Colorado Springs	86	77	9	\$129,900 - \$988,541	570 - 1,865	\$134.81 - \$534.00	6/15/2003	2.44	May-06
3 MADISON RIDGE Harmony Homes Colorado Springs	60	45	15	\$137,000 - \$192,350	1,062 - 1,701	\$ 80.54 - \$150.05	5/1/2002	1.00	May-07
4 LOWELL NEIGHBORHOOD/PRESTWICK Goebel Construction Colorado Springs	29	17	12	\$294,900 - \$575,000	2,600 - 4,230	\$106.36 - \$168.42	8/15/2002	0.41	Jul-08
5 LOWELL NEIGHBORHOOD/POET LOFTS Windsor Construction Colorado Springs	14	9	5	\$294,400 - \$425,000	1,600 - 2,250	\$184.00 - \$188.89	8/15/2002	0.22	Jan-08
<b>TOTAL</b>	<b>211</b>	<b>170</b>	<b>41</b>						
<b>AVERAGE</b>	<b>42</b>	<b>34</b>	<b>8</b>	<b>\$303,240 - \$571,178</b>	<b>1,870 - 2,713</b>	<b>\$210.52 - \$162.14</b>		<b>0.87</b>	

\* Project sold out in 2005

Source: Hanley Wood & THK Associates, Inc.

### 5. *Proposed Residential Projects in the U.S. Highway 24 Environs*

Table V-7 lists the proposed residential projects in the local environs. Below are some of the more significant findings.

- 19 planned projects with approximately 700 units in various stages of the planning process have been identified within the U.S. Highway 24 environs
- Of the roughly 700 proposed units, only 502 units have received final plat approval, another 122 units are in the process of receiving final plat approval. Ninety-Eight units planned for a future phase are currently on hold.

It should also be noted that recently Gold Hill Mesa gained \$19 million of financing to revitalize 210 acres that formerly was a gold mill site. Gold Hill Mesa is west of U.S. Highway 24 and 21<sup>st</sup> Street and was the site of Golden Cycle Mill. The gold and silver mill began operations in 1906 and ceased in 1949, leaving behind a mesa comprising 14 million tons of gold tailing-infused soils.

Gold Hill Mesa Partners has begun cleanup and development at the property, slated for mixed-use development. Anchored by a community center with parks, Gold Hill Mesa also will include commercial and residential product. A total of 877 condominiums, townhomes and single-family, detached residences are planned with John Laing Homes committed to purchasing more than 40% of the available lots. The community center is anticipated to open in the fall of 2006, with revenues anticipated to start in the summer.

**Table V-7: Planned Residential Projects in the U.S. Highway 24 Environs**

COMMUNITY NAME/ BUILDER/DEVELOPER	ADDRESS	LOCATION	PROJECT TYPE	NUMBER OF UNITS	STATUS
1 BEAR CREEK TERRACES - TH BEAR CREEK VILLAS LLC	W OF 21ST ST L& LOWER GULCH CAMP RD	COL. SPRS.	MOD	37	CONCEPT PLAN/ FINAL PLAT - APPROVED
2 BROADMOOR CAMPUS 3-B BROADMOOR DEVELOP CO	SE OF LAKE CIR & BEACH AVE	COL. SPRS.	TH	12	FINAL PLAT - APPROVED
3 GOLD CAMP STUDIOS BERGE BREWER (ZEPHYR DEVL)	NW OF LOWER GOLD CAMP RD & 21ST ST	COL. SPRS.	SF	42	DEV PLAN/ FINAL PLAT - APPROVED
4 GOLD HILL MESA NES	SE OF US HWY 24 & 21ST ST	COL. SPRS.	SF	176	CONCEPT PLAN/ DEV PLAN/ FINAL PLAT - APPROVED
5 GOLD HILL MESA 1-A GOLD HILL MESA TOWNSHIP, LLC	NE OF LOWER GOLD CAMP RD & MILLSTREAM	COL. SPRS.	SF	114	FINAL PLAT - APPROVED
6 INDIAN HEIGHTS CASITAS WILLIAM R SKEELE	1905, 1915 & 1925 KING ST	COL. SPRS.	SF	15	ZONE CHANGE/ DEV PLAN/ FINAL PLAT - APPROVED
7 INDIAN MESA 3 DHM DESIGN	SE OF FILLMORE ST & MESA RD	COL. SPRS.	SF	18	DEV PLAN / FINAL PLAT - APPROVED
8 LOWELL HOTEL CONDOS LOWELL DEV	NEVADA & LAS ANIMAS	COL. SPRS.	CD	22	FUTURE PHASE - ON HOLD
9 LOWELL LOT LINER A LOWELL DEV	NEVADA & LAS ANIMAS	COL. SPRS.	TH	14	FUTURE PHASE - ON HOLD
10 LOWELL LOT LINER C LOWELL DEV	RIO GRANDE AND NEVADA SE	COL. SPRS.	TH	15	FUTURE PHASE - ON HOLD
11 LOWELL LOT LINER D LOWELL DEV	RIO GRANDE & NEVADA SW	COL. SPRS.	TH	22	FUTURE PHASE - ON HOLD
12 LOWELL TOWNHOUSE LOWELL DEV	RIO GRANDE AND NEVADA SE	COL. SPRS.	TH	25	FUTURE PHASE - ON HOLD
13 LOWELL/PRESTWICK TOWNHOMES PH 2 LOWELL DEV	RIO GRANDE AND NEVADA SE	COL. SPRS.	TH	27	FINAL PLAT - APPROVED
14 MONUMENT VALLEY 2 DUSTIN GORDON	W OF PECAN & BRITTANIA	COL. SPRS.	SF	110	FINAL SUB PLAT - PROCESS
15 TRESTERS 2/ RIO GRANDE VILLAGE COLO SPRINGS HOUSING AUTH	S CORONA ST & RIO GRANDE ST	COL. SPRS.	MF	--	FINAL PLAT - APPROVED
16 VAN BUREN TOWNHOMES 2 ERIC HEMINGWAY	W ON VAN BUREN FROM CHESTNUT	COL. SPRS.	TH	31	FINAL PLAT - APPROVED
17 VICTORIAN HEIGHTS 2 --	28TH ST & WILLIAMETTE	COL. SPRS.	DP	12	CONCEPT PLAN/ FINAL PLAT - PROCESS
18 VILLAS @MESA PARK WALT HIERONYMUS	NE OF 19TH ST & MESA RD	COL. SPRS.	SF	14	ZONING/ PUD/ FINAL PLAT - APPROVED
19 WESTWOOD TOWNHOMES 2 LOWELL PARTNERS, LLC	NE OF WEBER ST & FOUNTAIN BLVD	COL. SPRS.	TH	16	FINAL PLAT - APPROVED

<b>TOTAL APPROVED (FINAL PLAT/PLAN)</b>	<b>502</b>
<b>TOTAL IN PROGRESS (FINAL PLAT/PLAN)</b>	<b>122</b>
<b>TOTAL</b>	<b>722</b>
<b>AVERAGE</b>	<b>40</b>

SF = Single Family, CD = Condominium, TH = Townhome, DP = Duplex, MOD = Modular, ASL = Assisted Senior Living, MF = Multi-Family, MIX = Could contain detached single family, attached single family, or multi-family

## C. Projected Office Demand

### 1. *Projected Office Demand*

The current primary trade area for the segment of U.S. Highway 24 from Manitou Springs to Interstate 25 has played a major role in the development of office space in the greater Colorado Springs region and this role will be enhanced with improvements to an expressway or freeway. The current primary trade area for this segment of U.S. Highway 24 today has 144 office buildings with 4,585,975 square feet of office space, representing 17.9% of the total office square footage in the greater Colorado Springs market of 25,610,733 square feet. In the 1970's the current primary trade area captured 30% of the 4,083,116 square feet built in greater Colorado Springs, but this capture rate declined to 11.1% in the 1980's, 10.5% in the 1990's, and only 1.2% in the 2000's. It is estimated that the current primary trade area for this segment of U.S. Highway 24 will capture 10% of the projected greater Colorado Springs office market through the next decade and will average annually the construction of 72,226 square feet and over 10 years there will be a demand for a total of 722,260 square feet of office space. If this segment of U.S. Highway 24 is upgraded to an expressway, it is estimated that the capture rate of office space would improve to a 15.6% capture rate of the greater Colorado Springs office market, and annually, there would be a market for 112,673 square feet of office space. Over 10 years there would be a demand for 1,126,726 square feet. If this segment of U.S. Highway 24 is upgraded to a freeway, it is estimated that the capture rate of the greater Colorado Springs office market would improve to 16.4% and annually there would be a market for 118,4512 square feet of office space. Over 10 years there would be a demand for 1,184,506 square feet. Tables V-8A, V-8B and V-8C demonstrate the projected market for office space in the primary trade area of this segment of U.S. Highway 24 under current conditions, as an expressway and as a freeway.

**Table V-8A: Office Space Demand in the  
U.S. Highway 24 Corridor, 2006-2016 (current conditions)**

Year	Projected U.S. Highway 24 New Construction Two County	Total Office Demand	Cumulative Demand
2006	635,297	63,530	63,530
2007	651,284	65,130	128,660
2008	667,713	66,780	195,540
2009	684,595	68,460	263,900
2010	701,946	70,190	334,090
2011	719,779	71,980	406,070
2012	738,108	73,810	479,880
2013	756,948	75,690	555,570
2014	776,316	77,630	632,200
2015	796,226	79,230	711,430
2016	816,695	81,670	793,100
Average Annual Change	722,260	72,230	

\*capture rate is estimated to be 10% of total market

Source: THK Associates, Inc.

**Table V-8B: Office Space Demand in the  
U.S. Highway 24 Corridor, 2006-2016 (expressway)**

Year	Projected U.S. Highway 24		Cumulative Demand
	New Construction Two County	Total Office Demand	
2006	635,297	99,106	99,106
2007	651,284	101,600	200,706
2008	667,713	104,163	304,869
2009	684,595	106,796	411,665
2010	701,946	109,503	521,168
2011	719,779	112,286	633,454
2012	738,108	115,144	749,598
2013	756,948	118,083	867,681
2014	776,316	121,105	988,786
2015	796,226	124,211	1,112,997
2016	816,695	127,404	1,240,401
Average Annual Change	722,260	112,673	

\*capture rate is estimated to be 15.6% of total market

Source: THK Associates, Inc.

**Table V-8C: Office Space Demand in the  
U.S. Highway 24 Corridor, 2006-2016 (freeway)**

Year	Projected U.S. Highway 24 New Construction Two County	Total Office Demand	Cumulative Demand
2006	635,297	104,189	104,189
2007	651,284	106,811	211,000
2008	667,713	109,505	320,505
2009	684,595	112,274	432,779
2010	701,946	115,119	547,898
2011	719,779	118,044	665,942
2012	738,108	121,050	786,992
2013	756,948	124,139	911,131
2014	776,316	127,316	1,038,447
2015	796,226	130,581	1,169,028
2016	816,695	133,938	1,302,966
Average Annual Change	722,260	118,450	

\*capture rate is estimated to be 16.4% of total market

Source: THK Associates, Inc.

### 2. *Characteristics of Existing Office Buildings in the Current U.S. Highway 24 Primary Trade Areas*

A profile of representative office buildings was compiled in May 2006. This survey, for the Current Primary Trade Area, inventories 144 office buildings with a total of almost 4.6 million square feet. All information was obtained through the Denver Metro Commercial Association of Realtors (DMCAR). The surveyed office building details for the Current Primary Trade Area are summarized in Table V-9 and detailed in the appendix.

- Of the 144 total inventoried office buildings in the trade area, 9 buildings, or 3% of the total, have been built since 1990. 97 buildings have been built before 1980, totaling 2,450,646 square feet, more than 53.4% of the total office space in the Current Trade Area.
- There were 11 office buildings inventoried with more 100,000 square feet each. These 11 buildings had a total of over 2 million square feet of space and accounted for 45% of total square footage in the trade area. Vacancy at these 11 buildings was only 7%, which is lower than the 9% overall.
- Almost 29% of the inventoried office buildings in the trade area were Class B office buildings. Ten of the office buildings were Class A, 24 of the buildings were Class C, and the remaining 69 buildings did not disclose class. Vacancy in Class A office space is only 7.8%, Class B office space vacancy is 19.9%, and vacancy in Class C space was also 19.9%.

**Table V-9: Characteristics of the Representative Office Buildings  
in the U.S. Highway 24 Current Trade Area**

**A. Office Buildings by Size**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
100,000 and Over	11	8%	2,060,781	45%	7%
50,000 - 99,999	11	8%	780,212	17%	11%
20,000 - 49,999	30	21%	987,298	22%	12%
10,000 - 19,999	27	19%	390,006	9%	9%
Less than 10,000	65	45%	367,678	8%	11%
<b>Total</b>	<b>144</b>	<b>100%</b>	<b>4,585,975</b>	<b>100%</b>	<b>9%</b>

**B. Office Buildings by Year of Construction**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Before 1970	63	44%	1,222,134	27%	13%
1970s	34	24%	1,228,512	27%	8%
1980s	23	16%	804,692	18%	13%
1990s	5	3%	327,892	7%	6%
2000s	4	3%	41,860	1%	3%
N/A	15	10%	960,885	21%	5%
<b>Total</b>	<b>144</b>	<b>100%</b>	<b>4,585,975</b>	<b>100%</b>	<b>9%</b>

**C. Office Buildings by Class**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Class A	10	6.9%	1,145,845	25.0%	7.8%
Class B	41	28.5%	1,371,351	29.9%	19.9%
Class C	24	16.7%	323,213	7.0%	19.9%
N/A	69	47.9%	1,745,566	38.1%	0.0%
<b>Total</b>	<b>144</b>	<b>100.0%</b>	<b>4,585,975</b>	<b>100.0%</b>	<b>9%</b>

Source: DMCAR, & THK Associates, Inc.

## **D. Projected Industrial/Flex Demand**

### *1. Projected Industrial/Flex Demand*

The current primary trade area for the segment of U.S. Highway 24 from Manitou Springs to Interstate 25 has played a major role in the development of industrial/flex space in the greater Colorado Springs region and this role will be enhanced with improvements to an expressway or freeway. The current primary trade area for this segment of U.S. Highway 24 today has 144 industrial/flex buildings with 1,549,570 square feet of industrial/flex space, representing 5.3% of the total industrial/flex square footage in the greater Colorado Springs market of 29,165,402 square feet. In the 1970's the current primary trade area captured 6.5% of the 5,697,927 square feet built in greater Colorado Springs, but this capture rate declined to 3.0% in the 1980's, 2.4% in the 1990's, and 2.7% in the 2000's. It is estimated that the current primary trade area for this segment of U.S. Highway 24 will capture 3% of the projected greater Colorado Springs industrial/flex market through the next decade and will average annually the construction of 18,136 square feet and over 10 years there will be a demand for a total of 181,359 square feet of industrial/flex space. If this segment of U.S. Highway 24 is upgraded to an expressway, it is estimated that the capture rate of industrial/flex space would improve to a 4.7% capture rate of the greater Colorado Springs industrial/flex market, and annually, there would be a market for 28,292 square feet of industrial/flex space. Over 10 years there would be a demand for 282,920 square feet. If this segment of U.S. Highway 24 is upgraded to a freeway, it is estimated that the capture rate of the greater Colorado Springs industrial/flex market would improve to 4.9% and annually there would be a market for 29,743 square feet of industrial/flex space. Over 10 years there would be a demand for 297,429 square feet. Tables V-10A, V-10B and V-10C demonstrate the projected market for industrial/flex space in the primary trade area of this segment of U.S. Highway 24 under current conditions, as an expressway and as a freeway.

**TABLE V-10A: Projected Industrial Space Demand in the  
U.S. Highway 24 Corridor, 2006-2016 (current conditions)**

Year	Two-County		Cumulative Demand
	Colorado Springs Industrial Demand	U.S. Highway 24 Total Demand	
2006	549,140	16,474	16,474
2007	559,565	16,787	33,261
2008	570,154	17,105	50,366
2009	580,968	17,429	67,795
2010	592,012	17,760	85,555
2011	603,291	18,099	103,654
2012	614,868	18,446	122,100
2013	626,637	18,799	140,899
2014	638,659	19,159	160,058
2015	650,996	19,529	179,587
2016	663,489	19,905	199,492
<b>Average Annual Change</b>	<b>604,525</b>	<b>18,136</b>	

*\* Assumes site will capture 3.0% of the demand for industrial space in the Two-County market*

Source: THK Associates, Inc.

**TABLE V-10B: Projected Industrial Space and Acreage Demands in the U.S. Highway 24 Corridor, 2006-2016 (expressway)**

Year	Two-County		Cumulative Demand in the
	Colorado Springs Industrial Demand	U.S. Highway 24 Total Demand	
2006	549,140	25,700	25,700
2007	559,565	26,188	51,888
2008	570,154	26,683	78,571
2009	580,968	27,189	105,760
2010	592,012	27,706	133,466
2011	603,291	28,234	161,700
2012	614,868	28,776	190,476
2013	626,637	29,327	219,803
2014	638,659	29,889	249,692
2015	650,996	30,467	280,159
2016	663,489	31,051	311,210
<b>Average Annual Change</b>	<b>604,525</b>	<b>28,292</b>	

*\* Assumes site will capture 4.7% of the demand for industrial space in the Two-County market*

Source: THK Associates, Inc.

**TABLE V-10C: Projected Industrial Space Demand in the  
U.S. Highway 24 Corridor, 2006-2016 (freeway)**

Year	Two-County		Cumulative Demand
	Colorado Springs Industrial Demand	U.S. Highway 24 Total Demand	
2006	549,140	27,018	27,018
2007	559,565	27,531	54,549
2008	570,154	28,052	82,601
2009	580,968	28,584	111,185
2010	592,012	29,127	140,312
2011	603,291	29,682	169,994
2012	614,868	30,252	200,246
2013	626,637	30,831	231,077
2014	638,659	31,422	262,499
2015	650,996	32,029	294,528
2016	663,489	32,644	327,172
<b>Average Annual Change</b>	<b>604,525</b>	<b>29,743</b>	

*\* Assumes site will capture 4.9% of the demand for industrial space in the Two-County market*

Source: THK Associates, Inc.

### 2. *Characteristics of Existing Industrial Buildings in the U.S. Highway 24 Primary Trade Area*

A profile of representative industrial buildings was compiled in May 2006 for the primary trade area along the U.S. Highway 24 Corridor. All information was obtained through the Denver Metro Commercial Association of Realtors (DMCAR).

The surveyed industrial building details for the Current Primary Trade Area are illustrated in Table V-11.

- This Current Primary Trade Area inventories 144 industrial buildings with a total of 1,549,570 square feet.
- 89 of the 144, or 62%, industrial buildings are less than 10,000 square feet. These 89 buildings contain over 560,000 square feet of space.

Vacancy rates in newer industrial buildings (built in the 2000's) are 20%, while the overall vacancy rate for the 144 buildings is approximately 7%. Vacancy rates are lowest in industrial buildings that were built between 1970 and in the 1990's, each decade being less than 3% vacant.

**Table V-11: Characteristics of the Representative Industrial Buildings  
in the U.S. Highway 24 Current Primary Trade Area**

**A. Industrial Buildings by Size**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
100,000 and Over	0	0%	0	0%	0%
50,000 - 99,999	1	1%	94,000	6%	0%
20,000 - 49,999	12	8%	343,686	22%	3%
10,000 - 19,999	42	29%	546,482	35%	15%
Less than 10,000	89	62%	565,402	36%	2%
<b>Total</b>	<b>144</b>	<b>100%</b>	<b>1,549,570</b>	<b>100%</b>	<b>7%</b>

**B. Industrial Buildings by Year of Construction**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Before 1970	68	47%	677,915	44%	9%
1970s	21	15%	371,417	24%	3%
1980s	30	21%	282,120	18%	0%
1990s	12	8%	114,621	7%	2%
2000s	6	4%	55,274	4%	20%
N/A	7	5%	48,223	3%	34%
<b>Total</b>	<b>144</b>	<b>100%</b>	<b>1,549,570</b>	<b>100%</b>	<b>7%</b>

**C. Industrial Buildings by Specific Use**

	Number of Buildings	Percent of Total	Square Footage	Percent of Total	Vacancy Rate
Flex/R&D	8	6%	84,444	5%	49%
Light Manufacturing	13	9%	109,489	7%	10%
Warehouse - Distribution	112	78%	1,256,518	81%	4%
Other	11	8%	99,119	6%	6%
N/A	0	0%	0	0%	0%
<b>Total</b>	<b>144</b>	<b>100%</b>	<b>1,549,570</b>	<b>100%</b>	<b>7%</b>

Source: DMCAR, & THK Associates, Inc.

**E. Projected Demand for Hotel Rooms**

The segment of U.S. Highway 24 from Manitou Springs to Interstate 25 and the primary trade area that it currently services has a significant number of hotel rooms which includes 1,674 rooms in 51 hotels. This represents approximately 12.4% of the total hotel room count of 13,530 in the greater Colorado Springs region. It was previously demonstrated that the greater Colorado Springs region will enjoy an average annual demand for 419 new hotel rooms per year over the next decade. It is estimated that the current primary trade area for this segment of U.S. Highway 24 will capture 12.4% of the projected greater Colorado Springs hotel market through the next decade and will average annually the demand for 512 hotel rooms. Over 10 years there will be a demand for 520 total hotel rooms. If this segment of U.S. Highway 24 is upgraded to an expressway, it is estimated that the capture rate of hotel rooms would improve to 19.3% of the greater Colorado Springs demand for new hotel rooms and annually there will be a demand for 81 hotel rooms. Over 10 years there will be a demand for 810 hotel rooms. If this segment of U.S. Highway 24 is upgraded to a freeway, it is estimated that the capture rate of the demand for hotel rooms in the greater Colorado Springs market would improve to 20.3% and annually there would be a market for 85 hotel rooms. Over 10 years there would be a demand for 850 hotel rooms. Tables V-12A, V-12B and V-12C demonstrate the projected market for hotel rooms in the primary trade area of this segment of U.S. Highway 24 under current conditions, as an expressway, and as a freeway.

**Table V-12A: Hotel Room Demand in the U. S. Highway 24 Corridor, 2006-2016 (current conditions)**

	New Hotel Room Demand in Greater Colorado Springs	Primary Trade Area Demand
2006	375	46
2007	383	47
2008	392	48
2009	400	50
2010	409	51
2011	418	52
2012	427	53
2013	437	54
2014	446	55
2015	456	56
2016	466	58
Average	419	52

\*capture rate estimated at 12.37%

Source: THK Associates, Inc.

**Table V-12B: Hotel Room Demand in the  
U. S. Highway 24 Corridor, 2006-2016 (expressway)**

	New Hotel Room Demand in Greater Colorado Springs	Primary Trade Area Demand
2006	375	72
2007	383	74
2008	392	76
2009	400	77
2010	409	79
2011	418	81
2012	427	82
2013	437	84
2014	446	86
2015	456	88
2016	466	90
Average	419	81

\*capture rate estimated at 19.30%

Source: THK Associates, Inc.

**Table V-12C: Hotel Room Demand in the  
U. S. Highway 24 Corridor, 2006-2016 (freeway)**

	New Hotel Room Demand in Greater Colorado Springs	Primary Trade Area Demand
2006	375	76
2007	383	78
2008	392	79
2009	400	81
2010	409	83
2011	418	85
2012	427	87
2013	437	89
2014	446	91
2015	456	93
2016	466	95
Average	419	85

\*capture rate estimated at 20.29%

Source: THK Associates, Inc.

## F. Summary of Land Use Development Potentials

The previous market research and analysis has demonstrated real estate development potentials that will evolve over the next decade in the primary trade area of this segment of U.S. Highway 24. These potentials have been studied under distinct classifications including residential, hotel and lodging, retail commercial, office and industrial/flex space. Residential potentials were distinguished as single-family, townhome and condominiums, and rental apartments. The hotel and lodging markets included full service and limited service hotel rooms. Under current conditions, or as an expressway or freeway, the primary trade area for this segment of U.S. Highway 24 can capture the following percentages of the greater Colorado Springs market for various land uses:

Real Estate Market Capture Rates			
	Current Scenario	Expressway Scenario	Freeway Scenario
Retail	1.81%	3.80%	4.70%
Office	10.00%	15.60%	16.40%
Hotel	15.34%	23.93%	25.16%
Industrial	3.00%	4.68%	4.92%
Rental Apartments	2.67%	5.57%	6.87%
Condominiums and Townhomes	2.54%	5.27%	6.36%
Single-Family Detached	2.25%	4.73%	5.81%

With these capture rates of the projected markets for real estate in the greater Colorado Springs area, estimates of the annual demand, 10 year cumulative demand and land area requirements for the primary trade area under existing conditions, as an expressway and as a freeway have been made and summarized in Tables V-13A, V-13B, and V-13C.

**Table V-13A: Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Current Scenario)**

	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	20,673	206,734	23.7
Office	72,226	722,260	82.9
Hotel	52	518	13.0
Industrial	18,136	181,359	11.9
Rental Apartments	35	350	23.3
Condominiums and Townhomes	14	140	14.0
Single-Family Detached	104	1,039	346.4
		Total	515.1

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

**Table V-13B: Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Expressway Scenario)**

	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	32,094	320,940	36.8
Office	112,673	1,126,726	103.5
Hotel	81	809	20.2
Industrial	28,292	282,920	18.6
Rental Apartments	73	731	48.7
Condominiums and Townhomes	29	290	29.0
Single-Family Detached	218	2,183	727.8
<b>Total</b>			<b>984.6</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

**Table V-13C: Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Freeway Scenario)**

	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	39,652	396,520	45.5
Office	118,451	1,184,506	108.8
Hotel	85	850	21.3
Industrial	29,743	297,429	19.5
Rental Apartments	90	900	60.0
Condominiums and Townhomes	35	350	35.0
Single-Family Detached	268	2,681	893.6
<b>Total</b>			<b>1,183.7</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single family at 3 units per acre

Source: THK Associates, Inc.

As shown in the previous tables, over the next decade there will be a demand for the urbanization of approximately 515.1 acres and this would take the form as new construction or redevelopment of existing structures. If U.S. Highway 24 from Manitou Springs to Interstate 25 is upgraded to an expressway, the demand for the urbanization of land would grow to 984.6 acres, which is an increase of 469.5 acres over the projected demand under existing conditions. If this segment of U.S. Highway 24 is upgraded to a freeway, the demand for the urbanization of land would grow to 1,183.7 acres, which is 68.6 acres over the demand under existing conditions. The demand for the urbanization of the land would grow by 199.1 acres if freeway improvements occur, as opposed to an expressway.

# **APPENDIX**

**Appendix A: Representative Office Buildings in the Primary Trade Area (Current Conditions)**

Building Name	Address	City	Building Size	Available Square Feet	Percent Vacant	Floors	Average SF/Floor	Class	Year Built
1	0 Moreno	Colorado Springs, CO	1,200	0	0%	1	1,200	C	--
2	One City Centre	Colorado Springs, CO	40,429	9,507	24%	2	20,215	B	1970
3	Crescent Park Offices	Colorado Springs, CO	9,999	2,000	20%	3	3,333	C	1928
4	1002 W Colorado Ave	Colorado Springs, CO	4,000	0	0%	1	4,000	B	2006
5	1009 S Twenty First St	Colorado Springs, CO	7,180	0	0%	1	7,180	--	1971
6	Pueblo Bank & Trust Building	Colorado Springs, CO	149,426	6,235	4%	4	37,357	B	--
7	Pueblo Bank & Trust Building	Colorado Springs, CO	40,368	4,688	12%	4	10,092	B	--
8	1010 W Colorado Ave	Colorado Springs, CO	4,535	4,000	88%	1	4,535	C	1903
9	American National Bank Building	Colorado Springs, CO	67,507	32,784	49%	6	11,251	B	1971
10	102-106 Manitou	Colorado Springs, CO	8,679	0	0%	2	4,340	C	1954
11	102 Pikes Peak Ave	Colorado Springs, CO	24,000	0	0%	6	4,000	--	1963
12	Alamo Corporate Center	Colorado Springs, CO	190,200	50,135	26%	12	15,850	B	1983
13	104 S Cascade Ave	Colorado Springs, CO	59,253	0	0%	2	29,627	--	1978
14	American Red Cross Building	Colorado Springs, CO	13,992	1,700	12%	2	6,996	B	1985
15	1040 S Eighth St	Colorado Springs, CO	13,992	0	0%	2	6,996	--	1985
16	105 N Cascade Ave	Colorado Springs, CO	29,165	0	0%	4	7,291	--	1966
17	105 N Spruce St	Colorado Springs, CO	64,640	0	0%	4	16,160	--	1972
18	105 E Vermijo Ave	Colorado Springs, CO	99,750	0	0%	6	16,625	--	1972
19	Cheyenne Executive Plaza	Colorado Springs, CO	18,260	1,640	9%	2	9,130	B	1976
20	Old Colorado City Lofts	Colorado Springs, CO	8,524	1,323	16%	3	2,841	B	1901
21	110 N Nevada Ave	Colorado Springs, CO	27,815	0	0%	5	5,563	--	1900
22	Victorian Conversion	Colorado Springs, CO	3,008	0	0%	2	1,504	C	1900
23	Plaza of the Rockies - North Tower	Colorado Springs, CO	196,621	16,781	9%	8	24,578	A	1983
24	1120 Moreno Ave	Colorado Springs, CO	10,187	0	0%	1	10,187	--	2001
25	115 E Vermijo Ave	Colorado Springs, CO	6,000	0	0%	2	3,000	--	1965
26	116 N Nevada Ave	Colorado Springs, CO	8,770	0	0%	2	4,385	--	1900
27	118 E Pikes Peak Ave	Colorado Springs, CO	246,241	0	0%	14	17,589	--	1976
28	118 N Tejon St	Colorado Springs, CO	26,371	0	0%	4	6,593	--	1936
29	119 E Vermijo Ave	Colorado Springs, CO	7,241	0	0%	2	3,621	--	1963
30	120 W Rio Grande St	Colorado Springs, CO	46,050	0	0%	2	23,025	--	1973
31	Pendleton Building	Colorado Springs, CO	12,000	3,500	29%	1	12,000	B	1900
32	121 E Pikes Peak Ave	Colorado Springs, CO	34,568	0	0%	4	8,642	A	1906
33	Plaza of the Rockies - South Tower	Colorado Springs, CO	280,000	16,011	6%	13	21,538	A	--
34	121 E Vermijo Ave	Columbine Valley, CO	9,407	0	0%	3	3,136	C	1963
35	127 W Rio Grande St	Colorado Springs, CO	21,300	0	0%	1	21,300	--	1976
36	128 N Tejon St	Colorado Springs, CO	42,566	42,566	100%	4	10,642	C	1900
37	Alamo Office Building	Colorado Springs, CO	39,618	0	0%	4	9,905	B	1900
38	13 N Nevada Ave	Colorado Springs, CO	13,400	0	0%	2	6,700	--	1912
39	13 S Tejon St	Colorado Springs, CO	23,055	0	0%	5	4,611	--	1910
40	Kiowa Building	Colorado Springs, CO	27,815	7,000	25%	6	4,636	B	--
41	1301 S Eighth St	Colorado Springs, CO	28,152	0	0%	3	9,384	--	1964
42	1353 S Eighth St	Colorado Springs, CO	5,084	0	0%	1	5,084	--	1951
43	14 Chesnut St S	Colorado Springs, CO	99,999	0	0%	2	50,000	C	--
44	14 Costilla St W	Colorado Springs, CO	2,993	0	0%	2	1,497	C	1900
45	14 N Sierra Madre St	Colorado Springs, CO	12,076	0	0%	2	6,038	--	1949
46	1430 Twenty First St	Colorado Springs, CO	5,776	0	0%	2	2,888	--	1980
47	15 W Cimarron St	Colorado Springs, CO	0	0	#DIV/0!	1	0	--	1986
48	15 N Nevada Ave	Colorado Springs, CO	14,250	0	0%	--	--	A	--
49	Pikes Peak Area Council	Colorado Springs, CO	18,792	0	0%	2	9,396	B	1972
50	1515 S Tejon St	Colorado Springs, CO	7,455	0	0%	3	2,485	--	1973

