

FOR SALE

18 HOLE GOLF COURSE LODGE & RESTAURANT



1724 PA-25
Millersburg, PA 17061

Dwight E. Wagner, CCIM

Matthew M. Czaus



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www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	Lykens Valley Golf Resort 1724 Route 25, Millersburg, PA 17061 Upper Paxton Township, Dauphin County		
SITE SIZE:	± 170 Acres Total		
IMPROVEMENTS:	Golf Course -	18 holes/± 6,100 yards	
	Lodge #A -	14 rooms	
	Lodge #B -	14 rooms	
	Restaurant -	4,324 SF	
	Golf Shop -	1,090 SF	
	Admin Building -	720 SF	
	Tournament Pavilion	± 100 seating	
	Maintenance Building	Includes men & woman locker rooms and snack shack	
ESTIMATED GOLF ROUNDS:	2025	22,744	
	2024	22,538	
	2023	20,112	
WATER & SEWER:	On-site Well & on-site septic system		
ZONING:	Agriculture	(single family subdivision possible, see zoning information)	
REAL ESTATE TAXES:	\$32,466 (2025)		
TAX ACCOUNT NOS.:	65-019-002-000-000 (142.81 acres) 65-014-014-000-000 (16.81 acres) 65-019-057-000-000 (10.01 acres)		
SALE PRICE:	\$2,950,000		
FINANCIALS:	Operating financials available for qualified buyers.		
COMMENTS:	Value add potential from possible subdivision of + 12 single family building lots.		

GOLF

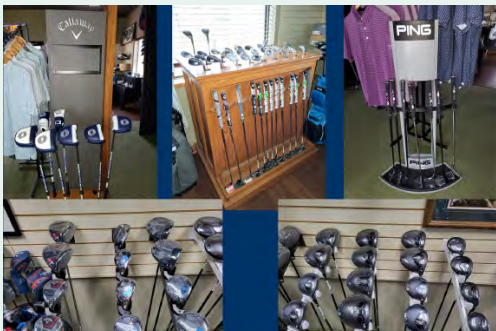


Golf Course Simulator

- 21 courses to choose from
- Hourly rental
- Up to 4 people
- Winter income

Golf Course

- 18 hole course
- 6,100 yards
- Designed by Harlan Willis
- Rated 70.2, Slope 116
- Driving Range
- Practice Green



Golf Shop

- 2-story building
- Full-service shop
- Carries golf essential & apparel
- Attached Snack Shack
- Locker Rooms, Bathrooms & Shower



GOLF COURSE

Blue	69.7/115	394	484	417	215	391	543	166	355	359	3324
White	68.5/113	385	473	410	206	355	527	165	349	354	3224
Green	66.7/111	314	473	356	181	320	452	165	349	354	2964
Gold	65.6/108	314	430	356	181	320	452	125	300	310	2788
Par		4	5	4	3	4	5	3	4	4	36
Handicap		3	17	1	7	5	9	15	13	11	
Hole		1	2	3	4	5	6	7	8	9	Out
Handicap		9	5	3	15	7	1	17	13	11	
Red	68.4/112	305	400	343	122	300	448	110	279	285	2592



Singapore Golf Federation
SINGAPORE GOLF FEDERATION

Date _____ Score _____
 Attest _____



Luke
Etzweiler
*Director of
Golf*

1

No alcoholic beverages permitted on golf course, unless purchased on site.



SWING
Restaurant Bar

www.lodgelykensvalley.com

www.swinglykensvalley.com

239	394	195	314	206	490	333	556	290	3017	3324	6341
202	381	171	307	200	450	293	549	282	2835	3224	6059
180	340	155	307	179	405	293	469	282	2610	2964	5574
180	340	155	260	160	373	283	469	258	2478	2788	5266
3	4	3	4	3	5	4	5	4	35	36	71
2	6	12	16	10	8	14	4	18			
10	11	12	13	14	15	16	17	18	In	Out	Total
											Hq/Nel
12	6	14	8	16	10	4	2	18			
137	337	126	256	149	330	253	433	240	2261	2592	4853



1724 Route 25 • Millersburg, PA 17061
717-692-3664 • www.lykensvalley.com



GOLF EQUIPMENT

<u>Year</u>	<u>Golf Course Equipment</u>
<u>Built / Purchased</u>	
	Irrigation System with Ford 6 Cycle Industrial Motor
2018 / 2021	Jacobson Fairway Mower
	Toro Fairway Mower
/ 2021	Toro Greens Mower
	Tee Mower
/ 2021	Smithco Sprayer
2023 / 2023	Kubota Tractor Lease
	Progressive Gang Mower
/ 2022	Jacobson Rough Mower
	Backhoe Tractor
2022 / 2022	JK Zero-Turn
2026 / 2026	Toro PC648 Aerifier Lease
	Greens Brush
	Greens Roller
	Steiner Tractor
	Turbo Blower
	Push Mower
	Backpack Blower
	Weed Wacker
	Weed Wacker
	JD Pressure Washer
2023 / 2023	Stihl Chainsaw
1995 /	GMC Work Truck
	1,000 Gallon Fuel Tanks - Above Ground (2)

Golf Carts

2023 / 2023	E-Z-Go Golf Carts (+/- 12)
2020 / 2020	E-Z-Go Golf Carts (+/- 12)
2015 /	E-Z-Go Golf Carts (+/- 26)
2014 /	E-Z-Go Golf Carts (+/- 10)
2004 /	E-Z-Go Golf Carts (+/- 10)
	Total Golf Carts - +/- 70

Pro Shop Equipment

New Toast Point of Sale with Desktop Units (3), Handheld Units (6) & Kitchen Order Screens (4)

Golf Simulator

Televisions (3)

Computers (5)

Monitors (9)

Laster Printer

Copier / Printer

Range Ball Washer

Pavilion Equipment

60" Tables (10)

Folding Chairs (100)

Commercial Picnic Tables (7)

