

FOR SALE

392± Acres—Woods Hill Farm, Southampton County

1501 Clay Street, Franklin, Virginia 23851

PRICE REDUCED



~~\$1,400,000~~ Reduced to \$850,000

- ❑ A working farm of 392± acres in Southampton County (partially in City of Franklin) including a complement of farm buildings, horse stables and several homes.
- ❑ Approximately 80 acres in row crops, 60 acres in hay and 46 acres in CRP (Conservation Reserve Program), with the balance in timberland or with improvements. See attached survey.
- ❑ Frontage on Route 58, Clay Street and Delaware Road (Route 687); public water and sanitation sewer available on site.
- ❑ An excellent agricultural/recreational property with development future.

For additional information, please contact:



Bill Barnett (o) 804.433.1821 (c) 804.339.1100
BBarnett@CommonwealthCommercial.com

Jim McVey (o) 804.433.1824 (c) 804.512.5185
JMcvey@CommonwealthCommercial.com

7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

Mailing Address: P. O. Box 71150, Richmond, VA 23255

Phone: 804.346.4966

Fax: 804/346.5901

www.CommonwealthCommercial.com

Commonwealth Commercial Partners, Inc. represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

Woods Hill Farm—392± Acres—Southampton County

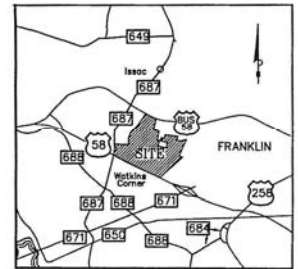
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510315 0315 C & 510060 0001 D, DATED SEPT. 4, 2002.

STATE REGISTERED LAND SURVEYOR

PLAT SHOWING PROPERTY OF
S.W. RAWLS, JR.
LOCATED ON CLAY STREET, RAWLSDALE ROAD,
SOUTHAMPTON PARKWAY & DELAWARE ROAD
FRANKLIN MAGISTERIAL DISTRICT &
CITY OF FRANKLIN
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1"=400' NOV. 12, 2008

TOTAL AREA OF THIS PLAT IS 391.759± Ac.

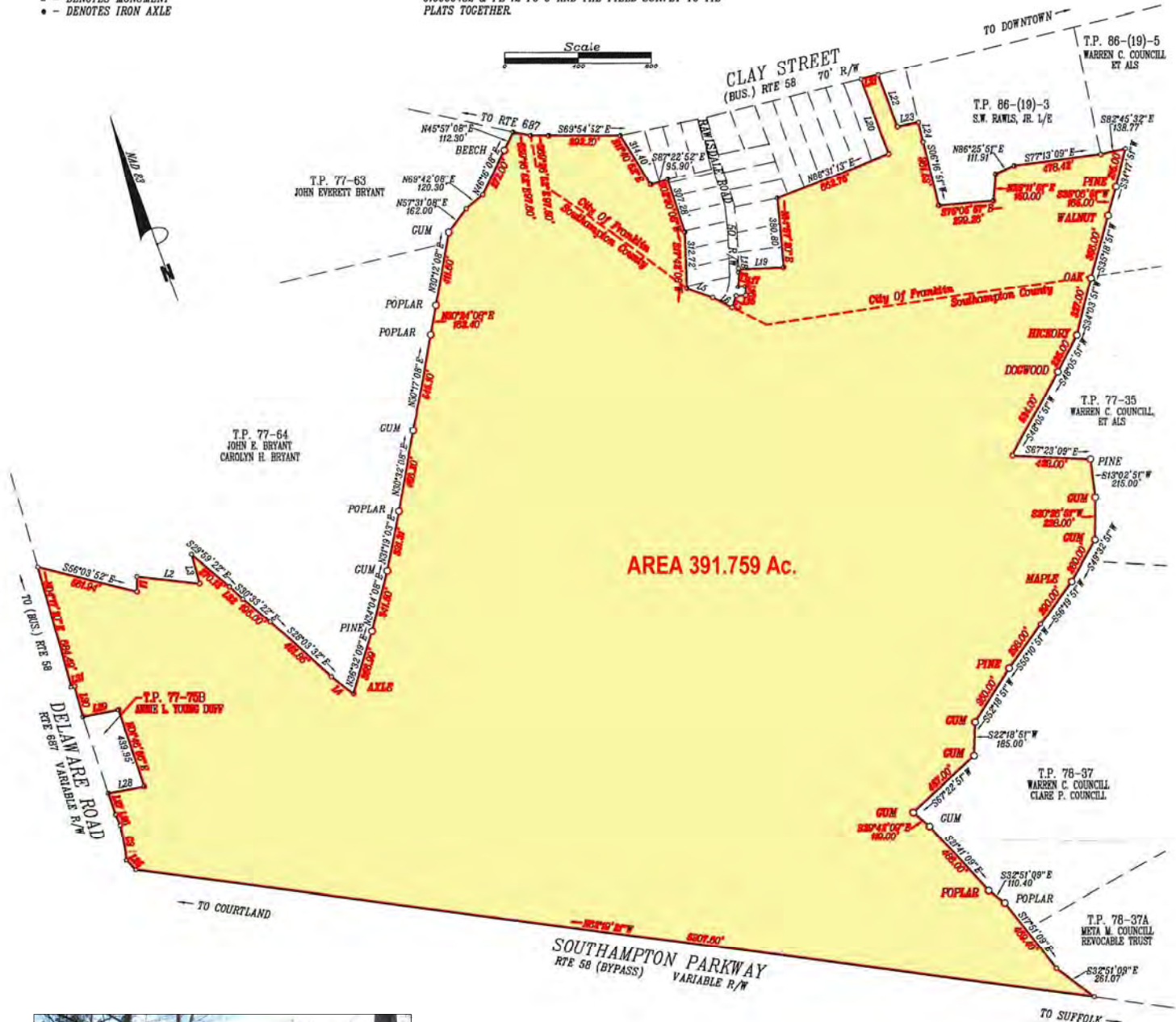


SITE MAP
NOT TO SCALE

LEGEND:

- - DENOTES IRON PIN
- - DENOTES COMPUTED POINT
- - DENOTES MONUMENT
- - DENOTES IRON AXLE

THIS PLAT WAS DRAWN WITH THE USE OF THE FOLLOWING
PLATS: PB 16 PG 56, DB 151 PG 205, DB 330 PG 741
PB 8 PG 146, DB 328 PG 271, PB 14 PG 31, INSTR#
010000482 & PB 12 PG 9 AND THE FIELD SURVEY TO TIE
PLATS TOGETHER.



Woods Hill Farm—392± Acres—Southampton County

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "F" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510315 0315 C & 510060 0001 D, DATED SEPT. 4, 2002.

