



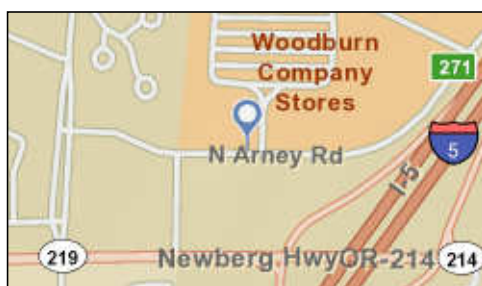
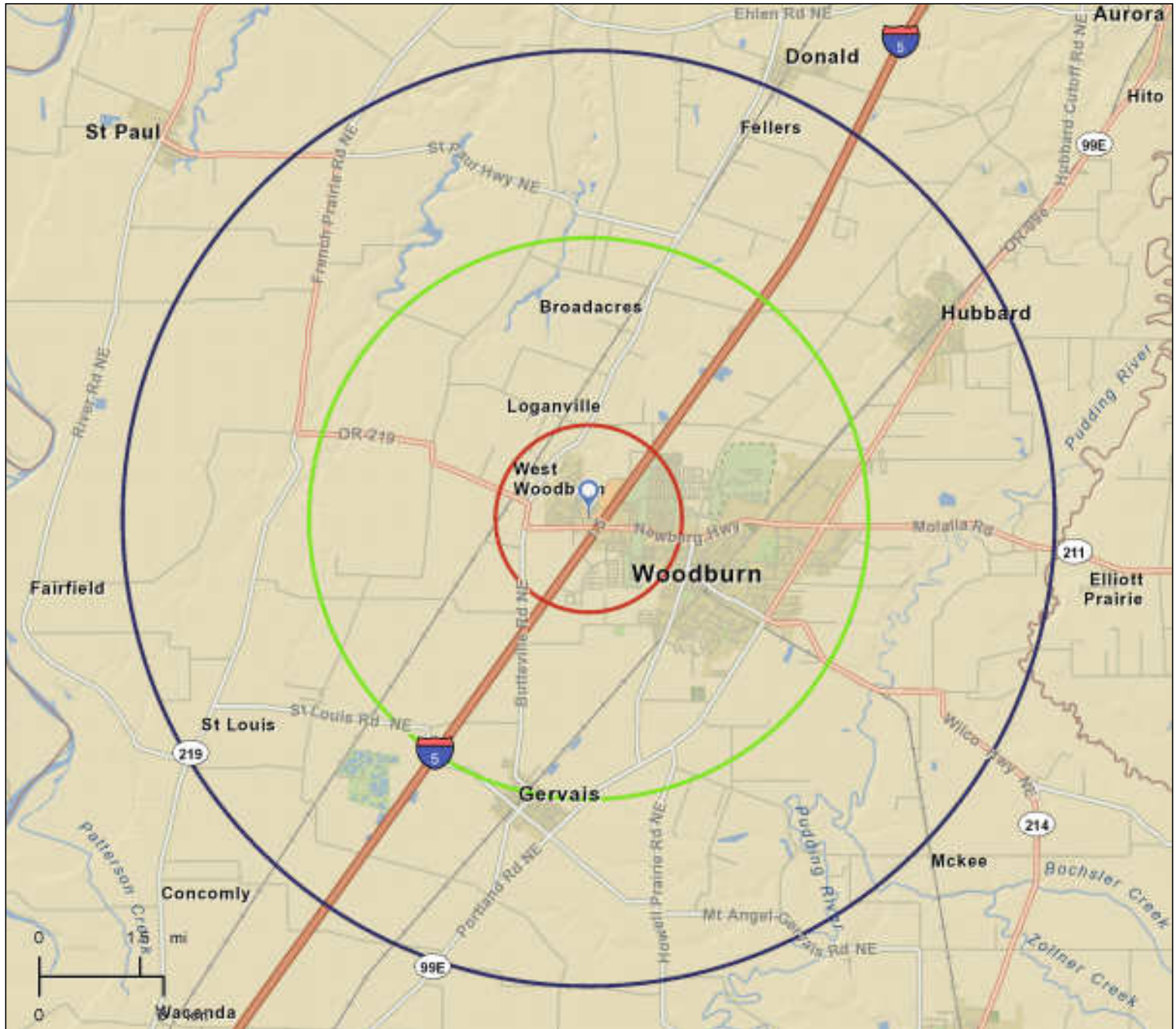
Site Map

111 N Arney Rd, Woodburn, OR, 97071
Ring: 1, 3, 5 Miles

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828



June 28, 2013

Made with Esri Business Analyst



Graphic Profile

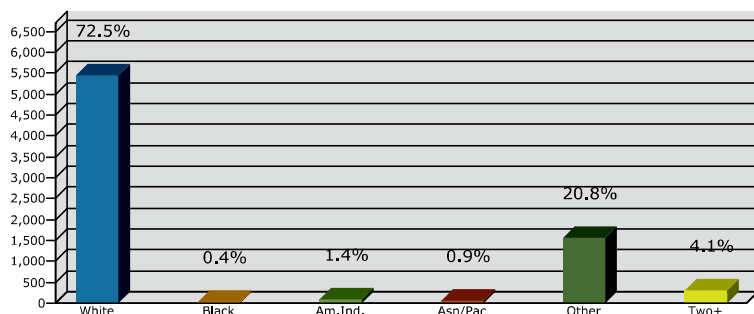
111 N Arney Rd, Woodburn, OR, 97071
Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