6' Chargrill

Stove / Oven

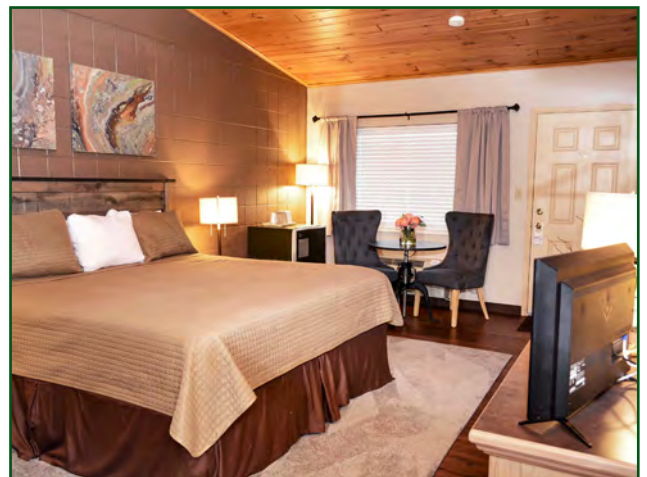
6 Tap Kegerator

THE LODGE



The Lodge at Lykens Valley

- Situated adjacent to Hole 9
- Two separate buildings
- 28 rooms (25 standard & 3 king)
- Complimentary Continental Breakfast
- In-ground swimming pool
- Banquet room and catering area

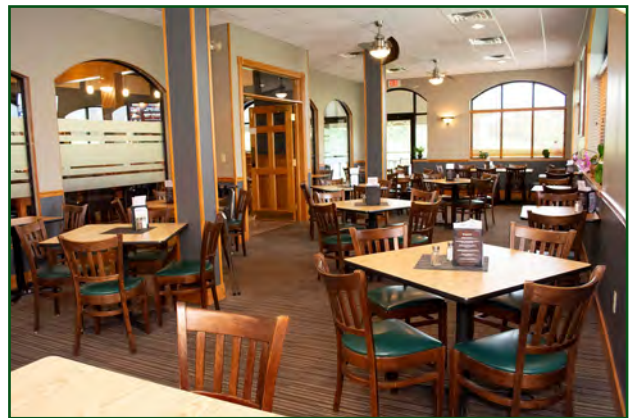


SWING RESTAURANT



Swing Restaurant

- Full service restaurant
- Liquor License included in sale
- ± 112 seats (indoor dining)
- ± 50 seats (outdoor dining)



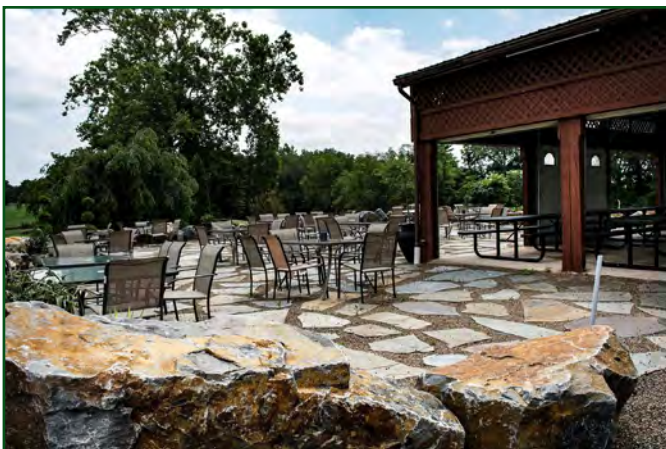
Swing Restaurant Equipment

Friers (3)
Sandwich Units (3)
Microwaves (3)
Steam Table
Flat Top Grill
Broiler Oven
Salamander
Hot Dog Roller
6-Burner Stove & Oven
Chest Freezers (2) - 3-Door & Upright
Walk-In Cooler
Walk-In Beer Coolers (2)
Ice Machines (2)
Alto Shaam

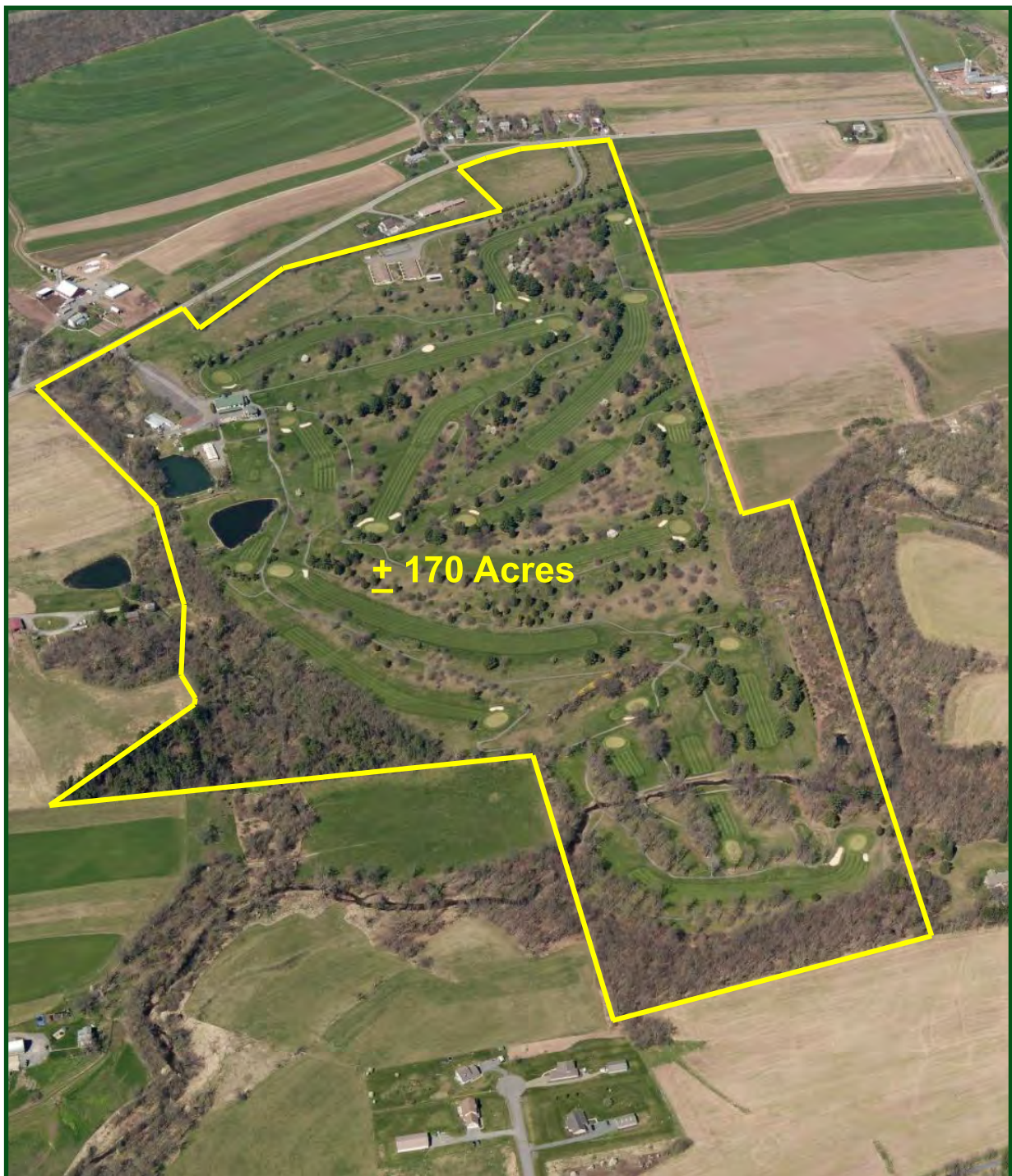
Lodge Equipment

Standard Beds (25)
King Beds (3)
Dressers (28)
Televisions (28)
Room Refrigerators (28)
Washing Machines (5)
Dryers (5)
Upright Refrigerators (4) in Lobby & Meeting Room

