1. AREA CHARACTERISTICS:
   a. Description of Terrain. Loyal with favorable grades - no construction hazards.

   b. Favorable Influences. Convenience to transportation, trading and recreational areas, churches, etc. Particularly favored in being in close proximity to a junior college, high school, and grade schools. Nearness to downtown centers and to State Office Buildings.

   c. Detrimental Influences None, fundamentally, but some evidence of a tendency toward heterogeneous architectural types.

   d. Percentage of land improved 60%; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS: Professional and business non-
   a. Occupation Sr. and Jr. executives; b. Estimated annual family income $2400-6000

   c. Foreign-born families None; American predominating; d. Negro None;

   e. Infiltration of Restricted; f. Relief families None

   g. Population is increasing Rapidly; decreasing; static

3. BUILDINGS:
   PREDOMINATING 95% OTHER TYPE % OTHER TYPE %

   a. Type 5 and 6 rooms

   b. Construction Frame & stucco & brick

   c. Average Age 3 Years

   d. Repair Good

   e. Occupancy 98.5%

   f. Home ownership 94%

   g. Constructed past yr. (1937) 161

   h. 1929 Price range $6000-10,000 100% $ 100% $ 100%

   i. 1935 Price range $5000-8000 80% $ $ 3%

   j. 1938 Price range $5750-9500 95% $ 5%

   k. Sales demand All prices range good

   l. Activity Good

   m. 1929 Rent range $50-70 100% $ 100% $ 100%

   n. 1935 Rent range $40-55 80% $ $ 20%

   o. 1939 Rent range $50-65 95% $ $ 5%

   p. Rental demand Good in all types

   q. Activity Good


5. CLARIFYING REMARKS: Development of area began in 1925, subsequent subdivisions being placed on the market in 1925-27-28-29-32-33, almost all carrying deed restrictions. 7th Ave. was dedicated in 1911, but abutting property was never platted. In zoned 1 and 2-family residential, but over 95% improvements are single-family. Construction generally of good quality, homogeneity of social and income levels is fair to good. Including hatched portion of area, it is only about 26% developed. In the fastest growing section of city, and when the hatched portion of area is developed, should be broken down and regraded. There is a high-grade, multi-family dwelling project in contemplation for this section. Under the circumstances, it is felt a provisional

6. NAME AND LOCATION Summerton Park & Land Drive Terraces SECURITY GRADE At AREA NO. 2