

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

CACTUS AND LOOP 303

SOUTHEAST CORNER

CITY OF SURPRISE, ARIZONA | COMMERCIAL ACREAGE



Subject Site
Looking Northeast



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



CACTUS ROAD AND LOOP 303

SOUTHEAST CORNER

LOCATION:

Located at the southeast corner of Cactus Road and Loop 303 in Surprise, Arizona.

SIZE:

±72 Acres

ASSESSOR PARCEL NUMBERS:

501-09-002A, 003A and 004B

ZONING:

Zoned Commercial | City of Surprise

PAD approved 4.5.2019 by City of Surprise, [please click](#) to view PAD details.

PRICE:

Submit

TERMS:

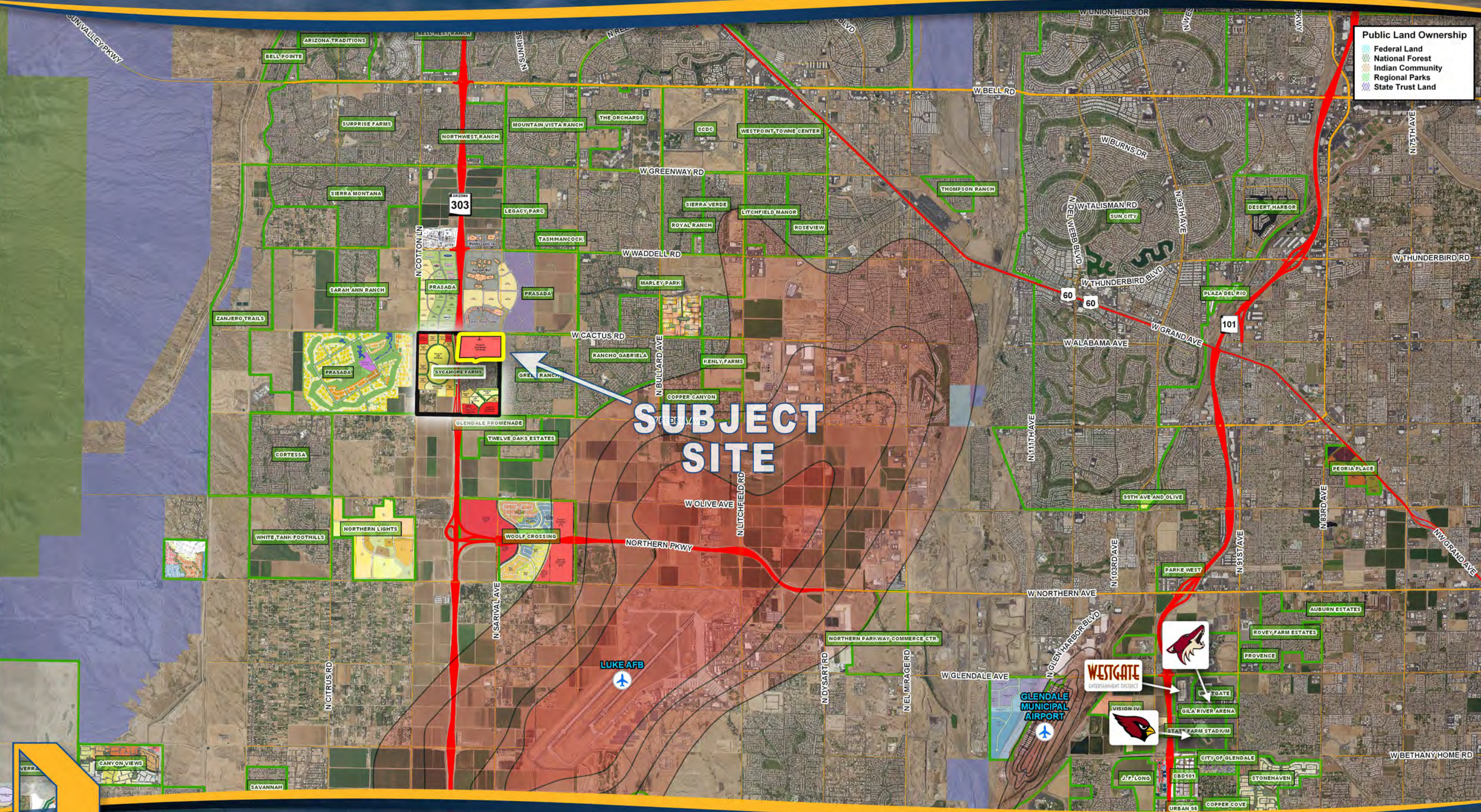
Cash

COMMENTS:

Located just off the Loop 303, which serves as a vital regional transportation link in the West Valley and beyond, this ±72-acre parcel in the heart of Surprise offers excellent investment or development opportunities.

CACTUS ROAD AND LOOP 303

CITY OF SURPRISE, ARIZONA



Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

SUBJECT SITE

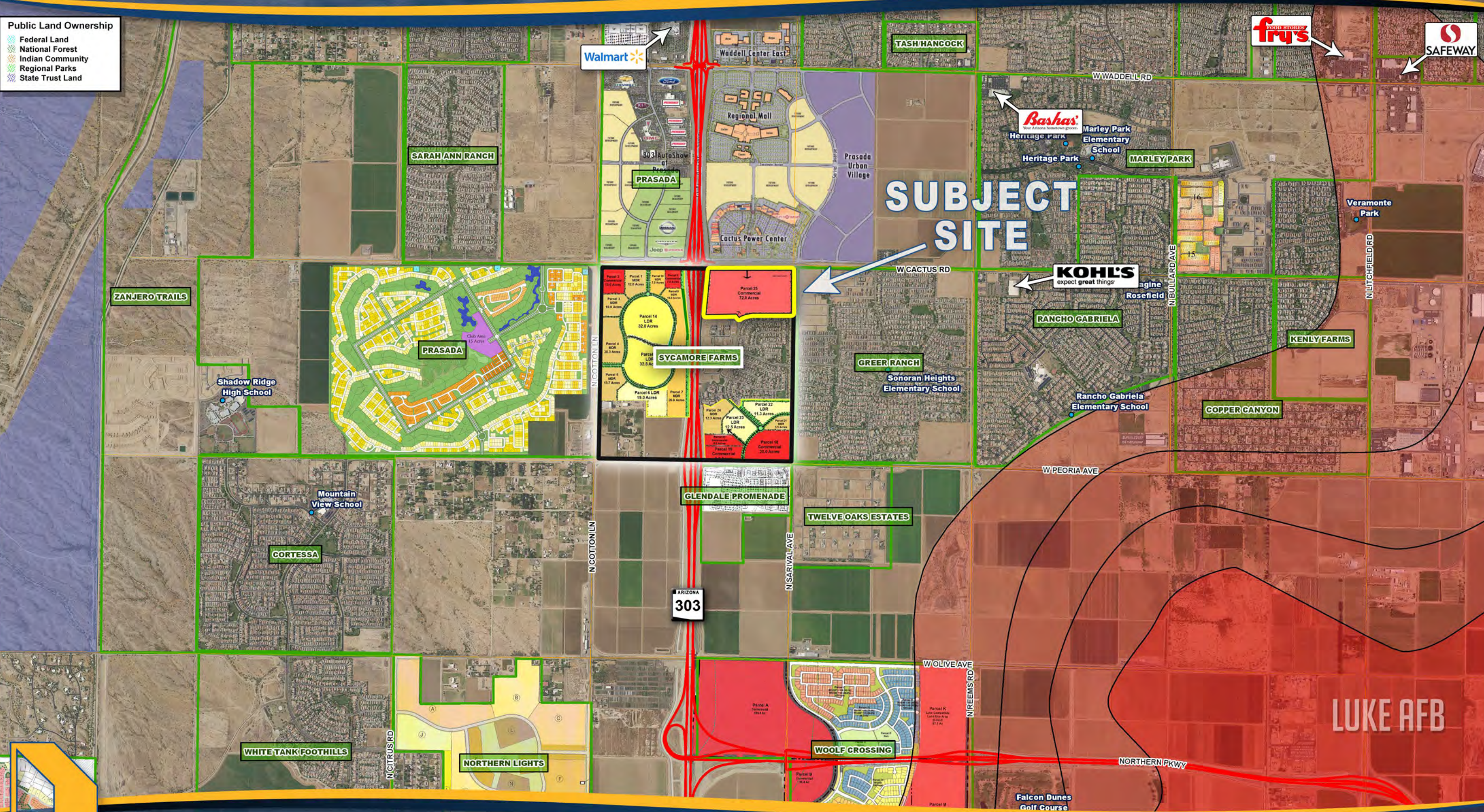
NATHAN & ASSOCIATES, INC.
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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