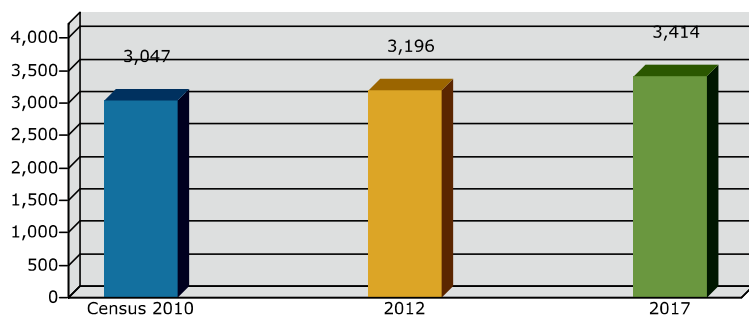
Longitude: -122.8828

2012 Population by Race

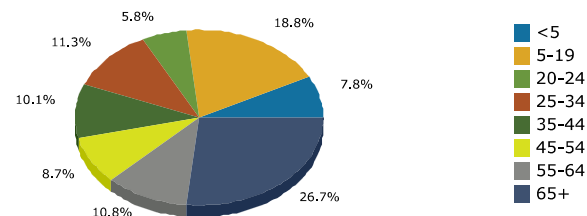


2012 Percent Hispanic Origin: 42.3%

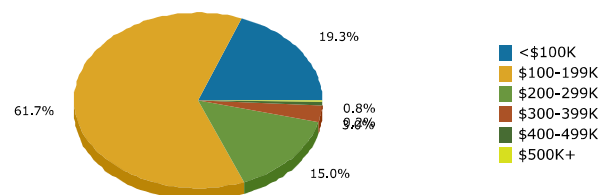
Households



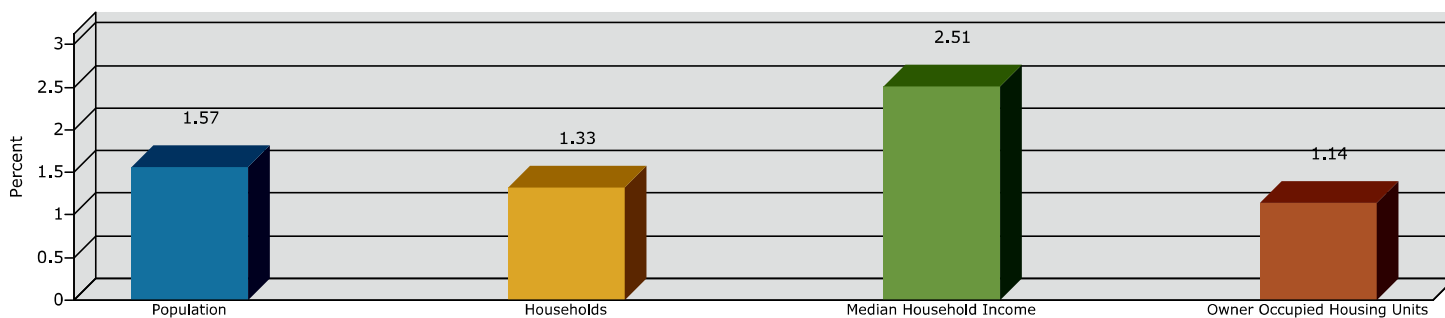
2012 Population by Age



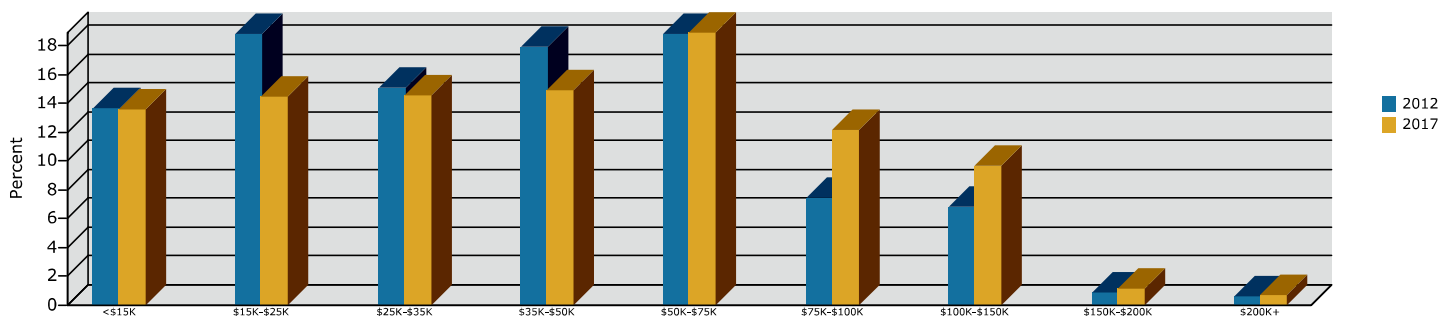
2012 Home Value



2012-2017 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

June 28, 2013

Made with Esri Business Analyst



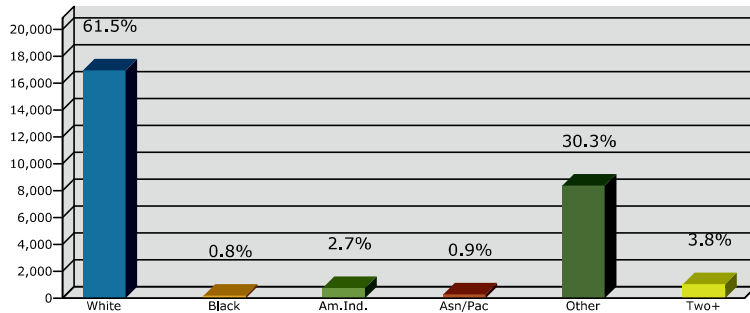
Graphic Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 3 mile radius