51	1516 Tejon St S	1516 S Tejon St	Colorado Springs, CO 80906	1,100	0	0%	1	1,100	C	1918
52	1521 S Eighth St	1521 S Eighth St	Colorado Springs, CO 80906	7,771	0	0%	2	3,886	--	1969
53	1526 Tejon	1526 Tejon	Colorado Springs, CO 80906	1,100	300	27%	1	1,100	C	1918
54	1540 S Eighth St	1540 S Eighth St	Colorado Springs, CO 80906	26,478	0	0%	1	26,478	--	2001
55	1605 S Tejon St	1605 S Tejon St	Colorado Springs, CO 80906	8,010	0	0%	2	4,005	--	1955
56	Rolofson Veterinary Hosp	17 Las Vegas St	Colorado Springs, CO 80903	2,688	0	0%	1	2,688	B	1965
57	17 N Spruce St	17 N Spruce St	Colorado Springs, CO 80905	21,120	0	0%	2	10,560	--	1974
58	17 S Tejon St	17 S Tejon St	Colorado Springs, CO 80903	41,605	0	0%	5	8,321	--	1914
59	1749 S Eighth St	1749 S Eighth St	Colorado Springs, CO 80906	5,268	0	0%	1	5,268	--	1974
60	1755 S Eighth St	1755 S Eighth St	Colorado Springs, CO 80906	7,584	0	0%	1	7,584	--	1974
61	1757 S Eighth St	1757 S Eighth St	Colorado Springs, CO 80906	8,784	0	0%	2	4,392	--	1973
62	1765 S 8th St	1765 S 8th St	Colorado Springs, CO 80906	9,600	0	0%	2	4,800	C	1973
63	1765 S Eighth St	1765 S Eighth St	Colorado Springs, CO 80906	9,600	0	0%	2	4,800	--	1973
64	Broadmarket Square	1773 S 8th St	Colorado Springs, CO 80906	9,999	1,998	20%	2	5,000	B	--
65	1773 Eighth St S	1773 Eighth St	Colorado Springs, CO 80906	4,840	0	0%	1	4,840	B	1974
66	1775 Eighth St	1775 Eighth St	Colorado Springs, CO 80906	5,436	0	0%	1	5,436	--	1975
67	Sierra Madre Office	18 N Sierra Madre St	Colorado Springs, CO 80903	12,076	6,400	53%	1	12,076	B	--
68	19 & 31 N. Tejon St.	19 N Tejon St	Colorado Springs, CO 80903	49,854	7,105	14%	3	16,618	B	--
69	Atrium at Palmer Center	2 Cascade Ave	Colorado Springs, CO 80903	92,756	0	0%	2	46,378	A	1998
70	Palmer Center Holly Sugar Building	2 N Cascade Ave	Colorado Springs, CO 80903	149,426	14,327	10%	14	10,673	A	1968
71	Colorado Square	2 N Nevada Ave	Colorado Springs, CO 80903	246,000	2,154	1%	13	18,923	B	--
72	2 S Tejon St	2 S Tejon St	Colorado Springs, CO 80903	51,601	0	0%	8	6,450	--	1921
73	20 Boulder Crescent St	20 Boulder Crescent St	Colorado Springs, CO 80903	9,977	0	0%	2	4,989	--	1961
74	20 E Vermijo Ave	20 E Vermijo Ave	Colorado Springs, CO 80903	151,674	0	0%	5	30,335	--	1970
75	200 S Cascade Ave	200 S Cascade Ave	Colorado Springs, CO 80903	43,953	0	0%	1	43,953	--	1976
76	2011 W Colorado Ave	2011 W Colorado Ave	Colorado Springs, CO 80904	1,629	0	0%	1	1,629	B	--
77	Medical Office Condo	2020 W Colorado Ave	Colorado Springs, CO 80906	2,459	0	0%	1	2,459	B	--
78	209-211 E Colorado Ave	209 E Colorado Ave	Colorado Springs, CO 80903	6,000	800	13%	1	6,000	C	1941
79	2103 W Uintah St	2103 W Uintah St	Colorado Springs, CO 80904	5,274	0	0%	2	2,637	--	1983
80	2150 Naegele Rd	2150 Naegele Rd	Colorado Springs, CO 80904	9,060	0	0%	1	9,060	--	1971
81	219 Colorado Ave W	199 Colorado Ave	Colorado Springs, CO 80904	19,000	0	0%	2	9,500	B	1949
82	23 S Nevada Ave	23 S Nevada Ave	Colorado Springs, CO 80903	40,429	0	0%	2	20,215	--	1970
83	230 N Tejon St	230 N Tejon St	Colorado Springs, CO 80903	14,304	0	0%	3	4,768	--	1929
84	PRESTWICK COMMUNITY	233 Fountain Blvd	Colorado Springs, CO 80903	1,195	1,125	94%	1	1,195	B	2003
85	Former Andrew Wommack Ministries Building	2335 Robinson St	Colorado Springs, CO 80904	14,344	14,344	100%	1	14,344	B	1971
86	25 N Cascade Ave	25 N Cascade Ave	Colorado Springs, CO 80903	40,000	8,408	21%	4	10,000	B	1963
87	Spruce Professional Center	25 N Spruce St	Colorado Springs, CO 80905	30,122	2,025	7%	3	10,041	B	1975
88	2502 W Colorado Ave	2502 W Colorado Ave	Colorado Springs, CO 80904	18,084	0	0%	3	6,028	--	1935
89	2627 W Colorado Ave	2627 W Colorado Ave	Colorado Springs, CO 80904	6,080	0	0%	2	3,040	--	1899
90	27 S Tejon St	27 S Tejon St	Colorado Springs, CO 80903	25,000	0	0%	6	4,167	A	--
91	28 N Spruce	28 N Spruce	Colorado Springs, CO 80905	810	810	100%	1	810	C	--
92	28 S Tejon St	28 S Tejon St	Colorado Springs, CO 80903	14,868	0	0%	2	7,434	B	1911
93	2812 W Colorado Ave	2812 W Colorado Ave	Colorado Springs, CO 80904	8,088	0	0%	2	4,044	--	1985
94	2906 Morrison St	2906 Morrison St	Colorado Springs, CO 80904	11,167	0	0%	1	11,167	--	1975
95	3 S Seventh St	3 S Seventh St	Colorado Springs, CO 80905	7,806	0	0%	1	7,806	--	1953
96	3 S Tejon St	3 S Tejon St	Colorado Springs, CO 80903	20,086	9,025	45%	4	5,022	B	1900
97	Bank One	30 Pikes Peak Ave	Colorado City, CO 80903	100,444	0	0%	5	20,089	B	1988
98	3009 W Colorado Ave	3009 W Colorado Ave	Colorado Springs, CO 80904	7,419	0	0%	2	3,710	--	1981
99	303 S Cascade Ave	303 S Cascade Ave	Colorado Springs, CO 80903	5,000	817	16%	2	2,500	B	1970
100	309 S Tejon St	309 S Tejon St	Colorado Springs, CO 80903	60,068	0	0%	3	20,023	--	1972
101	31 E Platte Ave	31 E Platte Ave	Colorado Springs, CO 80903	14,304	0	0%	3	4,768	C	1929
102	31 N Tejon St	31 N Tejon St	Colorado Springs, CO 80903	38,684	0	0%	5	7,737	--	1925
103	315 S Cascade Ave	315 S Cascade Ave	Colorado Springs, CO 80903	42,225	0	0%	2	21,113	--	1964
104	316 N Tejon St	316 N Tejon St	Colorado Springs, CO 80903	10,978	0	0%	2	5,489	--	1956
105	318 Cascade	318 Cascade	Colorado Springs, CO 80903	3,710	0	0%	2	1,855	C	1904
106	Kennedy Law Building	324 S Cascade Ave	Colorado Springs, CO 80903	5,246	6,000	114%	1	5,246	B	1984

107	325 S Tejon St	325 S Tejon St	Colorado Springs, CO 80903	7,648	0	0%	2	3,824	--	1955
108	3310 W Colorado Ave	3310 W Colorado Ave	Colorado Springs, CO 80904	921	921	100%	1	921	C	1893
109	Raintree Business Center	332 Bijou	Colorado Springs, CO 80905	9,999	3,700	37%	2	5,000	B	1978
110	335 Manitou Ave	335 Manitou Ave	Manitou Springs, CO 80829	2,475	2,475	100%	1	2,475	A	1997
111	402 W Bijou St	402 W Bijou St	Colorado Springs, CO 80905	7,372	0	0%	1	7,372	--	1983
112	Courtside Plaza	405 S Cascade Ave	Colorado Springs, CO 80903	29,308	2,647	9%	3	9,769	C	1975
113	411 S Cascade Ave	411 S Cascade Ave	Colorado Springs, CO 80903	3,281	3,220	98%	2	1,641	C	1978
114	415 Sahwatch St	415 Sahwatch St	Colorado Springs, CO 80903	11,337	0	0%	2	5,669	--	1984
115	431 S Cascade Ave	431 S Cascade Ave	Colorado Springs, CO 80903	7,000	2,740	39%	1	7,000	C	1965
116	441 Manitou Ave	441 Manitou Ave	Manitou Springs, CO 80829	8,963	1,000	11%	1	8,963	B	1961
117	4935 N Thirtieth St	4935 N Thirtieth St	Colorado Springs, CO 80904	13,146	0	0%	2	6,573	--	1983
118	4945 N Thirtieth St	4945 N Thirtieth St	Colorado Springs, CO 80904	21,026	0	0%	3	7,009	--	1985
119	4965 N Thirtieth St	4965 N Thirtieth St	Colorado Springs, CO 80904	11,749	0	0%	2	5,875	--	1984
120	5 S Tejon St	5 S Tejon St	Colorado Springs, CO 80903	20,086	0	0%	4	5,022	--	1900
121	50 Costilla St	50 Costilla St	Colorado Springs, CO 80903	66,600	0	0%	5	13,320	--	1959
122	5015 N Thirtieth St	5015 N Thirtieth St	Colorado Springs, CO 80904	15,627	0	0%	1	15,627	--	1983
123	515 S Cascade Ave	515 S Cascade Ave	Colorado Springs, CO 80903	13,509	0	0%	1	13,509	--	1900
124	Trolley Lofts	517 S Cascade Ave	Colorado Springs, CO 80903	12,878	9,252	72%	1	12,878	B	1898
125	520 E Colorado Ave	520 E Colorado Ave	Colorado Springs, CO 80903	6,291	0	0%	1	6,291	--	1955
126	520 Communications Cir	520 Communications Cir	Colorado Springs, CO 80905	16,043	0	0%	2	8,022	--	1987
127	520 Sahwatch St	520 Sahwatch St	Colorado Springs, CO 80903	8,840	0	0%	2	4,420	--	1962
128	525 Communications Cir	525 Communications Cir	Colorado Springs, CO 80905	19,819	0	0%	2	9,910	--	1985
129	Bank One Building	6 N Tejon St	Colorado Springs, CO 80903	129,749	23,401	18%	5	25,950	A	1983
130	Exchange Building	6 S Tejon St	Colorado Springs, CO 80903	57,859	3,339	6%	8	7,232	C	1921
131	Cascade Station	620 S Cascade Ave	Colorado Springs, CO 80903	1,659	3,681	222%	2	830	B	1984
132	Metso Minerals Office Building	621 S Sierra Madre St	Colorado Springs, CO 80903	46,050	23,000	50%	2	23,025	B	1973
133	7 E Bijou St	7 E Bijou St	Colorado Springs, CO 80903	19,824	0	0%	2	9,912	--	1900
134	701 S Cascade Ave	701 S Cascade Ave	Colorado Springs, CO 80903	1,114	0	0%	1	1,114	C	1957
135	724 S Cascade Ave	724 S Cascade Ave	Colorado Springs, CO 80903	1,308	1,088	83%	1	1,308	C	1891
136	730 Cheyenne Blvd	730 Cheyenne Blvd	Colorado Springs, CO 80906	5,900	0	0%	1	5,900	--	1980
137	Poppek Building	730 Nineteenth St	Colorado Springs, CO 80904	4,968	0	0%	2	2,484	B	1979
138	8 S Nevada Ave	8 S Nevada Ave	Colorado Springs, CO 80903	60,179	50,000	83%	5	12,036	B	1900
139	801 Weber St N	801 N Weber St	Colorado Springs, CO 80907	3,412	0	0%	2	1,706	C	1889
140	9 E Vermijo Ave	9 E Vermijo Ave	Colorado Springs, CO 80903	9,269	0	0%	1	9,269	--	1952
141	Palmer Center-Wells Fargo Tower	90 Cascade	Colorado Springs, CO 80903	221,000	16,447	7%	15	14,733	A	1990
142	915 S 8th St	915 S 8th St	Colorado Springs, CO 80906	4,213	4,213	100%	3	1,404	B	1980
143	965 summer games	965 summer games	Colorado Springs, CO 80906	8,221	0	0%	1	8,221	B	1994
144	Santa Fe Law Center	985 Pico Pt	Colorado Springs, CO 80906	3,440	0	0%	1	3,440	B	1996

<b>Total</b>	<b>4,585,975</b>	<b>426,632</b>			
<b>Average</b>	<b>31,847</b>	<b>2,963</b>	<b>9%</b>	<b>9,253</b>	<b>1956</b>

Source: DMCAR and THK Associates, Inc.

**Appendix B: Representative Industrial/Flex Space in the U.S. Highway 24 Current Primary Trade Area**

Building Name	Address	City	Building Size	Available Square Feet	Percent Vacant	Floors	Average SF/Floor	Class	Year Built
1 1013 S Tejon St	1013 Tejon St	Colorado Springs, CO 80903	5,169	0	0%	1	5,169	--	1963
2 108 W Cimarron St	108 Cimarron St	Colorado Springs, CO 80903	4,800	0	0%	1	4,800	--	1910
3 110 S Sierra Madre St	110 Sierra Madre St	Colorado Springs, CO 80903	10,810	0	0%	1	10,810	--	1920
4 110 S Twenty Fifth St	110 Twenty Fifth St	Colorado Springs, CO 80904	9,982	0	0%	1	9,982	--	1988
5 110 W Vermijo Ave	110 Vermijo Ave	Colorado Springs, CO 80903	27,030	0	0%	2	13,515	--	1907
6 111 W Las Vegas St	111 Las Vegas St	Colorado Springs, CO 80903	18,880	0	0%	1	18,880	--	1978
7 1110 Pecan St	1110 Pecan St	Colorado Springs, CO 80904	7,200	0	0%	1	7,200	--	1984
8 112 W Las Vegas St	112 Las Vegas St	Colorado Springs, CO 80903	30,000	10,000	33%	1	30,000	--	1979
9 1134 Manitou Ave	1134 Manitou Ave	Manitou Springs, CO 80829	9,832	0	0%	1	9,832	--	1920
10 114 W Cimarron St	114 Cimarron St	Colorado Springs, CO 80903	11,882	11,882	100%	1	11,882	--	1910
11 1140 Pecan St	1140 Pecan St	Colorado Springs, CO 80904	5,000	0	0%	1	5,000	--	1986
12 116 W Rio Grande St	116 Rio Grande St	Colorado Springs, CO 80903	12,000	0	0%	1	12,000	--	1957
13 117 E Las Vegas St	117 Las Vegas St	Colorado Springs, CO 80903	18,075	18,000	100%	1	18,075	--	1965
14 117 W Vermijo Ave	117 Vermijo Ave	Colorado Springs, CO 80903	35,340	0	0%	1	35,340	--	1976
15 118 W Vermijo Ave	118 Vermijo Ave	Colorado Springs, CO 80903	9,131	0	0%	1	9,131	--	1959
16 12 W Costilla St	12 Costilla St	Colorado Springs, CO 80903	7,500	0	0%	1	7,500	--	1899
17 120 W Cucharas St	120 Cucharas St	Colorado Springs, CO 80903	5,615	0	0%	1	5,615	--	1906
18 120 W Las Vegas St	120 Las Vegas St	Colorado Springs, CO 80903	5,960	0	0%	1	5,960	--	1984
19 120 Sahwatch St	120 Sahwatch St	Colorado Springs, CO 80903	13,527	0	0%	1	13,527	--	1932
20 121 W Cucharas St	121 Cucharas St	Colorado Springs, CO 80903	26,850	0	0%	1	26,850	--	1974
21 125 S Chestnut St	125 Chestnut St	Colorado Springs, CO 80905	7,600	0	0%	1	7,600	--	1976
22 125-129 W Costilla St	125 Costilla St	Colorado Springs, CO 80903	11,822	11,822	100%	1	11,822	--	1956
23 127 Colorado Ave	127 Colorado Ave	Colorado Springs, CO 80903	8,419	0	0%	1	8,419	--	1952
24 127 W Moreno Ave	127 Moreno Ave	Colorado Springs, CO 80903	16,416	0	0%	1	16,416	--	1975
25 130 W Vermijo Ave	130 Vermijo Ave	Colorado Springs, CO 80903	9,064	0	0%	1	9,064	--	1952
26 1305 Pecan St	1305 Pecan St	Colorado Springs, CO 80904	6,000	0	0%	1	6,000	--	1995
27 1309 E Cheyenne Rd	1309 Cheyenne Rd	Colorado Springs, CO 80906	6,080	0	0%	1	6,080	--	1975
28 1310 Manitou Ave	1310 Manitou Ave	Manitou Springs, CO 80829	5,690	0	0%	1	5,690	--	1940
29 1310 Pecan St	1310 Pecan St	Colorado Springs, CO 80904	20,150	0	0%	1	20,150	--	1985
30 1313 E Cheyenne Rd	1313 Cheyenne Rd	Colorado Springs, CO 80906	10,000	0	0%	1	10,000	--	1986
31 135 Manitou Ave	135 Manitou Ave	Manitou Springs, CO 80829	7,655	0	0%	1	7,655	--	1968
32 1392 S Twenty First St	1392 Twenty First St	Colorado Springs, CO 80904	7,760	0	0%	1	7,760	--	1990
33 1414 W Vermijo Ave	1414 Vermijo Ave	Colorado Springs, CO 80904	5,728	0	0%	1	5,728	--	1983
34 1540 S Twenty First St	1540 Twenty First St	Colorado Springs, CO 80904	14,014	0	0%	1	14,014	--	1982
35 Commercial Storage	16 Las Vegas St	Colorado Springs, CO 80903	13,930	0	0%	1	13,930	--	--
36 1716 Mt Washington Ave	1716 Mt Washington Ave	Colorado Springs, CO 80906	10,640	0	0%	1	10,640	--	1951
37 1725 S Nevada Ave	1725 Nevada Ave	Colorado Springs, CO 80906	7,797	0	0%	1	7,797	--	1964
38 1823 W Vermijo	1823 Vermijo	Colorado Springs, CO 80904	5,170	5,170	100%	1	5,170	--	1965
39 19 W Las Vegas St	19 Las Vegas St	Colorado Springs, CO 80903	5,350	0	0%	1	5,350	--	1986
40 2 W Las Vegas St	2 Las Vegas St	Colorado Springs, CO 80903	18,054	0	0%	1	18,054	--	1964
41 2008-2012 Sheldon Ave	2008 Sheldon Ave	Colorado Springs, CO 80904	2,400	2,400	100%	1	2,400	--	1998
42 201 W Colorado Ave	201 Colorado Ave	Colorado Springs, CO 80903	6,496	0	0%	1	6,496	--	1943
43 202 S Twenty First St	202 Twenty First St	Colorado Springs, CO 80904	5,474	0	0%	1	5,474	--	1925
44 21 W Las Vegas St	21 Las Vegas St	Colorado Springs, CO 80903	5,350	0	0%	1	5,350	--	1986
45 210 Colorado Ave W	210 Colorado Ave	Colorado Springs, CO 80903	6,000	0	0%	1	6,000	--	1969
46 2109 Broadway St	2109 Broadway St	Colorado Springs, CO 80904	6,720	0	0%	1	6,720	--	1966
47 2110 Busch Ave	2110 Busch Ave	Colorado Springs, CO 80904	20,004	0	0%	1	20,004	--	1984
48 2110 Naegele Rd	2110 Naegele Rd	Colorado Springs, CO 80904	9,521	0	0%	1	9,521	--	1964
49 2110 Wheeler Ave	2110 Wheeler Ave	Colorado Springs, CO 80904	7,000	0	0%	1	7,000	--	1986
50 2115 Wheeler Ave	2115 Wheeler Ave	Colorado Springs, CO 80904	6,000	0	0%	1	6,000	--	1979

51 2120 Bott Ave	2120 Bott Ave	Colorado Springs, CO 80904	10,918	0	0%	1	10,918	--	1900
52 2120 Naegele Rd	2120 Naegele Rd	Colorado Springs, CO 80904	7,000	0	0%	1	7,000	--	1965
53 2125 Busch Ave	2125 Busch Ave	Colorado Springs, CO 80904	6,000	0	0%	1	6,000	--	1981
54 2130 Bott Ave	2130 Bott Ave	Colorado Springs, CO 80904	8,444	0	0%	1	8,444	--	1955
55 2135 Broadway - AKA 1110 Pecan	2135 Broadway	Colorado Springs, CO 80904	7,200	0	0%	1	7,200	--	1984
56 214 W Colorado Ave	214 Colorado Ave	Colorado Springs, CO 80903	8,160	0	0%	1	8,160	--	1969
57 2140 Broadway St	2140 Broadway St	Colorado Springs, CO 80904	21,900	0	0%	1	21,900	--	1979
58 218 W Colorado Ave	218 Colorado Ave	Colorado Springs, CO 80903	14,208	0	0%	1	14,208	--	1903
59 2190 Busch Ave	2190 Busch Ave	Colorado Springs, CO 80904	9,830	0	0%	2	4,915	--	2001
60 22 W Costilla St	22 Costilla St	Colorado Springs, CO 80903	14,288	0	0%	1	14,288	--	1925
61 22 N Sierra Madre St	22 Sierra Madre St	Colorado Springs, CO 80903	10,135	0	0%	2	5,068	--	1955
62 16-22 N Spruce St	22 Spruce St	Colorado Springs, CO 80905	10,120	0	0%	1	10,120	--	--
63 2204 Hagerman St	2204 Hagerman St	Colorado Springs, CO 80904	12,800	0	0%	1	12,800	--	1972
64 2210 Bott Ave	2210 Bott Ave	Colorado Springs, CO 80904	6,460	0	0%	1	6,460	--	1984
65 2215 Spectra Dr	2215 Spectra Dr	Colorado Springs, CO 80904	7,200	0	0%	1	7,200	--	2004
66 2220 Busch Ave	2220 Busch Ave	Colorado Springs, CO 80906	3,500	0	0%	1	3,500	--	1988
67 2235 Spectra Dr	2235 Spectra Dr	Colorado Springs, CO 80904	5,000	0	0%	1	5,000	--	2003
68 2250 Busch Ave	2250 Busch Ave	Colorado Springs, CO 80904	5,000	0	0%	1	5,000	--	1994
69 2264 Naegele Rd	2264 Naegele Rd	Colorado Springs, CO 80904	6,482	0	0%	1	6,482	--	1967
70 2275 Spectra Dr	2275 Spectra Dr	Colorado Springs, CO 80904	6,000	0	0%	1	6,000	--	2003
71 229 E Moreno Ave	229 Moreno Ave	Colorado Springs, CO 80903	8,550	0	0%	1	8,550	--	1955
72 23 E Las Vegas St	23 Las Vegas St	Colorado Springs, CO 80903	5,350	0	0%	1	5,350	--	1986
73 2305 Busch Ave	2305 Busch Ave	Colorado Springs, CO 80904	5,750	0	0%	1	5,750	--	1971
74 2330 Naegele Rd	2330 Naegele Rd	Colorado Springs, CO 80904	5,000	0	0%	1	5,000	--	1972
75 Simpich Buildings	2411 Colorado Ave	Colorado Springs, CO 80904	10,793	10,973	102%	2	5,397	--	1900
76 2413 W Colorado Ave	2413 Colorado Ave	Colorado Springs, CO 80904	5,061	0	0%	2	2,531	--	1889
77 25 W Las Vegas St	25 Las Vegas St	Colorado Springs, CO 80903	5,300	0	0%	1	5,300	--	1986
78 25 W Vermijo Ave	25 Vermijo Ave	Colorado Springs, CO 80903	42,750	0	0%	1	42,750	--	1921
79 Robinson Group Building	2506 Robinson St	Colorado Springs, CO 80904	4,200	0	0%	1	4,200	--	1999
80 2515 W Colorado Ave	2515 Colorado Ave	Colorado Springs, CO 80904	6,830	0	0%	1	6,830	--	1902
81 2519 W Colorado Ave	2519 Colorado Ave	Colorado Springs, CO 80904	6,615	0	0%	1	6,615	--	1909
82 2623 St Anthony St	2623 St Anthony St	Colorado Springs, CO 80904	10,400	0	0%	1	10,400	--	1984
83 2710 Robinson St	2710 Robinson St	Colorado Springs, CO 80904	21,212	0	0%	1	21,212	--	1973
84 2719 Robinson St	2719 Robinson St	Colorado Springs, CO 80904	10,583	0	0%	1	10,583	--	1959
85 2815 W Howbert St	2815 Howbert St	Colorado Springs, CO 80904	6,960	0	0%	1	6,960	--	1967
86 2845 Ore Mill Rd	2845 Ore Mill Rd	Colorado Springs, CO 80904	16,000	960	6%	1	16,000	--	1985
87 2902 Morrison St	2902 Morrison St	Colorado Springs, CO 80904	5,000	0	0%	1	5,000	--	1970
88 2905 Morrison St	2905 Morrison St	Colorado Springs, CO 80904	14,515	0	0%	1	14,515	--	1981
89 30 W Costilla St	30 Costilla St	Colorado Springs, CO 80903	10,599	0	0%	1	10,599	--	1919
90 301 Manitou Ave	301 Manitou Ave	Manitou Springs, CO 80829	10,080	0	0%	2	5,040	--	1966
91 301 S Tenth St	301 Tenth St	Colorado Springs, CO 80904	8,058	0	0%	2	4,029	--	1950
92 3015 Morrison St	3015 Morrison St	Colorado Springs, CO 80904	7,840	0	0%	1	7,840	--	1972
93 302 S Chestnut St	302 Chestnut St	Colorado Springs, CO 80905	14,016	0	0%	1	14,016	--	1959
94 302 S Tenth St	302 Tenth St	Colorado Springs, CO 80904	7,423	0	0%	1	7,423	--	1959
95 3030 Morrison St	3030 Morrison St	Colorado Springs, CO 80904	5,280	0	0%	2	2,640	--	1905
96 3031 Morrison St	3031 Morrison St	Colorado Springs, CO 80904	7,680	0	0%	1	7,680	--	1968
97 306 S Chestnut St	306 Chestnut St	Colorado Springs, CO 80905	7,116	0	0%	1	7,116	--	1957
98 308 S Twenty Fifth St	308 Twenty Fifth St	Colorado Springs, CO 80904	8,000	0	0%	1	8,000	--	1987
99 311 S Chestnut St	311 Chestnut St	Colorado Springs, CO 80905	8,910	0	0%	1	8,910	--	1999
100 Pickrell Building	331 14th St	Colorado Springs, CO 80904	6,086	0	0%	1	6,086	--	--
101 3333 W Kiowa	3333 Kiowa St	Colorado Springs, CO 80904	3,334	3,334	100%	1	3,334	--	--
102 350 18th St S	350 18th St	Colorado Springs, CO 80906	1,743	1,743	100%	1	1,743	--	--
103 Cobra OSW Building	3680 Bijou St	Colorado Springs, CO 80903	6,688	0	0%	1	6,688	--	1985
104 385 S Thirty First St	385 Thirty First St	Colorado Springs, CO 80904	10,810	0	0%	1	10,810	--	1999
105 397 S Eighth St	397 Eighth St	Colorado Springs, CO 80905	6,097	0	0%	1	6,097	--	1983

106 400 S Sierra Madre St	400 Sierra Madre St	Colorado Springs, CO 80903	18,200	0	0%	1	18,200	--	1956
107 400 S Sixteenth St	400 Sixteenth St	Colorado Springs, CO 80904	6,564	0	0%	1	6,564	--	1956
108 402 S Sierra Madre St	402 Sierra Madre St	Colorado Springs, CO 80903	6,000	0	0%	1	6,000	--	1956
109 418 W Colorado Ave	418 Colorado Ave	Colorado Springs, CO 80905	7,050	0	0%	1	7,050	--	1942
110 423 W Pikes Peak Ave	423 Pikes Peak Ave	Colorado Springs, CO 80905	43,439	0	0%	1	43,439	--	1962
111 440 E Fountain Pl	440 Fountain Pl	Manitou Springs, CO 80829	5,460	0	0%	2	2,730	--	1961
112 449 Manitou Ave	449 Manitou Ave	Manitou Springs, CO 80829	5,397	0	0%	1	5,397	--	1965
113 465 Thirty First St	465 Thirty First St	Colorado Springs, CO 80904	10,944	0	0%	1	10,944	--	2003
114 4975 Thirtieth St	4975 Thirtieth St	Colorado Springs, CO 80904	18,259	0	0%	1	18,259	--	1983
115 503 S Twenty Ninth St	503 Twenty Ninth St	Colorado Springs, CO 80904	10,939	0	0%	1	10,939	--	1962
116 5045 N Thirtieth St	5045 Thirtieth St	Colorado Springs, CO 80904	24,468	0	0%	1	24,468	--	1983
117 5061 N Thirtieth St	5061 Thirtieth St	Colorado Springs, CO 80904	30,543	0	0%	1	30,543	--	1998
118 508 Motor World Pkwy	508 Motor World Pkwy	Colorado Springs, CO 80906	5,000	0	0%	1	5,000	--	1985
119 520 S Sierra Madre St	520 Sierra Madre St	Colorado Springs, CO 80903	5,184	0	0%	1	5,184	--	1953
120 531 W Cucharras St	531 Cucharras St	Colorado Springs, CO 80905	9,380	0	0%	1	9,380	--	1973
121 601 W Cucharras St	601 Cucharras St	Colorado Springs, CO 80905	5,640	0	0%	1	5,640	--	1960
122 603 S 29th St	603 29th St	Colorado Springs, CO 80904	11,120	11,120	100%	1	11,120	--	--
123 603 S Twenty Ninth St	603 Twenty Ninth St	Colorado Springs, CO 80904	11,120	0	0%	1	11,120	--	1972
124 612 W Cucharras St	612 Cucharras St	Colorado Springs, CO 80905	6,267	0	0%	1	6,267	--	1971
125 615 S Twenty Ninth St	615 Twenty Ninth St	Colorado Springs, CO 80904	5,760	0	0%	1	5,760	--	1965
126 618 Garden of the Gods Rd	618 Garden of the Gods Rd	Colorado Springs, CO 80903	94,000	0	0%	2	47,000	--	1970
127 620 W Vermijo Ave	620 Vermijo Ave	Colorado Springs, CO 80905	9,609	0	0%	1	9,609	--	1995
128 623 W Vermijo Ave	623 Vermijo Ave	Colorado Springs, CO 80905	12,330	0	0%	1	12,330	--	1953
129 624 W Vermijo Ave	624 Vermijo Ave	Colorado Springs, CO 80905	5,000	0	0%	1	5,000	--	1952
130 628 W Vermijo Ave	628 Vermijo Ave	Colorado Springs, CO 80905	9,270	0	0%	1	9,270	--	1961
131 630 W Vermijo Ave	630 Vermijo Ave	Colorado Springs, CO 80905	11,070	0	0%	1	11,070	--	1957
132 717 S Sierra Madre St	717 Sierra Madre St	Colorado Springs, CO 80903	5,025	0	0%	1	5,025	--	1982
133 740 S Eighth St	740 Eighth St	Colorado Springs, CO 80905	11,400	0	0%	1	11,400	--	1983
134 814 S Tejon St	814 Tejon St	Colorado Springs, CO 80903	6,720	0	0%	1	6,720	--	1987
135 815 S Sierra Madre St	815 Sierra Madre St	Colorado Springs, CO 80903	17,218	0	0%	1	17,218	--	1973
136 822 S Sierra Madre St	822 Sierra Madre St	Colorado Springs, CO 80903	13,000	5,120	39%	1	13,000	--	1948
137 825-845 Garner	825 Garner	Colorado Springs, CO 80905	16,300	11,300	69%	1	16,300	--	2001
138 842 S Sierra Madre St	842 Sierra Madre St	Colorado Springs, CO 80903	14,267	0	0%	1	14,267	--	1996
139 845 Garner St	845 Garner St	Colorado Springs, CO 80905	10,000	0	0%	1	10,000	--	1997
140 870 W Costilla St	870 Costilla St	Colorado Springs, CO 80905	5,122	0	0%	1	5,122	--	1999
141 Motor City Garage	903 Motor City Dr	Colorado Springs, CO 80906	1,890	0	0%	1	1,890	--	--
142 Sides Building	931 Tejon St	Colorado Springs, CO 80903	2,520	0	0%	1	2,520	--	1957
143 935 Tejon St S	935 Tejon St	Colorado Springs, CO 80903	3,170	0	0%	1	3,170	--	1957
144 940 Motor City Dr	940 Motor City Dr	Colorado Springs, CO 80906	6,764	0	0%	1	6,764	--	1976

<b>Total</b>	<b>1,549,570</b>	<b>103,824</b>							
<b>Average</b>	<b>10,761</b>	<b>721</b>	<b>7%</b>	<b>10,116</b>	<b>1965</b>				

Source: DMCAR and THK Associates, Inc.