STATE REGISTERED LAND SURVEYOR

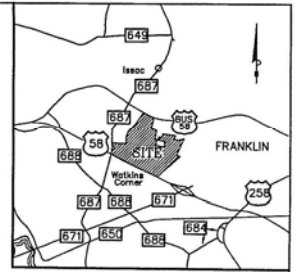
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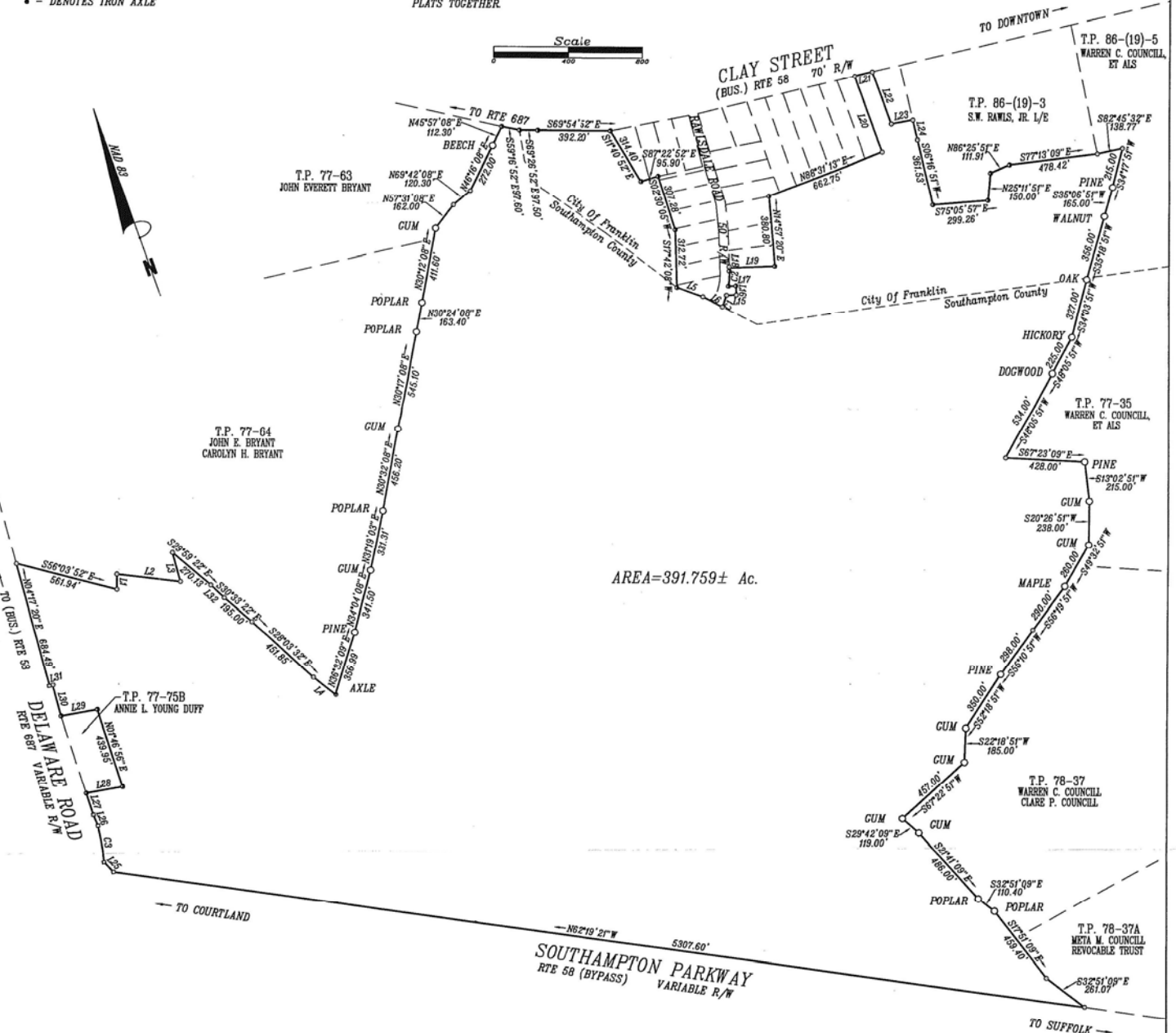
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010000482 & PB 12 PG 9 AND THE FIELD SURVEY TO TIE
PLATS TOGETHER.



SITE MAP
NOT TO SCALE



LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N19°08'17"E	82.13'	L21	S83°43'14"E	100.00'
L2	S63°40'22"E	346.07'	L22	S00°24'55"E	301.43'
L3	N04°25'38"E	161.50'	L23	S80°43'14"E	117.54'
L4	S31°26'13"E	152.48'	L24	S06°09'49"W	107.91'
L5	S50°21'20"E	149.99'	L25	N23°28'15"W	75.40'
L6	S42°08'15"E	117.58'	L26	N03°29'38"W	63.98'
L15	S72°24'15"E	52.28'	L27	N01°38'23"E	124.50'
L16	N17°35'45"E	50.00'	L28	N80°26'22"W	200.00'
L17	N72°24'15"W	40.00'	L29	N80°26'22"W	200.00'
L18	N17°43'33"E	5.24'	L30	N04°17'38"E	175.00'
L19	S72°19'14"E	245.24'	L31	N85°42'22"W	15.00'
L20	N00°33'14"W	436.98'	L32	N28°50'22"W	100.00'