prepared for Ashley Rhea

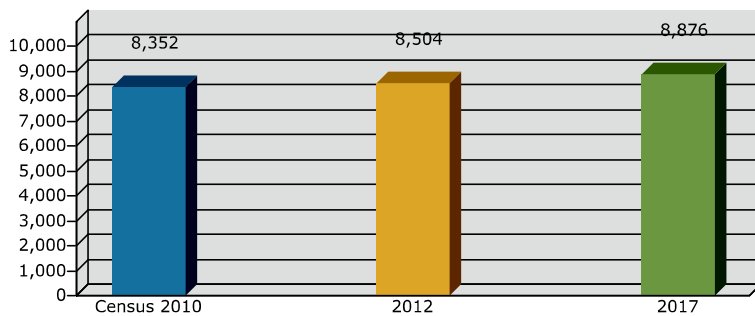
Latitude: 45.15241
Longitude: -122.8828

2012 Population by Race

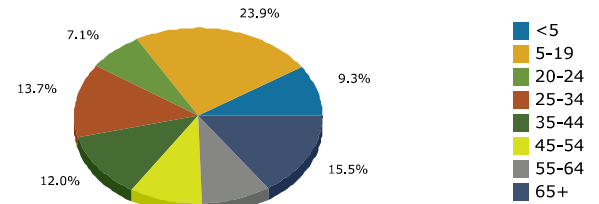


2012 Percent Hispanic Origin: 57.1%

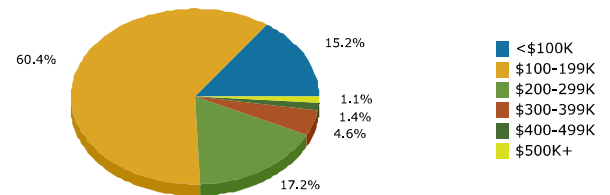
Households



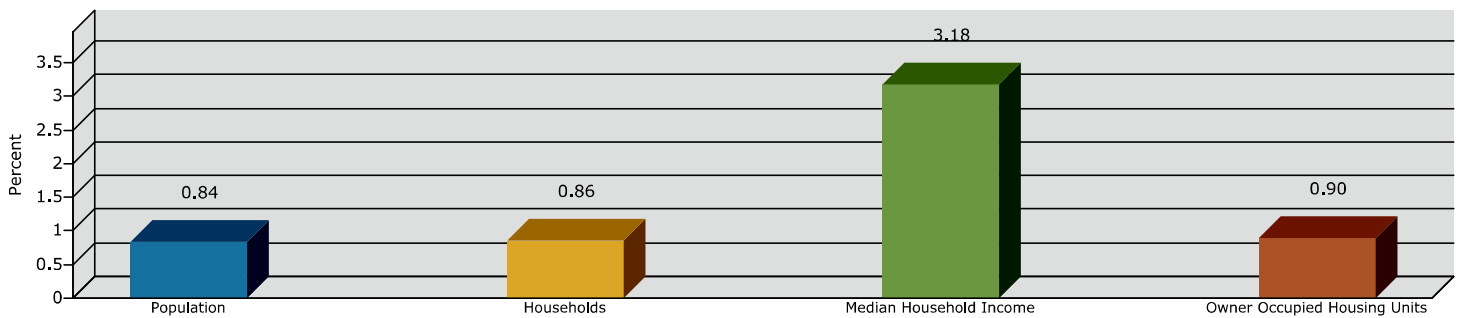
2012 Population by Age



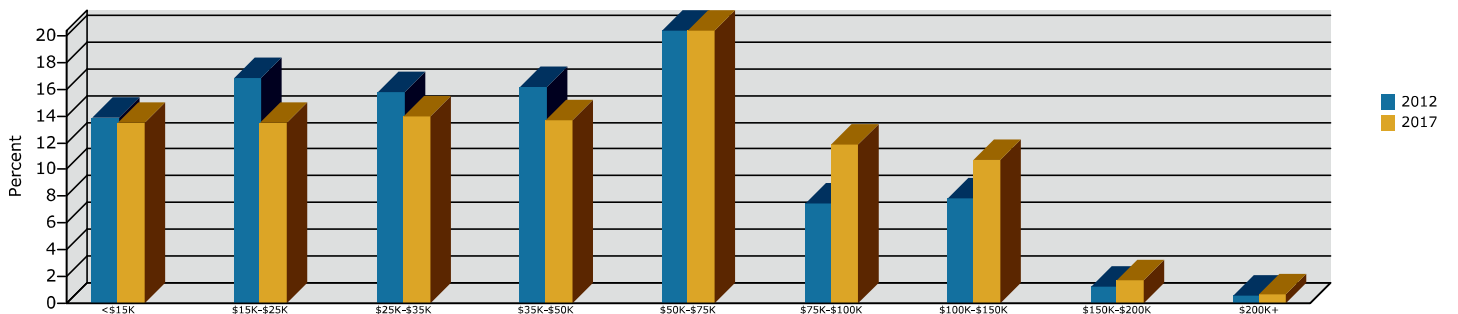
2012 Home Value



2012-2017 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

June 28, 2013

Made with Esri Business Analyst

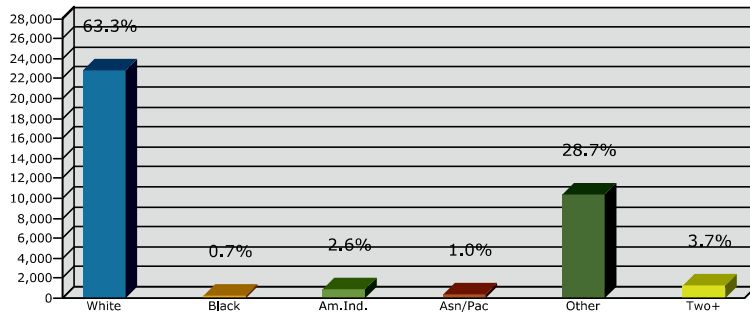


Graphic Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

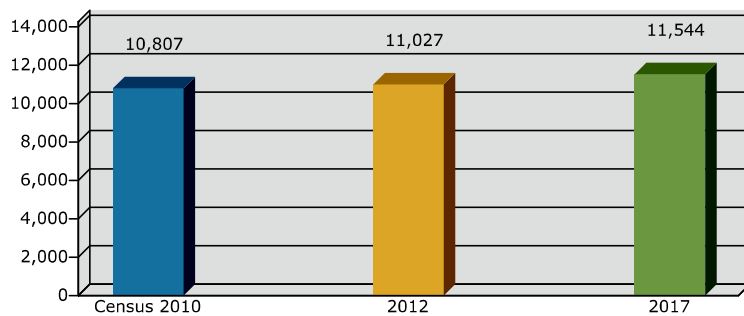
prepared for Ashley Rhea
Latitude: 45.15241
Longitude: -122.8828