**Appendix C: Lodging Inventory in the U.S. Highway 24 Primary Trade Area**

<i>Company Name</i>	<i>Address</i>	<i>City</i>	<i>State</i>	<i>ZIP</i>	<i>Number of Rooms</i>	
1 ALPINE MOTEL	45 MANITOU AVE	MANITOU SPRINGS	CO	80829	46	
2 AMARILLO MOTEL	2801 W COLORADO AVE	COLORADO SPRINGS	CO	80904	12	
3 BECKERS LANE LODGE	115 BECKERS LN	MANITOU SPRINGS	CO	80829	22	
4 BED & BREAKFAST AT ONALEDGE	336 EL PASO BLVD	MANITOU SPRINGS	CO	80829	6	
5 BEVERLY HILLS MOTEL	6 EL PASO BLVD	COLORADO SPRINGS	CO	80904	-	
6 BLACK BEAR INN	5250 PIKES PEAK HWY	CASCADE	CO	80809	12	
7 BLUE SKIES INN BED & BREAKFAST	402 MANITOU AVE	MANITOU SPRINGS	CO	80829	10	
8 BUFFALO LODGE INC	2 EL PASO BLVD	COLORADO SPRINGS	CO	80904	46	
9 CASTAWAYS INN & SUITES	103 MANITOU AVE	MANITOU SPRINGS	CO	80829	49	
10 CLIFF HOUSE AT PIKES PEAK	306 CANON AVE	MANITOU SPRINGS	CO	80829	57	
11 COTTONWOOD COURT MOTEL	120 MANITOU AVE	MANITOU SPRINGS	CO	80829	24	
12 DALE DOWNTOWN MOTEL	620 W COLORADO AVE	COLORADO SPRINGS	CO	80905	29	
13 DILLON MOTEL	134 MANITOU AVE	MANITOU SPRINGS	CO	80829	104	
14 EAGLE MOTEL	423 MANITOU AVE	MANITOU SPRINGS	CO	80829	25	
15 EASTHOLME IN THE ROCKIES B & B	4445 HAGERMAN AVE	CASCADE	CO	80809	8	
16 EL COLORADO LODGE	23 MANITOU AVE	MANITOU SPRINGS	CO	80829	27	
17 EXPRESS INN	725 W CIMARRON ST	COLORADO SPRINGS	CO	80905	278	
18 GARDEN OF THE GODS MOTEL	2922 W COLORADO AVE	COLORADO SPRINGS	CO	80904	36	
19 GRAYS AVENUE HOTEL	711 MANITOU AVE	MANITOU SPRINGS	CO	80829	7	
20 HOLDEN HOUSE-1902 B & B	1102 W PIKES PEAK AVE	COLORADO SPRINGS	CO	80904	5	
21 LA BARON HOTEL	314 W BIJOU ST	COLORADO SPRINGS	CO	80905	202	
22 LA FON MOTEL	123 MANITOU AVE	MANITOU SPRINGS	CO	80829	53	
23 MAPLE LODGE	9 EL PASO BLVD	MANITOU SPRINGS	CO	80829	18	
24 MAVERICK MOTEL	3612 W COLORADO AVE	COLORADO SPRINGS	CO	80904	20	
25 MECCA MOTEL	3518 W COLORADO AVE	COLORADO SPRINGS	CO	80904	21	
26 MEL HAVEN LODGE	3715 W COLORADO AVE	COLORADO SPRINGS	CO	80904	20	
27 MOUNTAINSCAPE HOTEL	3445 W COLORADO AVE	COLORADO SPRINGS	CO	80904	13	
28 OLD TOWN GUEST HOUSE B & B	115 S 26TH ST	COLORADO SPRINGS	CO	80904	8	
29 OUR HEARTS INN OLD COLO CITY	2215 W COLORADO AVE	COLORADO SPRINGS	CO	80904	4	
30 PARK ROW LODGE	54 MANITOU AVE	MANITOU SPRINGS	CO	80829	20	
31 PEACOCK BED & BREAKFAST	41 LINCOLN AVE	MANITOU SPRINGS	CO	80829	7	
32 PIKES PEAK INN	626 MANITOU AVE	MANITOU SPRINGS	CO	80829	17	
33 RAINBOW MOTEL	3709 W COLORADO AVE	COLORADO SPRINGS	CO	80904	42	
34 RED CRAGS BED & BREAKFAST	302 EL PASO BLVD	MANITOU SPRINGS	CO	80829	8	
35 RED WING MOTEL	56 EL PASO BLVD	MANITOU SPRINGS	CO	80829	27	
36 RIDGEVIEW MOTEL	3501 W COLORADO AVE	COLORADO SPRINGS	CO	80904	9	
37 ROCKLEDGE COUNTRY INN	328 EL PASO BLVD	MANITOU SPRINGS	CO	80829	5	
38 ROCKY MOUNTAIN LODGE & CABINS	4680 HAGERMAN AVE	CASCADE	CO	80809	6	
39 SILVER SADDLE MOTEL	215 MANITOU AVE	MANITOU SPRINGS	CO	80829	54	
40 SKYWAY INN	311 MANITOU AVE	MANITOU SPRINGS	CO	80829	38	
41 SPRING COTTAGE	113 PAWNEE AVE	MANITOU SPRINGS	CO	80829	5	
42 SPURS-N-LACE BED & BREAKFAST	2829 W PIKES PEAK AVE	COLORADO SPRINGS	CO	80904	5	
43 SUNFLOWER LODGING CO	3703 W COLORADO AVE	COLORADO SPRINGS	CO	80904	9	
44 SUPER 8 MOTEL	229 MANITOU AVE	MANITOU SPRINGS	CO	80829	39	
45 TIMBER LODGE	3627 W COLORADO AVE	COLORADO SPRINGS	CO	80904	24	
46 TOWN & COUNTRY COTTAGES	123 CRYSTAL PARK RD	MANITOU SPRINGS	CO	80829	10	
47 TRAVELODGE	2625 ORE MILL RD	COLORADO SPRINGS	CO	80904	111	
48 TWO SISTERS INN	10 OTOE PL	MANITOU SPRINGS	CO	80829	5	
49 VICTORIA'S KEEP BED BREAKFAST	202 RUXTON AVE	MANITOU SPRINGS	CO	80829	6	
50 VILLA MOTEL	481 MANITOU AVE	MANITOU SPRINGS	CO	80829	47	
51 WHEELER HOUSE	36 PARK AVE	MANITOU SPRINGS	CO	80829	18	
<i>Manitou Springs</i>					<i>Total</i>	667
					<i>Average</i>	25
<i>PTA</i>					<i>Total</i>	1674
					<i>Average</i>	33

Source: stdbonline.com & THK Associates, Inc.

**Appendix D: Retail Establishments in the U.S. Highway 24 Primary Trade Area**

	<i>Company Name</i>	<i>Address</i>	<i>City</i>	<i>State</i>	<i>ZIP</i>	<i>SF</i>	<i>Type</i>
1	COTTON CLUB	1 RUXTON AVE	MANITOU SPRINGS	CO	80829	1613	Women's Clothing
2	TAJINE ALAMI	10 OLD MANS TRL	MANITOU SPRINGS	CO	80829	3000	Restaurant
3	FILTHY WILMA'S GALLERY	10 RUXTON AVE	MANITOU SPRINGS	CO	80829	803	Hobby
4	HOLLY LEAF	10 S 25TH ST	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
5	MOUNTAIN MAN	1001 MANITOU AVE	MANITOU SPRINGS	CO	80829	2800	Sporting Goods
6	WONG WARES	101 OKLAHOMA RD	MANITOU SPRINGS	CO	80829	2200	Misc. Retail
7	KERRY BARLOW JEWELRY STUDIO	1010 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Jewelry
8	ART & FRAME APPROACH	1010 W COLORADO AVE # A	COLORADO SPRINGS	CO	80904	1200	Hobby
9	7-ELEVEN	1011 S 21ST ST	COLORADO SPRINGS	CO	80904	3200	Convenience Store
10	RHYME & REASON	1012 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Misc. Retail
11	SEVEN ELEVEN STORE	1013 S 21ST ST	COLORADO SPRINGS	CO	80904	3000	Misc. Retail
12	PLAZA 21 CLEANERS	1014 S 21ST ST	COLORADO SPRINGS	CO	80904	2200	Dry Cleaner
13	WONG'S KITCHEN RESTAURANT	1014 S 21ST ST # A	COLORADO SPRINGS	CO	80904	2200	Restaurant
14	A FLAVOR OF NY	1014 S 21ST ST # B	COLORADO SPRINGS	CO	80904	2200	Restaurant
15	PLAZA 21 DISCOUNT LIQUORS	1014 S 21ST ST # E	COLORADO SPRINGS	CO	80904	2200	Liquor
16	1015 GRILL	1015 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Restaurant
17	LA PETITE MAISON	1015 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Restaurant
18	COMMONWHEEL ARTISTS CO-OP	102 CANON AVE	MANITOU SPRINGS	CO	80829	2600	Hobby
19	ALFONSO'S MEXICAN FOOD	1022 S 21ST ST	COLORADO SPRINGS	CO	80904	2800	Restaurant
20	DUTCH KITCHEN	1025 MANITOU AVE	MANITOU SPRINGS	CO	80829	2500	Restaurant
21	CARLOS BISTRO	1025 S 21ST ST	COLORADO SPRINGS	CO	80904	2500	Restaurant
22	HAIR E'CLIPS INC	1027 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Personal Care
23	CATERING BANQUETS & GROUP SALE	103 MANITOU AVE	MANITOU SPRINGS	CO	80829	2300	Restaurant
24	PIRAMIDE NATURAL FIBRE	106 CANON AVE	MANITOU SPRINGS	CO	80829	2100	Women's Clothing
25	CHINA CHINA RESTAURANT	106 MANITOU AVE	MANITOU SPRINGS	CO	80829	2500	Restaurant
26	BAMBOO SPA ORIENTAL MASSAGE	106 MANITOU AVE # A	MANITOU SPRINGS	CO	80829	2000	Personal Care
27	BUD STAFFORD-JEWELER	106 MANITOU AVE # B	MANITOU SPRINGS	CO	80829	1800	Jewelry
28	CASTAWAYS	107 MANITOU AVE	MANITOU SPRINGS	CO	80829	2500	Restaurant
29	MO'S DINER & LOUNGE	108 MANITOU AVE	MANITOU SPRINGS	CO	80829	2600	Restaurant
30	NAVAJO GALLERY & GIFTS	11 ARCADE	MANITOU SPRINGS	CO	80829	1600	Misc. Retail
31	ADAMS MOUNTAIN CAFE	110 CANON AVE	MANITOU SPRINGS	CO	80829	2800	Restaurant
32	TUBBY'S TURN AROUND	1106 MANITOU AVE	MANITOU SPRINGS	CO	80829	2000	Grocery
33	SPIRIT TOUCH THERAPEUTIC	1106 W CUCHARRAS ST	COLORADO SPRINGS	CO	80904	1200	Personal Care
34	CREEKSIDE LIQUORS	1108 MANITOU AVE	MANITOU SPRINGS	CO	80829	1800	Liquor
35	OPEN RANGE	12 RUXTON AVE	MANITOU SPRINGS	CO	80829	2000	Furniture
36	SAGEBRUSH & TUMBLEWEEDS	12 S 25TH ST	COLORADO SPRINGS	CO	80904	2000	Misc. Retail
37	STARLIGHT VIDEO	1201 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2200	Video Tape Rental
38	BARBER POLE	1206 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Personal Care
39	ANGEL STORE	1211 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Misc. Retail
40	CACTUS FLOWER TROPICALS	1219 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Florist

41	ISLAND ORCHID	1219 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Florist
42	POPPY SEED	123 CANON AVE	MANITOU SPRINGS	CO	80829	2000	Misc. Retail
43	ANNELIESE ESTHETIC SKIN & BODY	1232 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Personal Care
44	STRINGS WOK	125 N SPRUCE ST	COLORADO SPRINGS	CO	80905	2500	Restaurant
45	LIFE FORCE	1301 S 8TH ST # 106	COLORADO SPRINGS	CO	80906	1200	Personal Care
46	INTEGRATIVE MEDICAL MASSAGE	1301 S 8TH ST # 112	COLORADO SPRINGS	CO	80906	1200	Personal Care
47	ESSENCE OF MOVEMENT PILATES	1301 S 8TH ST # 115	COLORADO SPRINGS	CO	80906	1500	Personal Care
48	REVOLUTION	1312 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2200	Women's Clothing
49	PLANET HAIR	1314 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Personal Care
50	BARGAIN MART	135 MANITOU AVE # 135	MANITOU SPRINGS	CO	80829	2000	Misc. Retail
51	VIDEOS FOR LEARNING	1353 S 8TH ST	COLORADO SPRINGS	CO	80906	2200	Video Tape Rental
52	LOAF 'N JUG	137 MANITOU AVE	MANITOU SPRINGS	CO	80829	2600	Convenience Store
53	DASSEL'S FLORIST & WEDDINGS	1380 S 21ST ST	COLORADO SPRINGS	CO	80904	1300	Florist
54	GALERIA DAY LA LUZ ORIGINALS	14 RUXTON AVE	MANITOU SPRINGS	CO	80829	1800	Hobby
55	VINTAGE REVIVAL	14 S 18TH ST	COLORADO SPRINGS	CO	80904	2600	Misc. Retail
56	SHEAR COMPETENCE	1403 S 8TH ST	COLORADO SPRINGS	CO	80906	1500	Personal Care
57	SKYWAY CREATIONS	1407 S 8TH ST	COLORADO SPRINGS	CO	80906	1300	Florist
58	DRIVE-IN LIQUORS	141 N SPRUCE ST	COLORADO SPRINGS	CO	80905	2000	Liquor
59	TOTAL IMAGE DESIGN	1416 S 21ST ST	COLORADO SPRINGS	CO	80904	1500	Personal Care
60	JUG & BASIN ANTIQUES	1420 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
61	7-ELEVEN	1428 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Convenience Store
62	7-ELEVEN	145 N SPRUCE ST	COLORADO SPRINGS	CO	80905	3200	Convenience Store
63	ESTATE SALES	1501 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Misc. Retail
64	ROCKY MOUNTAIN NATURAL STORE	1502 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Personal Care Products
65	SUN SHINE HAIR DESIGN	1507 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Personal Care
66	SUPERIOR CLEANERS & SHIRT	1532 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Dry Cleaner
67	CHRISTINA'S GALLERY	16 COLBRUNN CT	COLORADO SPRINGS	CO	80904	2700	Misc. Retail
68	PHOTOTROPH GALLERY	16 RUXTON AVE	MANITOU SPRINGS	CO	80829	1950	Hobby
69	WESTERN OMELETTE	16 S WALNUT ST	COLORADO SPRINGS	CO	80905	2900	Restaurant
70	P WEST SIDE LIQUOR	1602 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Liquor
71	SASSY FINGERS	1618 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Personal Care
72	MILL HILL	1668 S 21ST ST	COLORADO SPRINGS	CO	80904	2500	Restaurant
73	CLEVERWOOD	1672 S 21ST ST	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
74	BJD TROPHIES	1674 S 21ST ST	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
75	JEROME DEFAZIO SALON	1682 S 21ST ST	COLORADO SPRINGS	CO	80904	1800	Personal Care
76	SKYWAY FRAMING	1686 S 21ST ST	COLORADO SPRINGS	CO	80904	2000	Hobby
77	DESIGNING WOMEN	1702 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Personal Care
78	STUDIO 3	1709 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Personal Care
79	MISSION BELL INN	178 CRYSTAL PARK RD	MANITOU SPRINGS	CO	80829	3300	Restaurant
80	ARTAZIA GALLERY & FRAME	1801 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2700	Hobby
81	HOLE IN THE WALL	1809 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Personal Care
82	SWISH	1816 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Women's Clothing
83	BONA DEA TEA HOUSE & EMPORIUM	1824 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2800	Restaurant
84	BEARS OF MANITOU	2 MANITOU AVE	MANITOU SPRINGS	CO	80829	2000	Misc. Retail
85	SINCLAIR	201 MANITOU AVE	MANITOU SPRINGS	CO	80829	3000	Convenience Store
86	GLORIA HEARTEN	2020 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Personal Care

87	ALTERNATIVE REHABILITATION	2020 W COLORADO AVE # 101A	COLORADO SPRINGS	CO	80904	1200	Personal Care
88	THIRSTY'S TAVERN	2028 SHELDON AVE	COLORADO SPRINGS	CO	80904	3800	Restaurant
89	WESTSIDE TATTOO	2031 W COLORADO AVE	COLORADO SPRINGS	CO	80904	900	Personal Care
90	COLORADO COUNTRY ANTIQUE MALL	2109 BROADWAY ST	COLORADO SPRINGS	CO	80904	3800	Misc. Retail
91	A SPECIAL OCCASION	2126 W KIOWA ST	COLORADO SPRINGS	CO	80904	1300	Misc. Personal Service
92	DAIRY QUEEN	2131 W COLORADO AVE	COLORADO SPRINGS	CO	80904	800	Restaurant
93	LEGEND ANTIQUES	2165 BROADWAY ST	COLORADO SPRINGS	CO	80904	2200	Misc. Retail
94	RUXTON'S TRADING POST	22 RUXTON AVE	MANITOU SPRINGS	CO	80829	1200	Misc. Retail
95	A-1 TIRE & WHEEL	220 S CHESTNUT ST	COLORADO SPRINGS	CO	80905	3500	Tire, Battery and Accessory
96	CELEBRATION CONSCIOUS LIVING	2209 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2100	Book
97	WESTERN SIZZLIN RESTAURANT	221 S 8TH ST	COLORADO SPRINGS	CO	80905	5000	Restaurant
98	MOUNTAIN SHADOWS RESTAURANT	2223 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3200	Restaurant
99	PERSUASIONS TRICHOLOGY STUDIO	227 PLAINVIEW PL	MANITOU SPRINGS	CO	80829	1500	Personal Care
100	WEST SIDE LAUNDRY & DRY CLNG	2323 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Dry Cleaner
101	FRONT RANGE BARBEQUE	2330 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Restaurant
102	SANTA FE SILVER	2401 W COLORADO AVE # B	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
103	MAKETI MUA MARKETPLACE	2403 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1900	Misc. Retail
104	HOLLY BERRY HOUSE	2411 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
105	THUNDER & BUTTONS	2415 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Restaurant
106	LA BAGUETTE	2417 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1700	Restaurant
107	MICHAEL GARMAN GALLERIES	2418 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Hobby
108	SECOND FLOOR STUDIOS	2418 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1600	Hobby
109	PINE CREEK ART GALLERY	2419 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1700	Hobby
110	SANTA FE SPRINGS	2422 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Misc. Retail
111	RICK LEWIS GALLERY	2423 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Hobby
112	BADDA BING	2423 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Women's Clothing
113	ARATI ARTISTS GALLERY	2425 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Hobby
114	OUT WEST FURNITURE	2426 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Furniture
115	HENRI'S MEXICAN FOOD	2427 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Restaurant
116	MEADOW MUFFINS	2432 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Restaurant
117	GOODWILL INDUSTRIES	25 N SPRUCE ST	COLORADO SPRINGS	CO	80905	8000	Misc. Retail
118	PETTI'S FINE JEWELRY & GIFTS	2501 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Jewelry
119	KMJ GIFTS	2501 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
120	BODY SCENTER	2501 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Personal Care
121	ROCKY MOUNTAIN STYLES/NAILS	2501 W COLORADO AVE # 104	COLORADO SPRINGS	CO	80904	1300	Personal Care
122	BOOK SLEUTH	2501 W COLORADO AVE # 105	COLORADO SPRINGS	CO	80904	1300	Book
123	PUTTIN ON THE PAINT	2501 W COLORADO AVE # 107	COLORADO SPRINGS	CO	80904	1300	Hobby
124	OLD TOWN SUB & SOUP	2501 W COLORADO AVE # 108	COLORADO SPRINGS	CO	80904	1300	Restaurant
125	CRYING OUT LOUD	2501 W COLORADO AVE # 110	COLORADO SPRINGS	CO	80904	1300	Childrens Clothing
126	BARRACUDA BAZAAR	2502 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
127	SANCTUARY BODYWORK & HERBS	2502 W COLORADO AVE # 206	COLORADO SPRINGS	CO	80904	1300	Personal Care
128	CREATIVE OCCASIONS	2502 W COLORADO AVE # 301	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
129	NICE 'N' NAUGHTY	2504 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Other Apparel
130	THUNDER MOUNTAIN TRADING CO	2508 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail

131	INTERLUDE LACE & GIFTS	2508 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Women's Clothing
132	CLASSIC DIAMONDS	2510 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Jewelry
133	FLUTE PLAYER GALLERY	2511 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Hobby
134	AVIATION HERITAGE COLLECTIBLES	2513 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
135	VILLAGERS ANTIQUES & CLLCTBLS	2514 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
136	CLASSIC DIAMONDS	2514 W COLORADO AVE # 103	COLORADO SPRINGS	CO	80904	1300	Jewelry
137	ALL THAT GLITTERS	2518 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Jewelry
138	BERNIDEEN'S	2520 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
139	PINE NEEDLE GIFTS	2521 W COLORADO AVE # B	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
140	SOAP BOX	2522 W COLORADO AVE # A	COLORADO SPRINGS	CO	80904	1300	Hobby
141	TRADITIONS	2525 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
142	EXPRESSIONS	2528 W COLORADO AVE # A	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
143	JUST FOR YOU	2528 W COLORADO AVE # B	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
144	SQUASH BLOSSOM	2531 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Jewelry
145	MOUNTAIN MOPPETS	2532 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Childrens Clothing
146	MANITOU PANCAKE & STEAK HOUSE	26 MANITOU AVE	MANITOU SPRINGS	CO	80829	3000	Restaurant
147	BON TON'S CAFE	2601 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
148	COLORADO CITY CREAMERY	2602 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
149	SILVER MOON PRESENTS	2603 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Hobby
150	HIDDEN CREEK MOUNTAIN GOODS	2606 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
151	ELLY BLUE	2607 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
152	RED MOUNTAIN SPORTS	2611 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Sporting Goods
153	EVERYBODY LOVES DINOSAURS	2616 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Hobby
154	ELEMENTS ART GALLERY	2616 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Hobby
155	OLD COLORADO STYLIST	2616 W COLORADO AVE # 12	COLORADO SPRINGS	CO	80904	1300	Personal Care
156	CELTIC MERCANTILE	2616 W COLORADO AVE # 22	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
157	JAKE & TELLY'S GREEK CUISINE	2616 W COLORADO AVE # 24	COLORADO SPRINGS	CO	80904	1300	Restaurant
158	LAURA REILLY GALLERY	2616 W COLORADO AVE # 3	COLORADO SPRINGS	CO	80904	1300	Hobby
159	ANTIQUÉ LEGACY	2624 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
160	GERTRUDE'S RESTAURANT	2625 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
161	RODNEY'S ANTIQUES	2626 W CUCHARRAS ST	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
162	EL DORADO GALLERY	2627 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Hobby
163	DOOLEY ARTS	2627 W COLORADO AVE # 202	COLORADO SPRINGS	CO	80904	1300	Hobby
164	HOUSE OF YAKITORI	2628 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
165	ANTIQUÉ FURNITURE SHOPPE	2629 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
166	COLORADO GOLD & SILVER	2644 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Jewelry
167	LITTLE COLORADO & CAMINO REAL	2703 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
168	CRAFTED WOOD	2710 ROBINSON ST	COLORADO SPRINGS	CO	80904	1500	Hobby
169	LEASURES TREASURES	2801 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
170	PARAVICINI'S ITALIAN BISTRO	2802 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
171	ADOBE WALLS ANTIQUÉ MALL	2808 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail
172	MARIE L SEE	2812 W COLORADO AVE # 200B	COLORADO SPRINGS	CO	80904	1300	Personal Care
173	A HOUSE OF FLAGS	2822 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Misc. Retail

174	CASA CRISTAL RUGS	2829 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Home Furnishings
175	BALLE RACING	2845 ORE MILL RD	COLORADO SPRINGS	CO	80904	3000	Sporting Goods
176	ROCKY MOUNTAIN HIGH WHEELS	2845 ORE MILL RD	COLORADO SPRINGS	CO	80904	3000	Tire, Battery and Accessory
177	SPRINGS LIQUORS	2905 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Liquor
178	MASON JAR	2925 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2000	Restaurant
179	SUBWAY SANDWICHES & SALADS	2930 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1200	Restaurant
180	ANGLER'S COVEY	295 S 21ST ST	COLORADO SPRINGS	CO	80904	2500	Sporting Goods
181	7-ELEVEN	3004 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3100	Convenience Store
182	SAVELLI'S PIZZA	301 MANITOU AVE	MANITOU SPRINGS	CO	80829	1500	Restaurant
183	MC DONALD'S	3019 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Restaurant
184	SUBWAY SANDWICHES & SALADS	302 MANITOU AVE	MANITOU SPRINGS	CO	80829	900	Restaurant
185	WESTERN CONVENIENCE	302 W BIJOU ST # 2187	COLORADO SPRINGS	CO	80905	2600	Convenience Store
186	WILD GINGER THAI RESTAURANT	3020 W COLORADO AVE # A	COLORADO SPRINGS	CO	80904	3000	Restaurant
187	TACO BELL	3029 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2300	Restaurant
188	WENDY'S	3036 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Restaurant
189	SEVEN HEAVEN	304 MANITOU AVE	MANITOU SPRINGS	CO	80829	1800	Convenience Store
190	INDEPENDENT RECORDS & VIDEO	3040 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2300	Records & Tapes
191	ACORN FOOD STORE	305 S 8TH ST	COLORADO SPRINGS	CO	80905	4000	Convenience Store
192	LA CASITA PATIO CAFE	306 S 8TH ST	COLORADO SPRINGS	CO	80905	2800	Restaurant
193	COLLEEN'S HAIR SALON & DAY SPA	308 S 8TH ST	COLORADO SPRINGS	CO	80905	1200	Personal Care
194	SUBWAY SANDWICHES & SALADS	308 S 8TH ST	COLORADO SPRINGS	CO	80905	1000	Restaurant
195	VIP NAILS	308 S 8TH ST # C	COLORADO SPRINGS	CO	80905	1200	Personal Care
196	BILLY'S OLD WORLD PIZZA	308 S 8TH ST # E	COLORADO SPRINGS	CO	80905	1200	Restaurant
197	SHINJIS	308 S 8TH ST # N	COLORADO SPRINGS	CO	80905	1200	Restaurant
198	BURLAP BAG CLOTHING & BOOTS	31 S 32ND ST	COLORADO SPRINGS	CO	80904	3800	Mens Clothing
199	TAN YOUR HIDE	310 S 8TH ST	COLORADO SPRINGS	CO	80905	1700	Personal Care
200	GALLERY OF FRAMES	310 S 8TH ST # A	COLORADO SPRINGS	CO	80905	1800	Hobby
201	PAUL'S	310 S 8TH ST # B	COLORADO SPRINGS	CO	80905	1800	Restaurant
202	SHELDON'S LUNCHEONETTE	310 S 8TH ST # F	COLORADO SPRINGS	CO	80905	1800	Restaurant
203	KFC	3101 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1900	Restaurant
204	ONE SUNSATONAL TAN	3103 W COLORADO AVE # B	COLORADO SPRINGS	CO	80904	1700	Personal Care
205	STARBUCKS	3104 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1400	Restaurant
206	DAYLIGHT DONUTS	3105 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1700	Restaurant
207	BEST TOP NAILS	3109 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Personal Care
208	RED ROCK LOUNGE	3113 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Restaurant
209	SAIGON GRILL RESTAURANT	3119 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3500	Restaurant
210	POPEYE'S CHICKEN & BISCUITS	312 S 8TH ST	COLORADO SPRINGS	CO	80905	2250	Restaurant
211	AVENUE HIGHLANDER CTR	3125 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Dry Cleaner
212	HAIR & NOW BARBERS	3126 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1400	Personal Care
213	A BAKER'S DO IT BEST	3131 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1400	Hardware
214	RED ROCK LIQUORS	3139 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1500	Liquor
215	BLOCKBUSTER VIDEO	3141 W COLORADO AVE	COLORADO SPRINGS	CO	80904	4500	Video Tape Rental
216	LONGS DRUG	3143 W COLORADO AVE	COLORADO SPRINGS	CO	80904	18000	Drug/Cosmetics

217	DENNY'S	315 W BIJOU ST	COLORADO SPRINGS	CO	80905	3200	Restaurant
218	BEST CLEANERS	3157 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Dry Cleaner
219	SUPERCUTS	3161 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1100	Personal Care
220	BOOKMAN	3163 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1900	Books
221	PIZZA HUT	3167 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Restaurant
222	RED ROCK GARDENS & FLORIST	3178 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1400	Florist
223	SAFEWAY	3275 W COLORADO AVE	COLORADO SPRINGS	CO	80904	50000	Grocery
224	BLADES	329 MANITOU AVE	MANITOU SPRINGS	CO	80829	1600	Personal Care
225	DOMINO'S PIZZA	3302 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1300	Restaurant
226	LA UNICA	3317 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3000	Restaurant
227	LA CASITA PATIO CAFE	332 W BIJOU ST	COLORADO SPRINGS	CO	80905	2800	Restaurant
228	7-ELEVEN	339 MANITOU AVE	MANITOU SPRINGS	CO	80829	2800	Convenience Store
229	SONIC DRIVE-IN	3401 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1350	Restaurant
230	UNCLE SAM'S PANCAKE HOUSE	341 MANITOU AVE	MANITOU SPRINGS	CO	80829	3300	Restaurant
231	KYOTO MASSAGE	3419 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1000	Personal Care
232	RANDY'S OLDE THYME BARBER SHOP	3436 W COLORADO AVE	COLORADO SPRINGS	CO	80904	900	Personal Care
233	MARGO'S VIENNA STATION	3442 W COLORADO AVE	COLORADO SPRINGS	CO	80904	3100	Restaurant
234	CHEROKEE'S OF MANITOU	351 MANITOU AVE	MANITOU SPRINGS	CO	80829	2200	Hobby
235	BOB'S WESTSIDE LIQUORS	3601 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1800	Liquor
236	HEALTH QUARTERS	3620 W COLORADO AVE	COLORADO SPRINGS	CO	80904	1700	Personal Care
237	AMANDA'S FONDA	3625 W COLORADO AVE	COLORADO SPRINGS	CO	80904	2500	Restaurant
238	INK JET CITY	385 S 31ST ST	COLORADO SPRINGS	CO	80904	2500	Radio, TV, Stereo, Computer
239	MC DONALD'S	390 S 8TH ST	COLORADO SPRINGS	CO	80905	2500	Restaurant
240	ARBY'S	393 S 8TH ST	COLORADO SPRINGS	CO	80905	3100	Restaurant
241	WAFFLE HOUSE	395 S 8TH ST	COLORADO SPRINGS	CO	80905	2900	Restaurant
242	HEMP STORE	4 RUXTON AVE	MANITOU SPRINGS	CO	80829	2000	Misc. Retail
243	BASHFUL BRIDE	402 MANITOU AVE	MANITOU SPRINGS	CO	80829	2000	Florist
244	CAPTAIN D'S SEAFOOD	402 S 8TH ST	COLORADO SPRINGS	CO	80905	2700	Restaurant
245	CHECKER AUTO PARTS	403 S 26TH ST	COLORADO SPRINGS	CO	80904	9000	Tire, Battery and Accessory
246	CRAFTWOOD INN	404 EL PASO BLVD	MANITOU SPRINGS	CO	80829	3000	Restaurant
247	BRIARHURST MANOR	404 MANITOU AVE	MANITOU SPRINGS	CO	80829	3800	Restaurant
248	SAIGON STARS	410 S 26TH ST	COLORADO SPRINGS	CO	80904	3500	Restaurant
249	BINGO'S D & S SADDLE SHOP	418 S 8TH ST	COLORADO SPRINGS	CO	80905	3000	Hobby
250	NATURAL ELEMENTS	441 MANITOU AVE	MANITOU SPRINGS	CO	80829	2000	Personal Care
251	8TH STREET ADULT VIDEO & BOOKS	502 S 8TH ST	COLORADO SPRINGS	CO	80905	2000	Video Tape Rental
252	AUTOZONE	505 S 8TH ST	COLORADO SPRINGS	CO	80905	6000	Tire, Battery and Accessory
253	JMB 8TH STRET LIQUOR	506 S 8TH ST	COLORADO SPRINGS	CO	80905	1800	Liquor
254	REX TIRE INC	509 W COLORADO AVE	COLORADO SPRINGS	CO	80905	4000	Tire, Battery and Accessory
255	BENNY'S RESTAURANT & LOUNGE	517 W COLORADO AVE	COLORADO SPRINGS	CO	80905	3400	Restaurant
256	HOBBY LOBBY CREATIVE CTR	525 S 8TH ST	COLORADO SPRINGS	CO	80905	55000	Hobby
257	CREATIVE FITNESS	530 COMMUNICATION CIR # 202	COLORADO SPRINGS	CO	80905	4000	Personal Care
258	OFFICE DEPOT	535 S 8TH ST	COLORADO SPRINGS	CO	80905	30000	Multiple Categories
259	PEAK DOLLAR	559 S 8TH ST	COLORADO SPRINGS	CO	80905	3000	Misc. Retail