CACTUS ROAD AND LOOP 303

CITY OF SURPRISE, ARIZONA

- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land

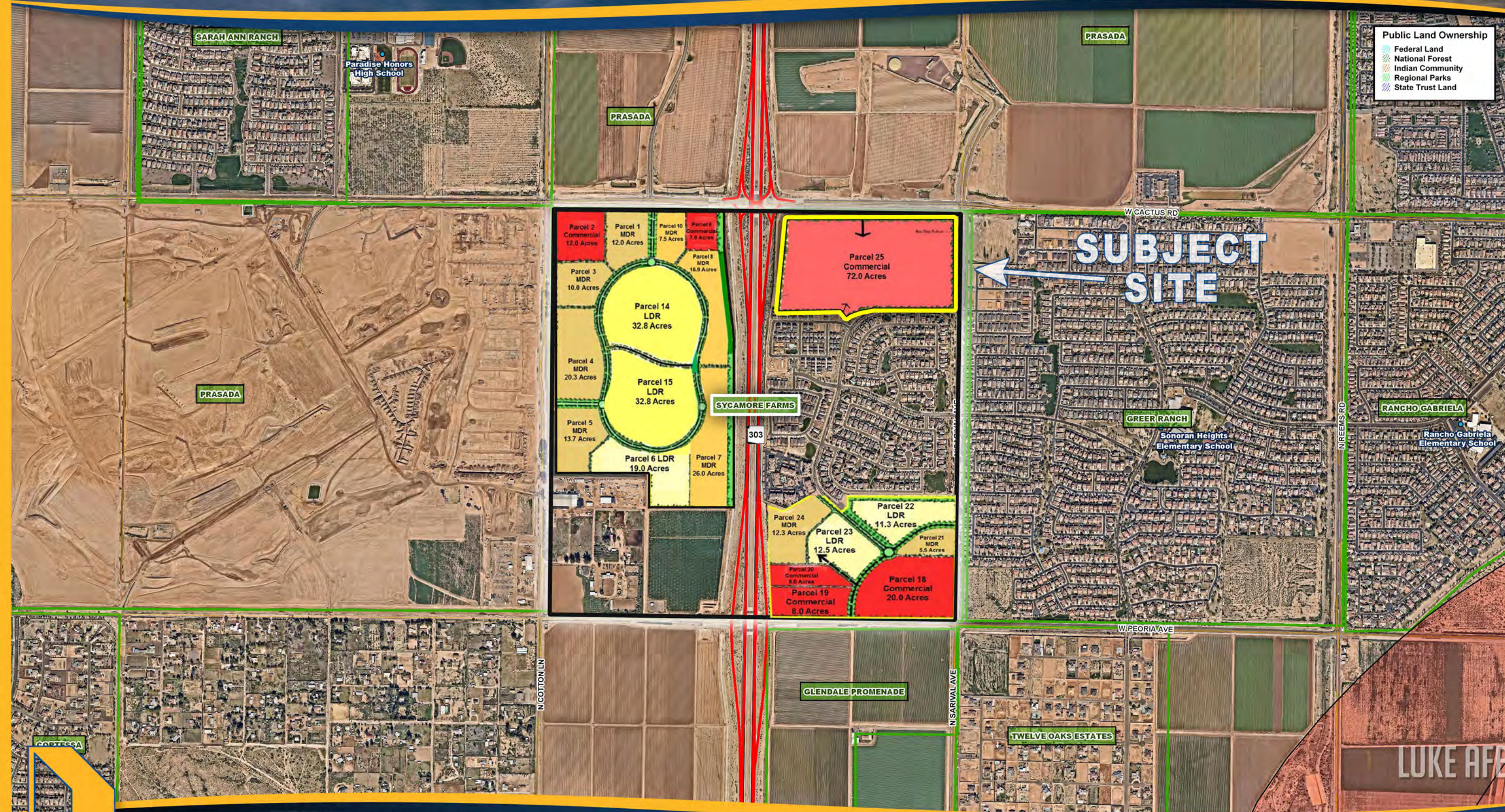


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CACTUS ROAD AND LOOP 303

CITY OF SURPRISE, ARIZONA



CACTUS ROAD AND LOOP 303

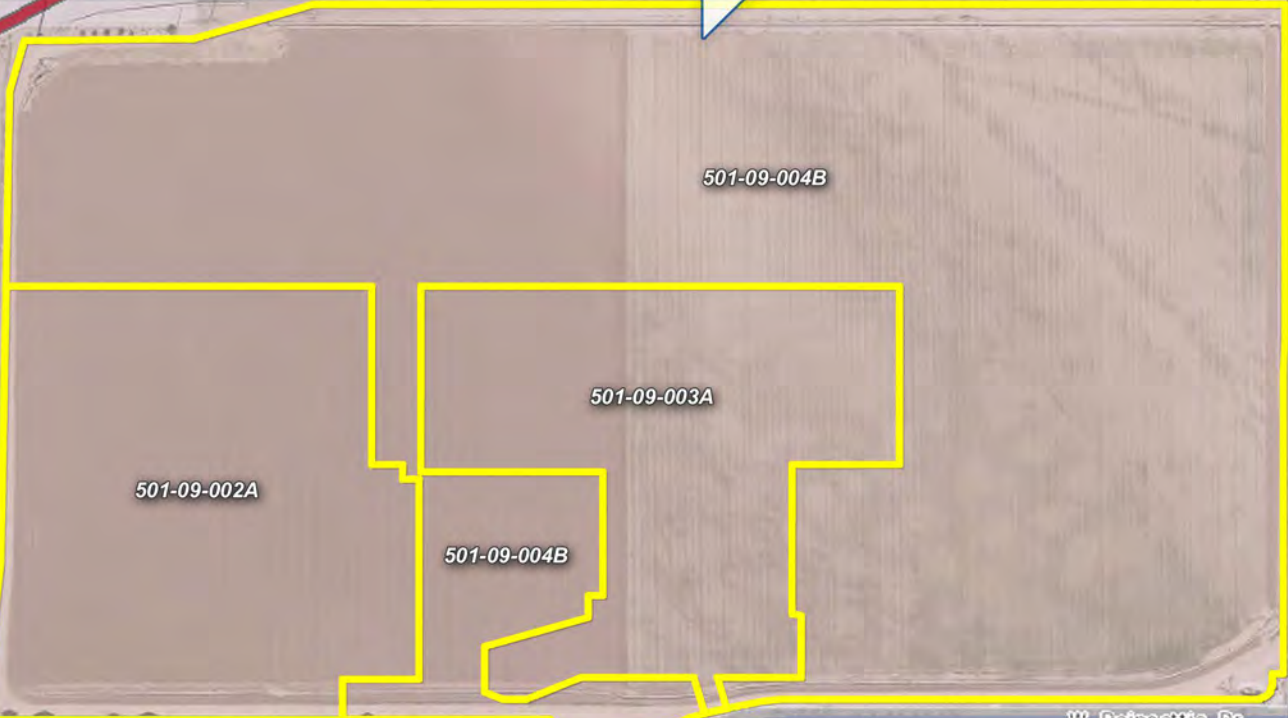
NORTHEAST CORNER



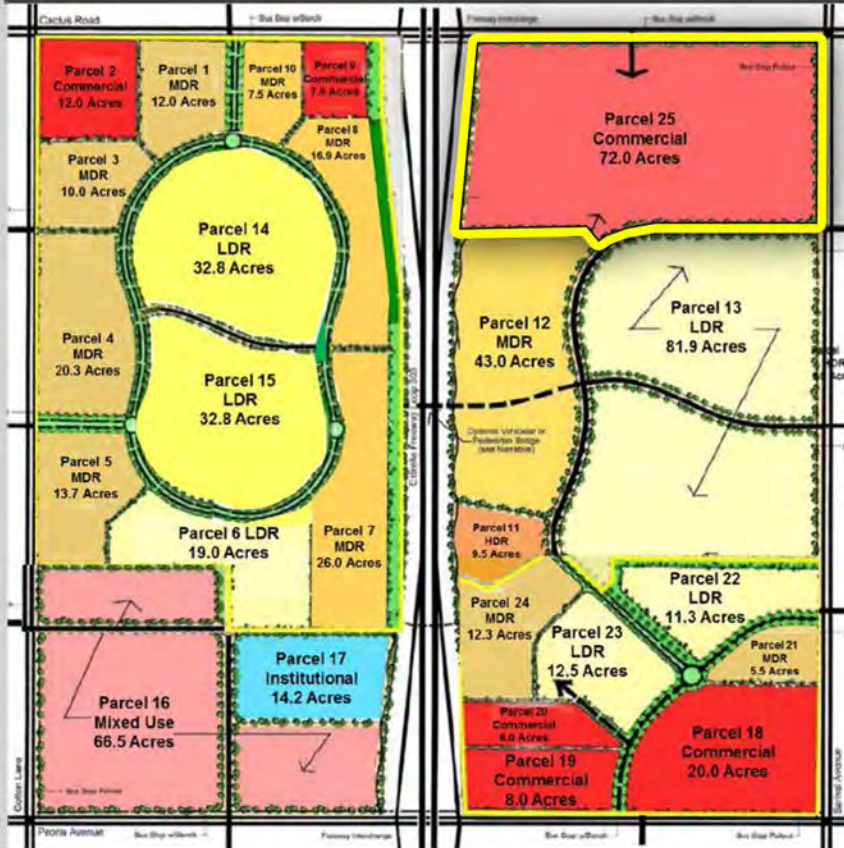
Maricopa County Assessor
Paul D. Petersen

Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL

SUBJECT SITE



APPROVED PAD ZONING



-  – Mixed Use
-  – Low-Density Residential
-  – Medium Density Residential
-  – High Density Residential
-  – Institutional
-  – Commercial

LOOP 303 CORRIDOR

EMPLOYMENT

Retail and Entertainment

1. Barnes & Noble
2. Best Buy
3. Burlington
4. C-A-L Ranch
5. Cost Plus World Market
6. Fry's Marketplace 231 Employees
7. Harkins Theatres
8. Home Goods / TJ Maxx
9. JC Penney
10. Life Time
11. Lowe's
12. Michaels
13. Pier 1 Imports
14. Potterybarn Outlet
15. Ross
16. Safeway
17. Target & Super Target
18. Total Wine
19. Ulta
20. Walmart Supercenter & Marketplace 260 Employees

update (05/18/2018, 10:19 am)

Medical and Healthcare

1. Abrazo West Campus 1,009 Employees
2. Arizona Cardiology Group
3. Banner Health
4. Cancer Treatment Centers of America 768 Employees
5. Dignity Health
6. Fresenius Kidney Care
7. Goodyear Eye Specialists
8. Integrated Medical Services
9. Mountain Park Health Center
10. Palm Valley Rehabilitation 225 Employees