2012 Population by Race

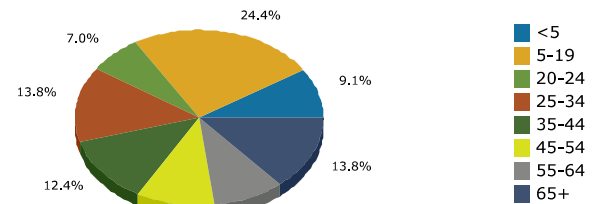


2012 Percent Hispanic Origin: 53.5%

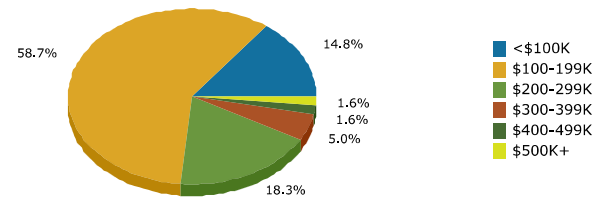
Households



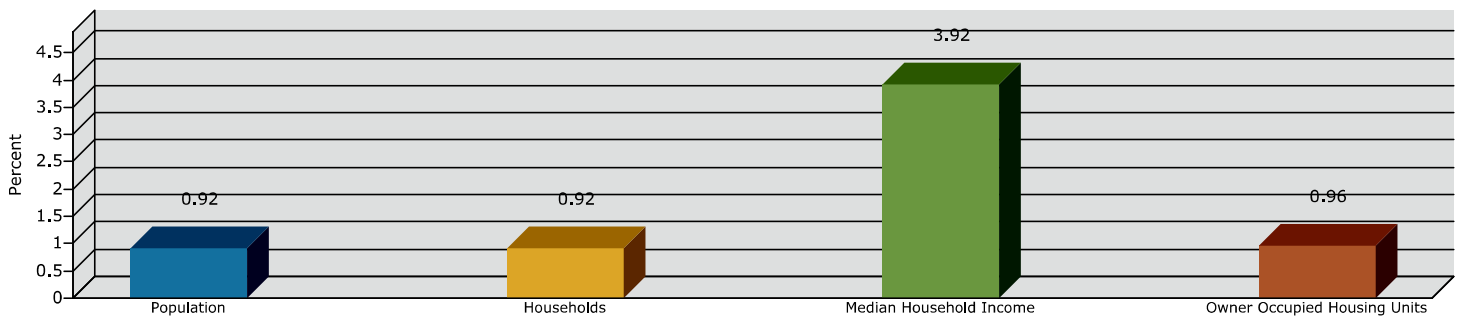
2012 Population by Age



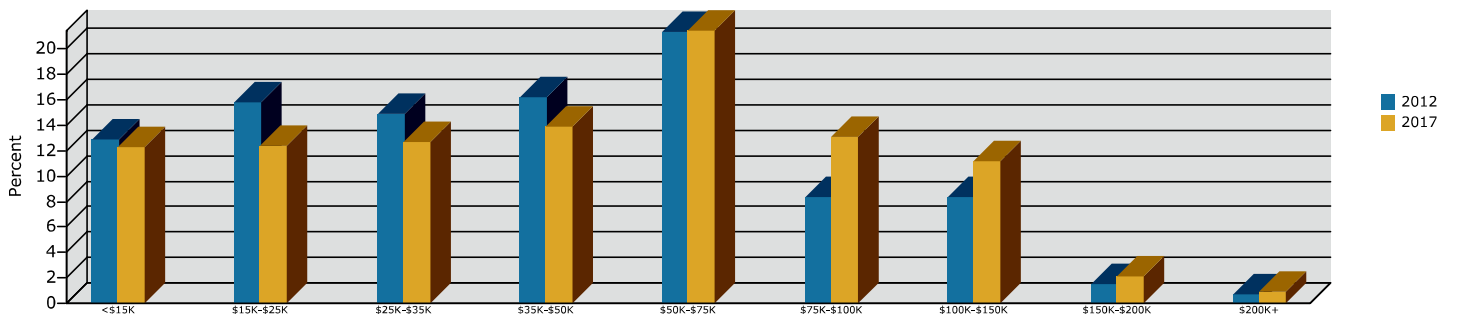
2012 Home Value



2012-2017 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

June 28, 2013



Market Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,435	22,810	30,230
2010 Total Population	7,078	27,075	35,408
2012 Total Population	7,524	27,516	36,069
2012 Group Quarters	95	373	488
2017 Total Population	8,132	28,697	37,753
2012-2017 Annual Rate	1.57%	0.84%	0.92%
Household Summary			
2000 Households	2,454	7,059	9,191
2000 Average Household Size	2.18	3.17	3.22
2010 Households	3,047	8,352	10,807
2010 Average Household Size	2.29	3.20	3.23
2012 Households	3,196	8,504	11,027
2012 Average Household Size	2.32	3.19	3.23
2017 Households	3,414	8,876	11,544
2017 Average Household Size	2.35	3.19	3.23
2012-2017 Annual Rate	1.33%	0.86%	0.92%
2010 Families	1,874	6,008	7,987
2010 Average Family Size	2.97	3.75	3.73
2012 Families	1,961	6,082	8,108
2012 Average Family Size	3.00	3.74	3.73
2017 Families	2,104	6,329	8,471
2017 Average Family Size	3.04	3.75	3.74
2012-2017 Annual Rate	1.42%	0.80%	0.88%
Housing Unit Summary			
2000 Housing Units	2,709	7,641	9,903
Owner Occupied Housing Units	69.6%	62.9%	64.7%
Renter Occupied Housing Units	21.0%	29.5%	28.1%
Vacant Housing Units	9.4%	7.6%	7.2%
2010 Housing Units	3,483	9,136	11,743
Owner Occupied Housing Units	59.7%	58.8%	61.4%
Renter Occupied Housing Units	27.8%	32.6%	30.6%
Vacant Housing Units	12.5%	8.6%	8.0%
2012 Housing Units	3,619	9,321	11,984
Owner Occupied Housing Units	59.0%	58.1%	60.9%
Renter Occupied Housing Units	29.3%	33.1%	31.1%
Vacant Housing Units	11.7%	8.8%	8.0%
2017 Housing Units	3,820	9,720	12,516
Owner Occupied Housing Units	59.1%	58.3%	61.1%
Renter Occupied Housing Units	30.3%	33.0%	31.1%
Vacant Housing Units	10.6%	8.7%	7.8%
Median Household Income			
2012	\$36,464	\$37,420	\$39,780
2017	\$41,280	\$43,760	\$48,220
Median Home Value			
2012	\$144,254	\$157,127	\$162,059
2017	\$144,359	\$163,612	\$170,450
Per Capita Income			
2012	\$18,786	\$15,509	\$16,048
2017	\$21,122	\$17,642	\$18,335
Median Age			
2010	41.3	31.8	31.6
2012	41.1	32.1	31.8
2017	41.6	32.7	32.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Market Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	3,196	8,504	11,027
<\$15,000	13.6%	13.9%	12.9%
\$15,000 - \$24,999	18.8%	16.9%	15.8%
\$25,000 - \$34,999	15.1%	15.7%	14.9%
\$35,000 - \$49,999	17.9%	16.1%	16.2%
\$50,000 - \$74,999	18.8%	20.4%	21.4%
\$75,000 - \$99,999	7.5%	7.4%	8.3%
\$100,000 - \$149,999	6.9%	7.8%	8.3%
\$150,000 - \$199,999	0.8%	1.2%	1.5%
\$200,000+	0.6%	0.5%	0.7%
Average Household Income	\$46,688	\$48,381	\$50,923
2017 Households by Income			
Household Income Base	3,414	8,876	11,544
<\$15,000	13.5%	13.5%	12.3%
\$15,000 - \$24,999	14.5%	13.5%	12.4%
\$25,000 - \$34,999	14.6%	14.0%	12.7%
\$35,000 - \$49,999	14.9%	13.7%	13.9%
\$50,000 - \$74,999	18.9%	20.3%	21.4%
\$75,000 - \$99,999	12.2%	11.9%	13.0%
\$100,000 - \$149,999	9.7%	10.7%	11.2%
\$150,000 - \$199,999	1.1%	1.7%	2.1%
\$200,000+	0.7%	0.6%	0.9%
Average Household Income	\$53,221	\$55,132	\$58,371
2012 Owner Occupied Housing Units by Value			
Total	2,134	5,420	7,294
<\$50,000	4.1%	2.7%	2.7%
\$50,000 - \$99,999	15.2%	12.6%	12.2%
\$100,000 - \$149,999	34.7%	30.5%	27.7%
\$150,000 - \$199,999	26.9%	29.9%	31.1%
\$200,000 - \$249,999	10.4%	11.5%	12.3%
\$250,000 - \$299,999	4.6%	5.8%	6.0%
\$300,000 - \$399,999	3.0%	4.6%	5.0%
\$400,000 - \$499,999	0.8%	1.4%	1.6%
\$500,000 - \$749,999	0.2%	0.7%	1.0%
\$750,000 - \$999,999	0.0%	0.4%	0.5%
\$1,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$154,809	\$172,774	\$179,101
2017 Owner Occupied Housing Units by Value			
Total	2,258	5,667	7,652
<\$50,000	3.9%	2.5%	2.5%
\$50,000 - \$99,999	17.4%	14.0%	13.4%
\$100,000 - \$149,999	32.3%	27.8%	25.3%
\$150,000 - \$199,999	19.0%	20.8%	21.7%
\$200,000 - \$249,999	12.0%	12.8%	13.8%
\$250,000 - \$299,999	7.6%	9.1%	9.2%
\$300,000 - \$399,999	5.5%	7.9%	8.1%
\$400,000 - \$499,999	1.8%	3.1%	3.4%
\$500,000 - \$749,999	0.4%	1.4%	1.9%
\$750,000 - \$999,999	0.0%	0.6%	0.7%
\$1,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$165,910	\$192,063	\$199,853

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Market Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,076	27,076	35,407
0 - 4	7.6%	9.3%	9.2%
5 - 9	7.0%	8.4%	8.5%
10 - 14	6.1%	8.1%	8.3%
15 - 24	11.6%	14.9%	15.0%
25 - 34	11.0%	13.5%	13.6%
35 - 44	10.4%	12.4%	12.7%
45 - 54	9.0%	9.8%	10.5%
55 - 64	10.6%	8.7%	8.8%
65 - 74	10.9%	7.0%	6.5%
75 - 84	9.7%	5.2%	4.5%
85 +	6.0%	2.7%	2.2%
18 +	75.5%	69.3%	69.1%
2012 Population by Age			
Total	7,522	27,515	36,069
0 - 4	7.8%	9.3%	9.1%
5 - 9	7.0%	8.4%	8.5%
10 - 14	6.1%	7.9%	8.1%
15 - 24	11.5%	14.7%	14.8%
25 - 34	11.3%	13.7%	13.8%
35 - 44	10.1%	12.0%	12.4%
45 - 54	8.7%	9.5%	10.2%
55 - 64	10.8%	9.1%	9.2%
65 - 74	11.2%	7.4%	7.0%
75 - 84	9.2%	5.1%	4.5%
85 +	6.3%	2.9%	2.4%
18 +	75.6%	69.8%	69.5%
2017 Population by Age			
Total	8,133	28,697	37,753
0 - 4	7.8%	9.3%	9.1%
5 - 9	7.0%	8.3%	8.5%
10 - 14	6.1%	7.9%	8.2%
15 - 24	10.8%	13.8%	13.9%
25 - 34	11.5%	13.8%	13.9%
35 - 44	9.8%	11.6%	12.0%
45 - 54	7.8%	8.7%	9.4%
55 - 64	10.9%	9.4%	9.6%
65 - 74	12.8%	8.8%	8.3%
75 - 84	9.0%	5.3%	4.6%
85 +	6.4%	3.0%	2.5%
18 +	75.6%	70.1%	69.7%
2010 Population by Sex			
Males	3,338	13,729	18,056
Females	3,740	13,346	17,352
2012 Population by Sex			
Males	3,560	13,954	18,398
Females	3,964	13,561	17,671
2017 Population by Sex			
Males	3,849	14,505	19,205
Females	4,283	14,192	18,548