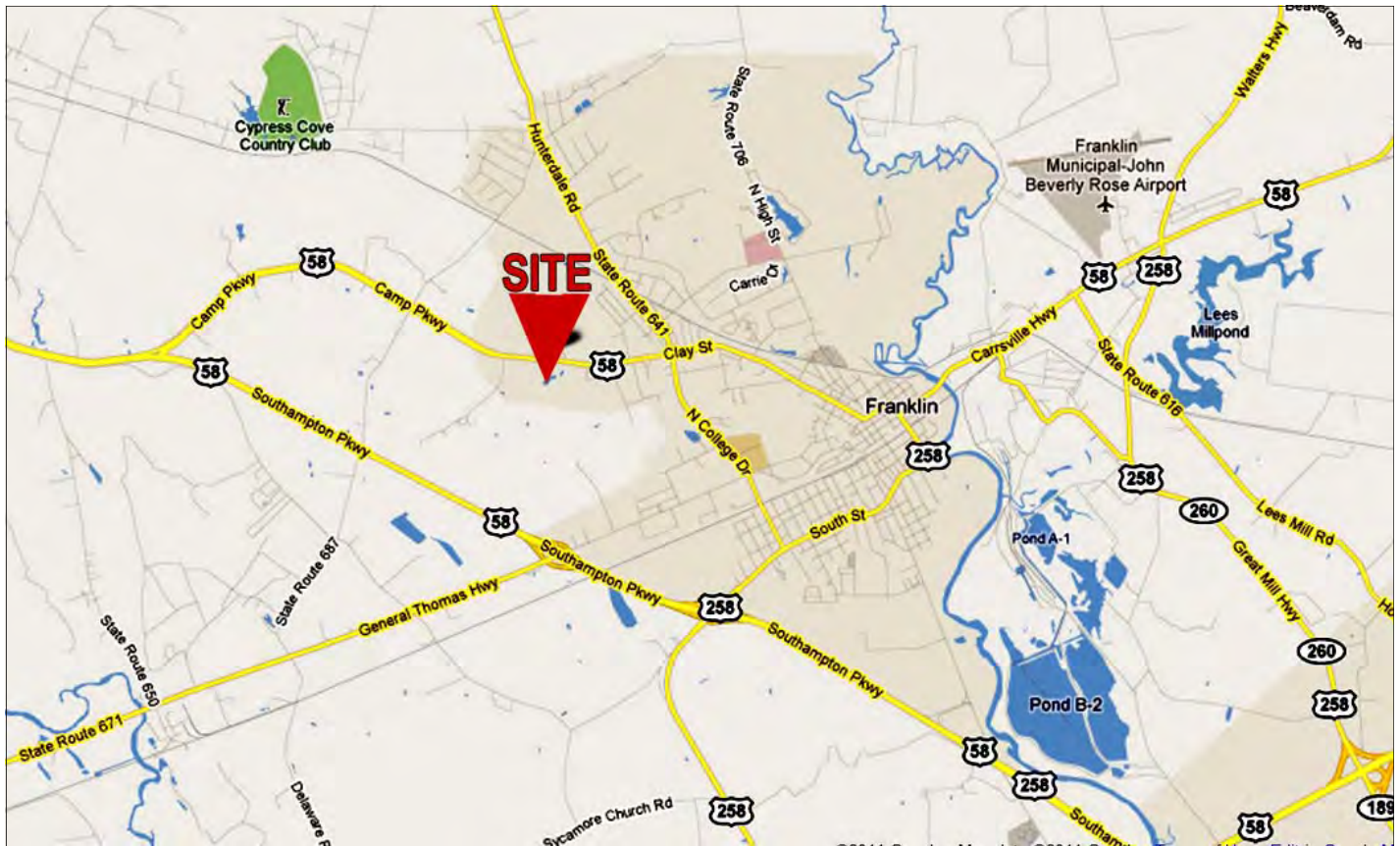
CURVE TABLE

NUMBER	C1	C2	C3
DELTA ANGLE	06°04'02"	10°52'11"	07°48'23"
RADIUS	635.51'	562.49'	1497.40'
TANGENT	33.68'	47.81'	102.17'
ARC LENGTH	67.30'	95.33'	204.02'
CHORD LENGTH	67.27'	95.19'	203.86'
CHORD DIRECTION	N38°35'46"E	N23°01'46"E	N10°38'10"E



VANN & CANADA
LAND SURVEYING
25085 New Market Rd. 1212 S. Church St.
Courtland, VA 23837 Smithfield, VA 23430
757-562-4923 757-357-3106
DRAWN BY: ECC JOB #08-240-F

Woods Hill Farm—392± Acres—Southampton County



Demographics



Demographic and Income Profile

1501 Clay St, Franklin, VA 23851
Ring: 5 miles radius

Latitude: 36.682338
Longitude: -76.958373

Summary		2000		2010		2015	
Population		12,314		12,610		12,767	
Households		5,000		5,229		5,324	
Families		3,398		3,454		3,488	
Average Household Size		2.40		2.35		2.34	
Owner Occupied Housing Units		3,010		3,095		3,149	
Renter Occupied Housing Units		1,990		2,134		2,175	
Median Age		39.3		42.4		42.7	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.25%		0.78%		0.76%	
Households		0.36%		0.83%		0.78%	
Families		0.20%		0.70%		0.64%	
Owner HHs		0.35%		0.85%		0.82%	
Median Household Income		2.77%		2.73%		2.36%	
		2000		2010		2015	
Households by Income		Number	Percent	Number	Percent	Number	Percent
	<\$15,000	1,258	25.1%	1,048	20.0%	885	16.6%
	\$15,000 - \$24,999	722	14.4%	625	12.0%	514	9.7%
	\$25,000 - \$34,999	666	13.3%	533	10.2%	461	8.7%
	\$35,000 - \$49,999	812	16.2%	815	15.6%	939	17.6%
	\$50,000 - \$74,999	751	15.0%	1,167	22.3%	1,052	19.8%
	\$75,000 - \$99,999	419	8.4%	493	9.4%	560	10.5%
	\$100,000 - \$149,999	272	5.4%	429	8.2%	709	13.3%
	\$150,000 - \$199,999	55	1.1%	66	1.3%	112	2.1%
	\$200,000+	58	1.2%	54	1.0%	91	1.7%
Median Household Income		\$32,599		\$41,212		\$47,249	
Average Household Income		\$43,812		\$50,692		\$59,679	
Per Capita Income		\$18,243		\$21,317		\$25,207	
		2000		2010		2015	
Population by Age		Number	Percent	Number	Percent	Number	Percent
	0 - 4	662	5.4%	694	5.5%	695	5.4%
	5 - 9	895	7.3%	776	6.2%	779	6.1%
	10 - 14	985	8.0%	754	6.0%	799	6.3%
	15 - 19	880	7.1%	809	6.4%	701	5.5%
	20 - 24	600	4.9%	725	5.8%	687	5.4%
	25 - 34	1,342	10.9%	1,462	11.6%	1,577	12.4%
	35 - 44	1,914	15.5%	1,492	11.8%	1,491	11.7%
	45 - 54	1,731	14.1%	1,907	15.1%	1,662	13.0%
	55 - 64	1,243	10.1%	1,746	13.8%	1,877	14.7%
	65 - 74	1,019	8.3%	1,108	8.8%	1,368	10.7%
	75 - 84	735	6.0%	740	5.9%	738	5.8%
85+	311	2.5%	395	3.1%	391	3.1%	
		2000		2010		2015	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
	White Alone	6,362	51.7%	6,581	52.2%	6,693	52.4%
	Black Alone	5,750	46.7%	5,799	46.0%	5,831	45.7%
	American Indian Alone	19	0.2%	20	0.2%	20	0.2%
	Asian Alone	71	0.6%	76	0.6%	79	0.6%
	Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
	Some Other Race Alone	21	0.2%	23	0.2%	23	0.2%
	Two or More Races	90	0.7%	110	0.9%	119	0.9%
	Hispanic Origin (Any Race)	62	0.5%	77	0.6%	84	0.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics

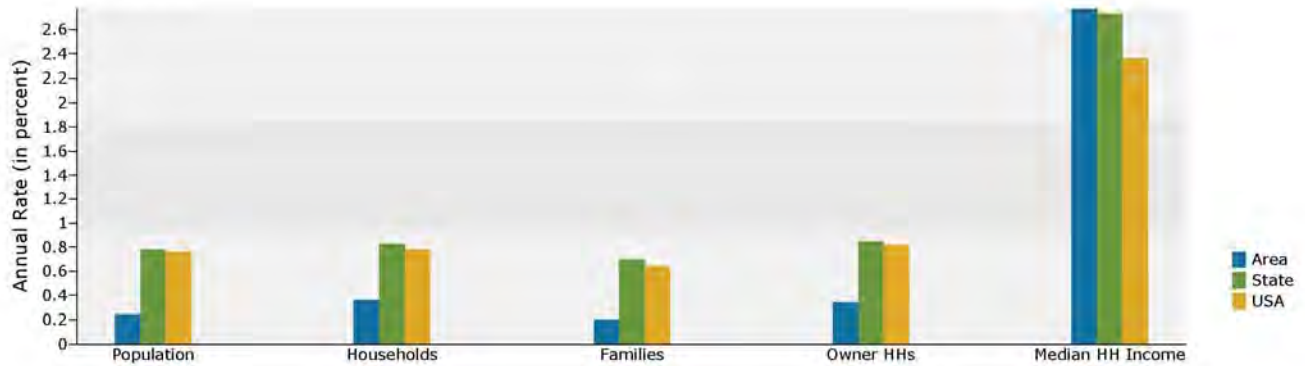


Demographic and Income Profile

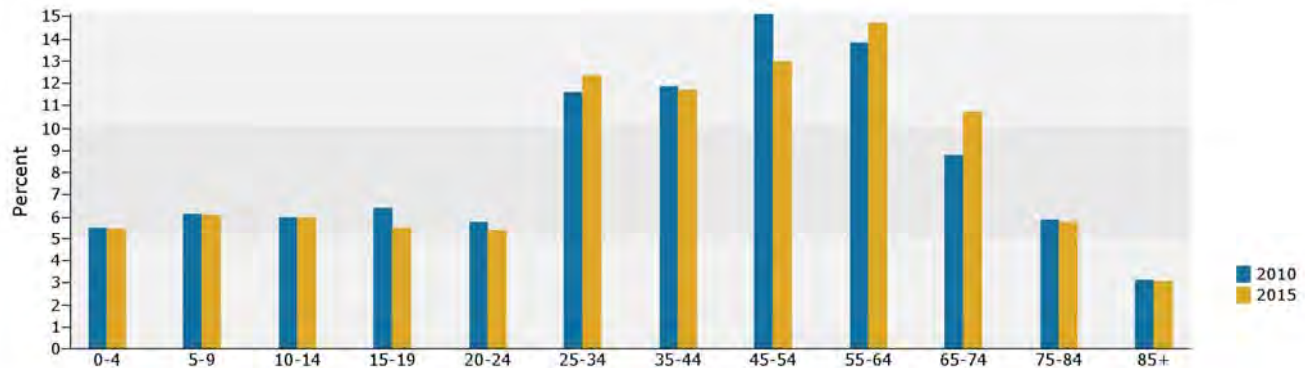
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Ring: 5 miles radius