260	BLUE VERVAIN RESTAURANT	56 PARK AVE	MANITOU SPRINGS	CO	80829	3200	Restaurant
261	TEXAS ROADHOUSE	595 S 8TH ST	COLORADO SPRINGS	CO	80905	7300	Restaurant
262	COLORADO SPRINGS SHRINE CLUB	6 S 33RD ST	COLORADO SPRINGS	CO	80904	5000	Restaurant
263	VAN BRIGGLE ART POTTERY	600 S 21ST ST	COLORADO SPRINGS	CO	80904	2000	Home Furnishings
264	SONIC DRIVE-IN	603 S 8TH ST	COLORADO SPRINGS	CO	80905	1350	Restaurant
265	CLARK'S 8TH STREET SELF SERV	604 S 8TH ST	COLORADO SPRINGS	CO	80905	2600	Convenience Store
266	PARADISE SALES	605 W COLORADO AVE	COLORADO SPRINGS	CO	80905	2500	Sporting Goods
267	CARRIES BARBER SHOP	609 W COLORADO AVE	COLORADO SPRINGS	CO	80905	1200	Personal Care
268	LITTLE LONDON CAKE SHOPPE	620 S 25TH ST	COLORADO SPRINGS	CO	80904	1800	Restaurant
269	COLORADO SPRINGS BIKE SHOP	622 W COLORADO AVE	COLORADO SPRINGS	CO	80905	2000	Sporting Goods
270	OLD TOWN GALLERY	627 W COLORADO AVE	COLORADO SPRINGS	CO	80905	2700	Hobby
271	ADVANCE AUTO PARTS INC	651 S 21ST ST	COLORADO SPRINGS	CO	80904	6200	Tire, Battery and Accessory
272	MANITOU HAIR EMPORUIM	67 BECKERS LN	MANITOU SPRINGS	CO	80829	1300	Personal Care
273	SUNCOR ENERGY	699 S 8TH ST	COLORADO SPRINGS	CO	80905	2400	Convenience Store
274	STAGECOACH INN	702 MANITOU AVE	MANITOU SPRINGS	CO	80829	4080	Restaurant
275	LINDA SABO POTTERY	704 S 22ND ST	COLORADO SPRINGS	CO	80904	2200	Home Furnishings
276	WAL-MART	707 S 8TH ST	COLORADO SPRINGS	CO	80905	130000	Multiple Categories
277	SMART STYLE FAMILY HAIR SALON	707 S 8TH ST	COLORADO SPRINGS	CO	80905	1000	Personal Care
278	MC DONALD'S	707 S 8TH ST	COLORADO SPRINGS	CO	80905	2500	Restaurant
279	REGAL NAILS	707 S 8TH ST # 8	COLORADO SPRINGS	CO	80905	800	Personal Care
280	LIW CARGO	713 MANITOU AVE	MANITOU SPRINGS	CO	80829	1500	Misc. Retail
281	CORNERS OF THE WORLD	715 MANITOU AVE	MANITOU SPRINGS	CO	80829	1943	Misc. Retail
282	CHARLIE'S PIT BAR B QUE	718 MANITOU AVE	MANITOU SPRINGS	CO	80829	2144	Restaurant
283	ANTIQUÉ EMPORIUM	719 MANITOU AVE	MANITOU SPRINGS	CO	80829	3224	Misc. Retail
284	MOUNTAIN MIRACLE	720 MANITOU AVE	MANITOU SPRINGS	CO	80829	1185	Misc. Retail
285	LEGRANDE ACCENTS	725 MANITOU AVE	MANITOU SPRINGS	CO	80829	1777.5	Misc. Retail
286	MANITOU WELLNESS CTR	725 MANITOU AVE	MANITOU SPRINGS	CO	80829	1777.5	Personal Care
287	ST NICKS SOUTH	726 MANITOU AVE	MANITOU SPRINGS	CO	80829	1299	Misc. Retail
288	BENNY'S BARBER SHOP	727 W COLORADO AVE	COLORADO SPRINGS	CO	80905	1200	Personal Care
289	GIGI'S	728 MANITOU AVE	MANITOU SPRINGS	CO	80829	2000	Hobby
290	MOUNTAIN SIDE CAFE	729 MANITOU AVE	MANITOU SPRINGS	CO	80829	3611	Restaurant
291	MERCEDES-BENZ OF COLORADO SPRI	730 AUTOMOTIVE DR	COLORADO SPRINGS	CO	80906	2000	Tire, Battery and Accessory
292	KEG LOUNGE	730 MANITOU AVE	MANITOU SPRINGS	CO	80829	3322	Restaurant
293	MOUNTAIN WEST CLOTHING CO	732 MANITOU AVE	MANITOU SPRINGS	CO	80829	2573	Women's Clothing
294	MONA LISA GOURMET CAFE	733 MANITOU AVE	MANITOU SPRINGS	CO	80829	3790	Restaurant
295	JUNIPER BERRY GIFTS	734 MANITOU AVE	MANITOU SPRINGS	CO	80829	2250	Misc. Retail
296	ASPEN LEAF	735 MANITOU AVE	MANITOU SPRINGS	CO	80829	2554	Misc. Retail
297	TAOS MAOS GIFTS & INDIAN ARTS	736 MANITOU AVE	MANITOU SPRINGS	CO	80829	3049	Misc. Retail
298	RHINESTONE PARROT INC	739 MANITOU AVE	MANITOU SPRINGS	CO	80829	3410	Women's Clothing
299	MOUNTAIN LIVING STUDIO	741 MANITOU AVE	MANITOU SPRINGS	CO	80829	3405	Hobby
300	PENGUINS & FRIENDS	742 MANITOU AVE	MANITOU SPRINGS	CO	80829	1821.25	Misc. Retail
301	VALHALLA TRADING POST	743 MANITOU AVE	MANITOU SPRINGS	CO	80829	1821.25	Misc. Retail
302	COLORADO BEARWORKS & WEARHOUSE	744 MANITOU AVE	MANITOU SPRINGS	CO	80829	1821.25	Mens Clothing

303	MANITOU SPRINGS T SHIRT CO USA	744 MANITOU AVE	MANITOU SPRINGS	CO	80829	1821.25	Other Apparel
304	NAPA AUTO PARTS	750 ABBOTT LN	COLORADO SPRINGS	CO	80905	8000	Tire, Battery and Accessory
305	DISCOUNT TIRE CO	770 ABBOTT LN	COLORADO SPRINGS	CO	80905	4500	Tire, Battery and Accessory
306	COLORADO SPRINGS FISH MARKET	775 W BIJOU ST	COLORADO SPRINGS	CO	80905	3000	Restaurant
307	ROCKY HILLS STEAK HOUSE	775 W BIJOU ST	COLORADO SPRINGS	CO	80905	3000	Restaurant
308	HUMAN TOUCH GALLERIES	8 CANON AVE	MANITOU SPRINGS	CO	80829	2700	Misc. Retail
309	RISING SUN	801 MANITOU AVE	MANITOU SPRINGS	CO	80829	1309	Women's Clothing
310	DUNKIN' DONUTS	806 W COLORADO AVE	COLORADO SPRINGS	CO	80905	1500	Restaurant
311	ANY OLDE THING	813 DUCLO AVE	MANITOU SPRINGS	CO	80829	2000	Misc. Retail
312	FANZ SPORTS GRILL	817 W COLORADO AVE	COLORADO SPRINGS	CO	80905	3200	Restaurant
313	BABA-YAGA RESTAURANT	819 MANITOU AVE	MANITOU SPRINGS	CO	80829	XX	Restaurant
314	C & P HUBCAP & WHEEL	827 W COLORADO AVE	COLORADO SPRINGS	CO	80905	3800	Tire, Battery and Accessory
315	PEPPERTREE RESTAURANT	888 W MORENO AVE	COLORADO SPRINGS	CO	80905	2800	Restaurant
316	TOWNHOUSE LOUNGE	907 MANITOU AVE	MANITOU SPRINGS	CO	80829	9719	Restaurant
317	DISTINCTIVE DESIGN IN PRECIOUS	915 W CUCHARRAS ST	COLORADO SPRINGS	CO	80905	1000	Jewelry
318	W WADE PETERSILLE	915 W CUCHARRAS ST	COLORADO SPRINGS	CO	80905	1000	Jewelry
319	ATHLETIC & THERAPEUTIC MASSAGE	917 W COLORADO AVE # 100	COLORADO SPRINGS	CO	80905	1200	Personal Care
320	LA'CHEMERE GIFT SHOP	920 MANITOU AVE	MANITOU SPRINGS	CO	80829	2831	Misc. Retail
321	LA TIENDA MEXICAN IMPORTS	921 MANITOU AVE	MANITOU SPRINGS	CO	80829	2230	Misc. Retail
322	ROYAL TAVERN	924 MANITOU AVE	MANITOU SPRINGS	CO	80829	3006	Restaurant
323	TANGLES	930 W COLORADO AVE	COLORADO SPRINGS	CO	80905	2000	Personal Care
324	EUROPEAN CAFE	935 MANITOU AVE	MANITOU SPRINGS	CO	80829	1852	Restaurant
325	MUSHROOM MONDAY T-SHIRTS	937 MANITOU AVE	MANITOU SPRINGS	CO	80829	1192	Misc. Retail
326	LEPRECHAUN SHOPPE	943 MANITOU AVE	MANITOU SPRINGS	CO	80829	1724	Misc. Retail
327	ZEB'S RESTAURANT	945 S 8TH ST	COLORADO SPRINGS	CO	80906	3200	Restaurant
328	FLYING EAGLE	946 MANITOU AVE	MANITOU SPRINGS	CO	80829	1970	Other Apparel
329	EAGLE DANCER	947 MANITOU AVE	MANITOU SPRINGS	CO	80829	952	Misc. Retail
330	SANTE FE SPRINGS	948 MANITOU AVE	MANITOU SPRINGS	CO	80829	1185	Misc. Retail
331	RUSSELL DESIGN STUDIO	949 MANITOU AVE	MANITOU SPRINGS	CO	80829	952	Hobby
332	KINFOLKS	950 MANITOU AVE	MANITOU SPRINGS	CO	80829	1266	Sporting Goods
333	OSBURN'S GIFT SHOP	951 MANITOU AVE	MANITOU SPRINGS	CO	80829	408	Hobby
334	SOUTHWEST SILVER CO	952 MANITOU AVE	MANITOU SPRINGS	CO	80829	1039	Misc. Retail
335	ANTIQUUE BAZAAR	958 MANITOU AVE	MANITOU SPRINGS	CO	80829	2684	Misc. Retail
336	ANCIENT MARINER	962 MANITOU AVE	MANITOU SPRINGS	CO	80829	2508	Restaurant
337	MARILYN'S CAFE	964 MANITOU AVE	MANITOU SPRINGS	CO	80829	2258	Restaurant
338	LOOP	965 MANITOU AVE	MANITOU SPRINGS	CO	80829	5644	Restaurant
339	MATE'FACTOR-A-COMMON GROUND	966 MANITOU AVE	MANITOU SPRINGS	CO	80829	725	Restaurant

Source: stdbonline.com & THK Associates, Inc.





# MEMORANDUM

Date: September 9, 2008

To: CH2MHill

From: THK Associates, Inc.

Re: Economic Impacts of Vacant Land and Properties Likely to be Re-Developed as a Result of the US Highway 24 Expressway Expansion between Interstate 25 and Manitou Springs

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As a part of the U.S. Highway 24 Environmental Assessment, THK Associates, Inc. is conducting an economic analysis of properties along the U.S. Highway 24 corridor. The purpose of this analysis is to help assess the potential economic impacts that will result from the upgrade of U.S. Highway 24 to an expressway. During this phase of the analysis, vacant land and properties likely to be re-developed were quantified.

In order to make this assessment THK Associates, Inc. undertook the following:

- A visual inspection of the study area and U.S. Highway 24 corridor.

- Identification of over 3,508 parcels of land in the corridor from Assessor's records. Information obtained included:

- Parcel number
- Vacant or improved
- Land area
- Size of improvements and date of construction

- Segmentation of the entire corridor into five distinct areas.

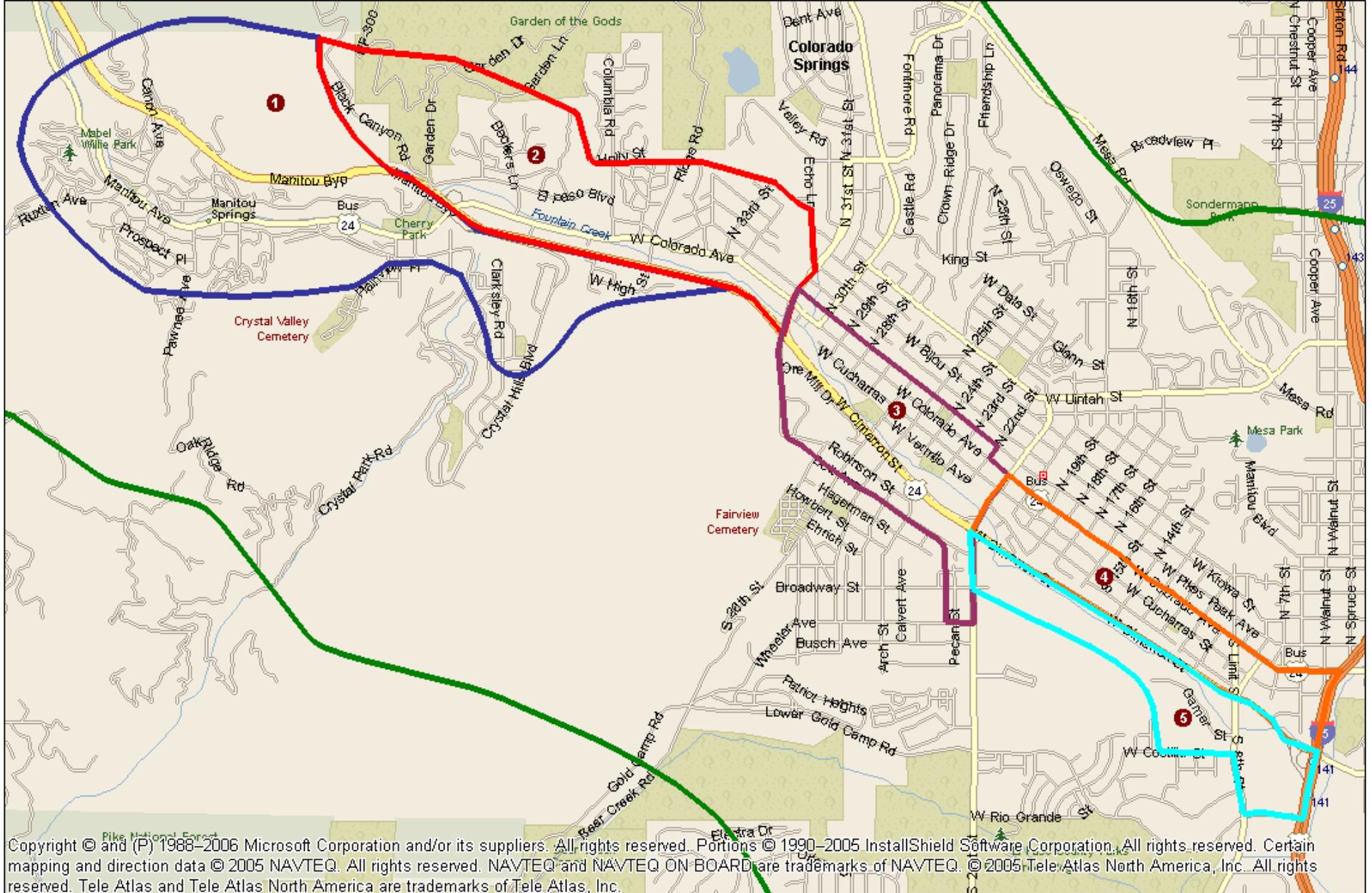
- Re-examination of the study area to refine the number of parcels most likely to be developed or re-developed.

- Estimated, based on age, the number of parcels that have existing improvements best suited for re-development.

- Determined the amount of acreage, by sub-area, that are or could be available to accommodate growth in the study corridor.

- The detailed property information is contained in the appendix of this memorandum and the study area and sub-areas are shown on the following map.

## Study Area and Sub-Areas



The results of our findings and key assumptions are as follows:

The original compilation of parcels identified 3,508 parcels broken down as follows:

<u># of Area</u>	<u>Parcels</u>
1	1,803
2	575
3	601
4	343
5	<u>186</u>
TOTAL	3,508

We have assumed that vacant land controlled by governmental agencies will not be re-developed.

We have assumed that parcels with improvements constructed or re-modeled after 1940 will not be redeveloped as they still have remaining "economic life".

After making these adjustments the following number of parcels (1,676) and acreage (653) exists:

Area	<u>Vacant</u>		<u>Improved</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
1	328	235	725	180	1,053	415
2	52	70	110	38	162	108
3	54	19	162	30	216	49
4	16	5	213	33	229	38
5	<u>10</u>	<u>23</u>	<u>6</u>	<u>20</u>	<u>16</u>	<u>43</u>
TOTAL	460	352	1,216	301	1,676	653

Based on our inspection of the area, the physical characteristics of each area, and overall condition and nature of the existing properties we have applied the following percentages to the vacant land area for each sub-area representing the amount of the acreage that could potentially be developed or re-developed:

<u>Area</u>	<u>% of Vacant</u>	<u>% of Improved</u>
1	15.0%	5.0%
2	25.0%	10.0%
3	75.0%	30.0%
4	50.0%	30.0%
5	50.0%	10.0%

When these percentages are applied to the amount of acreage that exists within each sub-area that could potentially be available for development or re-developed it is indicated that there is a total of 116 acres to accommodate growth in the U.S. Highway 24 corridor.

<u>Area</u>	<u>Vacant Acres</u>	<u>Improved Acres</u>	<u>Total Acres</u>
1	35	9	44
2	18	4	22
3	14	9	23
4	3	10	13
5	<u>12</u>	<u>2</u>	<u>14</u>
TOTAL	82	34	116

In May of 2006, THK Associates, Inc., prepared a detailed market analysis for the U.S. Highway 24 study area to estimate demand for retail, residential, office, industrial/flex, and hotel uses. Based on that analysis we would suggest the 16-acres would be redeveloped as follows:

<u>Use</u>	<u>Square Feet</u>	<u>Units</u>	<u>Acres</u>	<u>Percent of Total</u>
Retail	421,661	--	44.0	37.9%
Office	130,680	--	10.0	8.6%
Hotel	--	400	10.0	8.6%
Apartments	--	330	22.0	19.0%
Condo/Townhome	--	100	10.0	8.6%
Single-Family	--	100	20.0	17.2%
<b>TOTAL</b>	<b>552,341</b>	<b>930</b>	<b>116.0</b>	<b>100.0%</b>

The re-development of these parcels will add significant market value, assessed value and sales taxes to various service providers. These impacts are estimated as follows:

<u>Use</u>	<u>Square Feet</u>	<u>Units</u>	<u>Value per Sq.Ft./Unit</u>	<u>Market Value</u>	<u>Assessed Value</u>
Retail*	421,661	--	\$100	\$42,166,080	\$12,228,163
Office	130,680	--	\$100	\$13,068,000	\$3,789,720
Hotel	--	400	\$90,000	\$36,000,000	\$10,440,000
Apartments	--	330	\$110,000	\$36,300,000	\$2,889,480
Condo/Townhome	--	100	\$200,000	\$20,000,000	\$1,592,000
Single-Family	--	100	\$300,000	\$30,000,000	\$2,388,000
<b>TOTAL</b>	<b>552,341</b>	<b>930</b>	<b>--</b>	<b>\$177,534,080</b>	<b>\$33,327,363</b>

\*40% to Manitou Springs, 40% to Colorado Springs, 20% to El Paso County

As shown above, an additional \$177,534,080 in market value and \$33,327,363 in assessed value would be added to the tax rolls as a result of the anticipated development/re-development.

With an assessed value of \$33,327,363 added to the tax rolls and an average mill levy of 60.0 mills for all properties (range is currently 55.799 to 72.567) annual taxes generated would be \$1,999,642.

Retail sales taxes generated are estimated at \$4,892,983 (including taxes on lodging). This is based on 40% of new retail being located in Manitou Springs, 40% in Colorado Springs and 20% in El Paso County. In addition, we have assumed hotel uses will locate equally in Manitou Springs and Colorado Springs. The county sales tax rate is 1.0%, Colorado Springs is 2.5%, and Manitou Springs is 3.9%. We have also assessed an average \$350 per square foot for retail sales. Sales Taxes on lodging are also included in the total.

In addition, an estimated 2,500 jobs will be created in the re-development/development of the 116-acres. Population in the 530 housing units is estimated at 1,160.

In summary, we expect the re-development/development to add significant revenues and jobs to the area as a result of the improvements of U.S. Highway 24 to an expressway.

## **APPENDIX**

**SECTION ONE**

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
VACANT LAND	1 7404306066	CODE 101 AT PRESENT WORTH	1806 sq ft		1,806
	2 7404306067	CODE 101 AT PRESENT WORTH	1806 sq ft		1,806
	3 7404306068	CODE 101 AT PRESENT WORTH	1806 sq ft		1,806
	4 7404306069	CODE 101 AT PRESENT WORTH	1806 sq ft		1,806
	5 7404306070	CODE 101 AT PRESENT WORTH	2168 sq ft		2,186
	6 7404306071	CODE 101 AT PRESENT WORTH	2010 sq ft		2,010
	7 7404306072	CODE 101 AT PRESENT WORTH	28691 sq ft		28,691
	8 7404308115	CODE 101 AT PRESENT WORTH	3479 sq ft		3,479
	9 7404308116	CODE 101 AT PRESENT WORTH	2138 sq ft		2,138
	10 7404308117	CODE 101 AT PRESENT WORTH	2226 sq ft		2,226
	11 7404308118	CODE 101 AT PRESENT WORTH	1833 sq ft		1,833
	12 7404412004	CODE 101 AT PRESENT WORTH	2.05 acres		89,298
	13 7404412005	CODE 101 AT PRESENT WORTH	29659 sq ft		29,659
	14 7404412006	CODE 101 AT PRESENT WORTH	1.51 acres		65,776
	15 7406101035	CODE 101 AT PRESENT WORTH	1.15 acres		50,094
	16 7409101055	CODE 101 AT PRESENT WORTH	1.61 acres		70,132
	17 7409101056	CODE 101 AT PRESENT WORTH	1.19 acres		51,836
	18 7409101057	CODE 101 AT PRESENT WORTH	1.04 acres		45,302
	19 7409101058	CODE 101 AT PRESENT WORTH	1.11 acres		48,352
	20 7409101059	CODE 101 AT PRESENT WORTH	1.24 acres		54,014
	21 7409101060	CODE 101 AT PRESENT WORTH	1.52 acres		66,211
	22 7409101061	CODE 101 AT PRESENT WORTH	26639 sq ft		26,639
	23 7409101062	CODE 101 AT PRESENT WORTH	27326 sq ft		27,326
	24 7409101064	CODE 101 AT PRESENT WORTH	30576 sq ft		30,576
	25 7409101065	CODE 101 AT PRESENT WORTH	30708 sq ft		30,708
	26 7409101067	CODE 101 AT PRESENT WORTH	23685 sq ft		23,685
	27 7409101070	CODE 101 AT PRESENT WORTH	22288 sq ft		22,288
	28 7409101071	CODE 101 AT PRESENT WORTH	22351 sq ft		22,351
	29 7403325020	UNIMPROVED LAND	13000 sq ft		13,000
	30 7403325039	UNIMPROVED LAND	9583 sq ft		9,583
	31 7403325045	UNIMPROVED LAND	7462 sq ft		7,462
	32 7403327015	UNIMPROVED LAND	23609 sq ft		23,609
	33 7403327023	UNIMPROVED LAND	31600 sq ft		31,600
	34 7404300011	UNIMPROVED LAND	11275 sq ft		11,275
	35 7404300022	UNIMPROVED LAND	617 sq ft		617
	36 7404303015	UNIMPROVED LAND	31600 sq ft		31,600
	37 7404303018	UNIMPROVED LAND	25300 sq ft		25,300
	38 7404303021	UNIMPROVED LAND	3 acres		130,680
	39 7404303024	UNIMPROVED LAND	36375 sq ft		36,375
	40 7404303036	UNIMPROVED LAND	21276 sq ft		21,276
	41 7404303037	UNIMPROVED LAND	31214 sq ft		31,214
	42 7404303060	UNIMPROVED LAND	16801 sq ft		16,801
	43 7404306015	UNIMPROVED LAND	3000 sq ft		3,000
	44 7404308017	UNIMPROVED LAND	2.9 acres		126,324
	45 7404308126	UNIMPROVED LAND	556 sq ft		556
	46 7404415001	UNIMPROVED LAND	1.47 acres		64,033
	47 7404421002	UNIMPROVED LAND	16838 sq ft		16,838
	48 7405201004	UNIMPROVED LAND	750 sq ft		750
	49 7405201014	UNIMPROVED LAND	16553 sq ft		16,553
	50 7405201016	UNIMPROVED LAND	1.12 acres		48,787
	51 7405201018	UNIMPROVED LAND	3629 sq ft		3,629
	52 7405201022	UNIMPROVED LAND	11945 sq ft		11,945
	53 7405202005	UNIMPROVED LAND	15250 sq ft		15,250
	54 7405202009	UNIMPROVED LAND	21050 sq ft		21,050
	55 7405202014	UNIMPROVED LAND	1.11 acres		48,352
	56 7405203006	UNIMPROVED LAND	2700 sq ft		2,700
	57 7405203016	UNIMPROVED LAND	41875 sq ft		41,875
	58 7405203021	UNIMPROVED LAND	24550 sq ft		24,550
	59 7405203039	UNIMPROVED LAND	2925 sq ft		2,925
	60 7405203073	UNIMPROVED LAND	1178 sq ft		1,178
	61 7405203099	UNIMPROVED LAND	2881 sq ft		2,881
	62 7405203100	UNIMPROVED LAND	8014 sq ft		8,014
	63 7405203102	UNIMPROVED LAND	4193 sq ft		4,193
	64 7405203103	UNIMPROVED LAND	3597 sq ft		3,597
	65 7405203112	UNIMPROVED LAND	15393 sq ft		15,393
	66 7405207007	UNIMPROVED LAND	8300 sq ft		8,300
	67 7405207021	UNIMPROVED LAND	2.09 acres		91,040
	68 7405208002	UNIMPROVED LAND	6325 sq ft		6,325
	69 7405208003	UNIMPROVED LAND	5857 sq ft		5,857
	70 7405208004	UNIMPROVED LAND	2735 sq ft		2,735
	71 7405208005	UNIMPROVED LAND	2781 sq ft		2,781
	72 7405208006	UNIMPROVED LAND	11921 sq ft		11,921
	73 7405208007	UNIMPROVED LAND	9050 sq ft		9,050
	74 7405209002	UNIMPROVED LAND	2150 sq ft		2,150
	75 7405209003	UNIMPROVED LAND	3663 sq ft		3,663
	76 7405209009	UNIMPROVED LAND	1555 sq ft		1,555
	77 7405209047	UNIMPROVED LAND	2125 sq ft		2,125
	78 7405209054	UNIMPROVED LAND	3070 sq ft	1895	3,070
	79 7405209066	UNIMPROVED LAND	3241 sq ft		3,241
	80 7405209068	UNIMPROVED LAND	4092 sq ft		4,092
	81 7405209070	UNIMPROVED LAND	3457 sq ft		3,457
	82 7405210006	UNIMPROVED LAND	2500 sq ft		2,500
	83 7405210018	UNIMPROVED LAND	3060 sq ft		3,060
	84 7405211007	UNIMPROVED LAND	3815 sq ft		3,815
	85 7405212005	UNIMPROVED LAND	2638 sq ft		2,638

## SECTION ONE

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
VACANT LAND	86 7405212022	UNIMPROVED LAND	934 sq ft		934
	87 7405212025	UNIMPROVED LAND	1651 sq ft		1,651
	88 7405212036	UNIMPROVED LAND	1887 sq ft		1,887
	89 7405216011	UNIMPROVED LAND	15.43 acres		672,131
	90 7405217002	UNIMPROVED LAND	1875 sq ft		1,875
	91 7405217004	UNIMPROVED LAND	1600 sq ft		1,600
	92 7405217005	UNIMPROVED LAND	3296 sq ft		3,296
	93 7405217006	UNIMPROVED LAND	2850 sq ft		2,850
	94 7405217007	UNIMPROVED LAND	2337 sq ft		2,337
	95 7405217012	UNIMPROVED LAND	7200 sq ft		7,200
	96 7405217016	UNIMPROVED LAND	9120 sq ft		9,120
	97 7405217017	UNIMPROVED LAND	4.29 acres		186,872
	98 7405301004	UNIMPROVED LAND	6380 sq ft		6,380
	99 7405302004	UNIMPROVED LAND	2500 sq ft		2,500
	100 7405302010	UNIMPROVED LAND	1150 sq ft		1,150
	101 7405302015	UNIMPROVED LAND	3675 sq ft		3,675
	102 7405302023	UNIMPROVED LAND	2225 sq ft		2,225
	103 7405303008	UNIMPROVED LAND	5800 sq ft		5,800
	104 7405303015	UNIMPROVED LAND	2100 sq ft		2,100
	105 7405303022	UNIMPROVED LAND	10690 sq ft		10,690
	106 7405306027	UNIMPROVED LAND	977 sq ft		977
	107 7405306028	UNIMPROVED LAND	20248 sq ft		20,248
	108 7405306030	UNIMPROVED LAND	737 sq ft		737
	109 7405308030	UNIMPROVED LAND	15425 sq ft		15,425
	110 7405308066	UNIMPROVED LAND	571 sq ft		571
	111 7405311012	UNIMPROVED LAND	10870 sq ft		10,870
	112 7405312004	UNIMPROVED LAND	4525 sq ft		4,525
	113 7405312006	UNIMPROVED LAND	8625 sq ft		8,625
	114 7405312007	UNIMPROVED LAND	3250 sq ft		3,250
	115 7405312008	UNIMPROVED LAND	7675 sq ft		7,675
	116 7405312009	UNIMPROVED LAND	31725 sq ft		31,725
	117 7405312013	UNIMPROVED LAND	12164 sq ft		12,164
	118 7405313009	UNIMPROVED LAND	31887 sq ft		31,887
	119 7405314015	UNIMPROVED LAND	1620 sq ft		1,620
	120 7405314016	UNIMPROVED LAND	2156 sq ft		2,156
	121 7405314017	UNIMPROVED LAND	7011 sq ft		7,011
	122 7405314018	UNIMPROVED LAND	4680 sq ft		4,680
	123 7405315001	UNIMPROVED LAND	2300 sq ft		2,300
	124 7405315018	UNIMPROVED LAND	2425 sq ft		2,425
	125 7405315019	UNIMPROVED LAND	4825 sq ft		4,825
	126 7405315020	UNIMPROVED LAND	9975 sq ft		9,975
	127 7405316006	UNIMPROVED LAND	2050 sq ft		2,050
	128 7405316008	UNIMPROVED LAND	5250 sq ft		5,250
	129 7405316009	UNIMPROVED LAND	5250 sq ft		5,250
	130 7405317004	UNIMPROVED LAND	3550 sq ft		3,550
	131 7405317005	UNIMPROVED LAND	2525 sq ft		2,525
	132 7405317007	UNIMPROVED LAND	2800 sq ft		2,800
	133 7405317008	UNIMPROVED LAND	7875 sq ft		7,875
	134 7405321020	UNIMPROVED LAND	7900 sq ft		7,900
	135 7405321029	UNIMPROVED LAND	669 sq ft		669
	136 7405325021	UNIMPROVED LAND	5168 sq ft		5,168
	137 7405335016	UNIMPROVED LAND	17308 sq ft		17,308
	138 7405336020	UNIMPROVED LAND	6660 sq ft		6,660
	139 7405336021	UNIMPROVED LAND	5785 sq ft		5,785
	140 7405336027	UNIMPROVED LAND	15665 sq ft		15,665
	141 7405340015	UNIMPROVED LAND	732 sq ft		732
	142 7405342011	UNIMPROVED LAND	5107 sq ft		5,107
	143 7405343046	UNIMPROVED LAND	8250 sq ft		8,250
	144 7405344006	UNIMPROVED LAND	625 sq ft		625
	145 7405345008	UNIMPROVED LAND	6213 sq ft		6,213
	146 7405345010	UNIMPROVED LAND	4800 sq ft		4,800
	147 7405347014	UNIMPROVED LAND	1450 sq ft		1,450
	148 7405347015	UNIMPROVED LAND	1950 sq ft		1,950
	149 7405347020	UNIMPROVED LAND	3500 sq ft		3,500
	150 7405402004	unimproved land	1450 sq ft		1,450
	151 7405402005	unimproved land	1450 sq ft		1,450
	152 7405402029	unimproved land	5000 sq ft		5,000
	153 7405402033	unimproved land	7870 sq ft		7,870
	154 7405403021	unimproved land	5181 sq ft		5,181
	155 7405403022	unimproved land	6291 sq ft		6,291
	156 7405403024	unimproved land	6808 sq ft		6,808
	157 7405404016	UNIMPROVED LAND	9000 sq ft		9,000
	158 7405405018	UNIMPROVED LAND	2500 sq ft		2,500
	159 7405405033	UNIMPROVED LAND	7948 sq ft		7,948
	160 7405406008	unimproved land	19781 sq ft		19,781
	161 7405410003	unimproved land	1225 sq ft		1,225
	162 7405411013	UNIMPROVED LAND	1152 sq ft		1,152
	163 7405411018	UNIMPROVED LAND	518 sq ft		518
	164 7405412003	unimproved land	3475 sq ft		3,475
	165 7405412017	unimproved land	7100 sq ft		7,100
	166 7405413009	unimproved land	15030 sq ft		15,030
	167 7405413016	unimproved land	1800 sq ft		1,800
	168 7405413017	unimproved land	9120 sq ft		9,120
	169 7405413021	unimproved land	476 sq ft		476
	170 7405415006	unimproved land	2950 sq ft		2,950
	171 7405415008	unimproved land	3850 sq ft		3,850