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Market Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,078	27,073	35,407
White Alone	73.8%	62.2%	64.1%
Black Alone	0.4%	0.7%	0.7%
American Indian Alone	1.4%	2.7%	2.6%
Asian Alone	0.8%	0.8%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	19.8%	29.9%	28.2%
Two or More Races	3.8%	3.7%	3.6%
Hispanic Origin	40.2%	56.1%	52.4%
Diversity Index	71.7	80.4	79.4
2012 Population by Race/Ethnicity			
Total	7,522	27,516	36,068
White Alone	72.5%	61.5%	63.3%
Black Alone	0.4%	0.8%	0.7%
American Indian Alone	1.4%	2.7%	2.6%
Asian Alone	0.8%	0.8%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	20.8%	30.3%	28.7%
Two or More Races	4.1%	3.8%	3.7%
Hispanic Origin	42.3%	57.1%	53.5%
Diversity Index	73.1	80.7	79.8
2017 Population by Race/Ethnicity			
Total	8,133	28,697	37,752
White Alone	69.9%	60.1%	61.6%
Black Alone	0.5%	0.9%	0.8%
American Indian Alone	1.5%	2.8%	2.7%
Asian Alone	0.9%	0.9%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	22.7%	31.3%	29.9%
Two or More Races	4.5%	4.0%	4.0%
Hispanic Origin	46.9%	60.0%	56.7%
Diversity Index	75.4	81.2	80.7
2010 Population by Relationship and Household Type			
Total	7,078	27,074	35,408
In Households	98.7%	98.6%	98.6%
In Family Households	81.6%	87.3%	88.0%
Householder	24.4%	22.4%	22.6%
Spouse	19.4%	17.0%	17.3%
Child	30.1%	36.5%	37.1%
Other relative	4.8%	7.4%	7.2%
Nonrelative	2.8%	4.0%	3.8%
In Nonfamily Households	17.1%	11.4%	10.6%
In Group Quarters	1.3%	1.4%	1.4%
Institutionalized Population	0.5%	0.9%	0.9%
Noninstitutionalized Population	0.8%	0.4%	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Market Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	3,047	8,351	10,807
Households with 1 Person	34.5%	23.1%	21.2%
Households with 2+ People	65.5%	76.9%	78.8%
Family Households	61.5%	71.9%	73.9%
Husband-wife Families	49.1%	54.6%	56.4%
With Related Children	19.0%	28.2%	29.7%
Other Family (No Spouse Present)	12.4%	17.3%	17.5%
Other Family with Male Householder	3.7%	6.0%	6.1%
With Related Children	2.4%	3.8%	3.8%
Other Family with Female Householder	8.7%	11.4%	11.4%
With Related Children	5.2%	7.6%	7.6%
Nonfamily Households	4.0%	4.9%	4.9%
All Households with Children	26.8%	40.2%	41.7%
Multigenerational Households	3.8%	6.1%	6.4%
Unmarried Partner Households	5.0%	6.5%	6.5%
Male-female	4.5%	5.9%	5.9%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	3,047	8,351	10,808
1 Person Household	34.5%	23.1%	21.2%
2 Person Household	34.1%	29.2%	29.0%
3 Person Household	9.5%	11.3%	12.1%
4 Person Household	9.0%	12.5%	13.4%
5 Person Household	5.9%	9.9%	10.4%
6 Person Household	3.3%	6.1%	6.2%
7 + Person Household	3.7%	7.9%	7.8%
2010 Households by Tenure and Mortgage Status			
Total	3,047	8,352	10,807
Owner Occupied	68.2%	64.3%	66.7%
Owned with a Mortgage/Loan	42.5%	44.7%	47.9%
Owned Free and Clear	25.7%	19.6%	18.9%
Renter Occupied	31.8%	35.7%	33.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071

Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

	2000	2010	2000-2010 Annual Rate
Population	5,435	7,078	2.68%
Households	2,454	3,047	2.19%
Housing Units	2,709	3,483	2.55%
Population by Race			
Total		7,078	100.0%
Population Reporting One Race		6,806	96.2%
White		5,225	73.8%
Black		26	0.4%
American Indian		96	1.4%
Asian		54	0.8%
Pacific Islander		4	0.1%
Some Other Race		1,401	19.8%
Population Reporting Two or More Races		272	3.8%
Total Hispanic Population		2,848	40.2%
Population by Sex			
Male		3,338	47.2%
Female		3,740	52.8%
Population by Age			
Total		7,076	100.0%
Age 0 - 4		540	7.6%
Age 5 - 9		495	7.0%
Age 10 - 14		435	6.1%
Age 15 - 19		422	6.0%
Age 20 - 24		398	5.6%
Age 25 - 29		405	5.7%
Age 30 - 34		374	5.3%
Age 35 - 39		380	5.4%
Age 40 - 44		359	5.1%
Age 45 - 49		316	4.5%
Age 50 - 54		324	4.6%
Age 55 - 59		350	4.9%
Age 60 - 64		401	5.7%
Age 65 - 69		418	5.9%
Age 70 - 74		353	5.0%
Age 75 - 79		332	4.7%
Age 80 - 84		352	5.0%
Age 85+		428	6.0%
Age 18+		5,342	75.5%
Age 65+		1,883	26.6%
Median Age by Sex and Race/Hispanic Origin			
Total Population		41.3	
Male		37.9	
Female		45.2	
White Alone		52.3	
Black Alone		36.7	
American Indian Alone		29.3	
Asian Alone		40.8	
Pacific Islander Alone		47.5	
Some Other Race Alone		22.6	
Two or More Races		24.3	
Hispanic Population		22.9	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071

Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241

Longitude: -122.8828

Households by Type

Total	3,047	100.0%
Households with 1 Person	1,051	34.5%
Households with 2+ People	1,996	65.5%
Family Households	1,874	61.5%
Husband-wife Families	1,495	49.1%
With Own Children	538	17.7%
Other Family (No Spouse Present)	379	12.4%
With Own Children	195	6.4%
Nonfamily Households	122	4.0%
All Households with Children	817	26.8%
Multigenerational Households	116	3.8%
Unmarried Partner Households	153	5.0%
Male-female	136	4.5%
Same-sex	17	0.6%
Average Household Size	2.29	

Family Households by Size

Total	1,874	100.0%
2 People	939	50.1%
3 People	274	14.6%
4 People	271	14.5%
5 People	177	9.4%
6 People	101	5.4%
7+ People	112	6.0%
Average Family Size	2.97	

Nonfamily Households by Size

Total	1,173	100.0%
1 Person	1,051	89.6%
2 People	101	8.6%
3 People	14	1.2%
4 People	3	0.3%
5 People	2	0.2%
6 People	1	0.1%
7+ People	1	0.1%
Average Nonfamily Size	1.03	

Population by Relationship and Household Type

Total	7,078	100.0%
In Households	6,987	98.7%
In Family Households	5,775	81.6%
Householder	1,728	24.4%
Spouse	1,374	19.4%
Child	2,130	30.1%
Other relative	342	4.8%
Nonrelative	200	2.8%
In Nonfamily Households	1,213	17.1%
In Group Quarters	91	1.3%
Institutionalized Population	36	0.5%
Noninstitutionalized Population	54	0.8%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Family Households by Age of Householder

Total	1,873	100.0%
Householder Age 15 - 44	690	36.8%
Householder Age 45 - 54	281	15.0%
Householder Age 55 - 64	279	14.9%
Householder Age 65 - 74	283	15.1%
Householder Age 75+	340	18.2%

Nonfamily Households by Age of Householder

Total	1,171	100.0%
Householder Age 15 - 44	114	9.7%
Householder Age 45 - 54	77	6.6%
Householder Age 55 - 64	196	16.7%
Householder Age 65 - 74	257	21.9%
Householder Age 75+	527	45.0%

Households by Race of Householder

Total	3,047	100.0%
Householder is White Alone	2,563	84.1%
Householder is Black Alone	11	0.4%
Householder is American Indian Alone	29	1.0%
Householder is Asian Alone	23	0.8%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	344	11.3%
Householder is Two or More Races	75	2.5%
Households with Hispanic Householder	692	22.7%

Husband-wife Families by Race of Householder

Total	1,494	100.0%
Householder is White Alone	1,195	80.0%
Householder is Black Alone	5	0.3%
Householder is American Indian Alone	17	1.1%
Householder is Asian Alone	10	0.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	223	14.9%
Householder is Two or More Races	44	2.9%
Husband-wife Families with Hispanic Householder	452	30.2%