11. SimonMed Imaging
12. Spooner Physical Therapy

Office

1. Canyon Trails Professional Center
2. Indian Palms Professional Plaza
3. Palm Place Plaza
4. Palm Valley Office Park I, II & III
5. Palm Valley Professional Plaza

Manufacturing and Industrial

1. AZZ Galvanizing
2. Ball Corp. 100 Employees
3. Cavco Industries 325 Employees
4. CornellCookson
5. Global Organics
6. Huhtamaki
7. KPS Global
8. Lorts Manufacturing
9. Invventure Foods / Poore Brothers
10. Schoeller Allibert
11. Snyder's of Hanover 215 Employees
12. Sub-Zero, Inc. 500 Employees

SPEC Buildings

1. Lincoln Logistics
2. First Industrial at PV303
3. OPUS Goodyear Crossing

Aerospace and Aviation

1. AerSale 273 Employees
2. ATCA, a Lufthansa Flight Training subsidiary
3. Galaxy International
4. Lockheed Martin
5. LuxAir Jet Centers
6. PolyOne
7. Prime Solutions Group
8. Sonoran Technology

Fulfillment and Distribution

1. Amazon.com 975 Employees
2. Chewy.com 700 Employees
3. Dick's Sporting Goods 259 Employees
4. Macy's - Bloomingdale's 1,008 Employees
5. McLane Sunwest 345 Employees
6. Michael Lewis Company
7. REI 312 Employees
8. Simpson Norton Corporation
9. UPS 700 Employees

Map Legend

GYR

Union Pacific Railroad

Phoenix-Goodyear Airport

Military Reuse Zone

City of Goodyear Boundary

Employment Development Areas

Airport Corridor

Industrial Corridor

Magnet FTZ Sites

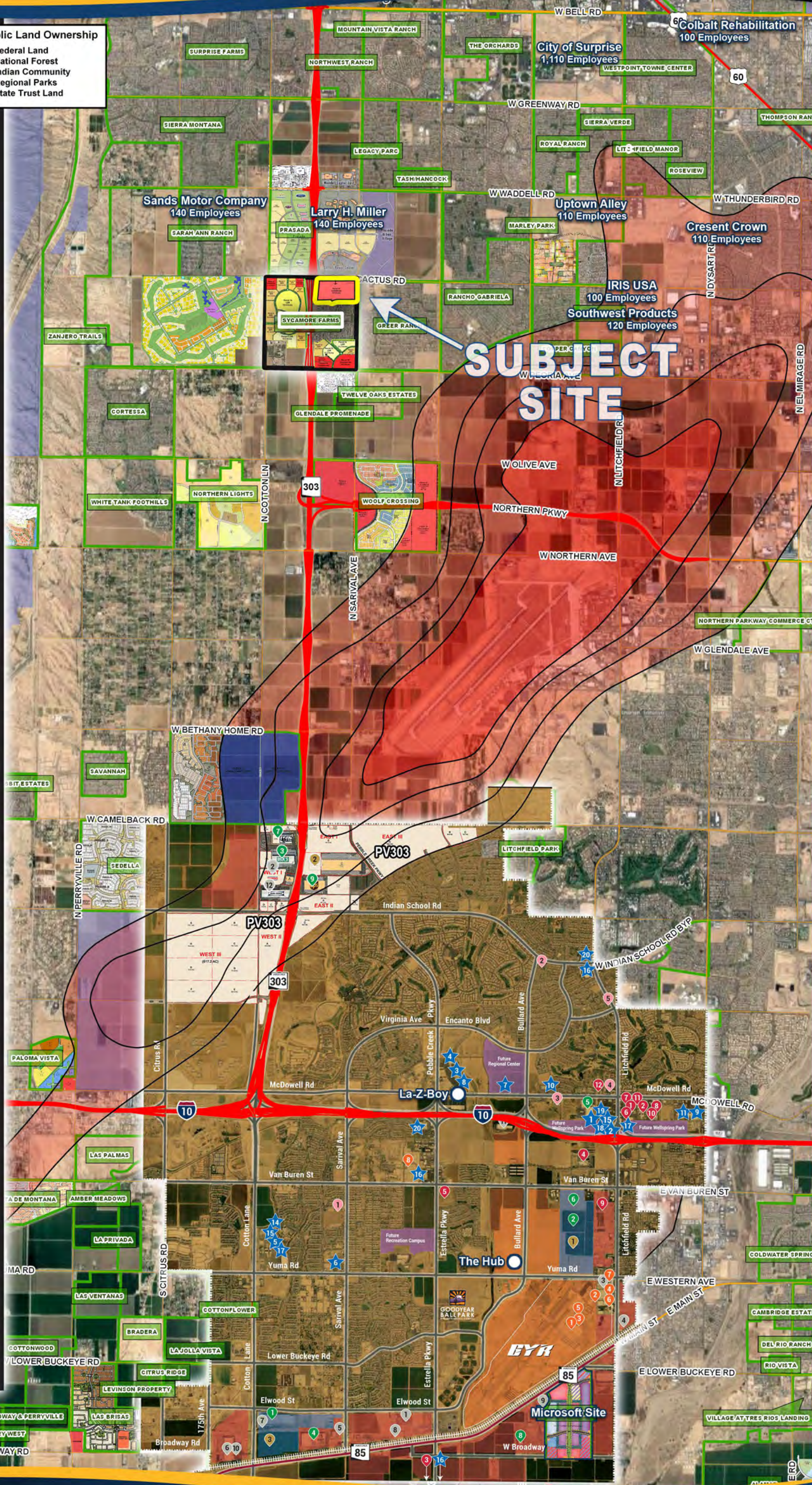
Dysart Unified School District
1,680 Employees