## SECTION ONE

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
VACANT LAND	172 7405415009	unimproved land	3275 sq ft		3,275
	173 7405416003	unimproved land	1550 sq ft		1,550
	174 7405416008	unimproved land	1350 sq ft		1,350
	175 7405416009	unimproved land	1225 sq ft		1,225
	176 7405416013	unimproved land	1250 sq ft		1,250
	177 7405416019	unimproved land	2450 sq ft		2,450
	178 7405416024	unimproved land	1250 sq ft		1,250
	179 7405416029	unimproved land	2537 sq ft		2,537
	180 7405417006	unimproved land	1250 sq ft		1,250
	181 7405417007	unimproved land	1500 sq ft		1,500
	182 7405417011	unimproved land	2425 sq ft		2,425
	183 7405417017	unimproved land	280 sq ft		280
	184 7405417018	unimproved land	3170 sq ft		3,170
	185 7405418002	unimproved land	1750 sq ft		1,750
	186 7405419006	unimproved land	4650 sq ft		4,650
	187 7405419007	unimproved land	1700 sq ft		1,700
	188 7405420001	unimproved land	29000 sq ft		29,000
	189 7405421002	unimproved land	2050 sq ft		2,050
	190 7405421010	unimproved land	22050 sq ft		22,050
	191 7405422001	unimproved land	3956 sq ft		3,956
	192 7405423003	UNIMPROVED LAND	43187 sq ft		43,187
	193 7405423008	UNIMPROVED LAND	8600 sq ft		8,600
	194 7405424001	UNIMPROVED LAND	2236 sq ft		2,236
	195 7405424002	UNIMPROVED LAND	1.04 acres		45,302
	196 7405424009	UNIMPROVED LAND	625 sq ft		625
	197 7405424010	UNIMPROVED LAND	825 sq ft		825
	198 7405424011	UNIMPROVED LAND	1100 sq ft		1,100
	199 7405424012	UNIMPROVED LAND	1125 sq ft		1,125
	200 7405424018	UNIMPROVED LAND	1408 sq ft		1,408
	201 7405424037	UNIMPROVED LAND	1539 sq ft		1,539
	202 7405424038	UNIMPROVED LAND	2032 sq ft		2,032
	203 7405424040	UNIMPROVED LAND	773 sq ft		773
	204 7405424041	UNIMPROVED LAND	5265 sq ft		5,265
	205 7405424042	UNIMPROVED LAND	1870 sq ft		1,870
	206 7405424044	UNIMPROVED LAND	2362 sq ft		2,362
	207 7405424046	UNIMPROVED LAND	4160 sq ft		4,160
	208 7405425011	UNIMPROVED LAND	1.3 acres		56,628
	209 7405425013	UNIMPROVED LAND	1.29 acres		56,192
	210 7405425028	UNIMPROVED LAND	17560 sq ft		17,560
	211 7405425029	UNIMPROVED LAND	5400 sq ft		5,400
	212 7405425030	UNIMPROVED LAND	10816 sq ft		10,816
	213 7405426001	UNIMPROVED LAND	1.29 acres		56,192
	214 7405426004	UNIMPROVED LAND	12700 sq ft		12,700
	215 7405427001	UNIMPROVED LAND	788 sq ft		788
	216 7405427026	UNIMPROVED LAND	48 sq ft		48
	217 7405427031	UNIMPROVED LAND	8933 sq ft		8,933
	218 7405428008	UNIMPROVED LAND	5000 sq ft		5,000
	219 7405428026	UNIMPROVED LAND	24394 sq ft		24,394
	220 7405428027	UNIMPROVED LAND	15109 sq ft		15,109
	221 7405429005	UNIMPROVED LAND	3012 sq ft		3,012
	222 7405430004	UNIMPROVED LAND	3120 sq ft		3,120
	223 7405430006	UNIMPROVED LAND	1855 sq ft		1,855
	224 7405431002	UNIMPROVED LAND	1155 sq ft		1,155
	225 7405431003	UNIMPROVED LAND	8000 sq ft		8,000
	226 7405432010	UNIMPROVED LAND	3234 sq ft		3,234
	227 7405432011	UNIMPROVED LAND	16225 sq ft		16,225
	228 7405432012	UNIMPROVED LAND	2314 sq ft		2,314
	229 7405432013	UNIMPROVED LAND	2300 sq ft		2,300
	230 7405432014	UNIMPROVED LAND	4599 sq ft		4,599
	231 7405432019	UNIMPROVED LAND	8455 sq ft		8,455
	232 7405433008	UNIMPROVED LAND	4612 sq ft		4,612
	233 7405434010	UNIMPROVED LAND	3190 sq ft		3,190
	234 7405434012	UNIMPROVED LAND	5187 sq ft		5,187
	235 7405434018	UNIMPROVED LAND	17175 sq ft		17,175
	236 7405434019	UNIMPROVED LAND	5600 sq ft		5,600
	237 7405435032	UNIMPROVED LAND	13424 sq ft		13,424
	238 7405435033	UNIMPROVED LAND	3957 sq ft		3,957
	239 7405436005	UNIMPROVED LAND	3500 sq ft		3,500
	240 7405436011	UNIMPROVED LAND	2400 sq ft		2,400
	241 7405436016	UNIMPROVED LAND	4370 sq ft		4,370
	242 7405439005	UNIMPROVED LAND	6125 sq ft		6,125
	243 7405441014	unimproved land	900 sq ft		900
	244 7405441016	unimproved land	11919 sq ft		11,919
	245 7405442030	unimproved land	4570 sq ft		4,570
	246 7405442031	unimproved land	13967 sq ft		13,967
	247 7405443001	unimproved land	7775 sq ft		7,775
	248 7405443002	unimproved land	7450 sq ft		7,450
	249 7405443006	unimproved land	5200 sq ft		5,200
	250 7405443009	unimproved land	21075 sq ft		21,075
	251 7405443016	unimproved land	9173 sq ft		9,173
	252 7405444002	unimproved land	32670 sq ft		32,670
	253 7405444004	unimproved land	11235 sq ft		11,235
	254 7405445001	unimproved land	24850 sq ft		24,850
	255 7405445003	unimproved land	29825 sq ft		29,825
	256 7405445005	unimproved land	6075 sq ft		6,075
	257 7405446004	unimproved land	29250 sq ft		29,250
	258 7405446005	unimproved land	28025 sq ft		28,025
	259 7405447004	unimproved land	12525 sq ft		12,525
	260 7405448027	unimproved land	1680 sq ft		1,680

**SECTION ONE**

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
VACANT LAND	261 7405448028	unimproved land	2125 sq ft		2,125
	262 7405448035	unimproved land	6390 sq ft		6,390
	263 7405449007	unimproved land	1250 sq ft		1,250
	264 7405449008	unimproved land	8250 sq ft		8,250
	265 7405449012	unimproved land	8437 sq ft		8,437
	266 7405450001	unimproved land	1425 sq ft		1,425
	267 7405450002	unimproved land	16500 sq ft		16,500
	268 7405450003	unimproved land	7025 sq ft		7,025
	269 7405450004	unimproved land	17000 sq ft		17,000
	270 7405451001	unimproved land	14425 sq ft		14,425
	271 7405451002	unimproved land	2000 sq ft		2,000
	272 7405455004	unimproved land	11495 sq ft		11,495
	273 7406101004	UNIMPROVED LAND	3625 sq ft		3,625
	274 7406101005	UNIMPROVED LAND	2750 sq ft		2,750
	275 7406101010	UNIMPROVED LAND	2100 sq ft		2,100
	276 7406101017	UNIMPROVED LAND	2750 sq ft		2,750
	277 7406101018	UNIMPROVED LAND	2200 sq ft		2,200
	278 7406101020	UNIMPROVED LAND	2100 sq ft		2,100
	279 7406101027	UNIMPROVED LAND	2025 sq ft		2,025
	280 7406103010	UNIMPROVED LAND	8425 sq ft		8,425
	281 7406103014	UNIMPROVED LAND	2700 sq ft		2,700
	282 7406103020	UNIMPROVED LAND	7018 sq ft		7,018
	283 7406103027	UNIMPROVED LAND	10155 sq ft		10,155
	284 7406105001	UNIMPROVED LAND	2000 sq ft		2,000
	285 7406105002	UNIMPROVED LAND	4350 sq ft		4,350
	286 7406105013	UNIMPROVED LAND	4625 sq ft		4,625
	287 7406105031	UNIMPROVED LAND	7676 sq ft		7,676
	288 7406105046	UNIMPROVED LAND	4262 sq ft		4,262
	289 7406108005	UNIMPROVED LAND	3500 sq ft		3,500
	290 7406108007	UNIMPROVED LAND	7725 sq ft		7,725
	291 7406108008	UNIMPROVED LAND	2963 sq ft		2,963
	292 7406108012	UNIMPROVED LAND	3460 sq ft		3,460
	293 7406108014	UNIMPROVED LAND	4750 sq ft		4,750
	294 7406109006	UNIMPROVED LAND	2350 sq ft		2,350
	295 7406410001	UNIMPROVED LAND	5875 sq ft		5,875
	296 7406410003	UNIMPROVED LAND	1950 sq ft		1,950
	297 7406411048	UNIMPROVED LAND	3100 sq ft		3,100
	298 7406411051	UNIMPROVED LAND	2217 sq ft		2,217
	299 7406411052	UNIMPROVED LAND	2374 sq ft		2,374
	300 7406411056	UNIMPROVED LAND	2436 sq ft		2,436
	301 7406412002	UNIMPROVED LAND	2525 sq ft		2,525
	302 7406412005	UNIMPROVED LAND	11.48 acres		500,069
	303 7406414003	UNIMPROVED LAND	28327 sq ft		28,327
	304 7406414004	UNIMPROVED LAND	3217 sq ft		3,217
	305 7406420013	UNIMPROVED LAND	3750 sq ft		3,750
	306 7406420014	UNIMPROVED LAND	7000 sq ft		7,000
	307 7406420038	UNIMPROVED LAND	8456 sq ft		8,456
	308 7406422007	UNIMPROVED LAND	3594 sq ft		3,594
	309 7409101068	UNIMPROVED LAND	10546 sq ft		10,546
	310 7409101069	UNIMPROVED LAND	18818 sq ft		18,818
	311 7409103026	UNIMPROVED LAND	2.72 acres		118,483
	312 7409103028	UNIMPROVED LAND	1297 sq ft		1,297
	313 7404200014	VACANT LAND = 1 AND < 5 ACRES	4.68 acres		203,861
	314 7404300019	VACANT LAND = 1 AND < 5 ACRES	1.06 acres		46,174
	315 7404400024	VACANT LAND = 1 AND < 5 ACRES	3.25 acres		141,570
	316 7404400047	VACANT LAND = 1 AND < 5 ACRES	4.57 acres		199,069
	317 7405200006	VACANT LAND = 1 AND < 5 ACRES	2.24 acres		97,574
	318 7409100003	VACANT LAND = 1 AND < 5 ACRES	3.02 acres		131,551
	319 7404200005	VACANT LAND = 10 AND < 35 ACRES	30.48 acres		1,327,709
	320 7405200005	VACANT LAND = 10 AND < 35 ACRES	24.26 acres		1,056,766
	321 7332400003	VACANT LAND = 35 AND < 100 ACR	40 acres		1,742,400
	322 7404400026	VACANT LAND = 5 AND < 10 ACRES	6.56 acres		285,754
	323 7404300004	VACANT LAND LESS THAN 1 ACRE	2320 sq ft		2,320
	324 7404300006	VACANT LAND LESS THAN 1 ACRE	3900 sq ft		3,900
	325 7404300020	VACANT LAND LESS THAN 1 ACRE	22138 sq ft		22,138
	326 7404400043	VACANT LAND LESS THAN 1 ACRE	11300 sq ft		11,300
	327 7404400049	VACANT LAND LESS THAN 1 ACRE	528 sq ft		528
	328 7406100013	VACANT LAND LESS THAN 1 ACRE	1400 sq ft		1,400

<b>TOTAL AREA</b>	<b>10,253,805 sq.ft</b>
	<b>235 acres</b>

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	1 7405439024	DUPLEXES & TRIPLEXES	13737 sq ft	1880	13,737
	2 7405206004	DUPLEXES & TRIPLEXES	5075 sq ft	1889	5,075
	3 7405303025	DUPLEXES & TRIPLEXES	4950 sq ft	1889	4,950
	4 7405308002	DUPLEXES & TRIPLEXES	4400 sq ft	1889	4,400
	5 7406420005	DUPLEXES & TRIPLEXES	10278 sq ft	1889	10,278
	6 7405209061	DUPLEXES & TRIPLEXES	2040 sq ft	1895	2,040
	7 7405212031	DUPLEXES & TRIPLEXES	3441 sq ft	1899	3,441
	8 7405302034	DUPLEXES & TRIPLEXES	4350 sq ft	1899	4,350
	9 7405308005	DUPLEXES & TRIPLEXES	4175 sq ft	1899	4,175
	10 7405321024	DUPLEXES & TRIPLEXES	2873 sq ft	1899	2,873
	11 7406420037	DUPLEXES & TRIPLEXES	7500 sq ft	1899	7,500
	12 7406420040	DUPLEXES & TRIPLEXES	6168 sq ft	1899	6,168
	13 7406423012	DUPLEXES & TRIPLEXES	4750 sq ft	1900	4,750
	14 7406423031	DUPLEXES & TRIPLEXES	3534 sq ft	1900	3,534
	15 7405440008	duplexes & triplexes	3725 sq ft	1904	3,725
	16 7406420029	DUPLEXES & TRIPLEXES	1742 sq ft	1904	1,742
	17 7405321009	DUPLEXES & TRIPLEXES	1875 sq ft	1909	1,875
	18 7405345009	DUPLEXES & TRIPLEXES	3075 sq ft	1909	3,075
	19 7406104006	DUPLEXES & TRIPLEXES	2200 sq ft	1909	2,200
	20 7406104009	DUPLEXES & TRIPLEXES	3218 sq ft	1910	3,218
	21 7406104004	DUPLEXES & TRIPLEXES	1275 sq ft	1918	1,275
	22 7405209073	DUPLEXES & TRIPLEXES	11846 sq ft	1919	11,846
	23 7405302041	DUPLEXES & TRIPLEXES	1742 sq ft	1919	1,742
	24 7405321006	DUPLEXES & TRIPLEXES	5025 sq ft	1919	5,025
	25 7406105009	DUPLEXES & TRIPLEXES	3700 sq ft	1919	3,700
	26 7405317006	DUPLEXES & TRIPLEXES	5350 sq ft	1920	5,350
	27 7405440009	duplexes & triplexes	3450 sq ft	1921	3,450
	28 7406101019	DUPLEXES & TRIPLEXES	5750 sq ft	1921	5,750
	29 7405309005	DUPLEXES & TRIPLEXES	5750 sq ft	1924	5,750
	30 7405336008	DUPLEXES & TRIPLEXES	4750 sq ft	1924	4,750
	31 7405424024	DUPLEXES & TRIPLEXES	1729 sq ft	1924	1,729
	32 7405322005	DUPLEXES & TRIPLEXES	17200 sq ft	1899 / 1899 / 1899	17,200
	33 7405308037	DUPLEXES & TRIPLEXES	12920 sq ft	1899 / 1929	12,920
	34 7405322004	DUPLEXES & TRIPLEXES	18775 sq ft	1904 / 1889	18,775
	35 7406420033	DUPLEXES & TRIPLEXES	9700 sq ft	1904 / 1899 / 1919 / 1914	9,700
	36 7405325014	DUPLEXES & TRIPLEXES	5675 sq ft	1904 / 1921	5,675
	37 7405350006	DUPLEXES & TRIPLEXES	6250 sq ft	1909 / 1947	6,250
	38 7405207009	DUPLEXES & TRIPLEXES	13500 sq ft	1919 / 1913	13,500
	39 7405404029	DUPLEXES & TRIPLEXES	22575 sq ft	1920 / 1920	22,575
	40 7406422014	LODGING	8525 sq ft	1909	8,525
	41 7405336028	LODGING	1.2 acres	1900 / 1998	52,272
	42 7405347011	MERCHANDISING	2125 sq ft	1890	2,125
	43 7405302018	MERCHANDISING	3000 sq ft	1900	3,000
	44 7405302030	MERCHANDISING	6637 sq ft	1900	6,637
	45 7405305011	MERCHANDISING	2684 sq ft	1900	2,684
	46 7405307005	MERCHANDISING	1432 sq ft	1900	1,432
	47 7405347007	MERCHANDISING	1200 sq ft	1900	1,200
	48 7405306003	MERCHANDISING	1600 sq ft	1902	1,600
	49 7405306004	MERCHANDISING	1005 sq ft	1902	1,005
	50 7405206014	MERCHANDISING	2444 sq ft	1903	2,444
	51 7405321018	MERCHANDISING	9400 sq ft	1906	9,400
	52 7405321023	MERCHANDISING	2642 sq ft	1908	2,642
	53 7405343018	MERCHANDISING	2222 sq ft	1909	2,222
	54 7405350003	MERCHANDISING	7485 sq ft	1910	7,485
	55 7405302020	MERCHANDISING	1350 sq ft	1915	1,350
	56 7405302024	MERCHANDISING	2375 sq ft	1920	2,375
	57 7405302025	MERCHANDISING	2425 sq ft	1920	2,425
	58 7405305006	MERCHANDISING	1150 sq ft	1920	1,150
	59 7405305004	MERCHANDISING	1000 sq ft	1923	1,000
	60 7405305005	MERCHANDISING	1039 sq ft	1923	1,039
	61 7405305007	MERCHANDISING	850 sq ft	1925	850
	62 7405305008	MERCHANDISING	1275 sq ft	1925	1,275
	63 7405306022	MERCHANDISING	3052 sq ft	1925	3,052
	64 7405343005	MERCHANDISING	2309 sq ft	1925	2,309
	65 7405343006	MERCHANDISING	2134 sq ft	1925	2,134
	66 7405343007	MERCHANDISING	2483 sq ft	1925	2,483
	67 7405343008	MERCHANDISING	1742 sq ft	1925	1,742
	68 7405343009	MERCHANDISING	1917 sq ft	1925	1,917
	69 7405343010	MERCHANDISING	2831 sq ft	1925	2,831
	70 7405343017	MERCHANDISING	4835 sq ft	1925	4,835
	71 7405343042	MERCHANDISING	2676 sq ft	1925	2,676
	72 7405343043	MERCHANDISING	2372 sq ft	1925	2,372
	73 7405343044	MERCHANDISING	2370 sq ft	1925	2,370
	74 7405350002	MERCHANDISING	2575 sq ft	1925	2,575
	75 7405306020	MERCHANDISING	1172 sq ft	1930	1,172
	76 7405307006	MERCHANDISING	2230 sq ft	1930	2,230
	77 7405307007	MERCHANDISING	1213 sq ft	1930	1,213
	78 7405343012	MERCHANDISING	2788 sq ft	1932	2,788
	79 7405343013	MERCHANDISING	2788 sq ft	1932	2,788
	80 7405343014	MERCHANDISING	2919 sq ft	1932	2,919
	81 7405203017	MERCHANDISING	41475 sq ft	1934	41,475
	82 7405306013	MERCHANDISING	1838 sq ft	1936	1,838
	83 7405321008	MERCHANDISING	5150 sq ft	1938	5,150
	84 7405344018	MULTI_UNIT ( 9 & UP)	34778 sq ft	1893	34,778
	85 7405321013	MULTI_UNIT ( 9 & UP)	4410 sq ft	1900	4,410
	86 7405321021	MULTI_UNIT ( 9 & UP)	3567 sq ft	1900	3,567
	87 7405203027	MULTI_UNIT ( 9 & UP)	15000 sq ft	1899 / 1922 / 1904	15,000
	88 7405439016	MULTI-UNITS (4-8)	8026 sq ft	1909	8,026
	89 7405213014	MULTI-UNITS (4-8)	17673 sq ft	1885	17,673

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	90 7405436018	MULTI-UNITS (4-8)	3225 sq ft	1889	3,225
	91 7405206009	MULTI-UNITS (4-8)	4825 sq ft	1899	4,825
	92 7405203086	MULTI-UNITS (4-8)	14285 sq ft	1900	14,285
	93 7405301005	MULTI-UNITS (4-8)	7192 sq ft	1900	7,192
	94 7405302031	MULTI-UNITS (4-8)	6025 sq ft	1900	6,025
	95 7405321027	MULTI-UNITS (4-8)	1085 sq ft	1900	1,085
	96 7405321028	MULTI-UNITS (4-8)	1525 sq ft	1900	1,525
	97 7405321026	MULTI-UNITS (4-8)	1270 sq ft	1905	1,270
	98 7405212017	MULTI-UNITS (4-8)	3625 sq ft	1909	3,625
	99 7405321010	MULTI-UNITS (4-8)	6900 sq ft	1909	6,900
	100 7404400044	MULTI-UNITS (4-8)	29850 sq ft	1927	29,850
	101 7405427007	MULTI-UNITS (4-8)	13000 sq ft	1937	13,000
	102 7405439008	MULTI-UNITS (4-8)	20700 sq ft	1885 / 1935	20,700
	103 7405310014	MULTI-UNITS (4-8)	5539 sq ft	1899 / 1895	5,539
	104 7405209044	MULTI-UNITS (4-8)	32875 sq ft	1900 / 1900	32,875
	105 7405206018	MULTI-UNITS (4-8)	6150 sq ft	1900 / 1987	6,150
	106 7405212020	MULTI-UNITS (4-8)	7700 sq ft	1911 / 1913	7,700
	107 7405347009	MULTI-UNITS (4-8) / MERCHANDISING	500 sq ft / 500 sq ft	1890 / 1890	1,000
	108 7405347006	MULTI-UNITS (4-8) / MERCHANDISING	625 sq ft / 625 sq ft	1900 / 1900	1,250
	109 7405347013	MULTI-UNITS (4-8) / MERCHANDISING	1596 sq ft / 2279 sq ft	1900 / 1900	3,875
	110 7405347016	MULTI-UNITS (4-8) / MERCHANDISING	1200 sq ft / 1200 sq ft	1900 / 1900	2,400
	111 7405347017	MULTI-UNITS (4-8) / MERCHANDISING	1964 sq ft / 2711 sq ft	1900 / 1900	4,675
	112 7405347018	MULTI-UNITS (4-8) / MERCHANDISING	1058 sq ft / 1292 sq ft	1900 / 1900	2,350
	113 7405347021	MULTI-UNITS (4-8) / MERCHANDISING	2698 sq ft / 552 sq ft	1900 / 1900	3,250
	114 7405348003	MULTI-UNITS (4-8) / MERCHANDISING	1952 sq ft / 1248 sq ft	1900 / 1900	3,200
	115 7405348004	MULTI-UNITS (4-8) / MERCHANDISING	710 sq ft / 940 sq ft	1900 / 1900	1,650
	116 7405348005	MULTI-UNITS (4-8) / MERCHANDISING	1833 sq ft / 2867 sq ft	1900 / 1900	4,700
	117 7405302019	MULTI-UNITS (4-8) / MERCHANDISING	535 sq ft / 803 sq ft	1905 / 1905	6,885
	118 7405302038	MULTI-UNITS (4-8) / MERCHANDISING	5095 sq ft / 1790 sq ft	1905 / 1905	6,885
	119 7405347023	MULTI-UNITS (4-8) / MERCHANDISING	581 sq ft / 2144 sq ft	1908 / 1908	2,725
	120 7405348002	MULTI-UNITS (4-8) / OFFICES	1087 sq ft / 1088 sq ft	1900 / 1900	2,175
	121 7405347010	MULTI-UNITS (4-8) / SPECIAL PURPOSE	604 sq ft / 1121 sq ft	1900 / 1900	1,725
	122 7405302009	MULTI-UNITS (4-8) / SPECIAL PURPOSE	475 sq ft / 605 sq ft	1942 / 1942	1,080
	123 7405306023	MULTI-UNITS (4-8) / SPECIAL PURPOSE	2536 sq ft / 5644 sq ft	1902 / 1902	8,180
	124 7405348001	OFFICES	4872 sq ft	1900	4,872
	125 7405400002	OFFICES / MULTI-UNITS (4-8)	25714 sq ft / 4536 sq ft	1961 / 1910 / 2002	30,250
	126 7405309012	RELIGIOUS WORSHIP	27175 sq ft	1900	27,175
	127 7405404033	RELIGIOUS WORSHIP	33839 sq ft	1902	33,839
	128 7405302005	RES LAND AT 29%	3300 sq ft	1919	3,300
	129 7405344008	RES LAND AT 29%	3925 sq ft	1944	3,925
	130 7405203035	RES LAND AT 29%	3700 sq ft		3,700
	131 7405402032	res land at 29%	8227 sq ft		8,227
	132 7405403004	res land at 29%	5575 sq ft		5,575
	133 7405418001	res land at 29%	1225 sq ft		1,225
	134 7406103011	RES LAND AT 29%	10125 sq ft		10,125
	135 7406416001	RES LAND AT 29%	850 sq ft		850
	136 7406420023	RES LAND AT 29%	1000 sq ft		1,000
	137 7405415007	res land at res rate	2100 sq ft		2,100
	138 7405416020	res land at res rate	1225 sq ft		1,225
	139 7405439011	RES LAND AT RES RATE	3378 sq ft		3,378
	140 7405309009	RESIDENTIAL RELIGIOUS PURPOSES	7650 sq ft	1909	7,650
	141 7405323013	SINGLE FAMILY RES	3540 sq ft	1881	3,540
	142 7405342002	SINGLE FAMILY RES	7275 sq ft	1884	7,275
	143 7405342005	SINGLE FAMILY RES	4725 sq ft	1884	4,725
	144 7405401028	single family res	4524 sq ft	1885	4,524
	145 7405439010	SINGLE FAMILY RES	3619 sq ft	1885	3,619
	146 7405323017	SINGLE FAMILY RES	5262 sq ft	1889	5,262
	147 7405340013	SINGLE FAMILY RES	3438 sq ft	1889	3,438
	148 7405439022	SINGLE FAMILY RES	17717 sq ft	1889	17,717
	149 7405404015	SINGLE FAMILY RES	9000 sq ft	1890	9,000
	150 7405439002	SINGLE FAMILY RES	8525 sq ft	1890	8,525
	151 7405439004	SINGLE FAMILY RES	6517 sq ft	1890	6,517
	152 7405439023	SINGLE FAMILY RES	4503 sq ft	1890	4,503
	153 7405325016	SINGLE FAMILY RES	5675 sq ft	1892	5,675
	154 7405321015	SINGLE FAMILY RES	3475 sq ft	1894	3,475
	155 7405321014	SINGLE FAMILY RES	2400 sq ft	1899	2,400
	156 7405321022	SINGLE FAMILY RES	6425 sq ft	1899	6,425
	157 7405322001	SINGLE FAMILY RES	3475 sq ft	1899	3,475
	158 7405322006	SINGLE FAMILY RES	5880 sq ft	1899	5,880
	159 7405322007	SINGLE FAMILY RES	4075 sq ft	1899	4,075
	160 7405322008	SINGLE FAMILY RES	3225 sq ft	1899	3,225
	161 7405322014	SINGLE FAMILY RES	3500 sq ft	1899	3,500
	162 7405322015	SINGLE FAMILY RES	3550 sq ft	1899	3,550
	163 7405322016	SINGLE FAMILY RES	2850 sq ft	1899	2,850
	164 7405325010	SINGLE FAMILY RES	4943 sq ft	1899	4,943
	165 7405342004	SINGLE FAMILY RES	9250 sq ft	1899	9,250
	166 7405342006	SINGLE FAMILY RES	6400 sq ft	1899	6,400
	167 7405342009	SINGLE FAMILY RES	7498 sq ft	1899	7,498
	168 7405350005	SINGLE FAMILY RES	6075 sq ft	1899	6,075
	169 7405402006	single family res	15500 sq ft	1899	15,500
	170 7405402010	single family res	7500 sq ft	1899	7,500
	171 7405402021	single family res	5325 sq ft	1899	5,325
	172 7405402022	single family res	4025 sq ft	1899	4,025
	173 7405403002	single family res	5875 sq ft	1899	5,875
	174 7405401009	single family res	16025 sq ft	1900	16,025
	175 7405402003	single family res	1450 sq ft	1900	1,450
	176 7405402037	single family res	7329 sq ft	1900	7,329
	177 7405415016	single family res	2070 sq ft	1900	2,070
	178 7405417012	single family res	4300 sq ft	1900	4,300
	179 7405323002	SINGLE FAMILY RES	4175 sq ft	1904	4,175
	180 7405401010	single family res	3200 sq ft	1905	3,200

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	181 7405406005	single family res	33419 sq ft	1905	33,419
	182 7405417002	single family res	2550 sq ft	1905	2,550
	183 7405417014	single family res	2124 sq ft	1905	2,124
	184 7405417016	single family res	4750 sq ft	1905	4,750
	185 7405403023	single family res	14898 sq ft	1906	14,898
	186 7405342001	SINGLE FAMILY RES	5275 sq ft	1908	5,274
	187 7405321025	SINGLE FAMILY RES	6634 sq ft	1909	6,634
	188 7405322009	SINGLE FAMILY RES	6475 sq ft	1909	6,475
	189 7405322011	SINGLE FAMILY RES	3925 sq ft	1909	3,925
	190 7405323006	SINGLE FAMILY RES	5725 sq ft	1909	5,725
	191 7405325018	SINGLE FAMILY RES	4279 sq ft	1909	4,279
	192 7405402020	single family res	7200 sq ft	1909	7,200
	193 7405403001	single family res	23337 sq ft	1909	23,337
	194 7405403003	single family res	6250 sq ft	1909	6,250
	195 7405403009	single family res	4700 sq ft	1909	4,700
	196 7405404021	SINGLE FAMILY RES	5750 sq ft	1909	5,750
	197 7405433009	SINGLE FAMILY RES	4200 sq ft	1909	4,200
	198 7405433010	SINGLE FAMILY RES	5775 sq ft	1909	5,775
	199 7405434007	SINGLE FAMILY RES	9671 sq ft	1909	9,671
	200 7405325013	SINGLE FAMILY RES	5675 sq ft	1910	5,675
	201 7405401016	single family res	5250 sq ft	1910	5,250
	202 7405401027	single family res	2955 sq ft	1910	2,955
	203 7405410011	single family res	12025 sq ft	1910	12,025
	204 7405415001	single family res	1000 sq ft	1910	1,000
	205 7405415019	single family res	1657 sq ft	1910	1,657
	206 7405415020	single family res	5077 sq ft	1910	5,077
	207 7405416010	single family res	3750 sq ft	1910	3,750
	208 7405416021	single family res	3825 sq ft	1910	3,825
	209 7405416031	single family res	7638 sq ft	1910	7,638
	210 7405419003	single family res	4987 sq ft	1910	4,987
	211 7405419005	single family res	5725 sq ft	1910	5,725
	212 7405419008	single family res	9525 sq ft	1910	9,525
	213 7405449013	single family res	11360 sq ft	1910	11,360
	214 7405327001	SINGLE FAMILY RES	6534 sq ft	1912	6,534
	215 7405315003	SINGLE FAMILY RES	3025 sq ft	1913	3,025
	216 7405315005	SINGLE FAMILY RES	4300 sq ft	1913	4,300
	217 7405315021	SINGLE FAMILY RES	8400 sq ft	1913	8,400
	218 7405317003	SINGLE FAMILY RES	14825 sq ft	1913	14,825
	219 7405402015	single family res	7850 sq ft	1913	7,850
	220 7405402016	single family res	3200 sq ft	1913	3,200
	221 7405412020	single family res	7625 sq ft	1913	7,625
	222 7405416004	single family res	4235 sq ft	1913	4,235
	223 7405416005	single family res	2125 sq ft	1913	2,125
	224 7405416007	single family res	1187 sq ft	1913	1,187
	225 7405416012	single family res	2500 sq ft	1913	2,500
	226 7405416023	single family res	7225 sq ft	1913	7,225
	227 7405416030	single family res	4922 sq ft	1913	4,922
	228 7405417008	single family res	2325 sq ft	1913	2,325
	229 7405417019	single family res	3750 sq ft	1913	3,750
	230 7405323009	SINGLE FAMILY RES	4025 sq ft	1914	4,025
	231 7405323016	SINGLE FAMILY RES	7998 sq ft	1914	7,998
	232 7405325004	SINGLE FAMILY RES	4626 sq ft	1914	4,626
	233 7405325009	SINGLE FAMILY RES	9200 sq ft	1914	9,200
	234 7405325022	SINGLE FAMILY RES	4080 sq ft	1914	4,080
	235 7405402027	single family res	6000 sq ft	1914	6,000
	236 7405403010	single family res	4400 sq ft	1914	4,400
	237 7405432002	SINGLE FAMILY RES	5175 sq ft	1914	5,175
	238 7405432018	SINGLE FAMILY RES	7327 sq ft	1914	7,327
	239 7405412023	single family res	7850 sq ft	1915	7,850
	240 7405323011	SINGLE FAMILY RES	2875 sq ft	1916	2,875
	241 7405419004	single family res	3325 sq ft	1916	3,325
	242 7405322010	SINGLE FAMILY RES	11275 sq ft	1918	11,275
	243 7405323010	SINGLE FAMILY RES	1450 sq ft	1918	1,450
	244 7405406007	single family res	12325 sq ft	1918	12,325
	245 7405315004	SINGLE FAMILY RES	3380 sq ft	1919	3,380
	246 7405322002	SINGLE FAMILY RES	6425 sq ft	1919	6,425
	247 7405322003	SINGLE FAMILY RES	4750 sq ft	1919	4,750
	248 7405325005	SINGLE FAMILY RES	11298 sq ft	1919	11,298
	249 7405325006	SINGLE FAMILY RES	3338 sq ft	1919	3,338
	250 7405350007	SINGLE FAMILY RES	6614 sq ft	1919	6,614
	251 7405406004	single family res	8750 sq ft	1919	8,750
	252 7405412022	single family res	2502 sq ft	1919	2,502
	253 7405327004	SINGLE FAMILY RES	8495 sq ft	1920	8,495
	254 7405327005	SINGLE FAMILY RES	6500 sq ft	1920	6,500
	255 7405415010	single family res	1200 sq ft	1920	1,200
	256 7405412006	single family res	2200 sq ft	1921	2,200
	257 7405315006	SINGLE FAMILY RES	9050 sq ft	1922	9,050
	258 7405317002	SINGLE FAMILY RES	3934 sq ft	1922	3,934
	259 7405337009	SINGLE FAMILY RES	10250 sq ft	1922	10,250
	260 7405402011	single family res	9250 sq ft	1922	9,250
	261 7405402031	single family res	2635 sq ft	1922	2,635
	262 7405409008	single family res	2950 sq ft	1922	2,950
	263 7405410004	single family res	1800 sq ft	1922	1,800
	264 7405410006	single family res	2975 sq ft	1922	2,975
	265 7405410009	single family res	4749 sq ft	1922	4,749
	266 7405412007	single family res	2725 sq ft	1922	2,725
	267 7405441001	single family res	3200 sq ft	1922	3,200
	268 7405441002	single family res	1425 sq ft	1922	1,425
	269 7405441003	single family res	5700 sq ft	1922	5,700
	270 7405441005	single family res	6325 sq ft	1922	6,325
	271 7405317001	SINGLE FAMILY RES	9250 sq ft	1923	9,250

