

# RESIDENTIAL GROWTH MACHESNEY PARK TO WISCONSIN

BELOIT

WISCONSIN

ILLINOIS

SOUTH BELOIT



Winfield 369 Units

Wingate 319 Units

Kensington 286 Units

Woodlands 383 Units

Ridgefield 155 Units

Old River Hills 102 Units

605 Units

Chicory Ridge 603 Units

Hawks Pointe 72 Units

Clearwing 143 Units

Crystal Hills 568 Units

41 Units

Riverbend 59 Units

605 Units

Emerald Ridge 43 Units

Briarcliff 260 Units

52 Units

54 Units

Willowbrook 145 Units

Ashmore 154 Units

McDonald's Country Knoll 44 Units

689 SF Units

Hinkle's Wooded Acres - 338 Units

Remington Creek 41 Units

330 Units

Silo Ridge 251 SF Units

Mach. North 101 Units

270 SF Units

239 SF Units

237 MF Units

511 SF Units

169 SF Units

14 SF Units

10 SF Units

180 SF Units

190/I 173 INTERCHANGE

Expected Completion Summer 2007

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

173

ROCK CUT STATE PARK  
(Over 1,000,000 Visitors / Year)

MACHESNEY PARK

LOVES PARK

ROCKFORD

CALEDONIA

POPLAR GROVE

BELVIDERE

110 Lots

60 MF

295 Lots

700 Lots

244 Lots

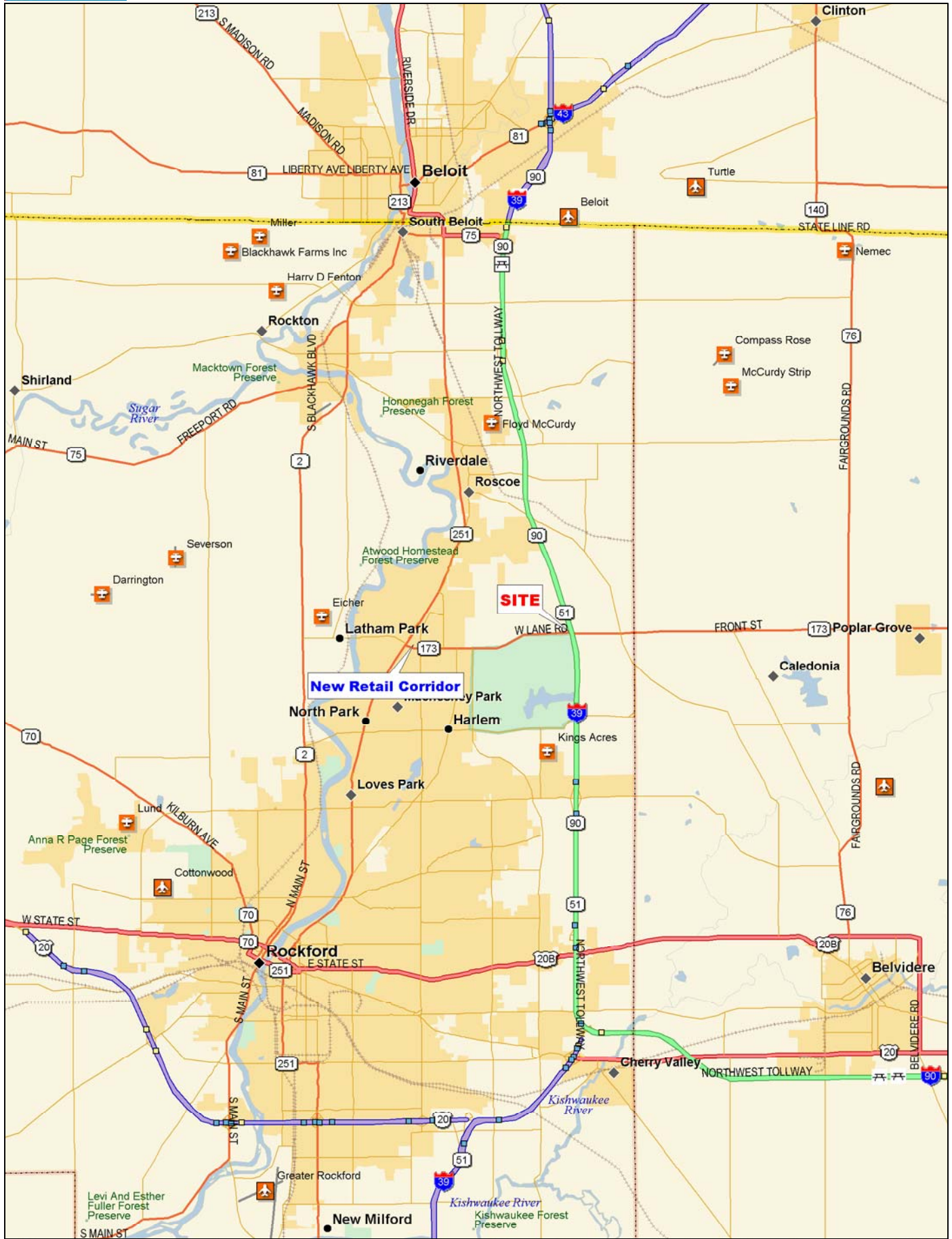
350 Lots

500 Lots

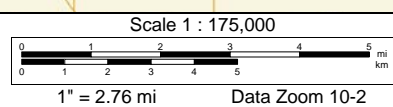
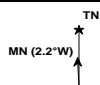
1800 Existing  
300 Planned

135 Lots

1400 Lots



Data use subject to license.  
 © 2005 DeLorme. Street Atlas USA® 2006.  
 www.delorme.com