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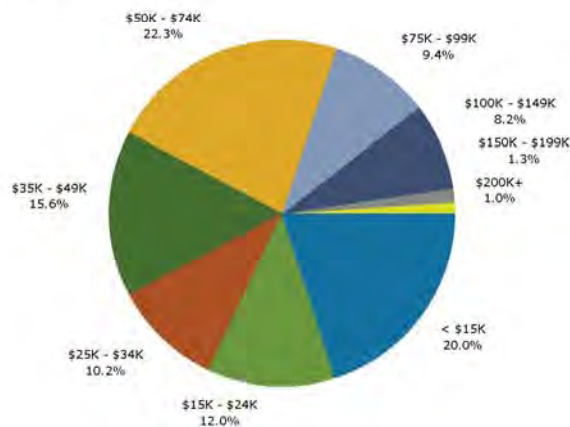
Trends 2010-2015



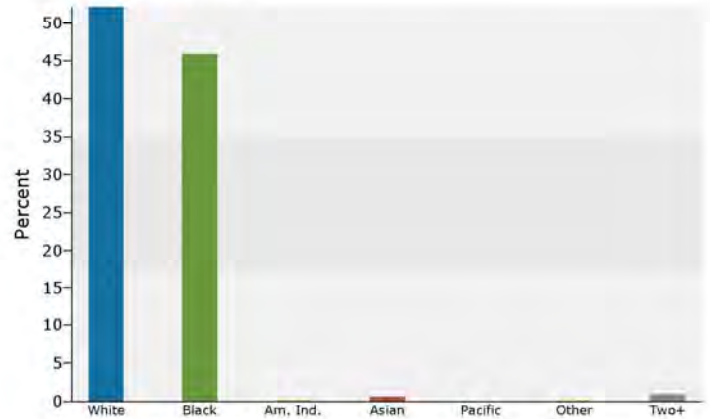
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 0.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics



Demographic and Income Profile

1501 Clay St, Franklin, VA 23851
Ring: 10 miles radius

Latitude: 36.682338
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Summary	2000	2010	2015
Population	21,848	22,953	23,341
Households	8,636	9,236	9,448
Families	6,037	6,280	6,373
Average Household Size	2.47	2.43	2.41
Owner Occupied Housing Units	5,760	6,085	6,209
Renter Occupied Housing Units	2,876	3,152	3,239
Median Age	39.4	42.9	43.6

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.34%	0.78%	0.76%
Households	0.46%	0.83%	0.78%
Families	0.29%	0.70%	0.64%
Owner HHs	0.40%	0.85%	0.82%
Median Household Income	2.56%	2.73%	2.36%

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,987	22.8%	1,683	18.2%	1,412	14.9%
\$15,000 - \$24,999	1,184	13.6%	1,010	10.9%	830	8.8%
\$25,000 - \$34,999	1,165	13.4%	935	10.1%	789	8.3%
\$35,000 - \$49,999	1,480	17.0%	1,510	16.4%	1,679	17.8%
\$50,000 - \$74,999	1,556	17.9%	2,217	24.0%	2,121	22.4%
\$75,000 - \$99,999	733	8.4%	1,022	11.1%	1,161	12.3%
\$100,000 - \$149,999	416	4.8%	669	7.2%	1,122	11.9%
\$150,000 - \$199,999	71	0.8%	97	1.1%	166	1.8%
\$200,000+	114	1.3%	91	1.0%	170	1.8%

Median Household Income	\$35,136	\$44,189	\$50,150
Average Household Income	\$45,308	\$51,561	\$60,446
Per Capita Income	\$18,417	\$21,124	\$24,886

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,176	5.4%	1,237	5.4%	1,215	5.2%
5 - 9	1,554	7.1%	1,361	5.9%	1,368	5.9%
10 - 14	1,694	7.8%	1,383	6.0%	1,451	6.2%
15 - 19	1,499	6.9%	1,480	6.4%	1,314	5.6%
20 - 24	1,013	4.6%	1,251	5.5%	1,236	5.3%
25 - 34	2,426	11.1%	2,539	11.1%	2,723	11.7%
35 - 44	3,584	16.4%	2,842	12.4%	2,763	11.8%
45 - 54	3,178	14.5%	3,675	16.0%	3,254	13.9%
55 - 64	2,240	10.3%	3,250	14.2%	3,565	15.3%
65 - 74	1,750	8.0%	2,010	8.8%	2,482	10.6%
75 - 84	1,278	5.8%	1,267	5.5%	1,323	5.7%
85+	461	2.1%	658	2.9%	645	2.8%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	12,495	57.2%	13,368	58.2%	13,729	58.8%
Black Alone	9,037	41.4%	9,182	40.0%	9,176	39.3%
American Indian Alone	41	0.2%	43	0.2%	43	0.2%
Asian Alone	92	0.4%	106	0.5%	111	0.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	43	0.2%	61	0.3%	66	0.3%
Two or More Races	139	0.6%	192	0.8%	215	0.9%
Hispanic Origin (Any Race)	122	0.6%	203	0.9%	235	1.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics

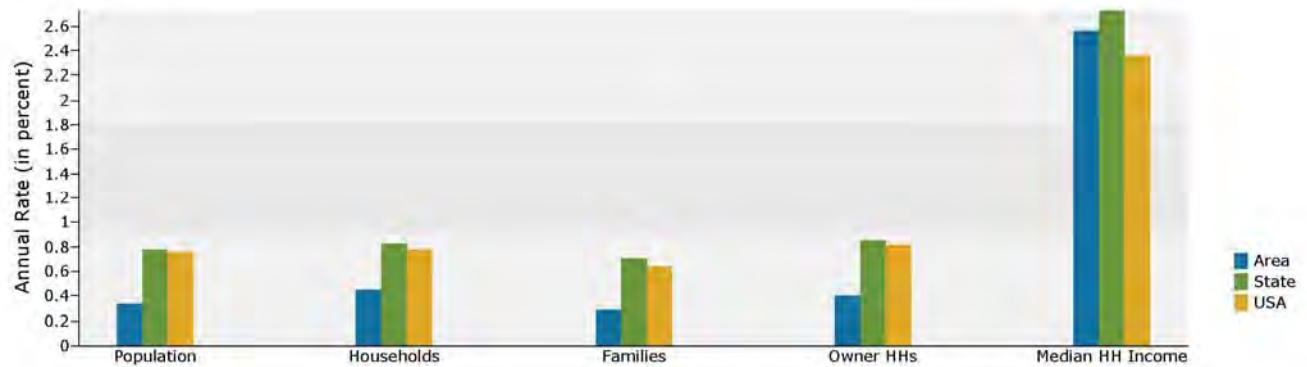


Demographic and Income Profile

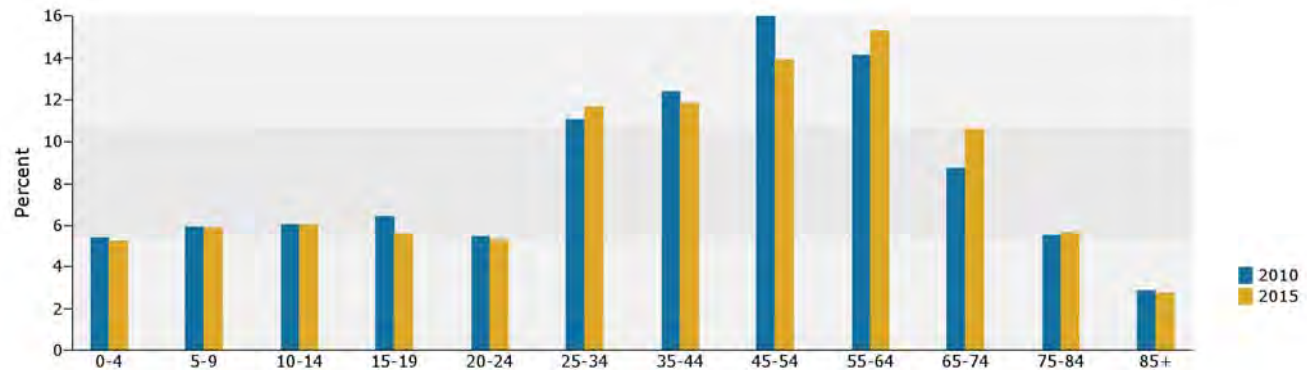
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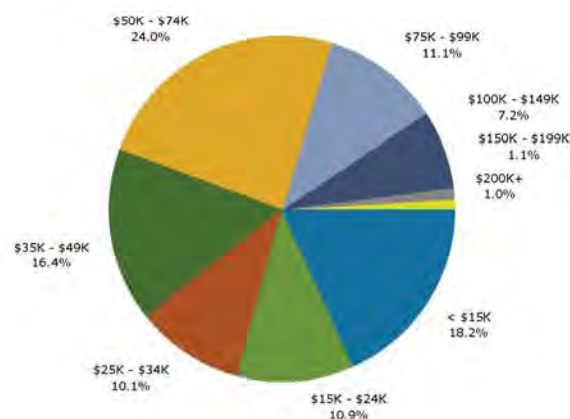
Trends 2010-2015



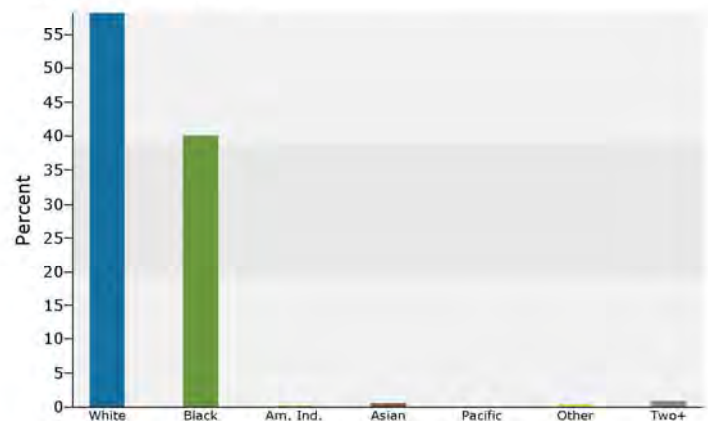
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 0.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics



Demographic and Income Profile

1501 Clay St, Franklin, VA 23851
Ring: 15 miles radius

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Longitude: -76.958373

Summary	2000		2010		2015	
Population	33,265		35,592		36,383	
Households	13,021		14,204		14,603	
Families	9,293		9,868		10,068	
Average Household Size	2.51		2.46		2.45	
Owner Occupied Housing Units	9,257		9,990		10,249	
Renter Occupied Housing Units	3,764		4,214		4,354	
Median Age	39.7		43.4		44.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.44%		0.78%		0.76%	
Households	0.56%		0.83%		0.78%	
Families	0.40%		0.70%		0.64%	
Owner HHs	0.51%		0.85%		0.82%	
Median Household Income	2.59%		2.73%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,738	21.0%	2,375	16.7%	2,012	13.8%
\$15,000 - \$24,999	1,878	14.4%	1,600	11.3%	1,334	9.1%
\$25,000 - \$34,999	1,784	13.7%	1,569	11.0%	1,350	9.2%
\$35,000 - \$49,999	2,167	16.7%	2,304	16.2%	2,413	16.5%
\$50,000 - \$74,999	2,493	19.2%	3,505	24.7%	3,531	24.2%
\$75,000 - \$99,999	1,145	8.8%	1,656	11.7%	1,879	12.9%
\$100,000 - \$149,999	560	4.3%	939	6.6%	1,599	11.0%
\$150,000 - \$199,999	94	0.7%	128	0.9%	234	1.6%
\$200,000+	155	1.2%	128	0.9%	251	1.7%
Median Household Income	\$35,625		\$45,042		\$51,172	
Average Household Income	\$45,422		\$51,312		\$60,043	
Per Capita Income	\$18,220		\$20,775		\$24,430	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,776	5.3%	1,885	5.3%	1,848	5.1%
5 - 9	2,318	7.0%	2,076	5.8%	2,082	5.7%
10 - 14	2,584	7.8%	2,159	6.1%	2,269	6.2%
15 - 19	2,283	6.9%	2,309	6.5%	2,095	5.8%
20 - 24	1,497	4.5%	1,871	5.3%	1,868	5.1%
25 - 34	3,629	10.9%	3,820	10.7%	4,072	11.2%
35 - 44	5,592	16.8%	4,426	12.4%	4,315	11.9%
45 - 54	4,934	14.8%	5,940	16.7%	5,242	14.4%
55 - 64	3,502	10.5%	5,136	14.4%	5,775	15.9%
65 - 74	2,666	8.0%	3,173	8.9%	3,907	10.7%
75 - 84	1,876	5.6%	1,896	5.3%	2,018	5.5%
85+	608	1.8%	901	2.5%	892	2.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,342	58.1%	21,113	59.3%	21,862	60.1%
Black Alone	13,453	40.4%	13,849	38.9%	13,829	38.0%
American Indian Alone	85	0.3%	90	0.3%	91	0.3%
Asian Alone	111	0.3%	137	0.4%	147	0.4%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	63	0.2%	88	0.2%	95	0.3%
Two or More Races	209	0.6%	313	0.9%	357	1.0%
Hispanic Origin (Any Race)	208	0.6%	372	1.0%	439	1.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics

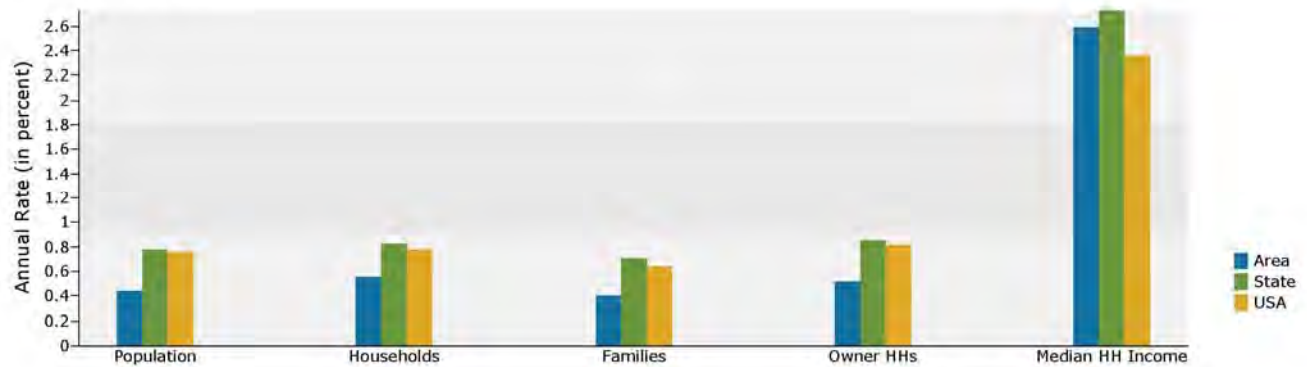


Demographic and Income Profile

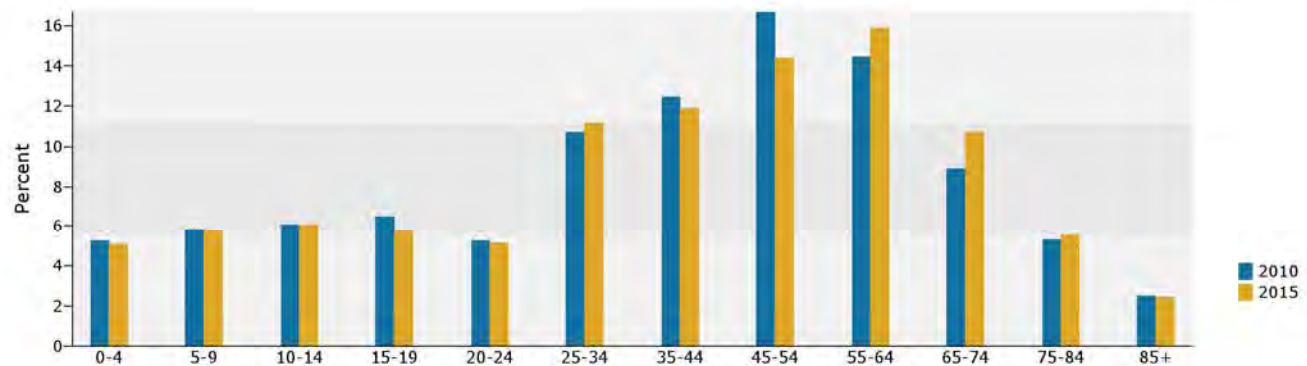
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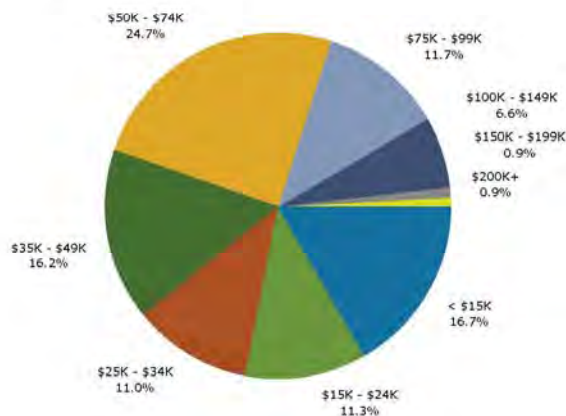
Trends 2010-2015



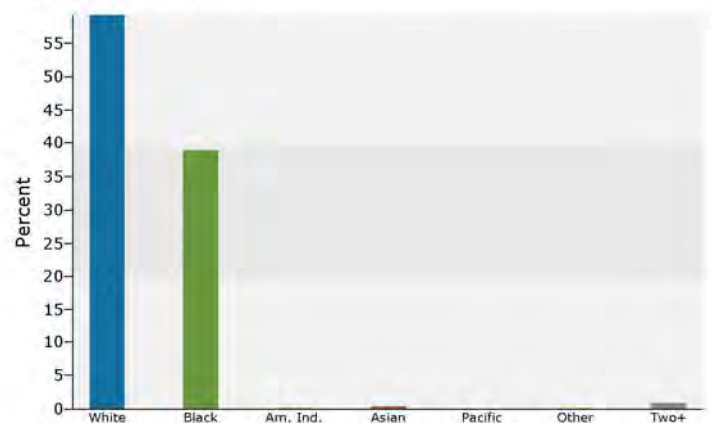
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 1.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

September 29, 2011

Demographics



Executive Summary with Charts

1501 Clay St, Franklin, VA 23851
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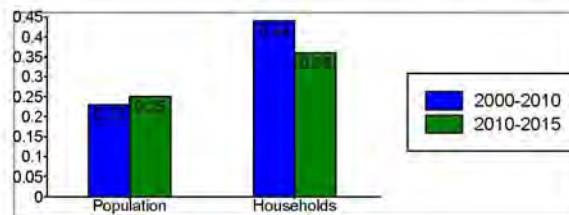
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Longitude: -76.958373

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

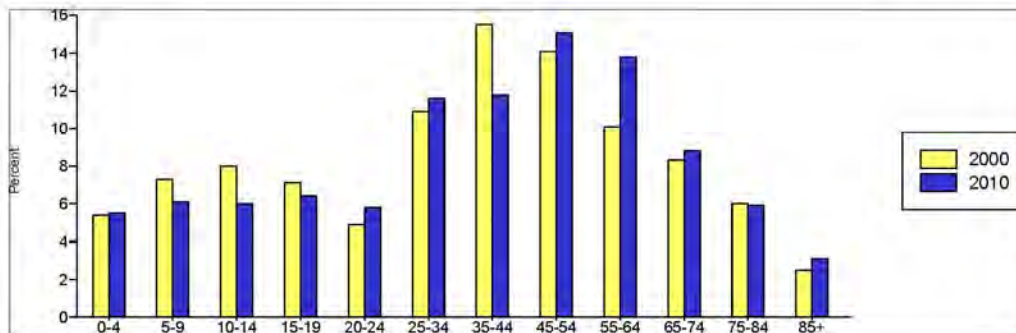
Year	Population	Households
2000	12,314	5,000
2010	12,610	5,229
2015	12,767	5,324

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 291 in 2000, or 2.4 percent of the total population. Average household size is 2.35 in 2010, compared to 2.40 in the year 2000.



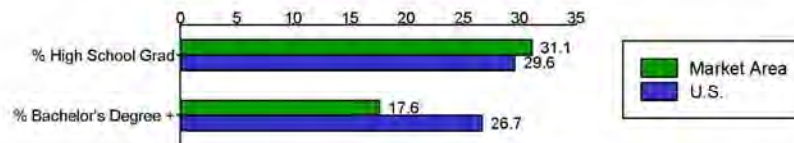
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 39.3, compared to 42.4 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015, Esri converted 1990 Census data into 2000 geography.