Maricopa County
230 Employees

State of Arizona
180 Employees

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



PARCEL No. 1



LEGAL DESCRIPTION
SYCAMORE FARMS TOWNE CENTER
PROPOSED ANCHOR A NET

PORTIONS OF LOTS 3107 THROUGH 3110 AND 3133 THROUGH 3136 OF UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT, AS SHOWN ON FINAL PLAT RECORDED IN BOOK 19 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 24, FROM WHICH THE CITY OF SURPRISE BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 24 BEARS S. 00°19'18" W. (BASIS OF BEARING), A DISTANCE OF 2,637.81 FEET;

Unofficial Document

THENCE N. 89°44'41" W. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,670.65 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, S. 00°15'19" W., A DISTANCE OF 538.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S. 00°15'19" W., A DISTANCE OF 318.50 FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 54.58 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 26.50 FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 29.97 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 357.27 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 140.27 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 70.59 FEET TO THE NORTHERLY LINE OF THE RETREAT AT SYCAMORE FARMS – PHASE 1 AS SHOWN ON CONDOMINIUM PLAT RECORDED IN BOOK 867, PAGE 8, M.C.R.;

THENCE N. 89°40'42" W. ALONG SAID NORTHERLY LINE, A DISTANCE OF 645.15 FEET TO THE PROPOSED EASTERLY RIGHT OF WAY LINE OF THE LOOP 303 FREEWAY;

THENCE DEPARTING SAID NORTHERLY LINE, N. 07°29'34" E. ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 274.48 FEET;

THENCE N. 01°28'34" E., A DISTANCE OF 499.93 FEET;

THENCE DEPARTING SAID PROPOSED EASTERLY RIGHT OF WAY LINE, S. 89°44'41" E., A DISTANCE OF 655.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED NET PARCEL CONTAINS 544,500 SQUARE FEET OR 12.50 ACRES, MORE OR LESS.

Unofficial Document

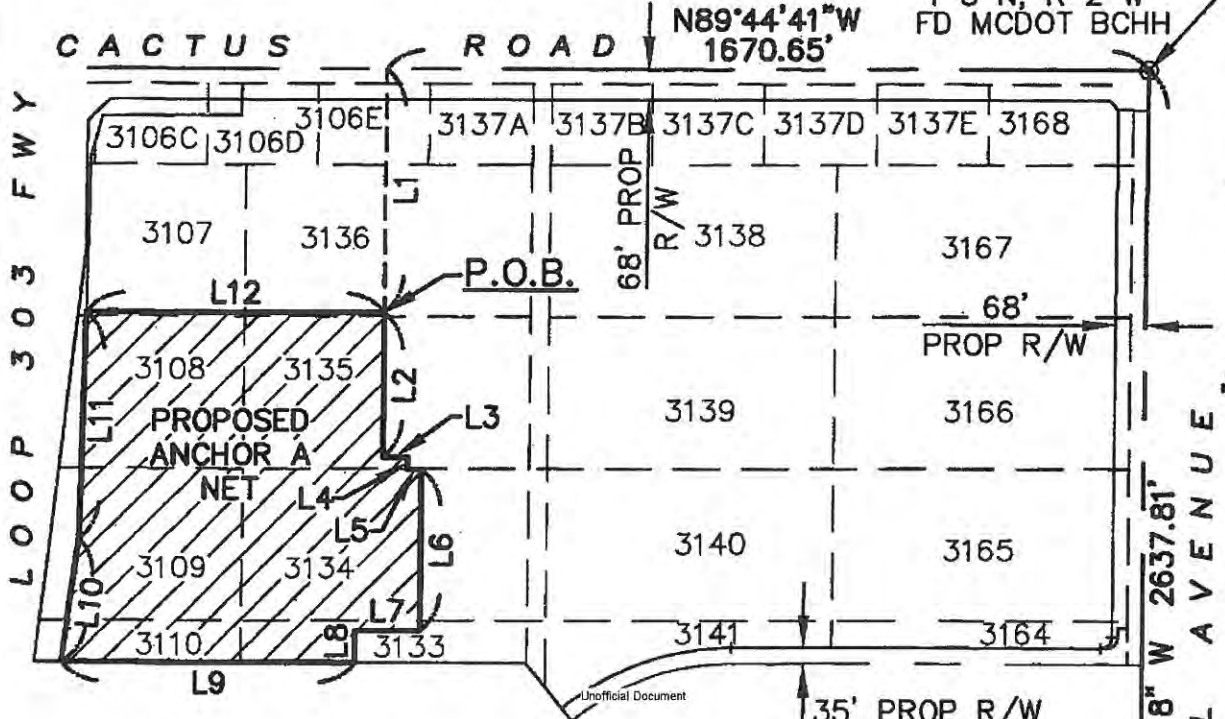


Page 2 of 2

SYCAMORE FARMS TOWNE CENTER PROPOSED ANCHOR A NET EXHIBIT

Job No: 3-05099

P.O.C.
NE COR SEC 24
T 3 N, R 2 W
FD MCDOT BCHH



THE RETREAT AT
SYCAMORE FARMS - PH 1
BK 867, PG 8, MCR

35' PROP R/W
PCL NO. 3
DOC NO 05-1017484

S 00°19'18\" W 2637.81'
SARIVAL AVENUE 1/4



E 1/4 COR SEC 24
T 3 N, R 2 W
FD CITY OF SURPRISE
BRASS CAP IN HAND HOLE

OPTIMUS
SURVEY SERVICES
4650 E. COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, AZ 85040
PH: (602) 284-9300 FAX: (602) 284-9400

S:\3-05099(Sycamore Farms)\Dwgs\PROPOSED ANCHOR A NET EXHIBIT.dwg, 8/12/2008 12:49:52 PM, brossi