# Roscoe



Commercial Gateway  
of  
Machesney Park

Planned Perryville  
Road Extension

Emerald Ridge

Sagewood

Hirsh Woods

Engeloff

446 SF Units  
Existing

159 SF Units  
Existing

589 SF Units  
Existing

101 SF Units  
Existing

48 SF Units  
Existing

Kieselburg  
Forest Preserve

Swanson Road

330 SF Units  
Existing

239 SF Units  
237 MF Units  
Under Construction

511 SF Units  
Planned

270 SF Units  
Planned

109 SF Units  
232 MF Units  
Planned

109 SF Units  
232 MF Units  
Planned

Hallmark Homes LLC

LandMark Development

239 SF Units  
42 MF Units  
Under Construction

251 SF Units  
Platted

167 SF Units  
Platted

FRG  
FRG  
FRG

FRG

384 SF Units  
Existing

Bawks View

LandMark Development

LandMark Development

169 SF Units  
Planned

Eagles  
View

FRG

FRG

FRG

FRG

SwedishAmerican  
Health System

LandMark Development

Machesney Crossings SC  
219,000 SF

14 SF Units  
Planned

FRG

FRG

FRG

FRG

FRG

FRG

FRG

17.43  
Acres

31.85  
Acres

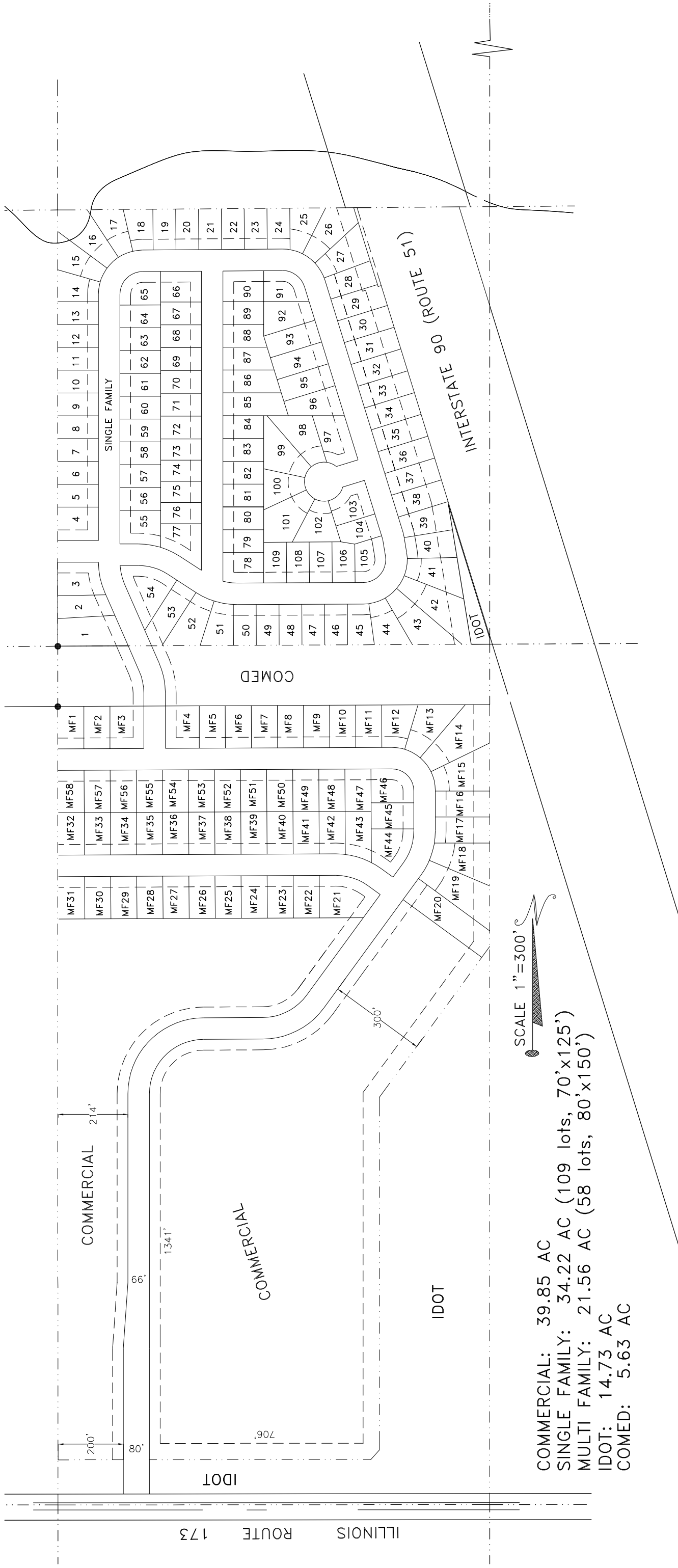
16.02  
Acres

10 SF Units  
180 MF Units  
Platted

ROCK CUT STATE PARK  
(Over 1,000,000 Visitors / Year)

190173 INTERCHANGE  
Expected Completion  
Spring 2007

90



COMMERCIAL: 39.85 AC  
 SINGLE FAMILY: 34.22 AC (109 lots, 70'x125')  
 MULTI FAMILY: 21.56 AC (58 lots, 80'x150')  
 IDOT: 14.73 AC  
 COMED: 5.63 AC



### Interstate 90 and IL. Route 173

#### Site Type: Radius

#### Radius: 5.0 mile

#### Radius: 10.0 mile

#### Radius: 25.0 mile

#### 2007 Population

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