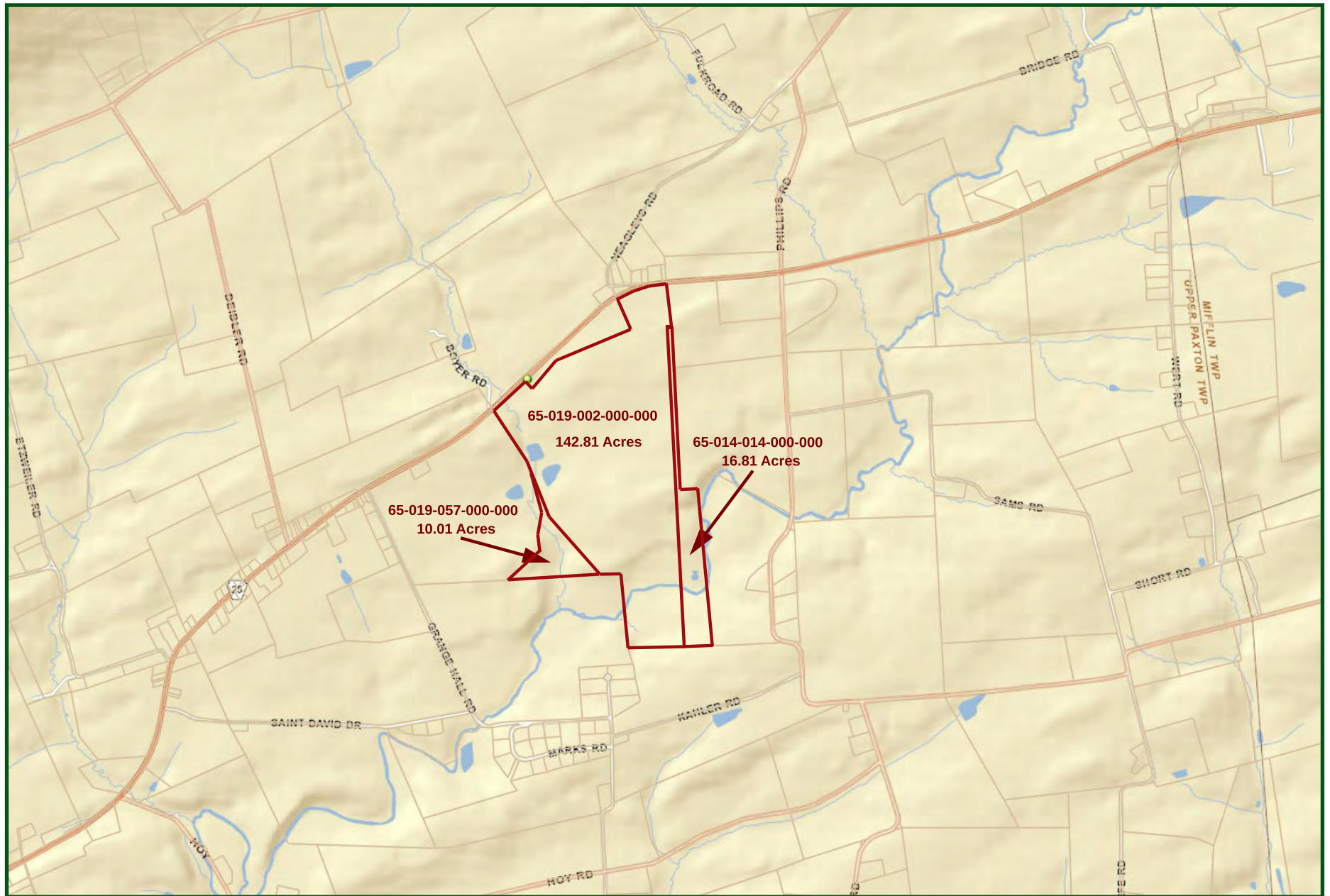
PHOTOGRAPHS



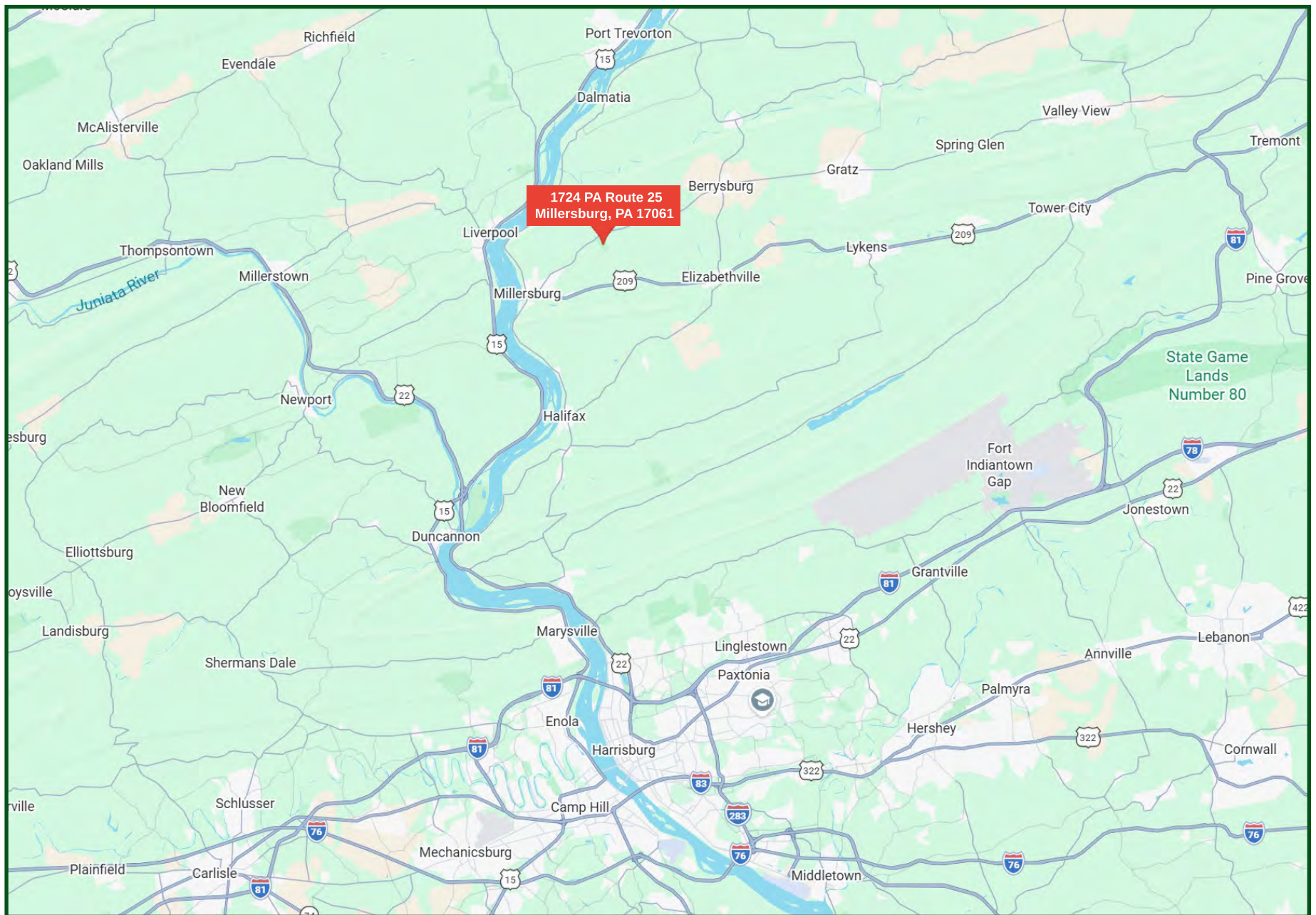
AERIAL PHOTO



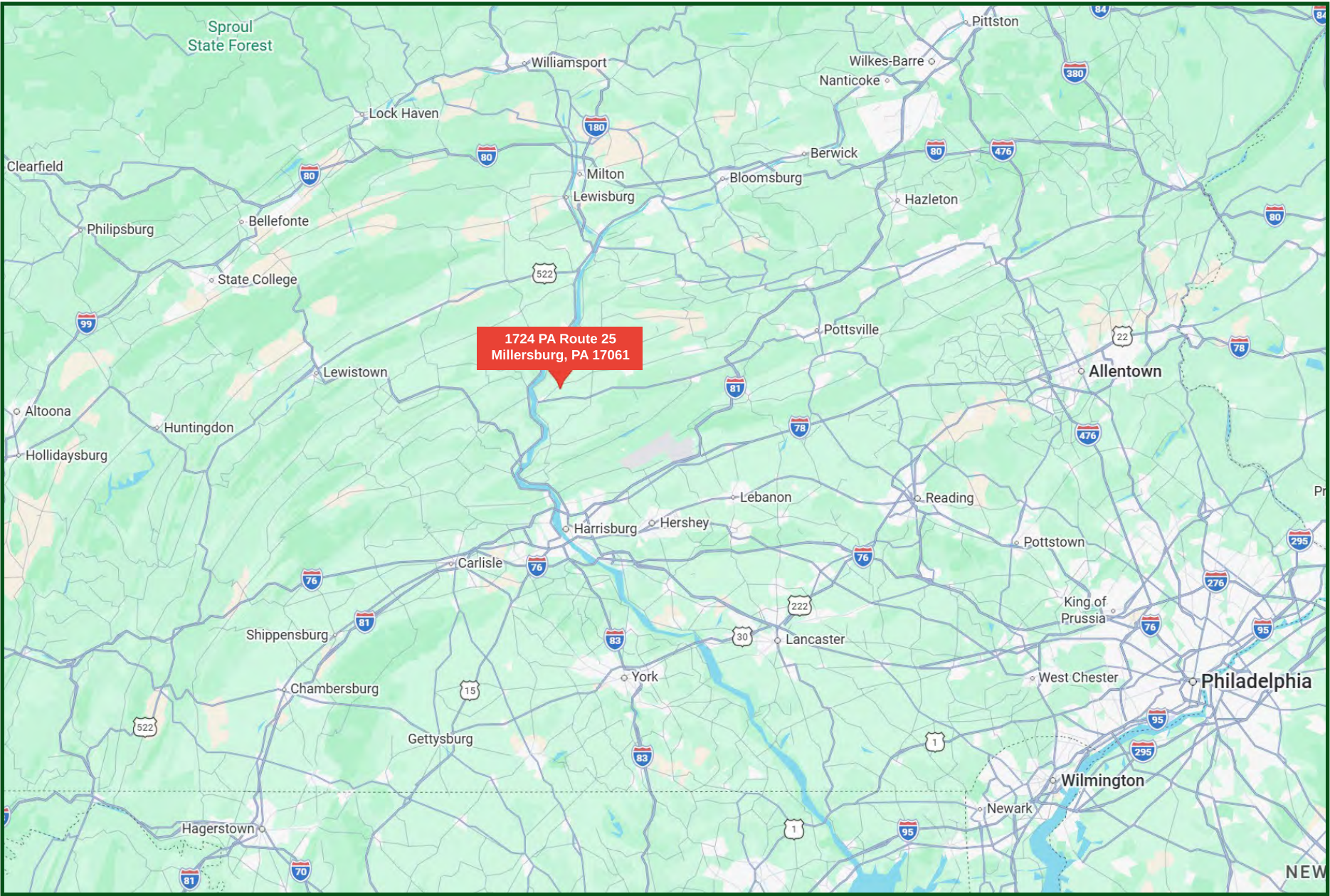
TAX MAP



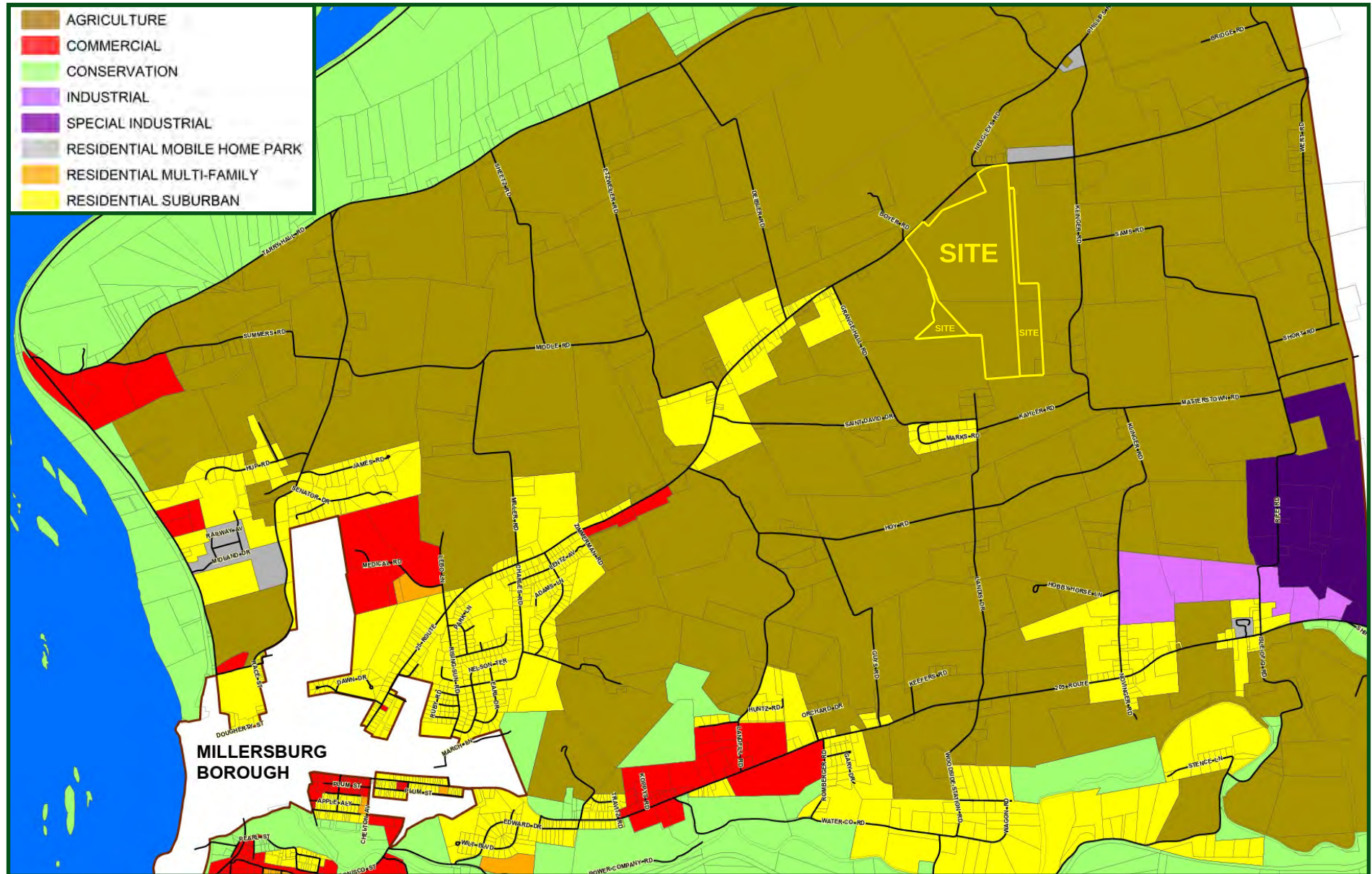
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Upper Paxton Township)



ZONING (Agricultural)

§ 27-501

ZONING

§ 27-503

PART 5

A - AGRICULTURAL DISTRICT

§ 27-501. Purpose. [Ord. No. 6-11-19, 6/11/2019]

Agricultural land is considered a special nonreplaceable resource within the Township which, if lost, is not reclaimable once developed. Agricultural activities are an integral part of the culture and economy of Upper Paxton Township and are therefore deserving of preservation. The Agricultural District is intended and designed to preserve and promote agricultural activities in areas of productive soils and active farming as an ongoing and viable major component of the Township's economy and lifestyle. It is further intended to prevent adverse effects resulting from encroachment by guiding development types and intensities incompatible with agricultural operations into more appropriate zoning districts. In the Agricultural District, agricultural and related support activities are considered primary uses, with residential and other nonagricultural uses being secondary. Therefore, nonagricultural uses permitted to develop in this district must accept nuisances which are a normal adjunct to farming and related operations.

§ 27-502. Permitted Uses. [Ord. No. 6-11-19, 6/11/2019]