**SYCAMORE FARMS TOWNE CENTER
PROPOSED ANCHOR A NET EXHIBIT**

Job No: 3-05099

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°15'19"W	538.50'
L2	S00°15'19"W	318.50'
L3	S89°44'41"E	54.58'
L4	S00°15'19"W	26.50'
L5	S89°44'41"E	29.97'
L6	S00°15'19"W	357.27'
L7	N89°44'41"W	140.27'
L8	S00°15'19"W	70.59'
L9	N89°40'42"W	645.15'
L10	N07°29'34"E	274.48'
L11	N01°28'34"E	499.93'
L12	S89°44'41"E	655.64'

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OPTIMUS
SURVEY SERVICES
4650 E. COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, AZ 85040
PH: (602) 286-9300 FAX: (602) 286-9400



Prepared By: BAR

Date: 8/12/08

Checked By: SAW

Sheet No: 2 **Of** 2

PARCEL No. 2



LEGAL DESCRIPTION
SYCAMORE FARMS TOWNE CENTER
PROPOSED ANCHOR B

PORTIONS OF LOTS 3133 THROUGH 3136, LOTS 3138 THROUGH 3141 AND THAT CERTAIN 40-FOOT ABANDONED ROADWAY OF UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT, AS SHOWN ON FINAL PLAT RECORDED IN BOOK 19 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 24, FROM WHICH THE CITY OF SURPRISE BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 24 BEARS S. 00°19'18" W. (BASIS OF BEARING), A DISTANCE OF 2,637.81 FEET;

THENCE N. 89°44'41" W., ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,583.25 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, S. 00°15'19" W., A DISTANCE OF 538.50 FEET TO THE **POINT OF BEGINNING**;

THENCE S. 89°44'41" E., A DISTANCE OF 858.42 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 320.61 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 192.25 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 264.42 FEET;

THENCE S. 76°12'42" E., A DISTANCE OF 15.69 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 110.08 FEET;

THENCE S. 84°17'21" W., A DISTANCE OF 14.41 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 135.76 FEET;

Page 1 of 2

THENCE S. 15°22'54" E., A DISTANCE OF 56.00 FEET TO THE NORTHERLY LINE OF PARCEL NO. 3 AS DESCRIBED IN DOCUMENT NO. 05-1017484, M.C.R., AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS POINT THAT BEARS S. 12°54'45" E., A DISTANCE OF 585.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 3°55'07, AN ARC LENGTH OF 40.01 FEET;

THENCE DEPARTING NON-TANGENT TO SAID CURVED NORTHERLY LINE, N. 15°22'54" W., A DISTANCE OF 66.84 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 202.18 FEET;

THENCE S. 70°15'19" W., A DISTANCE OF 106.85 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 41.19 FEET;

THENCE N. 69°20'02" W., A DISTANCE OF 34.90 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 81.88 FEET;

THENCE N. 75°15'19" E., A DISTANCE OF 193.28 FEET;

THENCE N. 00°15'19" E., A DISTANCE Unofficial Document FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 26.01 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 221.11 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 326.01 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 331.27 FEET TO THE POINT OF BEGINNING.

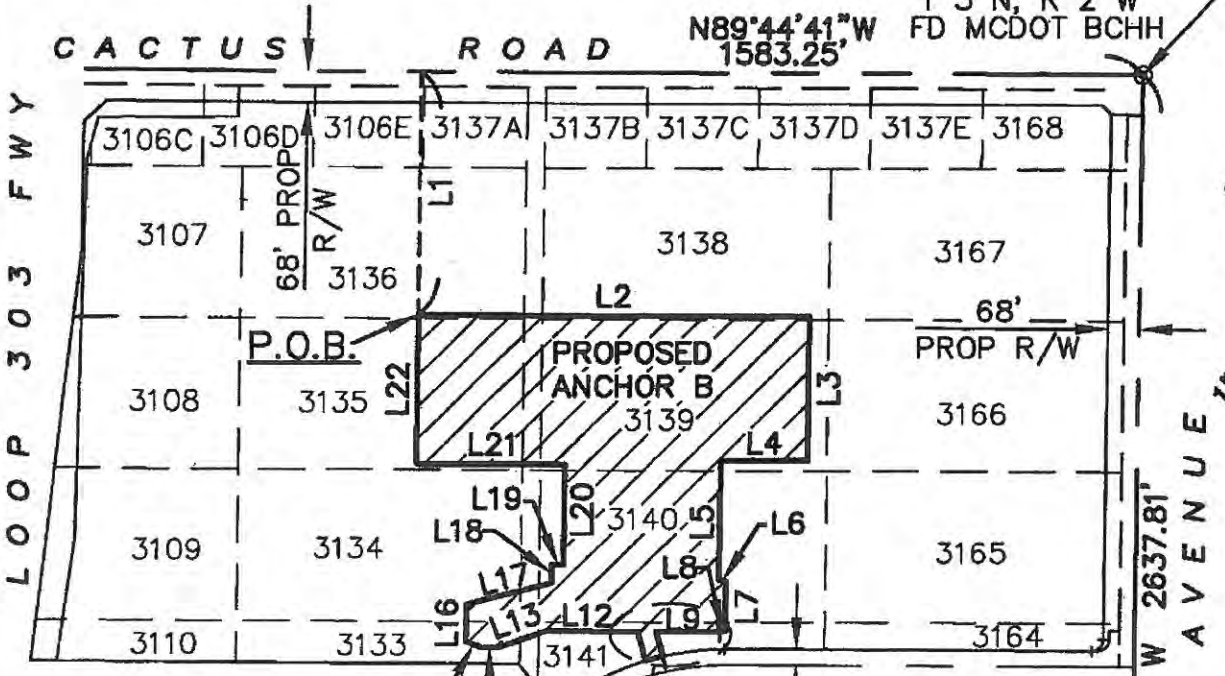
THE ABOVE DESCRIBED PARCEL CONTAINS 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.



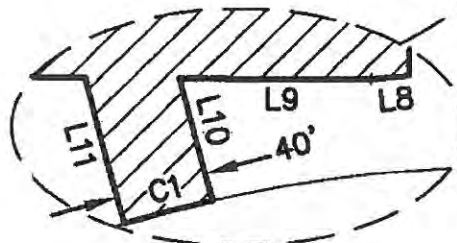
SYCAMORE FARMS TOWNE CENTER PROPOSED ANCHOR B EXHIBIT

Job No: 3-05099

P.O.C.
NE COR SEC 24
T 3 N, R 2 W
FD MCDOT BCHH



THE RETREAT AT
SYCAMORE FARMS - PH 1
BK 867, PG 8, MCR



DETAIL
NOT TO SCALE

Unofficial Document
1254.45°E
(RAD)
35' PROP R/W
PCL NO. 3
DOC NO 05-1017484
E 1/4 COR SEC 24
T 3 N, R 2 W
FD CITY OF SURPRISE
BRASS CAP IN HAND HOLE

S:\3-05099(Sycamore Farms)\Dwgs\PROPOSED ANCHOR B EXHIBIT.dwg, 8/12/2008 12:59:27 PM, brossi

OPTIMUS
SURVEY SERVICES
4450 E. COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, AZ 85040
PH: (602) 284-9300 FAX: (602) 284-9400

REGISTERED PROFESSIONAL SURVEYOR
CERTIFICATE NO. 37786
BEVERLY A. ROSSI
Date Signed: 8/12/08
ARIZONA, U.S.A.
Expires 6/30/11