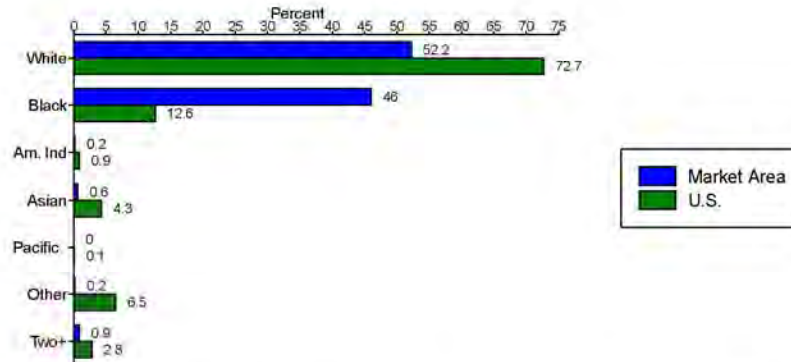
Executive Summary with Charts

1501 Clay St, Franklin, VA 23851
Ring: 5 miles radius

Latitude: 36.682338
Longitude: -76.958373

Population by Race/Ethnicity

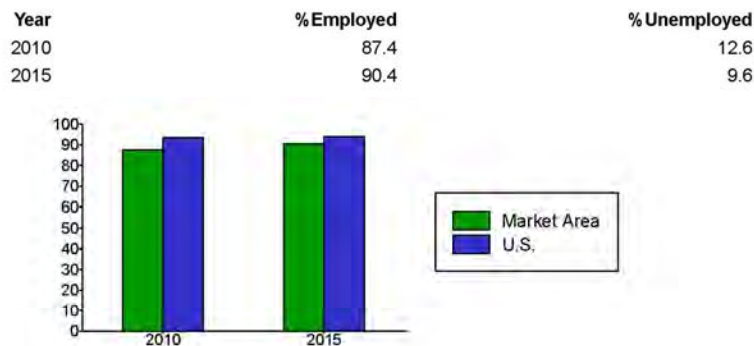
Currently, the racial composition of the population in the market area breaks down as follows:



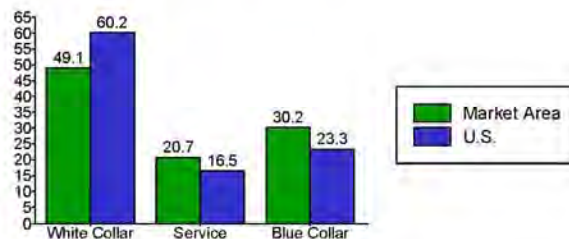
Persons of Hispanic origin represent 0.6 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 52.2 in the identified market area, compared to 59.3 in the U.S. population.

Population by Employment

In 2000, 58.1 percent of the population aged 16 years or older in the market area participated in the labor force; 0.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:



And by occupational status:



In 2000, 77.7 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 21.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



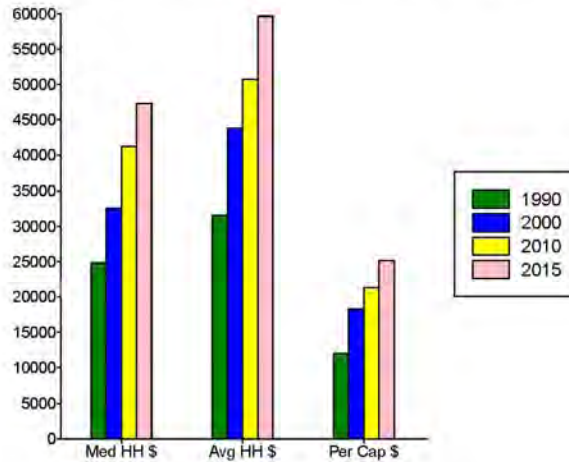
Executive Summary with Charts

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Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



Housing

Currently, 48.7 percent of the 6,351 housing units in the market area are owner occupied; 33.6 percent, renter occupied; and 17.7 percent are vacant. In 2000, there were 5,584 housing units- 54.1 percent owner occupied, 35.8 percent renter occupied and 10.2 percent vacant. The annual rate of change in housing units since 2000 is 1.26 percent. Median home value in the market area is \$149,294, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 3.77 percent annually to \$179,626. From 2000 to the current year, median home value changed by 5.31 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Executive Summary with Charts

1501 Clay St, Franklin, VA 23851
Ring: 10 miles radius

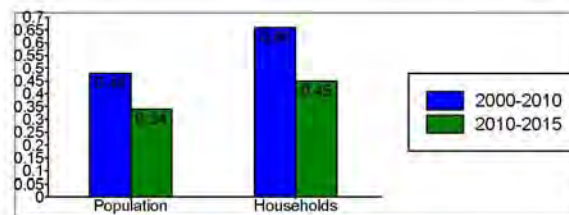
Latitude: 36.682338
Longitude: -76.958373

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

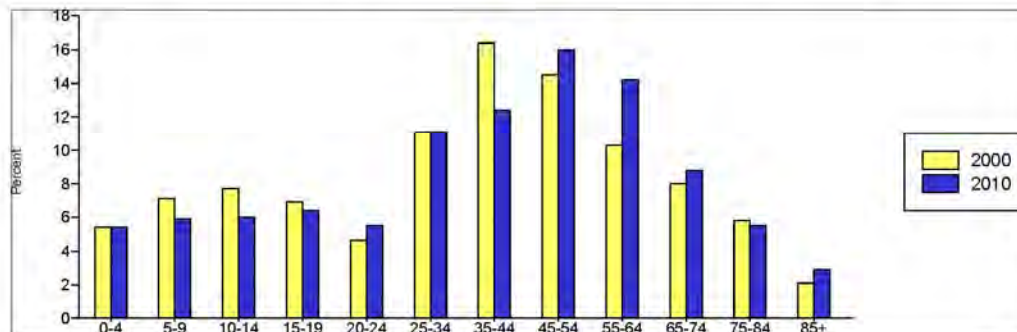
Year	Population	Households
2000	21,848	8,636
2010	22,953	9,236
2015	23,341	9,448

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 478 in 2000, or 2.2 percent of the total population. Average household size is 2.43 in 2010, compared to 2.47 in the year 2000.



Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 39.4, compared to 42.9 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015, Esri converted 1990 Census data into 2000 geography.



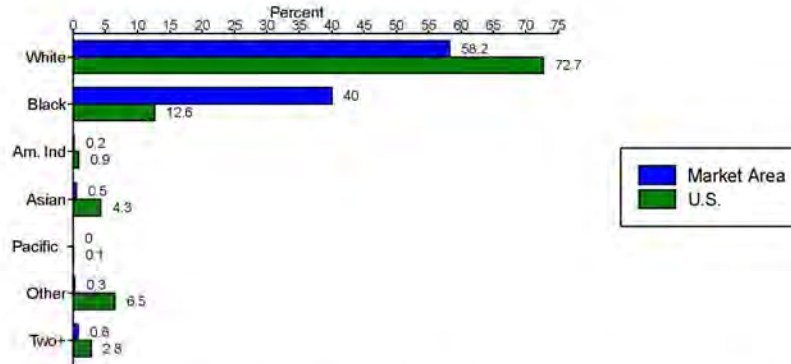
Executive Summary with Charts

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Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:

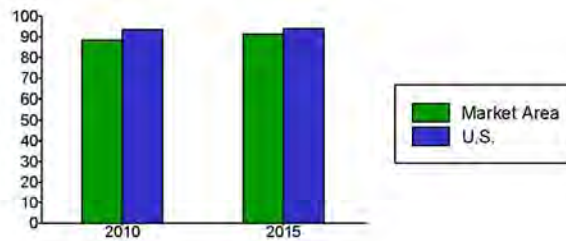


Persons of Hispanic origin represent 0.9 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 51.0 in the identified market area, compared to 59.3 in the U.S. population.