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	272 7405327006	SINGLE FAMILY RES	5700 sq ft	1923	5,700
	273 7405333006	SINGLE FAMILY RES	14450 sq ft	1923	14,450
	274 7405340010	SINGLE FAMILY RES	3380 sq ft	1923	3,380
	275 7405402035	single family res	3438 sq ft	1923	3,438
	276 7405402036	single family res	2701 sq ft	1923	2,701
	277 7405409007	single family res	4475 sq ft	1923	4,475
	278 7405410002	single family res	1281 sq ft	1923	1,281
	279 7405417013	single family res	1250 sq ft	1923	1,250
	280 7405441004	single family res	9813 sq ft	1923	9,813
	281 7405441006	single family res	2220 sq ft	1923	2,220
	282 7405323012	SINGLE FAMILY RES	4325 sq ft	1924	4,325
	283 7405325020	SINGLE FAMILY RES	4500 sq ft	1924	4,500
	284 7405339019	SINGLE FAMILY RES	10250 sq ft	1924	10,250
	285 7405412021	single family res	2146 sq ft	1924	2,146
	286 7405439020	SINGLE FAMILY RES	6343 sq ft	1924	6,343
	287 7405401018	single family res	6451 sq ft	1925	6,451
	288 7405439021	SINGLE FAMILY RES	6368 sq ft	1925	6,368
	289 7405316005	SINGLE FAMILY RES	7679 sq ft	1926	7,679
	290 7405412009	single family res	1375 sq ft	1927	1,375
	291 7405412010	single family res	1450 sq ft	1927	1,450
	292 7405448021	single family res	13509 sq ft	1927	13,509
	293 7405327010	SINGLE FAMILY RES	3300 sq ft	1929	3,300
	294 7405333007	SINGLE FAMILY RES	11025 sq ft	1929	11,025
	295 7405339008	SINGLE FAMILY RES	5200 sq ft	1929	5,200
	296 7405410005	single family res	2200 sq ft	1929	2,200
	297 7405403008	single family res	5875 sq ft	1933	5,875
	298 7405316010	SINGLE FAMILY RES	7869 sq ft	1934	7,869
	299 7405340016	SINGLE FAMILY RES	8359 sq ft	1936	8,359
	300 7405325001	SINGLE FAMILY RES	4751 sq ft	1937	4,751
	301 7405404019	SINGLE FAMILY RES	8125 sq ft	1883 / 1885	8,125
	302 7405321007	SINGLE FAMILY RES	7325 sq ft	1884 / 1909	7,325
	303 7405404011	SINGLE FAMILY RES	6750 sq ft	1899 / 1910	6,750
	304 7405341001	SINGLE FAMILY RES	5250 sq ft	1900 / 1899	5,250
	305 7405404012	SINGLE FAMILY RES	10750 sq ft	1900 / 1900	10,750
	306 7405322013	SINGLE FAMILY RES	10650 sq ft	1909 / 1909 / 1889	10,650
	307 7405325023	SINGLE FAMILY RES	4080 sq ft	1909 / 1914	4,080
	308 7405325024	SINGLE FAMILY RES	4147 sq ft	1914 / 1914	4,147
	309 7405432021	SINGLE FAMILY RES	11450 sq ft	1914 / 1914	11,450
	310 7405323005	SINGLE FAMILY RES	6425 sq ft	1919 / 1919 / 1919	6,425
	311 7405209058	SINGLE FAMILY RES.	19987 sq ft	1880	19,987
	312 7405203089	SINGLE FAMILY RES.	12675 sq ft	1881	12,675
	313 7404306014	SINGLE FAMILY RES.	7400 sq ft	1885	7,400
	314 7405203109	SINGLE FAMILY RES.	19500 sq ft	1885	19,500
	315 7405306010	SINGLE FAMILY RES.	8000 sq ft	1885	8,000
	316 7405308001	SINGLE FAMILY RES.	13450 sq ft	1886	13,450
	317 7405309001	SINGLE FAMILY RES.	6025 sq ft	1888	6,025
	318 7405206001	SINGLE FAMILY RES.	4450 sq ft	1889	4,450
	319 7405206010	SINGLE FAMILY RES.	5000 sq ft	1889	5,000
	320 7405303003	SINGLE FAMILY RES.	5000 sq ft	1889	5,000
	321 7405303016	SINGLE FAMILY RES.	5500 sq ft	1889	5,500
	322 7405303018	SINGLE FAMILY RES.	4950 sq ft	1889	4,950
	323 7405308049	SINGLE FAMILY RES.	11196 sq ft	1889	11,196
	324 7405309003	SINGLE FAMILY RES.	9825 sq ft	1889	9,825
	325 7406410011	SINGLE FAMILY RES.	3550 sq ft	1889	3,550
	326 7406423037	SINGLE FAMILY RES.	11657 sq ft	1889	11,657
	327 7405203003	SINGLE FAMILY RES.	6500 sq ft	1890	6,500
	328 7405203019	SINGLE FAMILY RES.	24164 sq ft	1890	24,164
	329 7405203048	SINGLE FAMILY RES.	6825 sq ft	1890	6,825
	330 7405203059	SINGLE FAMILY RES.	5075 sq ft	1890	5,075
	331 7405303020	SINGLE FAMILY RES.	3975 sq ft	1890	3,975
	332 7405306026	SINGLE FAMILY RES.	6632 sq ft	1890	6,632
	333 7405310006	SINGLE FAMILY RES.	7250 sq ft	1890	7,250
	334 7405310009	SINGLE FAMILY RES.	10575 sq ft	1890	10,575
	335 7405336026	SINGLE FAMILY RES.	10164 sq ft	1890	10,164
	336 7405203113	SINGLE FAMILY RES.	1.02 acres	1893	2,014,650
	337 7405203061	SINGLE FAMILY RES.	2750 sq ft	1894	2,750
	338 7405207001	SINGLE FAMILY RES.	2200 sq ft	1894	2,200
	339 7405308016	SINGLE FAMILY RES.	13175 sq ft	1894	13,175
	340 7405405035	SINGLE FAMILY RES.	16608 sq ft	1894	16,608
	341 7405203053	SINGLE FAMILY RES.	6625 sq ft	1895	6,625
	342 7405207006	SINGLE FAMILY RES.	4925 sq ft	1895	4,925
	343 7405209064	SINGLE FAMILY RES.	2789 sq ft	1895	2,789
	344 7405310013	SINGLE FAMILY RES.	2313 sq ft	1895	2,313
	345 7406423024	SINGLE FAMILY RES.	5410 sq ft	1895	5,410
	346 7406423025	SINGLE FAMILY RES.	3240 sq ft	1895	3,240
	347 7406423029	SINGLE FAMILY RES.	16125 sq ft	1895	16,125
	348 7405430016	SINGLE FAMILY RES.	8205 sq ft	1898	8,205
	349 7403327016	SINGLE FAMILY RES.	10890 sq ft	1899	10,890
	350 7403327017	SINGLE FAMILY RES.	8276 sq ft	1899	8,276
	351 7403327025	SINGLE FAMILY RES.	26070 sq ft	1899	26,070
	352 7405203002	SINGLE FAMILY RES.	3075 sq ft	1899	3,075
	353 7405206017	SINGLE FAMILY RES.	3750 sq ft	1899	3,750
	354 7405207010	SINGLE FAMILY RES.	5100 sq ft	1899	5,100
	355 7405209001	SINGLE FAMILY RES.	9900 sq ft	1899	9,900
	356 7405210002	SINGLE FAMILY RES.	4350 sq ft	1899	4,350
	357 7405212004	SINGLE FAMILY RES.	5150 sq ft	1899	5,150
	358 7405212013	SINGLE FAMILY RES.	13950 sq ft	1899	13,950
	359 7405302026	SINGLE FAMILY RES.	13950 sq ft	1899	13,950
	360 7405302027	SINGLE FAMILY RES.	10075 sq ft	1899	10,075
	361 7405303002	SINGLE FAMILY RES.	5352 sq ft	1899	5,352
	362 7405303007	SINGLE FAMILY RES.	5737 sq ft	1899	5,737

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	363 7405303017	SINGLE FAMILY RES.	3960 sq ft	1899	3,960
	364 7405308004	SINGLE FAMILY RES.	2300 sq ft	1899	2,300
	365 7405308017	SINGLE FAMILY RES.	6850 sq ft	1899	6,850
	366 7405308069	SINGLE FAMILY RES.	16025 sq ft	1899	16,025
	367 7405309006	SINGLE FAMILY RES.	4337 sq ft	1899	4,337
	368 7405336031	SINGLE FAMILY RES.	12131 sq ft	1899	12,131
	369 7405347012	SINGLE FAMILY RES.	5656 sq ft	1899	5,656
	370 7406105048	SINGLE FAMILY RES.	8437 sq ft	1899	8,437
	371 7406108003	SINGLE FAMILY RES.	7600 sq ft	1899	7,600
	372 7406109019	SINGLE FAMILY RES.	2582 sq ft	1899	2,582
	373 7406110003	SINGLE FAMILY RES.	3925 sq ft	1899	3,925
	374 7406415013	SINGLE FAMILY RES.	7485 sq ft	1899	7,485
	375 7406415024	SINGLE FAMILY RES.	2550 sq ft	1899	2,550
	376 7406415025	SINGLE FAMILY RES.	2450 sq ft	1899	2,450
	377 7406420027	SINGLE FAMILY RES.	6861 sq ft	1899	6,861
	378 7406420031	SINGLE FAMILY RES.	1070 sq ft	1899	1,070
	379 7406420036	SINGLE FAMILY RES.	8832 sq ft	1899	8,832
	380 7405203044	SINGLE FAMILY RES.	2350 sq ft	1900	2,350
	381 7405203058	SINGLE FAMILY RES.	4125 sq ft	1900	4,125
	382 7405203114	SINGLE FAMILY RES.	19016 sq ft	1900	19,016
	383 7405209069	SINGLE FAMILY RES.	6887 sq ft	1900	6,887
	384 7405310007	SINGLE FAMILY RES.	15020 sq ft	1900	15,020
	385 7405336009	SINGLE FAMILY RES.	6180 sq ft	1900	6,180
	386 7405336025	SINGLE FAMILY RES.	8064 sq ft	1900	8,064
	387 7405411023	SINGLE FAMILY RES.	5120 sq ft	1900	5,120
	388 7405416017	SINGLE FAMILY RES.	1225 sq ft	1900	1,225
	389 7406401020	SINGLE FAMILY RES.	11674 sq ft	1900	11,674
	390 7406103022	SINGLE FAMILY RES.	3900 sq ft	1902	3,900
	391 7405206003	SINGLE FAMILY RES.	2475 sq ft	1903	2,475
	392 7405206002	SINGLE FAMILY RES.	4050 sq ft	1904	4,050
	393 7405206012	SINGLE FAMILY RES.	4900 sq ft	1904	4,900
	394 7405212011	SINGLE FAMILY RES.	1500 sq ft	1904	1,500
	395 7405302028	SINGLE FAMILY RES.	9600 sq ft	1904	9,600
	396 7405303004	SINGLE FAMILY RES.	5000 sq ft	1904	5,000
	397 7405349004	SINGLE FAMILY RES.	2175 sq ft	1904	2,175
	398 7406109008	SINGLE FAMILY RES.	3325 sq ft	1904	3,325
	399 7406420006	SINGLE FAMILY RES.	6625 sq ft	1904	6,625
	400 7406420028	SINGLE FAMILY RES.	3808 sq ft	1904	3,808
	401 7405206006	SINGLE FAMILY RES.	3475 sq ft	1905	3,475
	402 7405207024	SINGLE FAMILY RES.	7500 sq ft	1905	7,500
	403 7405209062	SINGLE FAMILY RES.	11068 sq ft	1905	11,068
	404 7406422018	SINGLE FAMILY RES.	26495 sq ft	1905	26,495
	405 7405308011	SINGLE FAMILY RES.	12675 sq ft	1906	12,675
	406 7405326013	SINGLE FAMILY RES.	9625 sq ft	1906	9,625
	407 7405326007	SINGLE FAMILY RES.	10100 sq ft	1908	10,100
	408 7403325013	SINGLE FAMILY RES.	11250 sq ft	1909	11,250
	409 7403325014	SINGLE FAMILY RES.	11250 sq ft	1909	11,250
	410 7405201020	SINGLE FAMILY RES.	12209 sq ft	1909	12,209
	411 7405203004	SINGLE FAMILY RES.	13200 sq ft	1909	13,200
	412 7405203062	SINGLE FAMILY RES.	2575 sq ft	1909	2,575
	413 7405205001	SINGLE FAMILY RES.	7225 sq ft	1909	7,225
	414 7405205002	SINGLE FAMILY RES.	4500 sq ft	1909	4,500
	415 7405205004	SINGLE FAMILY RES.	4875 sq ft	1909	4,875
	416 7405210001	SINGLE FAMILY RES.	1525 sq ft	1909	1,525
	417 7405212026	SINGLE FAMILY RES.	1633 sq ft	1909	1,633
	418 7405212030	SINGLE FAMILY RES.	3441 sq ft	1909	3,441
	419 7405212037	SINGLE FAMILY RES.	5478 sq ft	1909	5,478
	420 7405213002	SINGLE FAMILY RES.	2050 sq ft	1909	2,050
	421 7405213005	SINGLE FAMILY RES.	1500 sq ft	1909	1,500
	422 7405213010	SINGLE FAMILY RES.	1974 sq ft	1909	1,974
	423 7405213011	SINGLE FAMILY RES.	1510 sq ft	1909	1,510
	424 7405213012	SINGLE FAMILY RES.	1204 sq ft	1909	1,204
	425 7405215001	SINGLE FAMILY RES.	5475 sq ft	1909	5,475
	426 7405215003	SINGLE FAMILY RES.	6425 sq ft	1909	6,425
	427 7405215004	SINGLE FAMILY RES.	6525 sq ft	1909	6,525
	428 7405302006	SINGLE FAMILY RES.	2900 sq ft	1909	2,900
	429 7405302007	SINGLE FAMILY RES.	3050 sq ft	1909	3,050
	430 7405302008	SINGLE FAMILY RES.	1620 sq ft	1909	1,620
	431 7405303006	SINGLE FAMILY RES.	6726 sq ft	1909	6,726
	432 7405303009	SINGLE FAMILY RES.	9656 sq ft	1909	9,656
	433 7405308008	SINGLE FAMILY RES.	12500 sq ft	1909	12,500
	434 7405308013	SINGLE FAMILY RES.	4375 sq ft	1909	4,375
	435 7405308014	SINGLE FAMILY RES.	4550 sq ft	1909	4,550
	436 7405308015	SINGLE FAMILY RES.	2175 sq ft	1909	2,175
	437 7405308018	SINGLE FAMILY RES.	5750 sq ft	1909	5,750
	438 7405308019	SINGLE FAMILY RES.	3250 sq ft	1909	3,250
	439 7405308045	SINGLE FAMILY RES.	3872 sq ft	1909	3,872
	440 7405308046	SINGLE FAMILY RES.	5003 sq ft	1909	5,003
	441 7405309007	SINGLE FAMILY RES.	4850 sq ft	1909	4,850
	442 7405309008	SINGLE FAMILY RES.	2250 sq ft	1909	2,250
	443 7405309011	SINGLE FAMILY RES.	4475 sq ft	1909	4,475
	444 7405310012	SINGLE FAMILY RES.	4430 sq ft	1909	4,430
	445 7405311002	SINGLE FAMILY RES.	6645 sq ft	1909	6,645
	446 7405311006	SINGLE FAMILY RES.	8100 sq ft	1909	8,100
	447 7405322012	SINGLE FAMILY RES.	3050 sq ft	1909	3,050
	448 7405326002	SINGLE FAMILY RES.	3350 sq ft	1909	3,350
	449 7405336010	SINGLE FAMILY RES.	6750 sq ft	1909	6,750
	450 7405345007	SINGLE FAMILY RES.	2337 sq ft	1909	2,337
	451 7405345021	SINGLE FAMILY RES.	1.7 acres	1909	74,052
	452 7405424047	SINGLE FAMILY RES.	2266 sq ft	1909	2,266
	453 7405424053	SINGLE FAMILY RES.	1236 sq ft	1909	1,236

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	454 7405424054	SINGLE FAMILY RES.	1444 sq ft	1909	1,444
	455 7405427006	SINGLE FAMILY RES.	8800 sq ft	1909	8,800
	456 7405427016	SINGLE FAMILY RES.	5925 sq ft	1909	5,925
	457 7405427019	SINGLE FAMILY RES.	12209 sq ft	1909	12,209
	458 7405427032	SINGLE FAMILY RES.	2813 sq ft	1909	2,813
	459 7406106005	SINGLE FAMILY RES.	3900 sq ft	1909	3,900
	460 7406108017	SINGLE FAMILY RES.	6567 sq ft	1909	6,567
	461 7406109017	SINGLE FAMILY RES.	13575 sq ft	1909	13,575
	462 7406409006	SINGLE FAMILY RES.	5350 sq ft	1909	5,350
	463 7406410004	SINGLE FAMILY RES.	2950 sq ft	1909	2,950
	464 7406410008	SINGLE FAMILY RES.	1700 sq ft	1909	1,700
	465 7406410009	SINGLE FAMILY RES.	5000 sq ft	1909	5,000
	466 7406410018	SINGLE FAMILY RES.	1950 sq ft	1909	1,950
	467 7406411029	SINGLE FAMILY RES.	4913 sq ft	1909	4,913
	468 7406415022	SINGLE FAMILY RES.	8000 sq ft	1909	8,000
	469 7406416008	SINGLE FAMILY RES.	6029 sq ft	1909	6,029
	470 7406420001	SINGLE FAMILY RES.	17650 sq ft	1909	17,650
	471 7406423034	SINGLE FAMILY RES.	3800 sq ft	1909	3,800
	472 7404400020	SINGLE FAMILY RES.	11921 sq ft	1910	11,921
	473 7404400021	SINGLE FAMILY RES.	13900 sq ft	1910	13,900
	474 7405203036	SINGLE FAMILY RES.	4750 sq ft	1910	4,750
	475 7405205007	SINGLE FAMILY RES.	6725 sq ft	1910	6,725
	476 7405207020	SINGLE FAMILY RES.	5896 sq ft	1910	5,896
	477 7405212019	SINGLE FAMILY RES.	9425 sq ft	1910	9,425
	478 7405213007	SINGLE FAMILY RES.	3250 sq ft	1910	3,250
	479 7405411005	SINGLE FAMILY RES.	1237 sq ft	1910	1,237
	480 7405411006	SINGLE FAMILY RES.	2388 sq ft	1910	2,388
	481 7405411020	SINGLE FAMILY RES.	2724 sq ft	1910	2,724
	482 7405416018	SINGLE FAMILY RES.	1225 sq ft	1910	1,225
	483 7405416027	SINGLE FAMILY RES.	3267 sq ft	1910	3,267
	484 7406104008	SINGLE FAMILY RES.	1282 sq ft	1910	1,282
	485 7406409004	SINGLE FAMILY RES.	2500 sq ft	1910	2,500
	486 7406415023	SINGLE FAMILY RES.	5500 sq ft	1910	5,500
	487 7406423039	SINGLE FAMILY RES.	10275 sq ft	1910	10,275
	488 7405308012	SINGLE FAMILY RES.	2125 sq ft	1911	2,125
	489 7406104005	SINGLE FAMILY RES.	1425 sq ft	1912	1,425
	490 7405207016	SINGLE FAMILY RES.	5650 sq ft	1913	5,650
	491 7405315002	SINGLE FAMILY RES.	3250 sq ft	1913	3,250
	492 7405315022	SINGLE FAMILY RES.	19150 sq ft	1913	19,150
	493 7405411011	SINGLE FAMILY RES.	1625 sq ft	1913	1,625
	494 7406108004	SINGLE FAMILY RES.	8625 sq ft	1913	8,625
	495 7406415020	SINGLE FAMILY RES.	3500 sq ft	1913	3,500
	496 7405205005	SINGLE FAMILY RES.	4875 sq ft	1914	4,875
	497 7405209071	SINGLE FAMILY RES.	10960 sq ft	1914	10,960
	498 7405212016	SINGLE FAMILY RES.	3375 sq ft	1914	3,375
	499 7405212029	SINGLE FAMILY RES.	4193 sq ft	1914	4,193
	500 7405303014	SINGLE FAMILY RES.	2325 sq ft	1914	2,325
	501 7405326009	SINGLE FAMILY RES.	13025 sq ft	1914	13,025
	502 7405336007	SINGLE FAMILY RES.	4700 sq ft	1914	4,700
	503 7405345006	SINGLE FAMILY RES.	2718 sq ft	1914	2,718
	504 7405405027	SINGLE FAMILY RES.	33018 sq ft	1914	33,018
	505 7405425005	SINGLE FAMILY RES.	6525 sq ft	1914	6,525
	506 7405428005	SINGLE FAMILY RES.	11187 sq ft	1914	11,187
	507 7406105024	SINGLE FAMILY RES.	5175 sq ft	1914	5,175
	508 7406105047	SINGLE FAMILY RES.	5866 sq ft	1914	5,866
	509 7406109007	SINGLE FAMILY RES.	5825 sq ft	1914	5,825
	510 7406411001	SINGLE FAMILY RES.	6450 sq ft	1914	6,450
	511 7406411002	SINGLE FAMILY RES.	6350 sq ft	1914	6,350
	512 7406411014	SINGLE FAMILY RES.	5000 sq ft	1914	5,000
	513 7406411055	SINGLE FAMILY RES.	9249 sq ft	1914	9,249
	514 7406415003	SINGLE FAMILY RES.	4300 sq ft	1914	4,300
	515 7406415004	SINGLE FAMILY RES.	2500 sq ft	1914	2,500
	516 7406415005	SINGLE FAMILY RES.	3500 sq ft	1914	3,500
	517 7406415012	SINGLE FAMILY RES.	3500 sq ft	1914	3,500
	518 7406415021	SINGLE FAMILY RES.	3500 sq ft	1914	3,500
	519 7406416003	SINGLE FAMILY RES.	4950 sq ft	1914	4,950
	520 7406416004	SINGLE FAMILY RES.	5850 sq ft	1914	5,850
	521 7406420018	SINGLE FAMILY RES.	6368 sq ft	1914	6,368
	522 7406420024	SINGLE FAMILY RES.	2000 sq ft	1914	2,000
	523 7405302003	SINGLE FAMILY RES.	1250 sq ft	1915	1,250
	524 7406105007	SINGLE FAMILY RES.	6275 sq ft	1915	6,275
	525 7406415014	SINGLE FAMILY RES.	2225 sq ft	1915	2,225
	526 7406107004	SINGLE FAMILY RES.	9425 sq ft	1916	9,425
	527 7406415006	SINGLE FAMILY RES.	4500 sq ft	1916	4,500
	528 7405312014	SINGLE FAMILY RES.	2615 sq ft	1917	2,615
	529 7405313010	SINGLE FAMILY RES.	5220 sq ft	1917	5,220
	530 7405313012	SINGLE FAMILY RES.	1740 sq ft	1917	1,740
	531 7405313013	SINGLE FAMILY RES.	1740 sq ft	1917	1,740
	532 7405344002	SINGLE FAMILY RES.	7284 sq ft	1918	7,284
	533 7406105012	SINGLE FAMILY RES.	2250 sq ft	1918	2,250
	534 7404400060	SINGLE FAMILY RES.	42078 sq ft	1919	42,078
	535 7405206011	SINGLE FAMILY RES.	3325 sq ft	1919	3,325
	536 7405207017	SINGLE FAMILY RES.	5000 sq ft	1919	5,000
	537 7405207023	SINGLE FAMILY RES.	3237 sq ft	1919	3,237
	538 7405207028	SINGLE FAMILY RES.	3819 sq ft	1919	3,819
	539 7405212012	SINGLE FAMILY RES.	1050 sq ft	1919	1,050
	540 7405213008	SINGLE FAMILY RES.	1500 sq ft	1919	1,500
	541 7405213009	SINGLE FAMILY RES.	3726 sq ft	1919	3,726
	542 7405214005	SINGLE FAMILY RES.	6987 sq ft	1919	6,987
	543 7405218002	SINGLE FAMILY RES.	7950 sq ft	1919	7,950
	544 7405302042	SINGLE FAMILY RES.	2178 sq ft	1919	2,178

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	545 7405303021	SINGLE FAMILY RES.	5400 sq ft	1919	5,400
	546 7405311001	SINGLE FAMILY RES.	7202 sq ft	1919	7,202
	547 7405311009	SINGLE FAMILY RES.	14525 sq ft	1919	14,525
	548 7405326003	SINGLE FAMILY RES.	3725 sq ft	1919	3,725
	549 7405326006	SINGLE FAMILY RES.	10175 sq ft	1919	10,175
	550 7405330001	SINGLE FAMILY RES.	7800 sq ft	1919	7,800
	551 7405330002	SINGLE FAMILY RES.	19925 sq ft	1919	19,925
	552 7405405024	SINGLE FAMILY RES.	7475 sq ft	1919	7,475
	553 7405423010	SINGLE FAMILY RES.	1.1 acres	1919	47,916
	554 7405424020	SINGLE FAMILY RES.	1215 sq ft	1919	1,215
	555 7405424021	SINGLE FAMILY RES.	2250 sq ft	1919	2,250
	556 7405424045	SINGLE FAMILY RES.	1188 sq ft	1919	1,188
	557 7405424050	SINGLE FAMILY RES.	1190 sq ft	1919	1,190
	558 7405427025	SINGLE FAMILY RES.	12988 sq ft	1919	12,988
	559 7405427027	SINGLE FAMILY RES.	2729 sq ft	1919	2,729
	560 7405428014	SINGLE FAMILY RES.	7250 sq ft	1919	7,250
	561 7405430017	SINGLE FAMILY RES.	12062 sq ft	1919	12,062
	562 7405436012	SINGLE FAMILY RES.	2668 sq ft	1919	2,668
	563 7405436017	SINGLE FAMILY RES.	1975 sq ft	1919	1,975
	564 7405436025	SINGLE FAMILY RES.	3423 sq ft	1919	3,423
	565 7406107001	SINGLE FAMILY RES.	6050 sq ft	1919	6,050
	566 7406107008	SINGLE FAMILY RES.	7800 sq ft	1919	7,800
	567 7406108018	SINGLE FAMILY RES.	7083 sq ft	1919	7,083
	568 7406109016	SINGLE FAMILY RES.	7333 sq ft	1919	7,333
	569 7406110001	SINGLE FAMILY RES.	6000 sq ft	1919	6,000
	570 7406110002	SINGLE FAMILY RES.	3000 sq ft	1919	3,000
	571 7406409003	SINGLE FAMILY RES.	3850 sq ft	1919	3,850
	572 7406411012	SINGLE FAMILY RES.	12400 sq ft	1919	12,400
	573 7406415007	SINGLE FAMILY RES.	2875 sq ft	1919	2,875
	574 7406415019	SINGLE FAMILY RES.	1750 sq ft	1919	1,750
	575 7406420032	SINGLE FAMILY RES.	7857 sq ft	1919	7,857
	576 7406420039	SINGLE FAMILY RES.	4471 sq ft	1919	4,471
	577 7404303045	SINGLE FAMILY RES.	19972 sq ft	1920	19,972
	578 7405203040	SINGLE FAMILY RES.	2625 sq ft	1920	2,625
	579 7405203052	SINGLE FAMILY RES.	6375 sq ft	1920	6,375
	580 7405302002	SINGLE FAMILY RES.	3437 sq ft	1920	3,437
	581 7405336011	SINGLE FAMILY RES.	4625 sq ft	1920	4,625
	582 7406101026	SINGLE FAMILY RES.	2675 sq ft	1920	2,675
	583 7406101032	SINGLE FAMILY RES.	8574 sq ft	1920	8,574
	584 7406103012	SINGLE FAMILY RES.	2625 sq ft	1920	2,625
	585 7406103029	SINGLE FAMILY RES.	26107 sq ft	1920	26,107
	586 7406103030	SINGLE FAMILY RES.	19350 sq ft	1920	19,350
	587 7406105008	SINGLE FAMILY RES.	3750 sq ft	1920	3,750
	588 7406105011	SINGLE FAMILY RES.	1650 sq ft	1920	1,650
	589 7406105035	SINGLE FAMILY RES.	11011 sq ft	1920	11,011
	590 7406105042	SINGLE FAMILY RES.	11212 sq ft	1920	11,212
	591 7406415018	SINGLE FAMILY RES.	1749 sq ft	1920	1,749
	592 7405304001	SINGLE FAMILY RES.	3950 sq ft	1921	3,950
	593 7405311010	SINGLE FAMILY RES.	4400 sq ft	1921	4,400
	594 7406101002	SINGLE FAMILY RES.	18625 sq ft	1921	18,625
	595 7406103017	SINGLE FAMILY RES.	8200 sq ft	1921	8,200
	596 7405345011	SINGLE FAMILY RES.	4650 sq ft	1922	4,650
	597 7405411001	SINGLE FAMILY RES.	1475 sq ft	1922	1,475
	598 7405411019	SINGLE FAMILY RES.	2030 sq ft	1922	2,030
	599 7405310005	SINGLE FAMILY RES.	4450 sq ft	1923	4,450
	600 7405411012	SINGLE FAMILY RES.	1725 sq ft	1923	1,725
	601 7406103013	SINGLE FAMILY RES.	2613 sq ft	1923	2,613
	602 7406410017	SINGLE FAMILY RES.	6315 sq ft	1923	6,315
	603 7405205006	SINGLE FAMILY RES.	5300 sq ft	1924	5,300
	604 7405212010	SINGLE FAMILY RES.	2640 sq ft	1924	2,640
	605 7405213006	SINGLE FAMILY RES.	750 sq ft	1924	750
	606 7405309010	SINGLE FAMILY RES.	3300 sq ft	1924	3,300
	607 7405311008	SINGLE FAMILY RES.	5425 sq ft	1924	5,424
	608 7405330003	SINGLE FAMILY RES.	10225 sq ft	1924	10,225
	609 7405405001	SINGLE FAMILY RES.	5950 sq ft	1924	5,950
	610 7405424025	SINGLE FAMILY RES.	1235 sq ft	1924	1,235
	611 7405424049	SINGLE FAMILY RES.	1280 sq ft	1924	1,280
	612 7405425004	SINGLE FAMILY RES.	3375 sq ft	1924	3,375
	613 7405427013	SINGLE FAMILY RES.	2725 sq ft	1924	2,725
	614 7405436001	SINGLE FAMILY RES.	1800 sq ft	1924	1,800
	615 7405436004	SINGLE FAMILY RES.	2240 sq ft	1924	2,240
	616 7405436024	SINGLE FAMILY RES.	2551 sq ft	1924	2,551
	617 7406105010	SINGLE FAMILY RES.	2125 sq ft	1924	2,125
	618 7406105039	SINGLE FAMILY RES.	5544 sq ft	1924	5,544
	619 7406106004	SINGLE FAMILY RES.	3800 sq ft	1924	3,800
	620 7406107003	SINGLE FAMILY RES.	3788 sq ft	1924	3,788
	621 7406107009	SINGLE FAMILY RES.	7050 sq ft	1924	7,050
	622 7406109009	SINGLE FAMILY RES.	8025 sq ft	1924	8,025
	623 7406415002	SINGLE FAMILY RES.	3750 sq ft	1924	3,750
	624 7405304004	SINGLE FAMILY RES.	6450 sq ft	1925	6,450
	625 7405312002	SINGLE FAMILY RES.	4875 sq ft	1925	4,875
	626 7406103018	SINGLE FAMILY RES.	35925 sq ft	1925	35,925
	627 7404422002	SINGLE FAMILY RES.	11906 sq ft	1926	11,906
	628 7406101023	SINGLE FAMILY RES.	3300 sq ft	1927	3,300
	629 7406105040	SINGLE FAMILY RES.	8276 sq ft	1927	8,276
	630 7406105041	SINGLE FAMILY RES.	5727 sq ft	1927	5,727
	631 7404308067	SINGLE FAMILY RES.	8634 sq ft	1928	8,634
	632 7405308063	SINGLE FAMILY RES.	8050 sq ft	1928	8,050
	633 7405345012	SINGLE FAMILY RES.	5675 sq ft	1928	5,675
	634 7404306002	SINGLE FAMILY RES.	40300 sq ft	1929	40,300
	635 7405201019	SINGLE FAMILY RES.	4167 sq ft	1929	4,167