Total Population	62,085	260,563	560,750
Male Population	49.6%	49.0%	49.4%
Female Population	50.4%	51.0%	50.6%
Median Age	37.7	37.6	37.2

#### 2007 Income

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
Median HH Income	\$70,261	\$56,888	\$56,870
Per Capita Income	\$31,780	\$27,963	\$26,911
Average HH Income	\$86,223	\$71,748	\$70,063

#### 2007 Households

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
Total Households	22,543	100,313	213,484
Average Household Size	2.75	2.54	2.58
1990-2000 Annual Rate	4.25%	1.4%	1.33%

#### 2007 Housing

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
Owner Occupied Housing Units	78.9%	67.3%	67.3%
Renter Occupied Housing Units	16.0%	25.3%	24.7%
Vacant Housing Units	5.1%	7.3%	8.0%

#### Population

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
1990 Population	37,909	208,846	456,517
2000 Population	53,461	238,254	515,193
2007 Population	62,085	260,563	560,750
2012 Population	68,289	278,481	598,498
1990-2000 Annual Rate	3.5%	1.33%	1.22%
2000-2007 Annual Rate	2.42%	1.44%	1.36%
2007-2012 Annual Rate	1.92%	1.34%	1.31%

In the identified market area, the current year population is 560,750. In 2000, the Census count in the market area was 515,193. The rate of change since 2000 was 1.36 percent annually. The five-year projection for the population in the market area is 598,498, representing a change of 1.31 percent annually from 2007 to 2012. Currently, the population is 49.4 percent male and 50.6 percent female.