Other Families (No Spouse) by Race of Householder

Total	380	100.0%
Householder is White Alone	265	69.7%
Householder is Black Alone	3	0.8%
Householder is American Indian Alone	6	1.6%
Householder is Asian Alone	1	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	92	24.2%
Householder is Two or More Races	13	3.4%
Other Families with Hispanic Householder	174	45.9%

Nonfamily Households by Race of Householder

Total	1,173	100.0%
Householder is White Alone	1,103	94.0%
Householder is Black Alone	3	0.3%
Householder is American Indian Alone	6	0.5%
Householder is Asian Alone	12	1.0%
Householder is Pacific Islander Alone	2	0.2%
Householder is Some Other Race Alone	29	2.5%
Householder is Two or More Races	18	1.5%
Nonfamily Households with Hispanic Householder	67	5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 1 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Total Housing Units by Occupancy

Total	3,442	100.0%
Occupied Housing Units	3,047	88.5%
Vacant Housing Units		
For Rent	187	5.4%
Rented, not Occupied	6	0.2%
For Sale Only	93	2.7%
Sold, not Occupied	9	0.3%
For Seasonal/Recreational/Occasional Use	23	0.7%
For Migrant Workers	0	0.0%
Other Vacant	77	2.2%
Total Vacancy Rate	12.5%	

Households by Tenure and Mortgage Status

Total	3,047	100.0%
Owner Occupied	2,078	68.2%
Owned with a Mortgage/Loan	1,294	42.5%
Owned Free and Clear	784	25.7%
Average Household Size	2.20	
Renter Occupied	969	31.8%
Average Household Size	2.50	

Owner-occupied Housing Units by Race of Householder

Total	2,078	100.0%
Householder is White Alone	1,852	89.1%
Householder is Black Alone	4	0.2%
Householder is American Indian Alone	17	0.8%
Householder is Asian Alone	13	0.6%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	139	6.7%
Householder is Two or More Races	52	2.5%
Owner-occupied Housing Units with Hispanic Householder	329	15.8%

Renter-occupied Housing Units by Race of Householder

Total	969	100.0%
Householder is White Alone	711	73.4%
Householder is Black Alone	7	0.7%
Householder is American Indian Alone	12	1.2%
Householder is Asian Alone	10	1.0%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	205	21.2%
Householder is Two or More Races	23	2.4%
Renter-occupied Housing Units with Hispanic Householder	364	37.6%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.01
Householder is Black Alone	3.73
Householder is American Indian Alone	3.59
Householder is Asian Alone	1.91
Householder is Pacific Islander Alone	1.00
Householder is Some Other Race Alone	4.06
Householder is Two or More Races	3.17
Householder is Hispanic	4.07

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 3 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

	2000	2010	2000-2010 Annual Rate
Population	22,810	27,075	1.73%
Households	7,059	8,352	1.70%
Housing Units	7,641	9,136	1.80%
Population by Race			
Total		27,073	100.0%
Population Reporting One Race		26,084	96.3%
White		16,831	62.2%
Black		187	0.7%
American Indian		728	2.7%
Asian		213	0.8%
Pacific Islander		30	0.1%
Some Other Race		8,095	29.9%
Population Reporting Two or More Races		989	3.7%
Total Hispanic Population		15,183	56.1%
Population by Sex			
Male		13,729	50.7%
Female		13,346	49.3%
Population by Age			
Total		27,076	100.0%
Age 0 - 4		2,523	9.3%
Age 5 - 9		2,282	8.4%
Age 10 - 14		2,184	8.1%
Age 15 - 19		2,169	8.0%
Age 20 - 24		1,878	6.9%
Age 25 - 29		1,868	6.9%
Age 30 - 34		1,785	6.6%
Age 35 - 39		1,735	6.4%
Age 40 - 44		1,619	6.0%
Age 45 - 49		1,380	5.1%
Age 50 - 54		1,266	4.7%
Age 55 - 59		1,183	4.4%
Age 60 - 64		1,178	4.4%
Age 65 - 69		1,040	3.8%
Age 70 - 74		842	3.1%
Age 75 - 79		731	2.7%
Age 80 - 84		676	2.5%
Age 85+		735	2.7%
Age 18+		18,777	69.4%
Age 65+		4,024	14.9%
Median Age by Sex and Race/Hispanic Origin			
Total Population		31.8	
Male		30.1	
Female		33.6	
White Alone		39.7	
Black Alone		20.1	
American Indian Alone		27.1	
Asian Alone		38.4	
Pacific Islander Alone		26.3	
Some Other Race Alone		23.0	
Two or More Races		23.6	
Hispanic Population		23.0	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

June 28, 2013



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 3 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Households by Type

Total	8,351	100.0%
Households with 1 Person	1,933	23.1%
Households with 2+ People	6,418	76.9%
Family Households	6,008	71.9%
Husband-wife Families	4,560	54.6%
With Own Children	2,191	26.2%
Other Family (No Spouse Present)	1,448	17.3%
With Own Children	798	9.6%
Nonfamily Households	410	4.9%
All Households with Children	3,361	40.2%
Multigenerational Households	512	6.1%
Unmarried Partner Households	539	6.5%
Male-female	491	5.9%
Same-sex	48	0.6%
Average Household Size	3.20	

Family Households by Size

Total	6,008	100.0%
2 People	2,144	35.7%
3 People	896	14.9%
4 People	1,008	16.8%
5 People	813	13.5%
6 People	498	8.3%
7+ People	649	10.8%
Average Family Size	3.75	

Nonfamily Households by Size

Total	2,343	100.0%
1 Person	1,933	82.5%
2 People	292	12.5%
3 People	44	1.9%
4 People	32	1.4%
5 People	16	0.7%
6 People	12	0.5%
7+ People	14	0.6%
Average Nonfamily Size	1.31	

Population by Relationship and Household Type

Total	27,074	100.0%
In Households	26,701	98.6%
In Family Households	23,626	87.3%
Householder	6,060	22.4%
Spouse	4,598	17.0%
Child	9,888	36.5%
Other relative	1,995	7.4%
Nonrelative	1,084	4.0%
In Nonfamily Households	3,076	11.4%
In Group Quarters	373	1.4%
Institutionalized Population	255	0.9%
Noninstitutionalized Population	118	0.4%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 3 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Family Households by Age of Householder		
Total	6,008	100.0%
Householder Age 15 - 44	2,761	46.0%
Householder Age 45 - 54	1,058	17.6%
Householder Age 55 - 64	864	14.4%
Householder Age 65 - 74	680	11.3%
Householder Age 75+	645	10.7%
Nonfamily Households by Age of Householder		
Total	2,344	100.0%
Householder Age 15 - 44	352	15.0%
Householder Age 45 - 54	243	10.4%
Householder Age 55 - 64	433	18.5%
Householder Age 65 - 74	476	20.3%
Householder Age 75+	840	35.8%
Households by Race of Householder		
Total	8,352	100.0%
Householder is White Alone	6,195	74.2%
Householder is Black Alone	39	0.5%
Householder is American Indian Alone	161	1.9%
Householder is Asian Alone	66	0.8%
Householder is Pacific Islander Alone	9	0.1%
Householder is Some Other Race Alone	1,656	19.8%
Householder is Two or More Races	226	2.7%
Households with Hispanic Householder	3,126	37.4%
Husband-wife Families by Race of Householder		
Total	4,561	100.0%
Householder is White Alone	3,219	70.6%
Householder is Black Alone	21	0.5%
Householder is American Indian Alone	99	2.2%
Householder is Asian Alone	34	0.7%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	1,054	23.1%
Householder is Two or More Races	130	2.9%
Husband-wife Families with Hispanic Householder	1,973	43.3%
Other Families (No Spouse) by Race of Householder		
Total	1,448	100.0%
Householder is White Alone	887	61.3%
Householder is Black Alone	9	0.6%
Householder is American Indian Alone	39	2.7%
Householder is Asian Alone	6	0.4%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	450	31.1%
Householder is Two or More Races	56	3.9%
Other Families with Hispanic Householder	855	59.0%
Nonfamily Households by Race of Householder		
Total	2,343	100.0%
Householder is White Alone	2,089	89.2%
Householder is Black Alone	9	0.4%
Householder is American Indian Alone	23	1.0%
Householder is Asian Alone	25	1.1%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	152	6.5%
Householder is Two or More Races	41	1.8%
Nonfamily Households with Hispanic Householder	297	12.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 3 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Total Housing Units by Occupancy