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in § 27-305, Use Table.

§ 27-503. Dimensional Regulations. [Ord. No. 6-11-19, 6/11/2019]

1. Dimensional regulations shall be as follows:

Maximum Building Height	
Principal	35 feet
Accessory ¹	25 feet
Minimum Lot Area	20 acre
Maximum Density ²	0.05 du/ac
Minimum Lot Width	150 feet
Maximum Lot Coverage	20%
Minimum Yard Setbacks	
Front	50 feet
Each Side ³	25 feet
Rear	50 feet

NOTES:

- ¹ Accessory buildings used for agricultural purposes and farming are exempt from height regulations.
- ² The total number of lots and/or dwelling units shall comply with the provisions of § 27-1102, Subsection 30 of this chapter.
- ³ For corner lots, the side yard abutting the street shall be the same as the front yard.

§ 27-504. Minimum Off-Street Parking Requirements. [Ord. No. 6-11-19, 6/11/2019]

Off-street parking shall be provided in accordance with the provisions of Part 14 of this chapter.

§ 27-505. Sign Requirements. [Ord. No. 6-11-19, 6/11/2019]

Signs shall be provided in accordance with the provisions of Part 16 of this chapter.

ZONING (Section 27-1102, Subsection 30)

§ 27-1102

UPPER PAXTON CODE

§ 27-1102

- G. The storage of manure shall not be permitted within 200 feet of the applicable property lines. The manure storage area must be located within the required grazing area.
30. Subdivision of Tracts in Agricultural District. Single-family detached dwellings and other uses listed § 27-502 shall be permitted in the Agricultural District pursuant to the standards set forth in the Agricultural District, subject, however, to the following:
- A. The enacting Board of Supervisors finds that the conduct of economically viable agricultural activities is directly related to the size of the parcels of land available for agricultural activities. The express purpose of this subsection is to foster agricultural activities by preserving parcels of land within the Agricultural District intact to extent feasible and permitted by law. The subdivision of parcels located in the Agricultural District, therefore, is prohibited except in strict conformity with the provisions of this Subsection 30 as set forth below. Further, no proposed lot or subdivision, otherwise prohibited by these provisions, shall be made eligible for subdivision by virtue of said lot or subdivision being identified on the plan labeled as a farm, or as containing a single-family residence.
- B. The total number of lots that may be subdivided from a parcel (whether such proposed subdivision be for residential, agricultural or any other purpose) shall not exceed the number of lots listed in the sliding scale below. Further, for parcels of land containing more than 60 acres, the total property area represented by lots permitted, excluding the remainder lot, shall not exceed 10% of the total area of the parcel at the time of initial property subdivision or development occurring after the effective date of this chapter.