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	636 7405212023	SINGLE FAMILY RES.	1520 sq ft	1929	1,520
	637 7405304006	SINGLE FAMILY RES.	33814 sq ft	1929	33,814
	638 7405308007	SINGLE FAMILY RES.	13225 sq ft	1929	13,225
	639 7405336030	SINGLE FAMILY RES.	10308 sq ft	1929	10,308
	640 7405411010	SINGLE FAMILY RES.	3492 sq ft	1929	3,492
	641 7405436010	SINGLE FAMILY RES.	5325 sq ft	1929	5,325
	642 7405436015	SINGLE FAMILY RES.	4370 sq ft	1929	4,370
	643 7406101012	SINGLE FAMILY RES.	3500 sq ft	1929	3,500
	644 7406104007	SINGLE FAMILY RES.	2125 sq ft	1929	2,125
	645 7406107002	SINGLE FAMILY RES.	5625 sq ft	1929	5,625
	646 7406107005	SINGLE FAMILY RES.	4100 sq ft	1929	4,100
	647 7406410005	SINGLE FAMILY RES.	6400 sq ft	1929	6,400
	648 7406415009	SINGLE FAMILY RES.	10040 sq ft	1929	10,040
	649 7405313003	SINGLE FAMILY RES.	3.5 acres	1930	152,460
	650 7406101003	SINGLE FAMILY RES.	3875 sq ft	1931	3,875
	651 7406101022	SINGLE FAMILY RES.	2000 sq ft	1931	2,000
	652 7405207027	SINGLE FAMILY RES.	6675 sq ft	1933	6,675
	653 7406105021	SINGLE FAMILY RES.	8500 sq ft	1934	8,500
	654 7404304001	SINGLE FAMILY RES.	33298 sq ft	1935	33,298
	655 7404400045	SINGLE FAMILY RES.	15950 sq ft	1935	15,950
	656 7405427017	SINGLE FAMILY RES.	2300 sq ft	1935	2,300
	657 7406411009	SINGLE FAMILY RES.	7500 sq ft	1935	7,500
	658 7405344005	SINGLE FAMILY RES.	8639 sq ft	1937	8,639
	659 7405427029	SINGLE FAMILY RES.	5556 sq ft	1937	5,556
	660 7406109014	SINGLE FAMILY RES.	7436 sq ft	1937	7,436
	661 7406410020	SINGLE FAMILY RES.	3600 sq ft	1937	3,600
	662 7406411008	SINGLE FAMILY RES.	10000 sq ft	1938	10,000
	663 7405205003	SINGLE FAMILY RES.	4350 sq ft	1939	4,350
	664 7405436013	SINGLE FAMILY RES.	4750 sq ft	1939	4,750
	665 7406411005	SINGLE FAMILY RES.	5000 sq ft	1939	5,000
	666 7406411049	SINGLE FAMILY RES.	18146 sq ft	1939	18,146
	667 7405212021	SINGLE FAMILY RES.	3300 sq ft	1940	3,300
	668 7406106003	SINGLE FAMILY RES.	13800 sq ft	1940	13,800
	669 7409110003	SINGLE FAMILY RES.	11000 sq ft	1965	11,000
	670 7409110004	SINGLE FAMILY RES.	10560 sq ft	1965	10,560
	671 7409110005	SINGLE FAMILY RES.	10560 sq ft	1966	10,560
	672 7409110001	SINGLE FAMILY RES.	12646 sq ft	1968	12,646
	673 7409110008	SINGLE FAMILY RES.	12370 sq ft	1968	12,370
	674 7409110002	SINGLE FAMILY RES.	11806 sq ft	1968	11,806
	675 7409110007	SINGLE FAMILY RES.	10880 sq ft	1969	10,880
	676 7409110006	SINGLE FAMILY RES.	9350 sq ft	1977	9,350
	677 7405209046	SINGLE FAMILY RES.	19475 sq ft	1880 / 1899 / 1900	19,475
	678 7405307004	SINGLE FAMILY RES.	17250 sq ft	1885 / 1920	17,250
	679 7405309004	SINGLE FAMILY RES.	6725 sq ft	1889 / 1919	6,725
	680 7405203051	SINGLE FAMILY RES.	6125 sq ft	1890 / 1900	6,125
	681 7405203049	SINGLE FAMILY RES.	11225 sq ft	1890 / 1989	11,225
	682 7405207029	SINGLE FAMILY RES.	7437 sq ft	1894 / 1899	7,437
	683 7405310008	SINGLE FAMILY RES.	10925 sq ft	1894 / 1899	10,925
	684 7405209045	SINGLE FAMILY RES.	20500 sq ft	1895 / 1890	20,500
	685 7405209042	SINGLE FAMILY RES.	39500 sq ft	1895 / 1905 / 1922 / 1922	39,500
	686 7405203023	SINGLE FAMILY RES.	12113 sq ft	1895 / 1919	12,113
	687 7405349003	SINGLE FAMILY RES.	7475 sq ft	1899 / 1904 / 1890	7,475
	688 7405207005	SINGLE FAMILY RES.	2700 sq ft	1899 / 1910	2,700
	689 7405330007	SINGLE FAMILY RES.	8750 sq ft	1899 / 1914	8,750
	690 7405302032	SINGLE FAMILY RES.	23975 sq ft	1899 / 1924	23,975
	691 7406415008	SINGLE FAMILY RES.	6225 sq ft	1899 / 1937	6,225
	692 7405207030	SINGLE FAMILY RES.	23069 sq ft	1903 / 1905	23,069
	693 7406423014	SINGLE FAMILY RES.	7125 sq ft	1904 / 1905	7,125
	694 7405203041	SINGLE FAMILY RES.	4875 sq ft	1905 / 1900	4,875
	695 7405302033	SINGLE FAMILY RES.	12195 sq ft	1907 / 1905	12,195
	696 7405212033	SINGLE FAMILY RES.	14335 sq ft	1908 / 1961 / 1919	14,335
	697 7405203072	SINGLE FAMILY RES.	17667 sq ft	1909 / 1899	17,667
	698 7405308022	SINGLE FAMILY RES.	5225 sq ft	1909 / 1899	5,225
	699 7405215002	SINGLE FAMILY RES.	5475 sq ft	1909 / 1914	5,475
	700 7405212032	SINGLE FAMILY RES.	14381 sq ft	1909 / 1919	14,381
	701 7405303005	SINGLE FAMILY RES.	6950 sq ft	1909 / 1919	6,950
	702 7404400016	SINGLE FAMILY RES.	31900 sq ft	1909 / 1929 / 1945	31,900
	703 7405209063	SINGLE FAMILY RES.	1.09 acres	1910 / 1910 / 1910 / 1910	47,480
	704 7405411016	SINGLE FAMILY RES.	4224 sq ft	1913 / 1922	4,224
	705 7405303023	SINGLE FAMILY RES.	7875 sq ft	1914 / 1933	7,875
	706 7405206016	SINGLE FAMILY RES.	5500 sq ft	1915 / 1910	5,500
	707 7406420034	SINGLE FAMILY RES.	15831 sq ft	1919 / 1914	15,831
	708 7405213015	SINGLE FAMILY RES.	5816 sq ft	1919 / 1919	5,816
	709 7405213013	SINGLE FAMILY RES.	8408 sq ft	1919 / 1919 / 1919 / 1919	8,408
	710 7405427018	SINGLE FAMILY RES.	12838 sq ft	1919 / 1934	12,838
	711 7406101024	SINGLE FAMILY RES.	2250 sq ft	1921 / 1924	2,250
	712 7405206008	SINGLE FAMILY RES.	9200 sq ft	1924 / 1894 / 1910	9,200
	713 7406105032	SINGLE FAMILY RES.	4175 sq ft	1924 / 1908	4,175
	714 7405326011	SINGLE FAMILY RES.	3200 sq ft	1924 / 1909	3,200
	715 7406415017	SINGLE FAMILY RES.	3500 sq ft	1924 / 1913	3,500
	708 7406101034	SINGLE FAMILY RES.	6944 sq ft	1924 / 1929	6,944
	709 7405401017	SINGLE FAMILY RES.	5841 sq ft	1937 / 1935	5,841
	710 7406420030	SINGLE FAMILY RES. / 4 PLEX	4765 sq ft	1909 / 1923	4,765
	711 7405203043	SINGLE FAMILY RES. / LODGING	3024 sq ft / 501 sq ft	1885 / 1885	3,525
	712 7405203094	SINGLE FAMILY RES. / LODGING	20020 sq ft / 1980 sq ft	1889 / 1900	22,000

Section 1	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	713 7406108015	SINGLE FAMILY RES. / LODGING	10304 sq ft / 221 sq ft	1980 / 1980	10,525
	714 7404303009	SINGLE FAMILY RES. / LODGING	1.54 acres / 1583 sq ft	1900 / 1900	68,665
	715 7405330005	SINGLE FAMILY RES. / LODGING	5810 sq ft / 240 sq ft	1904 / 1904	6,050
	716 7404303054	SINGLE FAMILY RES. / LODGING	41381 sq ft / 2179 sq ft	1912 / 1912	43,560
	717 7404303057	SINGLE FAMILY RES. / LODGING	2.78 acres / 1448 sq ft	1912 / 1912	122,545
	718 7405308006	SINGLE FAMILY RES. / MERCHANDISING / MULTI-UNITS (4-8)	9711 sq ft / 685 sq ft / 2054 sq ft	1910 / 1917 / 1916	12,450
	719 7405307010	SINGLE FAMILY RES. / RESIDENTIAL RELIGIOUS PURPOSES (EX)	25622 sq ft / 1.14 acres	1899 / 1910 / 1923	75,280
	720 7405203060	SINGLE FAMILY RES. / SPECIAL PURPOSE	2256 sq ft / 2454 sq ft	1915 / 1904	4,710
	721 7405440015	SINGLE FAMILY RES. / SPECIAL PURPOSE / CHARITABLE	398 sq ft / 2540 sq ft / 21542 sq ft	1900 / 1900 / 1900	24,480
	722 7404304006	SPECIAL PURPOSE	4.81 acres	1900	209,524
	723 7405347025	SPECIAL PURPOSE	28152 sq ft	1900	28,152
	724 7405343011	SPECIAL PURPOSE	3006 sq ft	1936	3,006
	725 7405302016	SPECIAL PURPOSE	11325 sq ft	1938	11,325

<b>TOTAL AREA</b>	<b>7,848,622 sq.ft.</b>
	<b>180 Acres</b>

**SECTION TWO**

Section 2	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Vacant Land</b>	1	7403300003	UNIMPROVED LAND	1.78 acres	77,537
	2	7403300020	UNIMPROVED LAND	69812 sq ft	69,812
	3	7403300023	UNIMPROVED LAND	1500 sq ft	1,500
	4	7403308015	UNIMPROVED LAND	9681 sq ft	9,681
	5	7403313004	UNIMPROVED LAND	1400 sq ft	1,400
	6	7403313009	UNIMPROVED LAND	10700 sq ft	10,700
	7	7403314039	UNIMPROVED LAND	9025 sq ft	9,025
	8	7403315004	UNIMPROVED LAND	7500 sq ft	7,500
	9	7403324007	UNIMPROVED LAND	21900 sq ft	21,900
	10	7403400053	UNIMPROVED LAND	15000 sq ft	15,000
	11	7403404013	UNIMPROVED LAND	9989 sq ft	9,989
	12	7403406003	UNIMPROVED LAND	7150 sq ft	7,150
	13	7403406017	UNIMPROVED LAND	28001 sq ft	28,001
	14	7403408010	UNIMPROVED LAND	7500 sq ft	7,500
	15	7403408031	UNIMPROVED LAND	4760 sq ft	4,760
	16	7403414017	UNIMPROVED LAND	7500 sq ft	7,500
	17	7403414022	UNIMPROVED LAND	11113 sq ft	11,113
	18	7403414023	UNIMPROVED LAND	7500 sq ft	7,500
	19	7403414024	UNIMPROVED LAND	7500 sq ft	7,500
	20	7403417017	UNIMPROVED LAND	7500 sq ft	7,500
	21	7403417020	UNIMPROVED LAND	7500 sq ft	7,500
	22	7404101043	UNIMPROVED LAND	33541 sq ft	33,541
	23	7404101056	UNIMPROVED LAND	21126 sq ft	2,116
	24	7404101059	UNIMPROVED LAND	18077 sq ft	18,077
	25	7404101067	UNIMPROVED LAND	26266 sq ft	26,255
	26	7404101086	UNIMPROVED LAND	15015 sq ft	15,015
	27	7404101097	UNIMPROVED LAND	5837 sq ft	5,837
	28	7404102001	UNIMPROVED LAND	37300 sq ft	37,300
	29	7404102010	UNIMPROVED LAND	13990 sq ft	13,990
	30	7404104004	UNIMPROVED LAND	2670 sq ft	2,670
	31	7404105013	UNIMPROVED LAND	7400 sq ft	7,400
	32	7404303011	UNIMPROVED LAND	9600 sq ft	9,600
	33	7404303013	UNIMPROVED LAND	25300 sq ft	25,300
	34	7404303015	UNIMPROVED LAND	31600 sq ft	31,600
	35	7404303018	UNIMPROVED LAND	25300 sq ft	25,300
	36	7404303021	UNIMPROVED LAND	3 acres	130,680
	37	7404410021	UNIMPROVED LAND	1.04 acres	45,302
	38	7404410037	UNIMPROVED LAND	2.59 acres	112,820
	39	7404411028	UNIMPROVED LAND	1300 sq ft	1,300
	40	7404411039	UNIMPROVED LAND	1500 sq ft	1,500
	41	7404411042	UNIMPROVED LAND	5619 sq ft	5,619
	42	7405423003	UNIMPROVED LAND	43187 sq ft	43,187
	43	7405423005	UNIMPROVED LAND	1.39 acres	60,548
	44	7405424041	UNIMPROVED LAND	5265 sq ft	5,265
	45	7403414025	UNIMPROVED LAND / SINGLE FAMILY RES.	6000 sq ft / 1500 sq ft	6,000
	46	7403324076	VACANT LAND = 1 AND < 5 ACRES	1.5 acres	65,340
	47	7404200014	VACANT LAND = 1 AND < 5 ACRES	4.68 acres	203,861
	48	7404200005	VACANT LAND = 10 AND < 35 ACRES	30.48 acres	1,327,709
	49	7404100006	VACANT LAND = 5 AND < 10 ACRES	8.32 acres	362,419
	50	7403300026	VACANT LAND LESS THAN 1 ACRE	34848 sq ft	34,848
	51	7403300028	VACANT LAND LESS THAN 1 ACRE	9924 sq ft	9,924
	52	7404100004	VACANT LAND LESS THAN 1 ACRE	39967 sq ft	39,967

<b>TOTAL AREA</b>	<b>3,040,359 sq.ft.</b>
	<b>70 acres</b>

Section 2	Parcel Number	Use	Land Size	Year Built	Land Area
<b>IMPROVED PROPERTIES</b>					
	1 7403417038	DUPLEXES & TRIPLEXES	7500 sq ft	1899	7,500
	2 7403319005	DUPLEXES & TRIPLEXES	7800 sq ft	1900	7,800
	3 7403314021	DUPLEXES & TRIPLEXES	7803 sq ft	1901	7,803
	4 7403414020	DUPLEXES & TRIPLEXES	15000 sq ft	1919	15,000
	5 7403324014	DUPLEXES & TRIPLEXES / OFFICES	9723 sq ft / 17284 sq ft	1992 / 1900 / 1900	27,007
	6 7403324059	LODGING / SINGLE FAMILY RES.	20251 sq ft / 11390 sq ft	1925 / 1924	
	7 7404406003	MOBILE HOME PARKS	2.73 acres	1936 / 1924	118,919
	8 7403300005	MULTI-UNITS (4-8) / LODGING / SINGLE FAMILY RES.	31834 sq ft / 39640 sq ft	1930	71,474
	9 7403400008	RES LAND AT 29%	15000 sq ft		15,000
	10 7404410011	RES LAND AT 29%	1.06 acres		46,174
	11 7403413006	SINGLE FAMILY RES.	9500 sq ft	1889	9,500
	12 7403414003	SINGLE FAMILY RES.	22125 sq ft	1889	22,125
	13 7403408015	SINGLE FAMILY RES.	7500 sq ft	1890	7,500
	14 7403409040	SINGLE FAMILY RES.	7500 sq ft	1890	7,500
	15 7403406012	SINGLE FAMILY RES.	15241 sq ft	1894	15,241
	16 7403314033	SINGLE FAMILY RES.	6500 sq ft	1895	6,500
	17 7403408008	SINGLE FAMILY RES.	11250 sq ft	1895	11,250
	18 7403409002	SINGLE FAMILY RES.	9000 sq ft	1895	9,000
	19 7403417013	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	20 7404301007	SINGLE FAMILY RES.	41826 sq ft	1895	41,826
	21 7403313022	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	22 7403314012	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	23 7403314034	SINGLE FAMILY RES.	6500 sq ft	1899	6,500
	24 7403319002	SINGLE FAMILY RES.	6000 sq ft	1899	6,000
	25 7403319003	SINGLE FAMILY RES.	10000 sq ft	1899	10,000
	26 7403413010	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	27 7403417014	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	28 7403417025	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	29 7404405005	SINGLE FAMILY RES.	35750 sq ft	1899	35,750
	30 7403314030	SINGLE FAMILY RES.	5350 sq ft	1900	5,350
	31 7403314048	SINGLE FAMILY RES.	14794 sq ft	1900	14,794
	32 7403314053	SINGLE FAMILY RES.	4692 sq ft	1900	4,692
	33 7403317012	SINGLE FAMILY RES.	5000 sq ft	1900	5,000
	34 7403318009	SINGLE FAMILY RES.	18258 sq ft	1900	18,258
	35 7403324010	SINGLE FAMILY RES.	10550 sq ft	1900	10,550
	36 7403408022	SINGLE FAMILY RES.	7500 sq ft	1900	7,500
	37 7403408028	SINGLE FAMILY RES.	6500 sq ft	1900	6,500
	38 7403409008	SINGLE FAMILY RES.	7500 sq ft	1900	7,500
	39 7403413013	SINGLE FAMILY RES.	9000 sq ft	1900	9,000
	40 7403417026	SINGLE FAMILY RES.	11250 sq ft	1900	11,250
	41 7403417002	SINGLE FAMILY RES.	22500 sq ft	1901	22,500
	42 7403319010	SINGLE FAMILY RES.	11250 sq ft	1904	11,250
	43 7403410020	SINGLE FAMILY RES.	6000 sq ft	1904	6,000
	44 7403417019	SINGLE FAMILY RES.	7500 sq ft	1904	7,500
	45 7403417023	SINGLE FAMILY RES.	7500 sq ft	1904	7,500
	46 7403417027	SINGLE FAMILY RES.	11250 sq ft	1904	11,250
	47 7403314025	SINGLE FAMILY RES.	10800 sq ft	1905	10,800
	48 7403317014	SINGLE FAMILY RES.	6875 sq ft	1905	6,875
	49 7403414014	SINGLE FAMILY RES.	8276 sq ft	1905	8,276
	50 7403417007	SINGLE FAMILY RES.	7500 sq ft	1905	7,500
	51 7403417022	SINGLE FAMILY RES.	7500 sq ft	1906	7,500
	52 7403324071	SINGLE FAMILY RES.	24185 sq ft	1907	24,185
	53 7403417009	SINGLE FAMILY RES.	15000 sq ft	1907	15,000
	54 7403313019	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
	55 7403314019	SINGLE FAMILY RES.	13806 sq ft	1909	13,806
	56 7403314020	SINGLE FAMILY RES.	9670 sq ft	1909	9,670
	57 7403314022	SINGLE FAMILY RES.	11900 sq ft	1909	11,900
	58 7403409027	SINGLE FAMILY RES.	11554 sq ft	1909	11,554
	59 7403417004	SINGLE FAMILY RES.	10800 sq ft	1909	10,800
	60 7403417015	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
	61 7403417016	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
	62 7403417021	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
	63 7404301008	SINGLE FAMILY RES.	33686 sq ft	1909	33,686
	64 7403314036	SINGLE FAMILY RES.	13000 sq ft	1910	13,000
	65 7403317005	SINGLE FAMILY RES.	6278 sq ft	1910	6,278
	66 7403317008	SINGLE FAMILY RES.	5625 sq ft	1910	5,625
	67 7403318008	SINGLE FAMILY RES.	7342 sq ft	1910	7,342
	<b>68 7403407016</b>	<b>SINGLE FAMILY RES.</b>	<b>14505 sq ft</b>	<b>1910</b>	<b>14,505</b>
	69 7403314037	SINGLE FAMILY RES.	13000 sq ft	1914	13,000
	70 7403409039	SINGLE FAMILY RES.	7500 sq ft	1914	7,500
	71 7403417018	SINGLE FAMILY RES.	15000 sq ft	1914	15,000
	72 7403319006	SINGLE FAMILY RES.	11700 sq ft	1915	11,700
	73 7403317010	SINGLE FAMILY RES.	6200 sq ft	1918	6,200
	74 7403313018	SINGLE FAMILY RES.	13550 sq ft	1919	13,550
	75 7403314035	SINGLE FAMILY RES.	6500 sq ft	1920	6,500
	76 7403413008	SINGLE FAMILY RES.	15000 sq ft	1921	15,000
	77 7403413011	SINGLE FAMILY RES.	7500 sq ft	1921	7,500
	78 7403414016	SINGLE FAMILY RES.	20923 sq ft	1921	20,923
	79 7403414012	SINGLE FAMILY RES.	4325 sq ft	1922	4,325
	80 7403414013	SINGLE FAMILY RES.	4660 sq ft	1922	4,660
	81 7403317017	SINGLE FAMILY RES.	6250 sq ft	1924	6,250
	82 7403318005	SINGLE FAMILY RES.	5600 sq ft	1924	5,600
	83 7404405017	SINGLE FAMILY RES.	14529 sq ft	1924	14,529
	84 7403313025	SINGLE FAMILY RES.	13500 sq ft	1931	13,500
	85 7404301009	SINGLE FAMILY RES.	9429 sq ft	1931	9,429
	86 7403313014	SINGLE FAMILY RES.	21300 sq ft	1932	21,300
	87 7403313015	SINGLE FAMILY RES.	10212 sq ft	1934	10,212
	88 7403413012	SINGLE FAMILY RES.	6000 sq ft	1934	6,000
	89 7403413016	SINGLE FAMILY RES.	5000 sq ft	1934	5,000
	90 7403308007	SINGLE FAMILY RES.	11000 sq ft	1936	11,000
	91 7403408030	SINGLE FAMILY RES.	6500 sq ft	1936	6,500
	92 7403307003	SINGLE FAMILY RES.	7500 sq ft	1942	7,500
	93 7404410033	SINGLE FAMILY RES.	10072 sq ft	1943	10,072
	94 7403314016	SINGLE FAMILY RES.	10500 sq ft	1946	10,500
	95 7403314031	SINGLE FAMILY RES.	13000 sq ft	1895 / 1948	13,000



## SECTION 3

Section 3	Parcel Number	Use	Land Size	Year Built	Land Area
Vacant Land	1	7410100038	UNIMPROVED LAND	1.61 ACRES	70,132
	2	7410105003	UNIMPROVED LAND	20000 sq ft	20,000
	3	7410105015	UNIMPROVED LAND	2.71 acres	118,048
	4	7410105019	UNIMPROVED LAND	1.59 acres	69,260
	5	7410106004	UNIMPROVED LAND	5000 sq ft	5,000
	6	7410106008	UNIMPROVED LAND	11000 sq ft	11,000
	7	7410401007	UNIMPROVED LAND	6033 sq ft	6,033
	8	7410401009	UNIMPROVED LAND	17000 sq ft	17,000
	9	7410402002	UNIMPROVED LAND	32033 sq ft	32,033
	10	7410403013	UNIMPROVED LAND	7009 sq ft	7,009
	11	7411227022	UNIMPROVED LAND	15660 sq ft	15,660
	12	7411228023	UNIMPROVED LAND	6240 sq ft	6,240
	13	7411229016	UNIMPROVED LAND	10050 sq ft	10,050
	14	7411234007	UNIMPROVED LAND	14400 sq ft	14,400
	15	7411300028	UNIMPROVED LAND	1.37 ACRES	59,677
	16	7411300035	UNIMPROVED LAND	4060 sq ft	4,060
	17	7411300043	UNIMPROVED LAND	35371 sq ft	35,371
	18	7411300071	UNIMPROVED LAND	13579 sq ft	13,579
	19	7411300077	UNIMPROVED LAND	483 sq ft	483
	20	7411302009	UNIMPROVED LAND	7800 sq ft	7,800
	21	7411302021	UNIMPROVED LAND	7800 sq ft	7,800
	22	7411302029	UNIMPROVED LAND	7800 sq ft	7,800
	23	7411302030	UNIMPROVED LAND	5982 sq ft	5,982
	24	7411302031	UNIMPROVED LAND	6053 sq ft	6,053
	25	7411303004	UNIMPROVED LAND	3600 sq ft	3,600
	26	7411303005	UNIMPROVED LAND	3600 sq ft	3,600
	27	7411303006	UNIMPROVED LAND	7200 sq ft	7,200
	28	7411303007	UNIMPROVED LAND	3600 sq ft	3,600
	29	7411306023	UNIMPROVED LAND	3600 sq ft	3,600
	30	7411306024	UNIMPROVED LAND	3600 sq ft	3,600
	31	7411306025	UNIMPROVED LAND	3600 sq ft	3,600
	32	7411306026	UNIMPROVED LAND	3600 sq ft	3,600
	33	7411306027	UNIMPROVED LAND	3600 sq ft	3,600
	34	7411306028	UNIMPROVED LAND	3600 sq ft	3,600
	35	7411306029	UNIMPROVED LAND	3600 sq ft	3,600
	36	7411306031	UNIMPROVED LAND	7273 sq ft	7,273
	37	7411308010	UNIMPROVED LAND	2400 sq ft	2,400
	38	7411312005	UNIMPROVED LAND	6449 sq ft	6,449
	39	7411314012	UNIMPROVED LAND	3600 sq ft	3,600
	40	7411326006	UNIMPROVED LAND	3000 sq ft	3,000
	41	7411326007	UNIMPROVED LAND	4500 sq ft	4,500
	42	7411328034	UNIMPROVED LAND	30201 sq ft	30,201
	43	7411328038	UNIMPROVED LAND	10463 sq ft	10,463
	44	7411436004	UNIMPROVED LAND	18859 sq ft	18,859
	45	7411436006	UNIMPROVED LAND	4507 sq ft	4,507
	46	7411436007	UNIMPROVED LAND	22566 sq ft	22,566
	47	7414213011	UNIMPROVED LAND	26387 sq ft	26,387
	48	7414213012	UNIMPROVED LAND	21125 sq ft	21,125
	49	7414213013	UNIMPROVED LAND	31432 sq ft	31,432
	50	7414214014	UNIMPROVED LAND	3600 sq ft	3,600
	51	7414215011	UNIMPROVED LAND	7500 sq ft	7,500
	52	7411300063	VACANT LAND LESS THAN 1 ACRE	5405 sq ft	5,405
	53	7411300078	VACANT LAND LESS THAN 1 ACRE	15506 sq ft	15,506
	54	7414213026	VACANT LAND LESS THAN 1 ACRE	2000 sq ft	2,000

<b>TOTAL AREA</b>	<b>820,483 Sq.Ft.</b>
	<b>19 Acres</b>

Section 3	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Improved Properties</b>					
	1 7411303013	DUPLEXES & TRIPLEXES	6000 sq ft	1899	6,000
	2 7410104035	DUPLEXES & TRIPLEXES	4338 sq ft	1905	1,905
	3 7411228013	DUPLEXES & TRIPLEXES/merchandising	7200 sq ft/0 sq ft	1899/1899	3,798
	4 7410103024	LODGING	3600 sq ft	1919/1909	3,828
	5 7410103019	MERCHANDISING	4800 sq ft	1880	4,800
	6 7411300022	MERCHANDISING	2.99 acres	1887	130,244
	7 7411231023	MERCHANDISING	3600 sq ft	1900	3,600
	8 7411231029	MERCHANDISING	2687 sq ft	1895	2,687
	9 7411231002	MERCHANDISING	10800 sq ft	1904	10,800
	10 7410104011	MERCHANDISING	6000 sq ft	1915	6,000
	11 7411231021	MERCHANDISING	2340 sq ft	1939	2,340
	12 7411231014	MULTI-UNITS (4-8)	7200 sq ft	1899	7,200
	13 7411303015	MULTI-UNITS (4-8)	7200 sq ft	1912	7,200
	14 7411312015	MULTI-UNITS (4-8) / MERCHANDISING	1575 sq ft / 1575 sq ft	1900 / 1900	3,150
	15 7411229005	MULTI-UNITS (4-8)/SPECIAL PURPOSE	6600 sq ft	1908	6,600
	16 7411229006	MULTI-UNITS (4-8)/SPECIAL PURPOSE	6240 sq ft	1911	6,240
	17 7411228017	MULTI-UNITS (4-8)/SPECIAL PURPOSE	1800 sq ft/1800 sq ft	1900/1900	3,600
	18 7411231022	OFFICES	4860 sq ft	1899	4,860
	19 7411312016	RELIGIOUS WORSHIP	4200 sq ft	1885	4,200
	20 7410103026	RELIGIOUS WORSHIP	18720 sq ft	1920	18,720
	21 7411231019	RESIDENTIAL CHARITABLE	21600 sq ft	1920	21,600
	22 7411231011	RESIDENTIAL RELIGIOUS PURPOSES	6000 sq ft	1909	6,000
	23 7411235009	SCHOOLS-PRIVATE	3600 sq ft		3,600
	24 7411313003	SINGLE FAMILY RES.	11400 sq ft	1885	11,400
	25 7411314017	SINGLE FAMILY RES.	7010 sq ft	1885	7,010
	26 7411314018	SINGLE FAMILY RES.	4860 sq ft	1885	4,860
	27 7411306018	SINGLE FAMILY RES.	3600 sq ft	1887	3,600
	28 7411235006	SINGLE FAMILY RES.	14400 sq ft	1888	14,400
	29 7411307019	SINGLE FAMILY RES.	8400 sq ft	1888	8,400
	30 7410103001	SINGLE FAMILY RES.	5400 sq ft	1889	5,400
	31 7410103018	SINGLE FAMILY RES.	3000 sq ft	1889	3,000
	32 7411306007	SINGLE FAMILY RES.	2850 sq ft	1889	2,850
	33 7410403001	SINGLE FAMILY RES.	13890 sq ft	1890	13,890
	34 7410403002	SINGLE FAMILY RES.	9000 sq ft	1890	9,000
	35 7411302026	SINGLE FAMILY RES.	7036 sq ft	1890	7,036
	36 7411306019	SINGLE FAMILY RES.	7800 sq ft	1890	7,800
	37 7411308013	SINGLE FAMILY RES.	6000 sq ft	1890	6,000
	38 7411310004	SINGLE FAMILY RES.	6750 sq ft	1890	6,750
	39 7411312010	SINGLE FAMILY RES.	5625 sq ft	1890	5,625
	40 7411314007	SINGLE FAMILY RES.	3750 sq ft	1890	3,750
	41 7411314010	SINGLE FAMILY RES.	6480 sq ft	1890	6,480
	42 7411314014	SINGLE FAMILY RES.	10350 sq ft	1890	10,350
	43 7410103017	SINGLE FAMILY RES.	3000 sq ft	1894	3,000
	44 7411234022	SINGLE FAMILY RES.	18000 sq ft	1894	18,000
	45 7411229010	SINGLE FAMILY RES.	2400 sq ft	1895	2,400
	46 7411300060	SINGLE FAMILY RES.	16930 sq ft	1895	16,930
	47 7411306016	SINGLE FAMILY RES.	7200 sq ft	1895	7,200
	48 7411312008	SINGLE FAMILY RES.	5625 sq ft	1895	5,625
	49 7411312017	SINGLE FAMILY RES.	7311 sq ft	1895	7,311
	50 7411312019	SINGLE FAMILY RES.	23551 sq ft	1895	23,551
	51 7411314004	SINGLE FAMILY RES.	7200 sq ft	1895	7,200
	52 7411314005	SINGLE FAMILY RES.	5400 sq ft	1895	5,400
	53 7411326009	SINGLE FAMILY RES.	9000 sq ft	1895	9,000
	54 7411234003	SINGLE FAMILY RES.	8400 sq ft	1898	8,400
	55 7411234005	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	56 7411234006	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	57 7411235008	SINGLE FAMILY RES.	18000 sq ft	1898	18,000
	58 7411306010	SINGLE FAMILY RES.	6600 sq ft	1898	6,600
	59 7411307002	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	60 7411307003	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	61 7411307004	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	62 7411307005	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	63 7411307006	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	64 7411307007	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	65 7411307008	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	66 7411307010	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	67 7411307012	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	68 7411307013	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	69 7411307015	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	70 7411307020	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	71 7411307023	SINGLE FAMILY RES.	9600 sq ft	1898	9,600
	72 7411307027	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	73 7410103003	SINGLE FAMILY RES.	3600 sq ft	1899	3,600
	74 7410103016	SINGLE FAMILY RES.	3600 sq ft	1899	3,600
	75 7410104010	SINGLE FAMILY RES.	6000 sq ft	1899	6,000
	76 7411228002	SINGLE FAMILY RES.	4056 sq ft	1899	4,056
	77 7411228003	SINGLE FAMILY RES.	3120 sq ft	1899	3,120
	78 7411228004	SINGLE FAMILY RES.	3120 sq ft	1899	3,120
	79 7411228005	SINGLE FAMILY RES.	3120 sq ft	1899	3,120
	80 7411228007	SINGLE FAMILY RES.	3120 sq ft	1899	3,120