#### Households

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
1990 Households	12,803	80,293	171,506
2000 Households	19,416	92,305	195,712
2007 Households	22,543	100,313	213,484
2012 Households	24,812	106,977	227,946
1990-2000 Annual Rate	4.25%	1.4%	1.33%
2000-2007 Annual Rate	2.42%	1.34%	1.4%
2007-2012 Annual Rate	1.94%	1.29%	1.32%

The household count in this market area has changed from 195,712 in 2000 to 213,484 in the current year, a change of 1.4 percent annually. The five-year projection of households is 227,946, a change of 1.32 percent annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2000. The number of families in the current year is 145,395 in the market area.

#### Housing

Currently, 67.3 percent of the 231,951 housing units in the market area are owner occupied; 24.7 percent, renter occupied; and 8.0 percent are vacant. In 2000, there were 208,879 housing units— 66.6 percent owner occupied, 27.1 percent renter occupied and 6.3 percent vacant. The rate of change in housing units since 2000 is 1.69 percent. Median home value in the market area is \$144,589, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 2.73 percent annually to \$165,447. From 2000 to the current year, median home value changed by 6.38 percent annually.



### Interstate 90 and IL. Route 173

#### Site Type: Radius

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$40,631	\$32,258	\$31,735
2000 Median HH Income	\$57,053	\$45,437	\$45,562
2007 Median HH Income	\$70,261	\$56,888	\$56,870
2012 Median HH Income	\$81,734	\$65,837	\$65,750
1990-2000 Annual Rate	3.45%	3.48%	3.68%
2000-2007 Annual Rate	3.39%	3.66%	3.61%
2007-2012 Annual Rate	3.07%	2.96%	2.94%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$16,077	\$15,083	\$14,216
2000 Per Capita Income	\$24,788	\$22,053	\$21,140
2007 Per Capita Income	\$31,780	\$27,963	\$26,911
2012 Per Capita Income	\$38,303	\$33,423	\$32,164
1990-2000 Annual Rate	4.43%	3.87%	4.05%
2000-2007 Annual Rate	4.06%	3.87%	3.94%
2007-2012 Annual Rate	3.8%	3.63%	3.63%
<b>Average Household Income</b>			
1990 Average Household Income	\$46,508	\$38,962	\$37,446
2000 Average Household Income	\$67,185	\$55,992	\$54,980
2007 Average HH Income	\$86,223	\$71,748	\$70,063
2012 Average HH Income	\$103,924	\$86,055	\$83,797
1990-2000 Annual Rate	3.75%	3.69%	3.92%
2000-2007 Annual Rate	4.07%	4.05%	3.95%
2007-2012 Annual Rate	3.81%	3.7%	3.64%

#### Households by Income

Current median household income is \$56,870 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$65,750 in five years. In 2000, median household income was \$45,562, compared to \$31,735 in 1990.

Current average household income is \$70,063 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$83,797 in five years. In 2000, average household income was \$54,980, compared to \$37,446 in 1990.

Current per capita income is \$26,911 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$32,164 in five years. In 2000, the per capita income was \$21,140, compared to \$14,216 in 1990.

#### Population by Employment

	Radius: 5.0 mile	Radius: 10.0 mile	Radius: 25.0 mile
Total Businesses	1,696	8,508	16,504
Total Employees	14,587	78,217	145,208

Currently, 92.3 percent of the civilian labor force in the identified market area is employed and 7.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.8 percent of the civilian labor force, and unemployment will be 7.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 68.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 53.5 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 15.1 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 31.3 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 82.7 percent of the market area population drove alone to work, and 2.9 percent worked at home. The average travel time to work in 2000 was 21.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 18.0 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 35.1 percent were high school graduates only (28.6 percent in the U.S.)
- 6.4 percent had completed an Associate degree (6.3 percent in the U.S.)
- 12.0 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 6.0 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)