Size of Original Parcel in Acres	Number of Lots Permitted
1 but less than 5	2, plus the remainder lot
5 but less than 10	3, plus the remainder lot
10 but less than 15	4, plus the remainder lot
15 but less than 25	5, plus the remainder lot
25 and over	6 for the first 25 acres, plus 1 lot for each additional 25 acres, plus the remainder lot, subject nevertheless to the 10% aggregate lot area limitation for tracts in excess of 60 acres

- C. The remainder lot created through this process and occurring after the effective date of this subsection shall not be further subdivided for any purpose, it being the express purpose of this subsection to

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preserve and foster the conduct of agricultural activities within the Agricultural District. No lot created under this subsection shall be developed to contain two or more dwellings. A statement to this effect shall be included in the property deed description as a covenant running with the land for so long as the land is in the agricultural district and a similar statement shall also be included on the subdivision plan prior to recordation.

- D. For parcels of 60 acres or more, the total number of lots, excluding the remainder lot, subdivided in compliance with Subsection 30A, above, which shall have direct access from the lot or lots to an abutting public street in existence at the time the plan is filed shall not exceed six lots nor shall they consume in the aggregate more than 25% of the total street frontage of the original tract.
31. Temporary Roadside Stands. Such a structure and use may be permitted, provided the following are complied with:
- A. A highway occupancy permit shall be obtained from the appropriate state or Township authorities for any access or pull-off areas.
 - B. Vehicular parking shall not be permitted within the cartway or berm, and such pull-off area shall be designated such that vehicles need not back onto the cartway to exit.
 - C. No structure shall be located closer than 25 feet from the edge of the cartway.
 - D. The structure shall be removed at the end of the growing and harvesting season of the products sold.
 - E. No hazards to pedestrians or vehicular traffic shall be created.
32. Kennels. Where permitted as a special exception, kennels shall also comply with the following standards:
- A. Any building or structure used for a kennel or related use, and any unenclosed outdoor structures, runways, pens, stalls, or exercise yards, shall be a minimum of 300 feet from any property line and 1,000 feet from any property line of any residential zone (R-S, R-M, R-MP).
 - B. Minimum lot area shall be 20 acres.
 - C. The number of different breeding females at a kennel in any one calendar year may not exceed four.
 - D. Any exercise yards shall be surrounded by a six-foot, non-see-through fence.

ZONING (Table 27-305)

§ 27-305

ZONING

§ 27-305

Those uses not specifically listed as permitted by right(P); permitted as a conditional use (C); or permitted by special exception (S) shall be expressly prohibited and not permitted in the zoning district.	ZONING DISTRICT							
	CN CONSERVATION	A AGRICULTURAL	R-S RESIDENTIAL SUBURBAN	R-M RESIDENTIAL MULTI-FAMILY	R-MP RESIDENTIAL MOBILE HOME PARK	CM COMMERCIAL	I INDUSTRIAL	SPI SPECIAL INDUSTRIAL
Zoning Ordinance, Part -	4	5	6	7	8	9	10	10A
RESIDENTIAL USES								
Accessory apartments (single family)		P	P	P				
Conversion apartments		P						
Manufactured and industrialized housing dwellings		P	P	P				
Manufactured/mobile home dwellings when located in a manufactured/mobile home park					P			
Multifamily (apartments and garden apartments)				P				
Nursing/convalescent homes				P		P		
Seasonal cottages, hunting and fishing cabins, recreational vehicles and campgrounds	P							
Single-family attached dwellings (townhouses)				P				
Single-family detached dwelling units	P	P	P	P				
Single-family semidetached dwellings				P				
Two-family detached dwellings (duplex with one unit over the other)				P				
Residential Open Space/Conservation Design (§ 27-1102, Subsection 40)		C	C					
NONRESIDENTIAL USES								
Agricultural operations, nurseries, green houses, boarding stables, animal hospitals		P				P	P	P
Agriculturally oriented commercial establishments such as farm implement dealers, feed mills and similar businesses and support services		P						
Agriculture	P	P						
Agriculture, when part of a farm						P	P	P
Airports and heliports		P						
All uses similar to the specified permitted uses and not otherwise prohibited by law						P	P	P
Amusement enterprises, including theaters, bowling alleys, skating rinks or similar uses						P	P	
Automobile sales and services, including automobile garages and body shops						P	P	

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ZONING

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§ 27-305

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§ 27-305

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	CN CONSERV- ATION	A AGRI- CULTURAL	R-S RESID- ENTIAL SUBURBAN	R-M RESIDENT- IAL MULTI- FAMILY	R-MP RESIDENT- IAL MOBILE HOME PARK	CM COMMER- CIAL	I INDUSTR- IAL	SPI SPECIAL INDUSTR- IAL
Zoning Ordinance, Part -	4	5	6	7	8	9	10	10A
Automobile wrecking yard							P	
Banks, business and professional offices						P	P	
Bed-and-breakfast establishments		P				P		
Body shops, painting, tire retreading or recapping, welding shops and the like						P	P	
Bookbinding						P	P	
Bottling works						P	P	
Carpenter, cabinet making, furniture repair and upholstery, electrician, HVAC, metal working, tinsmiths, plumbing, welding and machine shops and other similar minor fabricating and assembly businesses						P	P	
Churches or similar places of worship and cemeteries	P	P	P	P		P		
Clubs and lodges						P	P	
Commercial recreation facilities						P	P	
Commercial scale raising and marketing of fowl or poultry		P						
Construction and farming materials and equipment storage, sales and repair businesses, including lumberyards						P	P	
Country clubs and golf courses		P						
Dance or music studios						P	P	
Day-care center				P		P	P	
Day-care home			P			P		
Department and variety stores						P	P	
Distribution plants and other service industries						P	P	
Dog kennels		S						
Fitness centers						P	P	
Forestry	P	P	P	P	P	P	P	P
Fraternal organizations, clubs and lodges				P		P		
Freight and trucking terminals						P	P	
Grange halls and buildings for agricultural-oriented groups		P						
Home occupations		P	P			P		