Section 3	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Improved Properties</b>					
81	7411236004	SINGLE FAMILY RES.	7680 sq ft	1899	7,680
82	7411236005	SINGLE FAMILY RES.	1950 sq ft	1899	1,950
83	7411302002	SINGLE FAMILY RES.	7800 sq ft	1899	7,800
84	7411306009	SINGLE FAMILY RES.	7200 sq ft	1899	7,200
85	7411306015	SINGLE FAMILY RES.	7200 sq ft	1899	7,200
86	7411307025	SINGLE FAMILY RES.	4209 sq ft	1899	4,209
87	7411308008	SINGLE FAMILY RES.	1200 sq ft	1899	1,200
88	7411308020	SINGLE FAMILY RES.	4914 sq ft	1899	4,914
89	7411311008	SINGLE FAMILY RES.	9000 sq ft	1899	9,000
90	7411312004	SINGLE FAMILY RES.	6300 sq ft	1899	6,300
91	7411326021	SINGLE FAMILY RES.	13500 sq ft	1899	13,500
92	7410104032	SINGLE FAMILY RES.	9450 sq ft	1900	9,450
93	7410403021	SINGLE FAMILY RES.	5114 sq ft	1900	5,114
94	7411227003	SINGLE FAMILY RES.	9360 sq ft	1900	9,360
95	7411229009	SINGLE FAMILY RES.	4800 sq ft	1900	4,800
96	7411300068	SINGLE FAMILY RES.	4389 sq ft	1900	4,389
97	7411306020	SINGLE FAMILY RES.	8775 sq ft	1900	8,775
98	7411308009	SINGLE FAMILY RES.	10800 sq ft	1900	10,800
99	7411310006	SINGLE FAMILY RES.	4500 sq ft	1900	4,500
100	7411312003	SINGLE FAMILY RES.	12150 sq ft	1900	12,150
101	7411312014	SINGLE FAMILY RES.	4800 sq ft	1900	4,800
102	7411307021	SINGLE FAMILY RES.	7200 sq ft	1903	7,200
103	7411308003	SINGLE FAMILY RES.	3600 sq ft	1903	3,600
104	7411326010	SINGLE FAMILY RES.	9000 sq ft	1903	9,000
105	7410104003	SINGLE FAMILY RES.	4200 sq ft	1904	4,200
106	7411306030	SINGLE FAMILY RES.	7051 sq ft	1904	7,051
107	7411326011	SINGLE FAMILY RES.	4500 sq ft	1904	4,500
108	7411308018	SINGLE FAMILY RES.	15920 sq ft	1905	15,920
109	7411312007	SINGLE FAMILY RES.	7500 sq ft	1905	7,500
110	7411312009	SINGLE FAMILY RES.	5625 sq ft	1905	5,625
111	7411314008	SINGLE FAMILY RES.	7500 sq ft	1905	7,500
112	7411314011	SINGLE FAMILY RES.	7200 sq ft	1905	7,200
113	7411236006	SINGLE FAMILY RES.	1950 sq ft	1907	1,950
114	7410403006	SINGLE FAMILY RES.	7104 sq ft	1908	7,104
115	7410403007	SINGLE FAMILY RES.	7104 sq ft	1908	7,104
116	7410403009	SINGLE FAMILY RES.	7104 sq ft	1908	7,104
117	7411303002	SINGLE FAMILY RES.	5400 sq ft	1908	5,400
118	7411303011	SINGLE FAMILY RES.	1500 sq ft	1908	1,500
119	7411307009	SINGLE FAMILY RES.	3600 sq ft	1908	3,600
120	7411307014	SINGLE FAMILY RES.	3600 sq ft	1908	3,600
121	7411307016	SINGLE FAMILY RES.	3600 sq ft	1908	3,600
122	7410102011	SINGLE FAMILY RES.	4800 sq ft	1909	4,800
123	7410103002	SINGLE FAMILY RES.	5400 sq ft	1909	5,400
124	7410103005	SINGLE FAMILY RES.	7200 sq ft	1909	7,200
125	7410103006	SINGLE FAMILY RES.	7200 sq ft	1909	7,200
126	7410403008	SINGLE FAMILY RES.	7104 sq ft	1909	7,104
127	7411310007	SINGLE FAMILY RES.	4500 sq ft	1909	4,500
128	7411306006	SINGLE FAMILY RES.	2775 sq ft	1910	2,775
129	7411308005	SINGLE FAMILY RES.	4200 sq ft	1913	4,200
130	7411300069	SINGLE FAMILY RES.	22325 sq ft	1914	22,325
131	7411310008	SINGLE FAMILY RES.	6750 sq ft	1915	6,750
132	7411310009	SINGLE FAMILY RES.	6750 sq ft	1915	6,750
133	7411228006	SINGLE FAMILY RES.	3120 sq ft	1919	3,120
134	7411236002	SINGLE FAMILY RES.	5400 sq ft	1919	5,400
135	7411227004	SINGLE FAMILY RES.	3120 sq ft	1920	3,120
136	7411227005	SINGLE FAMILY RES.	6236 sq ft	1920	6,236
137	7411234021	SINGLE FAMILY RES.	7200 sq ft	1920	7,200
138	7411314006	SINGLE FAMILY RES.	5625 sq ft	1920	5,625
139	7411314009	SINGLE FAMILY RES.	6774 sq ft	1920	6,774
140	7411306013	SINGLE FAMILY RES.	7200 sq ft	1922	7,200
141	7411315004	SINGLE FAMILY RES.	7650 sq ft	1924	7,650
142	7410103004	SINGLE FAMILY RES.	7200 sq ft	1925	7,200
143	7411314003	SINGLE FAMILY RES.	7200 sq ft	1925	7,200
144	7411300002	SINGLE FAMILY RES.	14074 sq ft	1929	14,074
145	7411236017	SINGLE FAMILY RES.	7200 sq ft	1930	7,200
146	7411312011	SINGLE FAMILY RES.	3750 sq ft	1930	3,750
147	7411234013	SINGLE FAMILY RES.	7200 sq ft	1934	7,200
148	7411312006	SINGLE FAMILY RES.	11250 sq ft	1935	11,250
149	7411234014	SINGLE FAMILY RES.	7200 sq ft	1940	7,200
150	7411303012	SINGLE FAMILY RES.	7200 sq ft	1888/1933	7,200
151	7411229015	SINGLE FAMILY RES.	7800 sq ft	1890/1899	7,800
152	7410104008	SINGLE FAMILY RES.	5400 sq ft	1890/1909	5,400
153	7411303014	SINGLE FAMILY RES.	6000 sq ft	1908/1908	6,000
154	7411308016	SINGLE FAMILY RES.	9000 sq ft	1910/1926	9,000
155	7411234010	SINGLE FAMILY RES.	7200 sq ft	1923/1925	7,200
156	7411227009	SINGLE FAMILY RES.	7200 sq ft	1925/1925/1910	7,200
157	7411228022	SINGLE FAMILY RES./LODGING	5693 sq ft/547 sq ft	1895/1895	6,240
158	7411230009	SINGLE FAMILY RES./RESIDENTIAL RELIGIOUS PURPOSES/SPECIAL PURPOSE	7200 sq ft/7200 SQ FT/21600 SQ FT	1940/1940	14,400
159	7411231007	SPECIAL PURPOSE	3600 sq ft	1900	3,600
160	7411228016	SPECIAL PURPOSE	3600 sq ft	1938	3,600
161	7411300021	WAREHOUSE/STORAGE	1.66 acres	1900	72,310
162	7411428012	WAREHOUSE/STORAGE	35456 sq ft	1925	35,456

**TOTAL AREA 1,303,684 Sq.Ft.  
30 Acres**

**SECTION 4**

Section 4	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Vacant Land</b>	1 7411431009	UNIMPROVED LAND	7200 sq ft		7,200
	2 7411437022	UNIMPROVED LAND	1017 sq ft		1,017
	3 7411438005	UNIMPROVED LAND	15600 sq ft		15,600
	4 7411438046	UNIMPROVED LAND	14400 sq ft		14,400
	5 7413214003	UNIMPROVED LAND	6400 sq ft		6,400
	6 7413222002	UNIMPROVED LAND	16765 sq ft		16,765
	7 7413222014	UNIMPROVED LAND	5568 sq ft		5,568
	8 7413231002	UNIMPROVED LAND	13020 sq ft		13,020
	9 7413232003	UNIMPROVED LAND	11760 sq ft		11,760
	10 7413232009	UNIMPROVED LAND	20865 sq ft		20,865
	11 7413403004	UNIMPROVED LAND	35284 sq ft		35,284
	12 7413404007	UNIMPROVED LAND	5001 sq ft		5,001
	13 7414101002	UNIMPROVED LAND	3142 sq ft		3,142
	14 7414105007	UNIMPROVED LAND	18911 sq ft		18,911
	15 7413222013	UNIMPROVED LAND/CHARITABLE	1 ACRE		43,560
	16 7414100003	VACANT LAND LESS THAN 1 ACRE	6300 sq ft		6,300

<b>TOTAL AREA</b>	<b>224,793 Sq.Ft.</b>
	<b>5 Acres</b>

Section 4	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Improved Properties</b>	1 7413226005	DUPLEXES & TRIPLEXES	7500 sq ft	1889	7,500
	2 7413221006	DUPLEXES & TRIPLEXES	7500 sq ft	1895	7,500
	3 7411429003	DUPLEXES & TRIPLEXES	4400 sq ft	1899	4,400
	4 7413215006	DUPLEXES & TRIPLEXES	5000 sq ft	1899	5,000
	5 7413223021	DUPLEXES & TRIPLEXES	6800 sq ft	1903	6,800
	6 7413215004	DUPLEXES & TRIPLEXES	7500 sq ft	1910	7,500
	7 7413134006	DUPLEXES & TRIPLEXES	7500 sq ft	1890/1900	7,500
	8 7414100040	MULTI-UNITS (4-8)	19372 sq ft	1913	19,372
	9 7413214002	OFFICES	16740 sq ft	1924	16,740
	10 7414104004	SINGLE FAMILY RES.	11258 sq ft	1881	11,258
	11 7413226004	SINGLE FAMILY RES.	7500 sq ft	1884	7,500
	12 7411429017	SINGLE FAMILY RES.	3615 sq ft	1885	3,615
	13 7411431002	SINGLE FAMILY RES.	3600 sq ft	1888	3,600
	14 7414102002	SINGLE FAMILY RES.	3600 sq ft	1888	3,600
	15 7414102009	SINGLE FAMILY RES.	3600 sq ft	1888	3,600
	16 7411438010	SINGLE FAMILY RES.	7560 sq ft	1889	7,460
	17 7413213001	SINGLE FAMILY RES.	4500 sq ft	1889	4,500
	18 7413213002	SINGLE FAMILY RES.	3000 sq ft	1889	3,000
	19 7413213003	SINGLE FAMILY RES.	7500 sq ft	1889	7,500
	20 7413213005	SINGLE FAMILY RES.	7500 sq ft	1889	7,500
	21 7413213006	SINGLE FAMILY RES.	7500 sq ft	1889	7,500
	22 7413213008	SINGLE FAMILY RES.	7500 sq ft	1889	7,500
	23 7413213010	SINGLE FAMILY RES.	6000 sq ft	1889	6,000
	24 7413213011	SINGLE FAMILY RES.	4500 sq ft	1889	4,500
	25 7413213012	SINGLE FAMILY RES.	4500 sq ft	1889	4,500
	26 7413215005	SINGLE FAMILY RES.	7500 sq ft	1889	7,500
	27 7414104008	SINGLE FAMILY RES.	21945 sq ft	1889	21,945
	28 7411429002	SINGLE FAMILY RES.	3850 sq ft	1890	3,850
	29 7411430009	SINGLE FAMILY RES.	6600 sq ft	1890	6,600
	30 7413213007	SINGLE FAMILY RES.	7500 sq ft	1890	7,500
	31 7413221004	SINGLE FAMILY RES.	5355 sq ft	1890	5,355
	32 7413221005	SINGLE FAMILY RES.	6850 sq ft	1890	6,850
	33 7413221019	SINGLE FAMILY RES.	4456 sq ft	1890	4,456
	34 7414100004	SINGLE FAMILY RES.	4150 sq ft	1890	4,150
	35 7414101007	SINGLE FAMILY RES.	4350 sq ft	1890	4,350
	36 7414105005	SINGLE FAMILY RES.	5000 sq ft	1890	5,000
	37 7414106001	SINGLE FAMILY RES.	7500 sq ft	1890	7,500
	38 7414102017	SINGLE FAMILY RES.	5052 sq ft	1893	5,052
	39 7411438039	SINGLE FAMILY RES.	3720 sq ft	1894	3,720
	40 7411438052	SINGLE FAMILY RES.	5421 sq ft	1894	5,421
	41 7413215007	SINGLE FAMILY RES.	5000 sq ft	1894	5,000
	42 7413223004	SINGLE FAMILY RES.	15000 sq ft	1894	15,000
	43 7413228002	SINGLE FAMILY RES.	7500 sq ft	1894	7,500
	44 7414104002	SINGLE FAMILY RES.	9006 sq ft	1894	9,006
	45 7411429004	SINGLE FAMILY RES.	6600 sq ft	1895	6,600
	46 7411430001	SINGLE FAMILY RES.	7200 sq ft	1895	7,200
	47 7411430027	SINGLE FAMILY RES.	3150 sq ft	1895	3,150
	48 7411430028	SINGLE FAMILY RES.	2850 sq ft	1895	2,850
	49 7411438053	SINGLE FAMILY RES.	5421 sq ft	1895	5,421
	50 7413221007	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	51 7413221008	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	52 7413221009	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	53 7413221010	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	54 7413222006	SINGLE FAMILY RES.	1895 sq ft	1895	1,895
	55 7413226002	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	56 7414101003	SINGLE FAMILY RES.	7847 sq ft	1895	7,847
	57 7414101004	SINGLE FAMILY RES.	5807 sq ft	1895	5,807
	58 7414101006	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	59 7414106003	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	60 7414106006	SINGLE FAMILY RES.	7500 sq ft	1895	7,500
	61 7411438001	SINGLE FAMILY RES.	7757 sq ft	1897	7,757
	62 7411431003	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	63 7411431005	SINGLE FAMILY RES.	9840 sq ft	1898	9,840
	64 7411431006	SINGLE FAMILY RES.	4560 sq ft	1898	4,560
	65 7411431012	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	66 7411431014	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	67 7411431016	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	68 7411431017	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	69 7411431018	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	70 7411431021	SINGLE FAMILY RES.	4800 sq ft	1898	4,800
	71 7411433002	SINGLE FAMILY RES.	6215 sq ft	1898	6,215
	72 7411440005	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	73 7413134003	SINGLE FAMILY RES.	7000 sq ft	1898	7,000
	74 7413134005	SINGLE FAMILY RES.	7000 sq ft	1898	7,000
	75 7413230004	SINGLE FAMILY RES.	7500 sq ft	1898	7,500
	76 7413403002	SINGLE FAMILY RES.	6873 sq ft	1898	6,873
	77 7413403003	SINGLE FAMILY RES.	7420 sq ft	1898	7,420
	78 7413404006	SINGLE FAMILY RES.	5765 sq ft	1898	5,765
	79 7414102003	SINGLE FAMILY RES.	3600 sq ft	1898	3,600

Section 4	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Improved Properties</b>					
	80 7414102006	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	81 7414102007	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	82 7414102008	SINGLE FAMILY RES.	3600 sq ft	1898	3,600
	83 7414102011	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	84 7414102014	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	85 7414102016	SINGLE FAMILY RES.	7200 sq ft	1898	7,200
	86 7414102020	SINGLE FAMILY RES.	5400 sq ft	1898	5,400
	87 7414102022	SINGLE FAMILY RES.	5400 sq ft	1898	5,400
	88 7411430004	SINGLE FAMILY RES.	3810 sq ft	1899	3,810
	89 7411430008	SINGLE FAMILY RES.	3300 sq ft	1899	3,300
	90 7411430011	SINGLE FAMILY RES.	3300 sq ft	1899	3,300
	91 7411430012	SINGLE FAMILY RES.	3300 sq ft	1899	3,300
	92 7411430016	SINGLE FAMILY RES.	6600 sq ft	1899	6,600
	93 7411430036	SINGLE FAMILY RES.	4214 sq ft	1899	4,214
	94 7411432001	SINGLE FAMILY RES.	9650 sq ft	1899	9,650
	95 7411432002	SINGLE FAMILY RES.	5490 sq ft	1899	5,490
	96 7411432008	SINGLE FAMILY RES.	5670 sq ft	1899	5,670
	97 7411432009	SINGLE FAMILY RES.	4830 sq ft	1899	4,830
	98 7411433009	SINGLE FAMILY RES.	3325 sq ft	1899	3,325
	99 7411434001	SINGLE FAMILY RES.	6500 sq ft	1899	6,500
	100 7411438004	SINGLE FAMILY RES.	10800 sq ft	1899	10,800
	101 7411440004	SINGLE FAMILY RES.	3600 sq ft	1899	3,600
	102 7413134002	SINGLE FAMILY RES.	7715 sq ft	1899	7,715
	103 7413215002	SINGLE FAMILY RES.	3936 sq ft	1899	3,936
	104 7413215008	SINGLE FAMILY RES.	5000 sq ft	1899	5,000
	105 7413215009	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	106 7413215010	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	107 7413215014	SINGLE FAMILY RES.	15000 sq ft	1899	15,000
	108 7413223014	SINGLE FAMILY RES.	6750 sq ft	1899	6,750
	109 7413223020	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	110 7413223022	SINGLE FAMILY RES.	3602 sq ft	1899	3,602
	111 7413226010	SINGLE FAMILY RES.	12750 sq ft	1899	12,750
	112 7413226014	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	113 7413228003	SINGLE FAMILY RES.	15000 sq ft	1899	15,000
	114 7414101005	SINGLE FAMILY RES.	7659 sq ft	1899	7,659
	115 7414102010	SINGLE FAMILY RES.	7200 sq ft	1899	7,200
	116 7414103001	SINGLE FAMILY RES.	3650 sq ft	1899	3,650
	117 7414103002	SINGLE FAMILY RES.	6250 sq ft	1899	6,250
	118 7414104005	SINGLE FAMILY RES.	11282 sq ft	1899	11,282
	119 7414104010	SINGLE FAMILY RES.	4180 sq ft	1899	4,180
	120 7414106008	SINGLE FAMILY RES.	5475 sq ft	1899	5,475
	121 7414106010	SINGLE FAMILY RES.	7500 sq ft	1899	7,500
	122 7411429001	SINGLE FAMILY RES.	3850 sq ft	1900	3,850
	123 7411429011	SINGLE FAMILY RES.	7350 sq ft	1900	7,350
	124 7411429016	SINGLE FAMILY RES.	3190 sq ft	1900	3,190
	125 7411430029	SINGLE FAMILY RES.	3450 sq ft	1900	3,450
	126 7411430032	SINGLE FAMILY RES.	2832 sq ft	1900	2,832
	127 7411431010	SINGLE FAMILY RES.	10800 sq ft	1900	10,800
	128 7413221016	SINGLE FAMILY RES.	7000 sq ft	1900	7,000
	129 7413222007	SINGLE FAMILY RES.	2977 sq ft	1900	2,977
	130 7413222008	SINGLE FAMILY RES.	6370 sq ft	1900	6,370
	131 7413223013	SINGLE FAMILY RES.	6000 sq ft	1900	6,000
	132 7414105001	SINGLE FAMILY RES.	5013 sq ft	1900	5,013
	133 7414105006	SINGLE FAMILY RES.	5297 sq ft	1900	5,297
	134 7414106007	SINGLE FAMILY RES.	5475 sq ft	1900	5,475
	135 7413221003	SINGLE FAMILY RES.	5681 sq ft	1901	5,681
	136 7411431007	SINGLE FAMILY RES.	3600 sq ft	1903	3,600
	137 7414102001	SINGLE FAMILY RES.	3744 sq ft	1903	3,744
	138 7414102004	SINGLE FAMILY RES.	5400 sq ft	1903	5,400
	139 7411430018	SINGLE FAMILY RES.	4346 sq ft	1904	4,346
	140 7411430023	SINGLE FAMILY RES.	3300 sq ft	1904	3,300
	141 7411433001	SINGLE FAMILY RES.	8500 sq ft	1904	8,500
	142 7411434013	SINGLE FAMILY RES.	7200 sq ft	1904	7,200
	143 7413134004	SINGLE FAMILY RES.	7000 sq ft	1904	7,000
	144 7413223018	SINGLE FAMILY RES.	4200 sq ft	1904	4,200
	145 7413223019	SINGLE FAMILY RES.	4200 sq ft	1904	4,200
	146 7414106002	SINGLE FAMILY RES.	7500 sq ft	1904	7,500
	147 7414106011	SINGLE FAMILY RES.	7500 sq ft	1904	7,500
	148 7413222005	SINGLE FAMILY RES.	12695 sq ft	1905	12,695
	149 7414106004	SINGLE FAMILY RES.	7309 sq ft	1905	7,309
	150 7414106009	SINGLE FAMILY RES.	15000 sq ft	1905	15,000

Section 4	Parcel Number	Use	Land Size	Year Built	Land Area
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**Improved Properties**

159	7411430038	SINGLE FAMILY RES.	4950 sq ft	1909	4,950
160	7411430040	SINGLE FAMILY RES.	3890 sq ft	1909	3,890
161	7411431011	SINGLE FAMILY RES.	3600 sq ft	1909	3,600
162	7411431013	SINGLE FAMILY RES.	3600 sq ft	1909	3,600
163	7411432003	SINGLE FAMILY RES.	5400 sq ft	1909	5,400
164	7411432004	SINGLE FAMILY RES.	5250 sq ft	1909	5,250
165	7411432005	SINGLE FAMILY RES.	5040 sq ft	1909	5,040
166	7411432006	SINGLE FAMILY RES.	5088 sq ft	1909	5,088
167	7411433012	SINGLE FAMILY RES.	4950 sq ft	1909	4,950
168	7411434002	SINGLE FAMILY RES.	6840 sq ft	1909	6,840
169	7411434003	SINGLE FAMILY RES.	3900 sq ft	1909	3,900
170	7411434008	SINGLE FAMILY RES.	3960 sq ft	1909	3,960
171	7411434015	SINGLE FAMILY RES.	7800 sq ft	1909	7,800
172	7411438050	SINGLE FAMILY RES.	15487 sq ft	1909	15,487
173	7413213018	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
174	7413226003	SINGLE FAMILY RES.	7500 sq ft	1909	7,500
175	7414103003	SINGLE FAMILY RES.	9890 sq ft	1909	9,890
176	7414104016	SINGLE FAMILY RES.	11003 sq ft	1909	11,003
177	7413221017	SINGLE FAMILY RES.	7000 sq ft	1910	7,000
178	7413223003	SINGLE FAMILY RES.	7500 sq ft	1910	7,500
179	7414101010	SINGLE FAMILY RES.	3755 sq ft	1910	3,755
180	7413221024	SINGLE FAMILY RES.	15056 sq ft	1911	15,056
181	7413223001	SINGLE FAMILY RES.	5500 sq ft	1913	5,500
182	7413223002	SINGLE FAMILY RES.	2000 sq ft	1913	2,000
183	7413135005	SINGLE FAMILY RES.	5337 sq ft	1918	5,337
184	7411430039	SINGLE FAMILY RES.	3246 sq ft	1919	3,246
185	7411433011	SINGLE FAMILY RES.	3336 sq ft	1919	3,336
186	7413215017	SINGLE FAMILY RES.	30000 sq ft	1919	30,000
187	7414104001	SINGLE FAMILY RES.	8500 sq ft	1919	8,500
188	7413223023	SINGLE FAMILY RES.	5920 sq ft	1922	5,920
189	7414101009	SINGLE FAMILY RES.	3755 sq ft	1923	3,755
190	7411429005	SINGLE FAMILY RES.	6600 sq ft	1924	6,600
191	7413222011	SINGLE FAMILY RES.	5568 sq ft	1924	5,568
192	7413213009	SINGLE FAMILY RES.	7500 sq ft	1925	7,500
193	7411430013	SINGLE FAMILY RES.	3300 sq ft	1928	3,300
194	7411430025	SINGLE FAMILY RES.	4650 sq ft	1929	4,650
195	7413404001	SINGLE FAMILY RES.	14850 sq ft	1929	14,850
196	7411434017	SINGLE FAMILY RES.	3690 sq ft	1939	3,690
197	7411431008	SINGLE FAMILY RES.	3600 sq ft	1940	3,600
198	7413226011	SINGLE FAMILY RES.	11250 sq ft	1940	11,250
199	7413228001	SINGLE FAMILY RES.	7500 sq ft	1889/1889	7,500
200	7414103004	SINGLE FAMILY RES.	19543 sq ft	1889/1909	19,543
201	7414104012	SINGLE FAMILY RES.	7508 sq ft	1894/1899/1937	7,508
202	7414106005	SINGLE FAMILY RES.	7500 sq ft	1895/1905	7,500
203	7411431001	SINGLE FAMILY RES.	7200 sq ft	1898/1898	7,200
204	7411429018	SINGLE FAMILY RES.	4650 sq ft	1900/1890	4,650
205	7414106012	SINGLE FAMILY RES.	7485 sq ft	1900/1899	7,485
206	7411430015	SINGLE FAMILY RES.	4950 sq ft	1900/1900	4,950
207	7413221015	SINGLE FAMILY RES.	7000 sq ft	1900/1900	7,000
208	7414106013	SINGLE FAMILY RES.	7500 sq ft	1900/1900	7,500
209	7414101008	SINGLE FAMILY RES.	3516 sq ft	1900/1910	3,516
210	7413226009	SINGLE FAMILY RES.	9750 sq ft	1909/1884	9,750
211	7411430024	SINGLE FAMILY RES.	13200 sq ft	1909/1909	13,200
212	7411440003	SINGLE FAMILY RES.	3600 sq ft	1909/1918	3,600
213	7413230002	SINGLE FAMILY RES.	4987 sq ft	1910/1904	4,987

**TOTAL AREA 1,417,595 Sq.Ft.  
33 Acres**

151	7413222003	SINGLE FAMILY RES.	6913 sq ft	1907	6,913
152	7413222004	SINGLE FAMILY RES.	5473 sq ft	1907	5,473
153	7414104013	SINGLE FAMILY RES.	10877 sq ft	1907	10,877
154	7414102015	SINGLE FAMILY RES.	3600 sq ft	1908	3,600
155	7411430007	SINGLE FAMILY RES.	3740 sq ft	1909	3,740
156	7411430010	SINGLE FAMILY RES.	9900 sq ft	1909	9,900
157	7411430014	SINGLE FAMILY RES.	4950 sq ft	1909	4,950
158	7411430031	SINGLE FAMILY RES.	5075 sq ft	1909	5,075

**SECTION FIVE**

Section 5	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Vacant Land</b>					
	1 7411439005	UNIMPROVED LAND	21000 sq ft		21,000
	2 7413200010	UNIMPROVED LAND	980 sq ft		980
	3 7413300063	UNIMPROVED LAND	7.25 acres		315,810
	4 7413400041	UNIMPROVED LAND	7.33 acres		319,295
	5 7413400042	UNIMPROVED LAND	41700 sq ft		41,700
	6 7413410009	UNIMPROVED LAND	6824 sq ft		6,824
	7 7413410021	UNIMPROVED LAND	1.24 acres		54,014
	8 7414100022	UNIMPROVED LAND	10500 sq ft		10,500
	9 7414110001	UNIMPROVED LAND	42708 sq ft		42,708
	10 7414100041	VACANT LAND = 1 AND < 5 ACRES	4.22 acres		183,823

<b>TOTAL AREA</b>	<b>996,654 sq.ft.</b>
	<b>23 acres</b>

Section 5	Parcel Number	Use	Land Size	Year Built	Land Area
<b>Improved Properties</b>					
	1 7413200013	MOBILE HOME PARKS	11.24 acres	1922 / 1954	489,614
	2 7413200009	POLITICAL SUBDIVISION	25699 sq ft		25,699
	3 7413200012	POLITICAL SUBDIVISION	3.43 acres		149,411
	4 7413300007	POLITICAL SUBDIVISION	50694 sq ft		50,694
	5 7413300066	POLITICAL SUBDIVISION	3.23 acres		140,699
	6 7413410023	POLITICAL SUBDIVISION	31293 sq ft		31,293

<b>TOTAL AREA</b>	<b>887,410 sq.ft.</b>
	<b>20 acres</b>





# MEMORANDUM

Date: October 7, 2008

To: CH2MHILL

From: THK Associates, Inc.

Re: Summary of Economic Impacts Resulting From U.S. Highway 24 Being Upgraded to the Recommended Alternative

This memorandum summarizes the economic effects to the area effected by the upgrading of U.S. Highway 24 to the recommended alternative from current conditions. The net effect of the required acquisition and development/redevelopment are an increase of \$1,478,529 in property taxes, an increase of \$3,721,983 in sales taxes, 641 additional employees, and over 1,000 new residents.

## **Market Analysis**

In May of 2006 THK Associates, Inc. prepared a market analysis to determine the economic effects created by the upgrade of U.S. Highway 24 to recommended alternatives from current conditions. The analysis indicted positive economic effects would result from upgrading the highway in terms of increased demand for a variety of land uses.

The market analysis analyzed employment, population, household, demographic, and other trends to estimate current and future demand for retail/commercial, office, flex/industrial, hotel, and residential land uses. This was done for existing conditions and three alternatives (expressway, freeway, and "as-is") for U.S. Highway 24 improvements. A comprehensive inventory of existing land uses was also compiled. A comparison of supply and demand data resulted in the following market potentials for the U.S. Highway 24 environs, if the recommended alternative conditions exist.

Summary of Real Estate Demands for the U.S. Highway 24 Primary Trade Area (Recommended Alternative)

	Annual Sq.Ft./Units	10 yr. Cumulative Sq.Ft./Units	10 yr. Acreage Requirements
Retail	32,094	320,940	36.8
Office	112,673	1,126,726	103.5
Hotel	81	809	20.2
Industrial	28,292	282,920	18.6
Rental Apartments	73	731	48.7
Condominiums and Townhomes	29	290	29.0
Single-Family Detached	218	2,183	727.8
		<b>Total</b>	<b>984.6</b>

Note: Retail coverage is estimated at 20%, office coverage is estimated at 25%, hotel at 40 rooms per acre, industrial/flex at 35%, rental apartments at 15 per acre, townhome/condo at 10 units per acre, and single-family at 3 units per acre

Source: THK Associates, Inc.

### **Effects of Acquiring the Required Properties**

The next step in this process was to estimate the amount of property, sales taxes, and job/population displacement that would occur due to acquisition of properties required to construct the proposed upgrade of U.S. Highway 24 to the recommended alternative. These effects were outlined in THK Associates, Inc. memorandum completed in April of 2008. As a result of acquiring the required properties, there would be a reduction of \$8,582,350 in assessed value and \$521,113 per year in property taxes to various entities. In addition, sales taxes would be reduced by \$4,728,901 per year. The demand for many of the retail goods/expenditures will remain constant in area from residents and employee regardless of the removal of some establishments. This demand will simply shift to other retail outlets. The properties acquired for the project would also displace 1,859 employees and 76 residents. Of the total retail expenditures illustrated in the May 2006 market analysis, approximately 75% are made for items such as automotive, clothing, furniture and equipment, restaurants, and other retail items. Of the \$4.73 million dollars in reduced retail sales taxes, it is estimated that \$3.55 million dollars will remain in the El Paso County/Colorado Springs environs, resulting in a net reduction of \$1.18 million dollars in annual sales taxes.

### **Effects of Development/Re-development**

The final step of this exercise was to identify the areas along the recommended alternative that are most likely to have pressures for development and re-development. THK Associates, Inc. identified these areas along with likely land uses that would develop/re-develop. Among five designated areas, it was determined that there are 116-acres of land likely to develop/re-develop as a result of the recommended alternative. For these 116-acres THK Associates, Inc. estimates the following land uses.

<u>Use</u>	<u>Square Feet</u>	<u>Units</u>	<u>Acres</u>	<u>Percent of Total</u>
Retail	421,661	--	44.0	37.9%
Office	130,680	--	10.0	8.6%
Hotel	--	400	10.0	8.6%
Apartments	--	330	22.0	19.0%
Condo/Townhome	--	100	10.0	8.6%
Single-Family	--	100	20.0	17.2%
TOTAL	552,341	930	116.0	100.0%

These land uses will generate approximately \$177,534,080 in market value and \$33,327,363 in assessed value. Using an average mill levy of 60, the development/redevelopment will generate approximately \$1,999,642 in annual property taxes. This is almost four times the amount of property taxes being reduced from the tax rolls for properties necessary to accommodate the recommended alternative.

Sales taxes generated from new retail and lodging uses are estimated to total \$4,892,983 annually. This compares to the \$1.18 net loss of sales taxes from the property acquisitions.

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CH2MHILL  
October 7, 2008  
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The development/re-development will generate approximately 2,500 employees and 1,160 residents more than off-setting the displacement associated with property acquisitions.

In summary, the development/re-development that will occur due to the improvements to U.S. Highway 24 will more than offset any reductions in revenues and the net effect is expected to be an increase in economic activity.