**SYCAMORE FARMS TOWNE CENTER
PROPOSED ANCHOR B EXHIBIT**

Job No: **3-05099**

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	3°55'07"	585.00'	40.01'	20.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°15'19"W	538.50'
L2	S89°44'41"E	858.42'
L3	S00°15'19"W	320.61'
L4	N89°44'41"W	192.25'
L5	S00°15'19"W	264.42'
L6	S76°12'42"E	15.69'
L7	S00°15'19"W	110.08'
L8	S84°17'21"W	14.41'
L9	N89°44'41"W	135.76'
L10	S15°22'54"E	56.00'
L11	N15°22'54"W	66.84'
L12	N89°44'41"W	202.18'
L13	S70°15'19"W	106.85'
L14	N89°44'41"W	41.19'
L15	N69°20'02"W	34.90'
L16	N00°15'19"E	81.88'
L17	N75°15'19"E	193.28'
L18	N00°15'19"E	40.36'
L19	S89°44'41"E	26.01'
L20	N00°15'19"E	221.11'
L21	N89°44'41"W	326.01'
L22	N00°15'19"E	331.27'

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PHOENIX, AZ 85040
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Prepared By: BAR

Date: 8/12/08

Checked By: SAW

Sheet No: 2 of 2

PARCEL No. 3



LEGAL DESCRIPTION
SYCAMORE FARMS TOWNE CENTER
DEVELOPER REMAINDER GROSS

PORTIONS OF LOTS 3106B THROUGH 3106E, 3107 THROUGH 3110, 3133 THROUGH 3136, 3137A THROUGH 3137E, 3138 THROUGH 3141 AND 3164 THROUGH 3168, AND A PORTION OF THAT CERTAIN 40-FOOT ROADWAY LYING BETWEEN SAID LOTS 3133, 3134, 3135, 3136, 3137A AND 3137B, 3138, 3139, 3140, 3141 OF UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT, AS SHOWN ON FINAL PLAT RECORDED IN BOOK 19 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 24, FROM WHICH THE CITY OF SURPRISE BRASS CAP IN HAND HOLE Unofficial Document AT THE EAST QUARTER CORNER OF SAID SECTION 24 BEARS S. 00°19'18" W. (BASIS OF BEARING), A DISTANCE OF 2,637.81 FEET;

THENCE S. 00°19'18" W. ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 33.04 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID EAST LINE, N. 89°40'42" W., A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CACTUS ROAD AND THE WEST RIGHT OF WAY LINE OF SARIVAL AVENUE, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE S. 00°19'18" W. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,200.33 FEET TO THE NORTHEASTERLY CORNER OF PARCEL NO. 3 AS DESCRIBED IN DOCUMENT NO. 05-1017484, M.C.R.;

THENCE DEPARTING PERPENDICULAR TO SAID WEST RIGHT OF WAY LINE, N. 89°40'42" W. ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 3, A DISTANCE OF 22.00 FEET;

THENCE S. 00°19'18" W., A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

Page 1 of 4

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 4650 E Cotton Center Blvd. | Suite #140 | Phoenix, AZ 85040

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE N. 89°40'42" W., A DISTANCE OF 821.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 585.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'58", AN ARC LENGTH OF 401.59 FEET TO THE NORTHEASTERLY LINE OF THE RETREAT AT SYCAMORE FARMS – PHASE 1 AS SHOWN ON CONDOMINIUM PLAT RECORDED IN BOOK 867, PAGE 8, M.C.R.;

THENCE DEPARTING NON-TANGENT TO SAID CURVED NORTHERLY LINE, N. 38°58'04" W. ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 126.00 FEET TO THE NORTHERLY LINE OF SAID RETREAT AT SYCAMORE FARMS – PHASE 1;

THENCE DEPARTING SAID NORTHEASTERLY LINE, N. 89°40'42" W. ALONG SAID NORTHERLY LINE, A DISTANCE OF 1,076.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE LOOP 303 FREEWAY AS DESCRIBED IN DOCUMENT NO. 90-180732, M.C.R.;

THENCE DEPARTING SAID NORTHERLY LINE, N. 06°41'54" E. ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 916.33 FEET;

THENCE N. 00°21'33" E., A DISTANCE OF 367.00 FEET TO SAID SOUTH RIGHT OF WAY LINE OF CACTUS ROAD;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S. 89°44'41" E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,293.89 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM (PROPOSED ANCHOR A):

COMMENCING AT SAID MARICOPA COUNTY BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SECTION 24;

THENCE N. 89°44'41" W. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,670.65 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, S. 00°15'19" W., A DISTANCE OF 538.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S. 00°15'19" W., A DISTANCE OF 318.50 FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 54.58 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 26.50 FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 29.97 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 357.27 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 140.27 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 70.59 FEET TO SAID NORTHERLY LINE OF THE RETREAT AT SYCAMORE FARMS – PHASE 1;

THENCE N. 89°40'42" W. ALONG SAID NORTHERLY LINE, A DISTANCE OF 645.15 FEET TO THE PROPOSED EASTERLY RIGHT OF WAY LINE OF THE LOOP 303 FREEWAY;

THENCE DEPARTING SAID NORTHERLY LINE, N. 07°29'34" E. ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 274.48 FEET;

THENCE N. 01°28'34" E., A DISTANCE OF 499.93 FEET;

THENCE DEPARTING SAID PROPOSED EASTERLY RIGHT OF WAY LINE, S. 89°44'41" E., A DISTANCE OF 655.64 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM (PROPOSED ANCHOR B):

COMMENCING AT SAID MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SECTION 24;

THENCE N. 89°44'41" W., ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,583.25 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, S. 00°15'19" W., A DISTANCE OF 538.50 FEET TO THE POINT OF BEGINNING;

THENCE S. 89°44'41" E., A DISTANCE OF 858.42 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 320.61 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 192.25 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 264.42 FEET;

THENCE S. 76°12'42" E., A DISTANCE OF 15.69 FEET;

THENCE S. 00°15'19" W., A DISTANCE OF 110.08 FEET;

THENCE S. 84°17'21" W., A DISTANCE OF 14.41 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 135.76 FEET;

THENCE S. 15°22'54" E., A DISTANCE OF 56.00 FEET TO SAID NORTHERLY LINE OF PARCEL NO. 3 AS DESCRIBED IN DOCUMENT NO. 05-1017484, M.C.R., AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS POINT THAT BEARS S. 12°54'45" E., A DISTANCE OF 585.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 3°55'07", AN ARC LENGTH OF 40.01 FEET;

THENCE DEPARTING NON-TANGENT TO SAID CURVED NORTHERLY LINE, N. 15°22'54" W., A DISTANCE OF 66.84 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 202.18 FEET;

THENCE S. 70°15'19" W., A DISTANCE OF 106.85 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 41.19 FEET;

THENCE N. 69°20'02" W., A DISTANCE OF 34.90 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 81.88 FEET;

THENCE N. 75°15'19" E., A DISTANCE OF 193.28 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 40.36 FEET;

THENCE S. 89°44'41" E., A DISTANCE OF 26.01 FEET;

Unofficial Document

THENCE N. 00°15'19" E., A DISTANCE OF 221.11 FEET;

THENCE N. 89°44'41" W., A DISTANCE OF 326.01 FEET;

THENCE N. 00°15'19" E., A DISTANCE OF 331.27 FEET TO THE POINT OF BEGINNING.