ZONING

§ 27-305

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Zoning Ordinance, Part -	4	5	6	7	8	9	10	10A
Hospitals			P	P		P	P	
Hotels and motels						P	P	
Institutional care facilities						P	P	
Junkyards							P	
Laboratories						P	P	
Landfills							C	P
Libraries			P			P		
Machine shops						P	P	
Manufacture of metal dies and taps						P	P	
Manufacturing of pottery and figurines or other similar ceramic products, using only clay and kilns fired only by electricity or gas						P	P	
Manufacturing, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, pharmaceutical and food products, except vinegar, yeast and the rendering or refining of fat and oils						P	P	
Medical and dental clinics			P	P		P	P	
Medical marijuana facility - grower/processor							P	P
Medical marijuana facility - dispensary						P		
Metal fabrication and forging						P	P	
Mortuary establishments						P	P	
Nurseries, garden stores and florists		P				P		
Personal service establishments, including barbershops and beauty shops, tailors, dry cleaning, self-service laundries						P	P	
Printing and newspaper publishing						P	P	
Private park and recreation areas	P							
Processing, storage and sale of milk and milk products produced on the premises		P						
Public and private conservation areas and structures for the conservation of open land, water, soil, wildlife resources and historic preservation	P							
Public and private schools		P	P	P		P	P	

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ZONING

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§ 27-305

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Zoning Ordinance, Part -	4	5	6	7	8	9	10	10A
Public/municipal buildings, structures, facilities and uses	P	P	P	P		P	P	P
Public park and recreation areas	P	P	P	P		P		
Public utility service structures and facilities	P	P	P	P		P	P	P
Raising of crops, fruits and vegetables	P	P	P	P		P		
Recycling facility						P	P	P
Restaurants, tea rooms, cafes, and other similar places serving food or beverages						P	P	
Riding academies, public and private stables		P						
Signs, in accordance with Part 16, Signs	P	P	P	P	P	P	P	P
Storage and packing of fruits and vegetables		P						
Storage rental facilities						P	P	
Stores for the retailing of food, beverages, drugs, sundries, confectionery, hardware, bakery products, clothing, household appliances, furniture, sporting goods, hobbies and toys, with minor manufacturing permitted						P	P	
Temporary roadside stands for sale of garden products and commodities		P						
Veterinary services and animal hospitals		P				P		
Wholesale and warehouse businesses, including distribution activities						P	P	
Wholesale business, warehousing and other storage plants						P	P	
Wind energy facilities (§ 27-1102, Subsection 24C)	C	C				C	C	C
Wireless communication facilities: Tower-based	P	P				P	P	P
Wireless communication facilities: Non-tower	P	P	P	P	P	P	P	P
ACCESSORY USES								
Accessory uses and buildings located on the same lot with and customarily incidental to any permitted use specified in the district, in accordance with Part 13, Nonconforming Buildings and Uses	P	P	P	P	P	P	P	P
Containment of large pets and farm animals accessory to residential uses			P					
Home occupation	P	P	P	P	P			

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Zoning Ordinance, Part -	4	5	6	7	8	9	10	10A
No-impact home-based business			P	P	P			
Satellite dish antennas	P	P	P	P	P	P	P	P
Single-family dwelling (accessory and incidental only)						P	P	
Alternative energy systems:								
Anaerobic digesters		P					C	
Ground source heat pumps (geothermal)	P	P	P	P	P	P	P	P
Solar collectors and solar-related equipment	P	P	P	P	P	P	P	P

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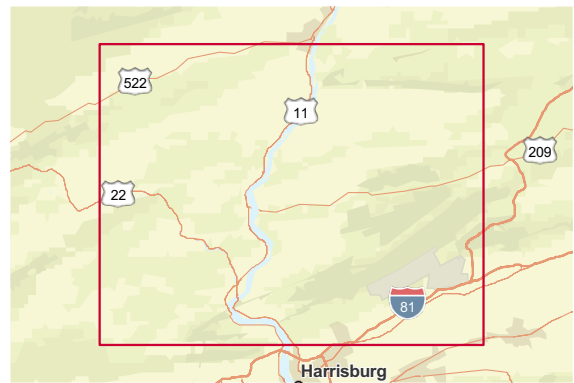
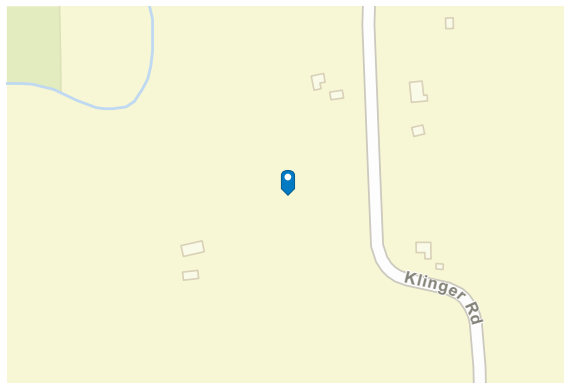
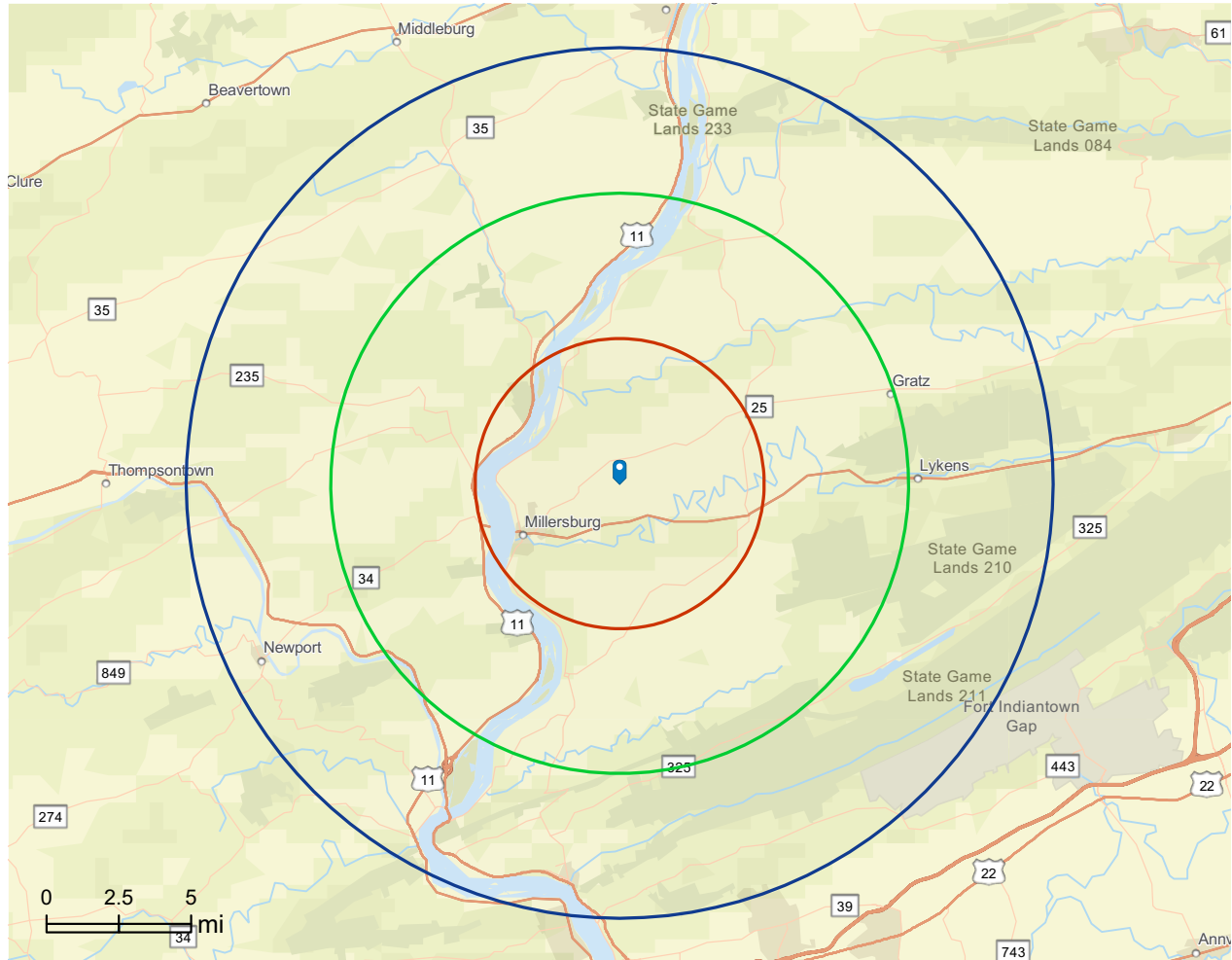