Total	9,146	100.0%
Occupied Housing Units	8,352	91.3%
Vacant Housing Units		
For Rent	331	3.6%
Rented, not Occupied	12	0.1%
For Sale Only	216	2.4%
Sold, not Occupied	24	0.3%
For Seasonal/Recreational/Occasional Use	52	0.6%
For Migrant Workers	1	0.0%
Other Vacant	158	1.7%
Total Vacancy Rate	8.6%	

Households by Tenure and Mortgage Status

Total	8,352	100.0%
Owner Occupied	5,373	64.3%
Owned with a Mortgage/Loan	3,736	44.7%
Owned Free and Clear	1,637	19.6%
Average Household Size	2.95	
Renter Occupied	2,979	35.7%
Average Household Size	3.64	

Owner-occupied Housing Units by Race of Householder

Total	5,372	100.0%
Householder is White Alone	4,406	82.0%
Householder is Black Alone	19	0.4%
Householder is American Indian Alone	69	1.3%
Householder is Asian Alone	42	0.8%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	701	13.0%
Householder is Two or More Races	131	2.4%
Owner-occupied Housing Units with Hispanic Householder	1,389	25.9%

Renter-occupied Housing Units by Race of Householder

Total	2,979	100.0%
Householder is White Alone	1,789	60.1%
Householder is Black Alone	20	0.7%
Householder is American Indian Alone	92	3.1%
Householder is Asian Alone	24	0.8%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	955	32.1%
Householder is Two or More Races	95	3.2%
Renter-occupied Housing Units with Hispanic Householder	1,737	58.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.67
Householder is Black Alone	4.15
Householder is American Indian Alone	4.68
Householder is Asian Alone	2.71
Householder is Pacific Islander Alone	3.22
Householder is Some Other Race Alone	4.88
Householder is Two or More Races	4.10
Householder is Hispanic	4.78

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

	2000	2010	2000-2010 Annual Rate
Population	30,230	35,408	1.59%
Households	9,191	10,807	1.63%
Housing Units	9,903	11,743	1.72%
Population by Race			
Total		35,407	100.0%
Population Reporting One Race		34,141	96.4%
White		22,689	64.1%
Black		235	0.7%
American Indian		916	2.6%
Asian		290	0.8%
Pacific Islander		41	0.1%
Some Other Race		9,970	28.2%
Population Reporting Two or More Races		1,266	3.6%
Total Hispanic Population		18,541	52.4%
Population by Sex			
Male		18,056	51.0%
Female		17,352	49.0%
Population by Age			
Total		35,407	100.0%
Age 0 - 4		3,240	9.2%
Age 5 - 9		3,021	8.5%
Age 10 - 14		2,932	8.3%
Age 15 - 19		2,887	8.2%
Age 20 - 24		2,437	6.9%
Age 25 - 29		2,438	6.9%
Age 30 - 34		2,374	6.7%
Age 35 - 39		2,329	6.6%
Age 40 - 44		2,181	6.2%
Age 45 - 49		1,945	5.5%
Age 50 - 54		1,787	5.0%
Age 55 - 59		1,614	4.6%
Age 60 - 64		1,509	4.3%
Age 65 - 69		1,306	3.7%
Age 70 - 74		1,009	2.9%
Age 75 - 79		856	2.4%
Age 80 - 84		753	2.1%
Age 85+		788	2.2%
Age 18+		24,460	69.1%
Age 65+		4,712	13.3%
Median Age by Sex and Race/Hispanic Origin			
Total Population		31.6	
Male		30.1	
Female		33.1	
White Alone		38.2	
Black Alone		20.0	
American Indian Alone		27.2	
Asian Alone		35.6	
Pacific Islander Alone		30.6	
Some Other Race Alone		23.0	
Two or More Races		22.3	
Hispanic Population		23.0	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Households by Type

Total	10,807	100.0%
Households with 1 Person	2,286	21.2%
Households with 2+ People	8,521	78.8%
Family Households	7,987	73.9%
Husband-wife Families	6,091	56.4%
With Own Children	2,976	27.5%
Other Family (No Spouse Present)	1,896	17.5%
With Own Children	1,039	9.6%
Nonfamily Households	534	4.9%
All Households with Children	4,509	41.7%
Multigenerational Households	689	6.4%
Unmarried Partner Households	707	6.5%
Male-female	640	5.9%
Same-sex	67	0.6%
Average Household Size	3.23	

Family Households by Size

Total	7,989	100.0%
2 People	2,753	34.5%
3 People	1,255	15.7%
4 People	1,407	17.6%
5 People	1,101	13.8%
6 People	651	8.1%
7+ People	822	10.3%
Average Family Size	3.73	

Nonfamily Households by Size

Total	2,819	100.0%
1 Person	2,286	81.1%
2 People	383	13.6%
3 People	57	2.0%
4 People	40	1.4%
5 People	21	0.7%
6 People	16	0.6%
7+ People	16	0.6%
Average Nonfamily Size	1.33	

Population by Relationship and Household Type

Total	35,408	100.0%
In Households	34,920	98.6%
In Family Households	31,169	88.0%
Householder	8,018	22.6%
Spouse	6,115	17.3%
Child	13,148	37.1%
Other relative	2,548	7.2%
Nonrelative	1,339	3.8%
In Nonfamily Households	3,751	10.6%
In Group Quarters	488	1.4%
Institutionalized Population	330	0.9%
Noninstitutionalized Population	158	0.4%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Family Households by Age of Householder		
Total	7,987	100.0%
Householder Age 15 - 44	3,693	46.2%
Householder Age 45 - 54	1,512	18.9%
Householder Age 55 - 64	1,169	14.6%
Householder Age 65 - 74	870	10.9%
Householder Age 75+	743	9.3%
Nonfamily Households by Age of Householder		
Total	2,821	100.0%
Householder Age 15 - 44	483	17.1%
Householder Age 45 - 54	345	12.2%
Householder Age 55 - 64	540	19.1%
Householder Age 65 - 74	548	19.4%
Householder Age 75+	905	32.1%
Households by Race of Householder		
Total	10,807	100.0%
Householder is White Alone	8,140	75.3%
Householder is Black Alone	46	0.4%
Householder is American Indian Alone	205	1.9%
Householder is Asian Alone	81	0.8%
Householder is Pacific Islander Alone	12	0.1%
Householder is Some Other Race Alone	2,043	18.9%
Householder is Two or More Races	280	2.6%
Households with Hispanic Householder	3,810	35.3%
Husband-wife Families by Race of Householder		
Total	6,091	100.0%
Householder is White Alone	4,411	72.4%
Householder is Black Alone	24	0.4%
Householder is American Indian Alone	124	2.0%
Householder is Asian Alone	45	0.7%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	1,318	21.6%
Householder is Two or More Races	164	2.7%
Husband-wife Families with Hispanic Householder	2,437	40.0%
Other Families (No Spouse) by Race of Householder		
Total	1,896	100.0%
Householder is White Alone	1,208	63.7%
Householder is Black Alone	12	0.6%
Householder is American Indian Alone	52	2.7%
Householder is Asian Alone	10	0.5%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	546	28.8%
Householder is Two or More Races	67	3.5%
Other Families with Hispanic Householder	1,022	53.9%
Nonfamily Households by Race of Householder		
Total	2,820	100.0%
Householder is White Alone	2,521	89.4%
Householder is Black Alone	10	0.4%
Householder is American Indian Alone	29	1.0%
Householder is Asian Alone	26	0.9%
Householder is Pacific Islander Alone	6	0.2%
Householder is Some Other Race Alone	179	6.3%
Householder is Two or More Races	49	1.7%
Nonfamily Households with Hispanic Householder	351	12.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst



Census 2010 Summary Profile

111 N Arney Rd, Woodburn, OR, 97071
Ring: 5 mile radius

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828

Total Housing Units by Occupancy

Total	11,745	100.0%
Occupied Housing Units	10,807	92.0%
Vacant Housing Units		
For Rent	362	3.1%
Rented, not Occupied	15	0.1%
For Sale Only	251	2.1%
Sold, not Occupied	42	0.4%
For Seasonal/Recreational/Occasional Use	62	0.5%
For Migrant Workers	3	0.0%
Other Vacant	203	1.7%
Total Vacancy Rate	8.0%	

Households by Tenure and Mortgage Status

Total	10,807	100.0%
Owner Occupied	7,212	66.7%
Owned with a Mortgage/Loan	5,174	47.9%
Owned Free and Clear	2,038	18.9%
Average Household Size	3.01	
Renter Occupied	3,595	33.3%
Average Household Size	3.67	

Owner-occupied Housing Units by Race of Householder

Total	7,211	100.0%
Householder is White Alone	5,918	82.1%
Householder is Black Alone	22	0.3%
Householder is American Indian Alone	98	1.4%
Householder is Asian Alone	55	0.8%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	943	13.1%
Householder is Two or More Races	170	2.4%
Owner-occupied Housing Units with Hispanic Householder	1,810	25.1%

Renter-occupied Housing Units by Race of Householder

Total	3,596	100.0%
Householder is White Alone	2,222	61.8%
Householder is Black Alone	24	0.7%
Householder is American Indian Alone	106	2.9%
Householder is Asian Alone	27	0.8%
Householder is Pacific Islander Alone	7	0.2%
Householder is Some Other Race Alone	1,100	30.6%
Householder is Two or More Races	110	3.1%
Renter-occupied Housing Units with Hispanic Householder	2,000	55.6%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.75
Householder is Black Alone	4.13
Householder is American Indian Alone	4.57
Householder is Asian Alone	2.95
Householder is Pacific Islander Alone	3.00
Householder is Some Other Race Alone	4.88
Householder is Two or More Races	4.12
Householder is Hispanic	4.76

Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 28, 2013

Made with Esri Business Analyst

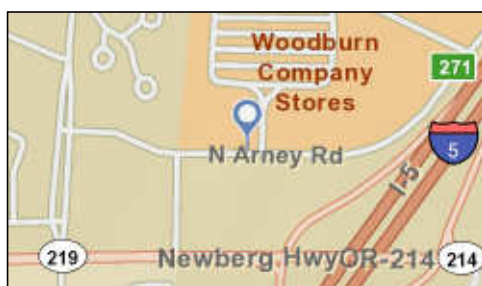
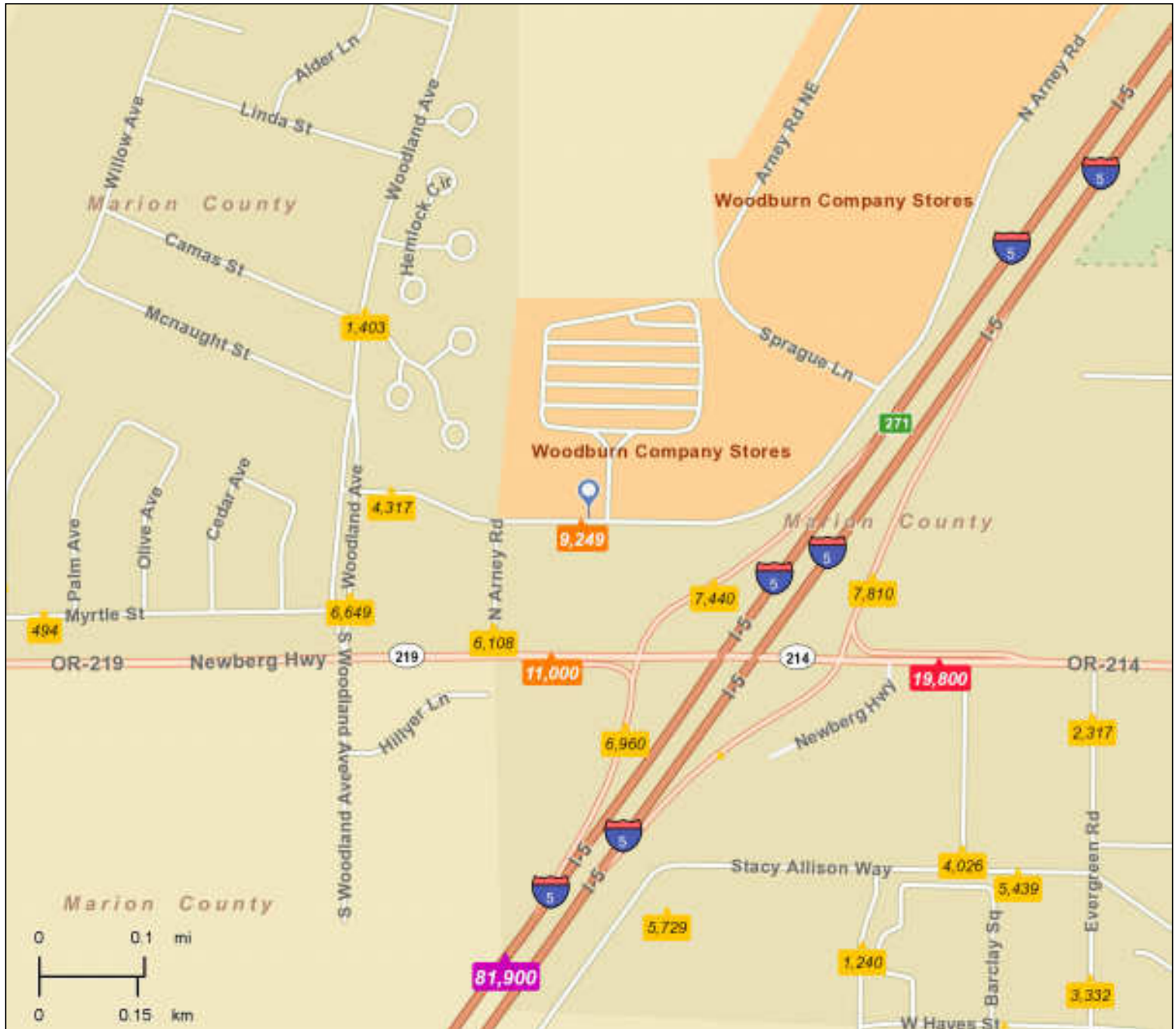


Traffic Count Map - Close Up

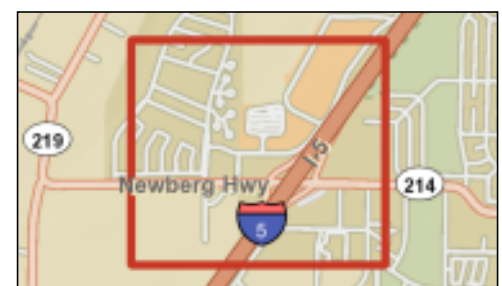
111 N Arney Rd, Woodburn, OR, 97071
Ring: 1, 3, 5 Miles

prepared for Ashley Rhea

Latitude: 45.15241
Longitude: -122.8828



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

June 28, 2013

Made with Esri Business Analyst