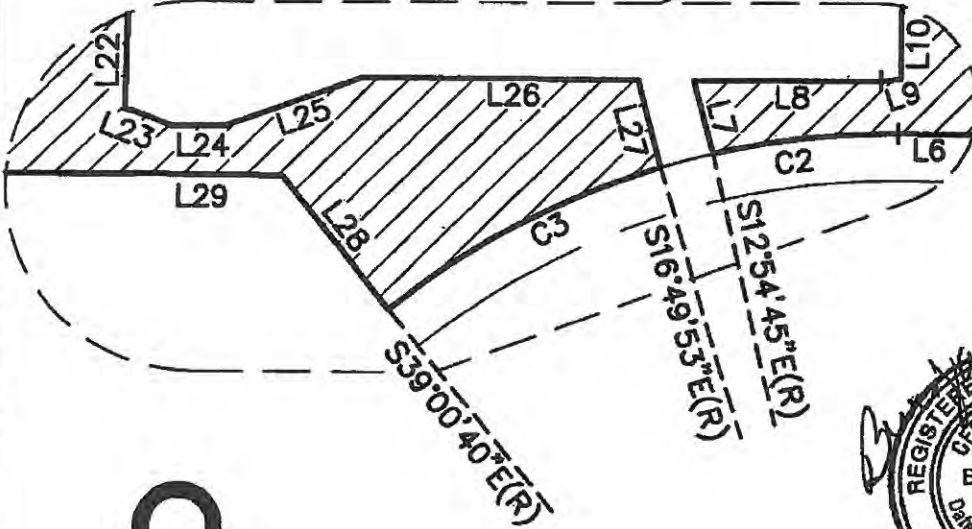
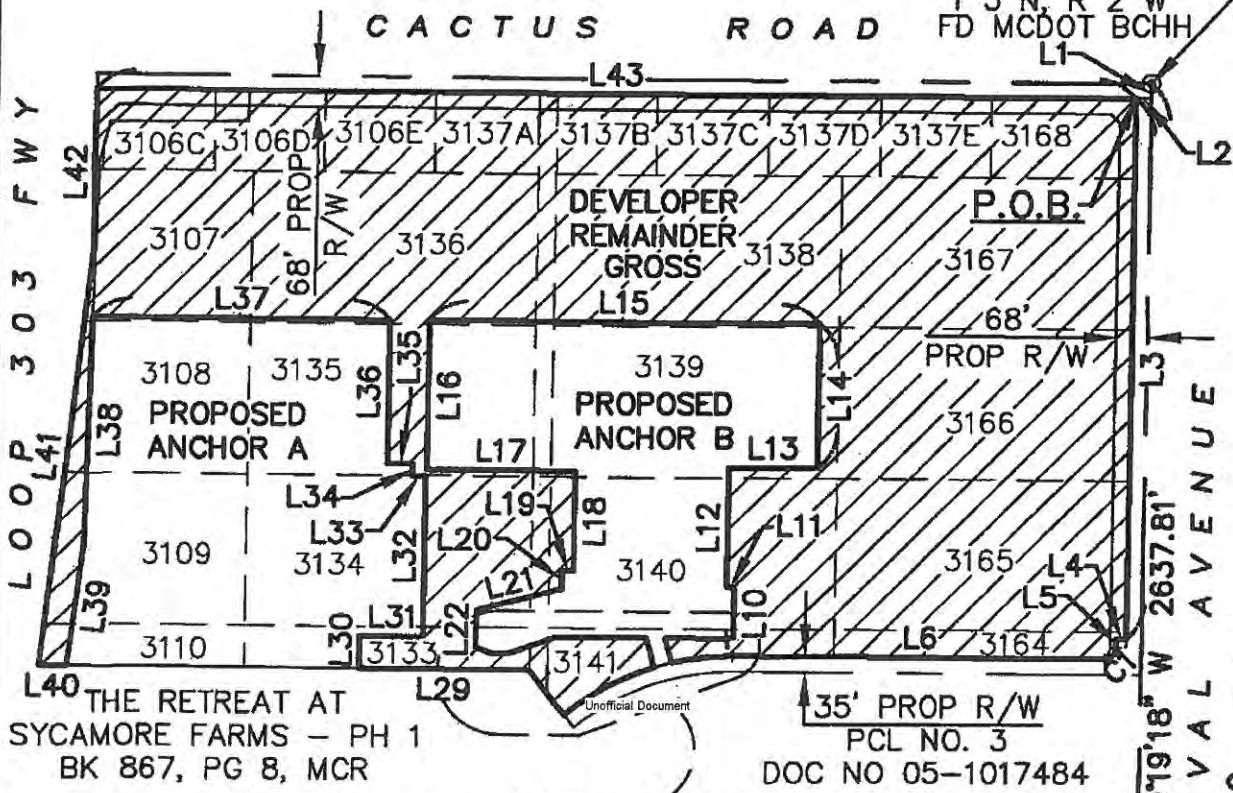
THE ABOVE DESCRIBED NET PARCEL CONTAINS 1,975,322 SQUARE FEET OR 45.35 ACRES MORE OR LESS.



SYCAMORE FARMS TOWNE CENTER DEVELOPER REMAINDER GROSS EXHIBIT

Job No: 3-05099

P.O.C.
NE COR SEC 24
T 3 N, R 2 W
FD MCDOT BCHH
L1



E 1/4 COR SEC 24
T 3 N, R 2 W
FD CITY OF SURPRISE
BRASS CAP IN HAND HOLE

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OPTIMUS
SURVEY SERVICES
4650 E. COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, AZ 85040
PH: (602) 284-9500 FAX: (602) 284-9400

**SYCAMORE FARMS TOWNE CENTER
DEVELOPER REMAINDER GROSS EXHIBIT**

Job No: **3-05099**

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	25.00'	39.27'	25.00'
C2	13°14'04"	585.00'	135.13'	67.86'
C3	22°10'47"	585.00'	226.46'	114.67'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°19'18"W	33.04'	L23	S69°20'02"E	34.90'
L2	N89°40'42"W	33.00'	L24	S89°44'41"E	41.19'
L3	S00°19'18"W	1200.33'	L25	N70°15'19"E	106.85'
L4	N89°40'42"W	22.00'	L26	S89°44'41"E	202.18'
L5	S00°19'18"W	20.00'	L27	S15°22'54"E	66.84'
L6	N89°40'42"W	821.40'	L28	N38°58'04"W	126.00'
L7	N15°22'54"W	56.00'	L29	N89°40'42"W	372.88'
L8	S89°44'41"E	135.76'	L30	N00°15'19"E	70.59'
L9	N84°17'21"E	14.41'	L31	S89°44'41"E	140.27'
L10	N00°15'19"E	110.00'	L32	N00°15'19"E	357.27'
L11	N76°12'42"W	15.69'	L33	N89°44'41"W	29.97'
L12	N00°15'19"E	264.42'	L34	N00°15'19"E	26.50'
L13	S89°44'41"E	192.25'	L35	N89°44'41"W	54.58'
L14	N00°15'19"E	320.61'	L36	N00°15'19"E	318.50'
L15	N89°44'41"W	858.42'	L37	N89°44'41"W	655.64'
L16	S00°15'19"W	331.27'	L38	S01°28'34"W	499.93'
L17	S89°44'41"E	326.01'	L39	S07°29'34"W	274.48'
L18	S00°15'19"W	221.11'	L40	N89°40'42"W	58.90'
L19	N89°44'41"W	26.01'	L41	N06°41'54"E	916.33'
L20	S00°15'19"W	40.36'	L42	N00°21'33"E	367.00'
L21	S75°15'19"W	193.28'	L43	S89°44'41"E	2293.89'
L22	S00°15'19"W	81.88'			

S:\13-05099(Sycamore Farms)\Dwgs\DEVELOPER REMAINDER GROSS EXHIBIT.dwg, 8/12/2008 1:45:11 PM, brossi