Site Map

1724 State Route 25, Millersburg, Pennsylvania, 17061 2
1724 State Route 25, Millersburg, Pennsylvania, 17061
Rings: 5, 10, 15 mile radii



Prepared by Esri
Latitude: 40.56453
Longitude: -76.89659



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Executive Summary

1724 State Route 25, Millersburg, Pennsylvania, 17061 2
1724 State Route 25, Millersburg, Pennsylvania, 17061
Rings: 5, 10, 15 mile radii



Population	5 miles	10 miles	15 miles
2010 Population	12,828	32,839	68,757
2020 Population	12,332	31,713	67,140
2025 Population	12,228	31,695	67,596
2030 Population	12,220	31,718	67,795
2010-2020 Annual Rate	-0.39%	-0.35%	-0.24%
2020-2025 Annual Rate	-0.16%	-0.01%	0.13%
2025-2030 Annual Rate	-0.01%	0.01%	0.06%

Age			
2025 Median Age	45.0	44.1	43.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	93.0%	94.1%	93.6%
Black Alone	1.2%	0.8%	1.0%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	0.9%	0.7%	0.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.8%	0.8%	0.8%
Two or More Races	3.9%	3.5%	3.9%
Hispanic Origin	2.7%	2.2%	2.4%
Diversity Index	17.9	15.2	16.3

Households			
2010 Total Households	5,170	12,828	27,026
2020 Total Households	5,145	12,701	26,795
2025 Total Households	5,178	12,829	27,047
2030 Total Households	5,213	12,899	27,200
2010-2020 Annual Rate	-0.05%	-0.10%	-0.09%
2020-2025 Annual Rate	0.12%	0.19%	0.18%
2025-2030 Annual Rate	0.13%	0.11%	0.11%
2025 Average Household Size	2.33	2.46	2.49
Wealth Index	68	78	79

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 1724 State Route 25, Millersburg, Pennsylvania, 17061 2 | Rings: 5, 10, 15 mile radii

Mortgage Income	5 miles	10 miles	15 miles
2025 Percent of Income for M		21.8%	21.4%

Median Household Income			
2025 Median Household Income	\$71,960	\$75,417	\$75,497
2030 Median Household Income	\$82,339	\$85,626	\$84,486
2025-2030 Annual Rate	2.73%	2.57%	2.28%

Average Household Income			
2025 Average Household Income	\$87,338	\$93,743	\$94,034
2030 Average Household Income	\$97,817	\$105,257	\$105,160

Per Capita Income			
2025 Per Capita Income	\$37,570	\$38,060	\$37,774
2030 Per Capita Income	\$42,412	\$42,924	\$42,360
2025-2030 Annual Rate	2.45%	2.43%	2.32%

Income Equality			
2025 Gini Index	40.7	40.7	41.3

Socioeconomic Status			
2025 Socioeconomic Status Index	52.2	50.9	51.2

Housing Unit Summary			
Housing Affordability Index	103	101	103
2010 Total Housing Units	5,669	14,012	29,834
2010 Owner Occupied Hus (%)	71.1%	76.8%	77.7%
2010 Renter Occupied Hus (%)	28.9%	23.1%	22.3%
2010 Vacant Housing Units (%)	8.8%	8.4%	9.4%
2020 Housing Units	5,610	13,759	29,462
2020 Owner Occupied HUs (%)	70.0%	76.0%	76.7%
2020 Renter Occupied HUs (%)	30.1%	24.1%	23.3%
Vacant Housing Units	7.8%	8.0%	9.1%
2025 Housing Units	5,632	13,872	29,735
Owner Occupied Housing Units	71.5%	77.3%	78.0%
Renter Occupied Housing Units	28.5%	22.7%	22.1%
Vacant Housing Units	8.1%	7.5%	9.0%
2030 Total Housing Units	5,664	13,951	29,909
2030 Owner Occupied Housing Units	3,774	10,060	21,375
2030 Renter Occupied Housing Units	1,439	2,838	5,825
2030 Vacant Housing Units	451	1,052	2,709

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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