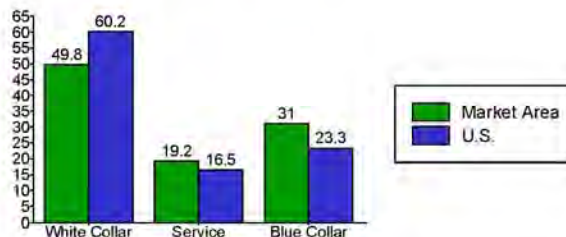
Population by Employment

In 2000, 58.7 percent of the population aged 16 years or older in the market area participated in the labor force; 0.3 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	% Employed	% Unemployed
2010	88.4	11.6
2015	91.2	8.8



And by occupational status:



In 2000, 79.4 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 24.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



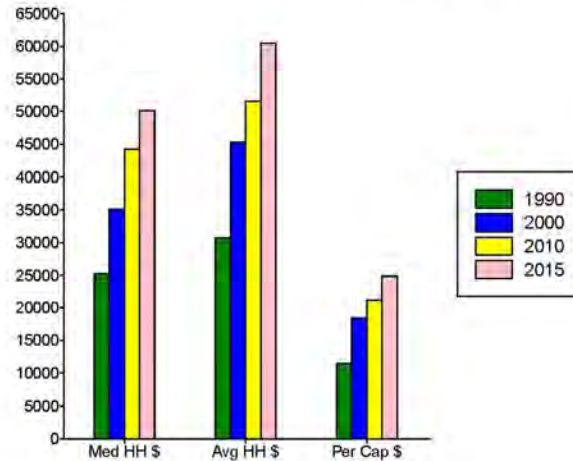
Executive Summary with Charts

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Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



Housing

Currently, 55.8 percent of the 10,901 housing units in the market area are owner occupied; 28.9 percent, renter occupied; and 15.3 percent are vacant. In 2000, there were 9,543 housing units- 60.3 percent owner occupied, 30.1 percent renter occupied and 9.6 percent vacant. The annual rate of change in housing units since 2000 is 1.31 percent. Median home value in the market area is \$149,425, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 4.11 percent annually to \$182,776. From 2000 to the current year, median home value changed by 5.4 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Demographics



Executive Summary with Charts

1501 Clay St, Franklin, VA 23851
Ring: 15 miles radius

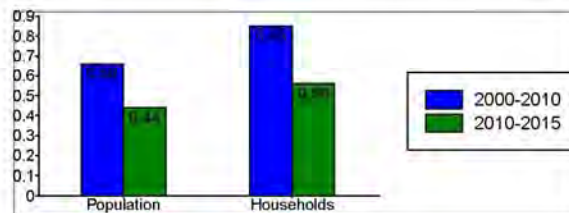
Latitude: 36.682338
Longitude: -76.958373

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

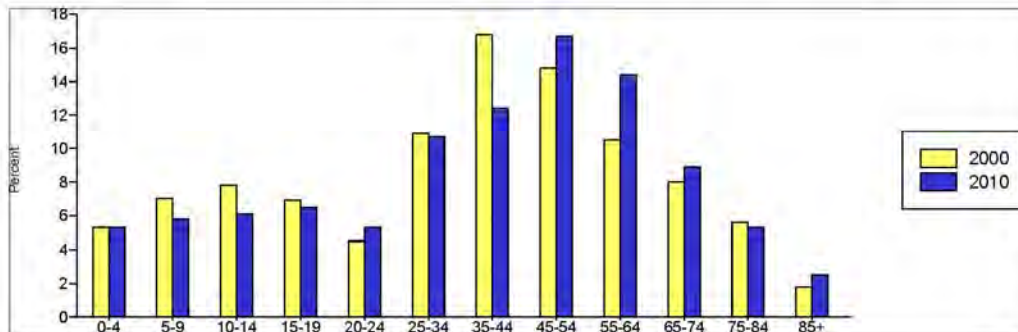
Year	Population	Households
2000	33,265	13,021
2010	35,592	14,204
2015	36,383	14,603

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 537 in 2000, or 1.6 percent of the total population. Average household size is 2.46 in 2010, compared to 2.51 in the year 2000.



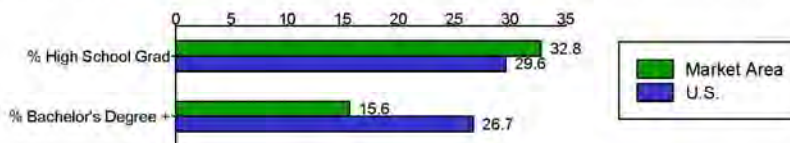
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 39.7, compared to 43.4 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



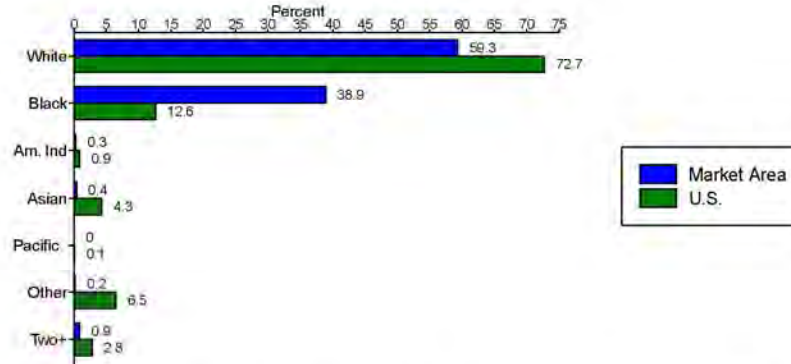
Executive Summary with Charts

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Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:



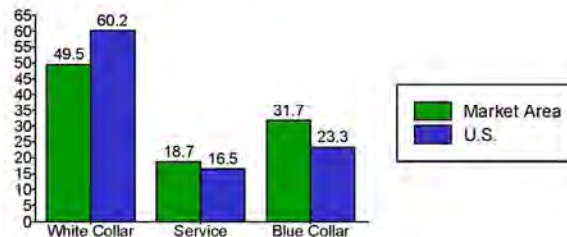
Persons of Hispanic origin represent 1.0 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 50.7 in the identified market area, compared to 59.3 in the U.S. population.

Population by Employment

In 2000, 59.1 percent of the population aged 16 years or older in the market area participated in the labor force; 0.3 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:



And by occupational status:



In 2000, 79.7 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 26.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



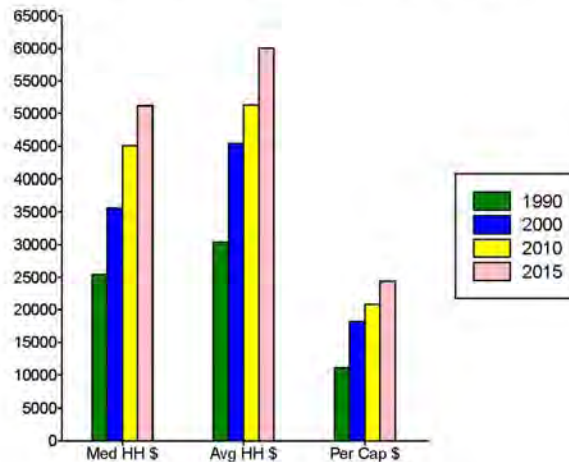
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Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



Housing

Currently, 60.4 percent of the 16,542 housing units in the market area are owner occupied; 25.5 percent, renter occupied; and 14.1 percent are vacant. In 2000, there were 14,353 housing units- 64.5 percent owner occupied, 26.2 percent renter occupied and 9.3 percent vacant. The annual rate of change in housing units since 2000 is 1.39 percent. Median home value in the market area is \$145,048, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 4.38 percent annually to \$179,721. From 2000 to the current year, median home value changed by 5.38 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.