OPTIMUS
SURVEY SERVICES
4690 E. COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, AZ 85040
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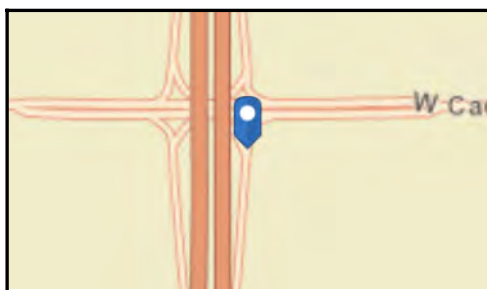
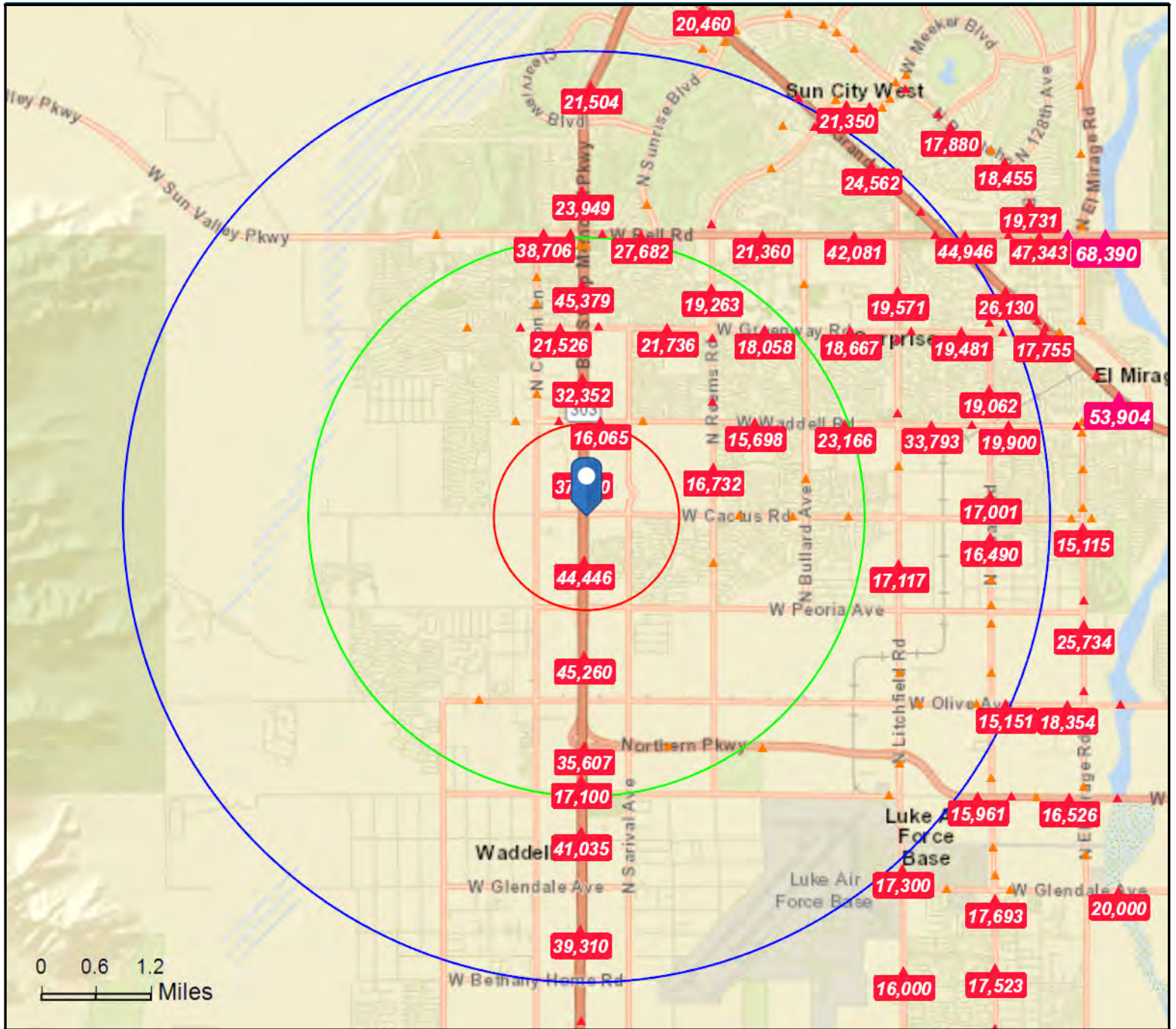
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37786
BEVERLY A. ROSSI
Date signed: 8-12-08
ARIZONA, U.S.A.
Expires 6/30/11

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

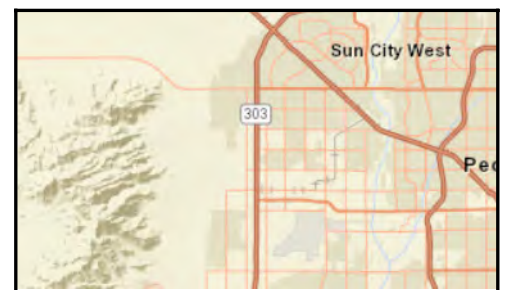
Latitude: 33.59468

Longitude: -112.41743



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: ©2019 Kalibrate Technologies (Q4 2018).

March 27, 2019



Traffic Count Profile

Cactus Road and Loop 303
AZ-303-LOOP N, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468
Longitude: -112.41743

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.35	W Cactus Rd	Autoshow Ave (0.05 miles E)	2016	2,243
0.40	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7,682
0.46	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.46	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.52	Loop 303	W Cactus Rd (0.47999999 miles S)	2015	37,430
0.65	N Sarival Ave	W Cactus Rd (0.43000001 miles S)	2016	1,102
0.75	N Cotton Ln	W Peoria Ave (0.44999999 miles S)	2016	3,811
0.79	N Cotton Ln	W Waddell Rd (0.47 miles N)	2016	4,094
0.95	W Cactus Rd	N Greer Ranch Pkwy (0.09 miles W)	2016	7,869
0.95		(0.0 miles)	2015	7,646
0.96	Loop 303	W Waddell Rd (0.09 miles N)	2015	5,029
0.97	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.99	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
1.04	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
1.05	W Waddell Rd	Loop 303 (0.23 miles W)	2016	16,065
1.08	W Waddell Rd	Autoshow Ave (0.0 miles E)	2016	20,702
1.16	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
1.20	W Waddell Rd	N Legacy Parc Blvd (0.13 miles E)	2016	14,248
1.22		(0.0 miles)	2015	3,892
1.22	Loop 303	W Waddell Rd (0.18000001 miles S)	2015	4,114
1.28	W Cactus Rd	N 176 Dr (0.07 miles E)	2016	375
1.29	W Waddell Rd	172 Ave (0.03 miles W)	2016	14,572
1.44	N Cotton Ln	W Acoma Dr (0.23 miles N)	2015	8,297
1.45	W Peoria Ave	N 175th Ave (0.03 miles E)	2016	3,137
1.45	N Reems Rd	W Cholla St (0.02 miles N)	2015	8,900
1.46	N Reems Rd	W Sweetwater Ave (0.01 miles S)	2012	16,732
1.48	Loop 303	W Olive Ave (0.47999999 miles S)	2016	45,260
1.50	Loop 303	W Waddell Rd (0.46000001 miles S)	2015	32,352
1.57	W Waddell Rd	N 175th Ave (0.12 miles E)	2015	6,067
1.64	W Cactus Rd	N 153rd Ave (0.02 miles W)	2016	10,130

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2018. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

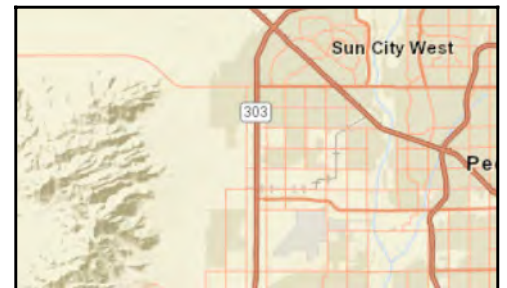
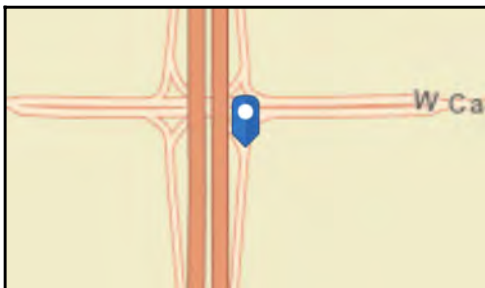
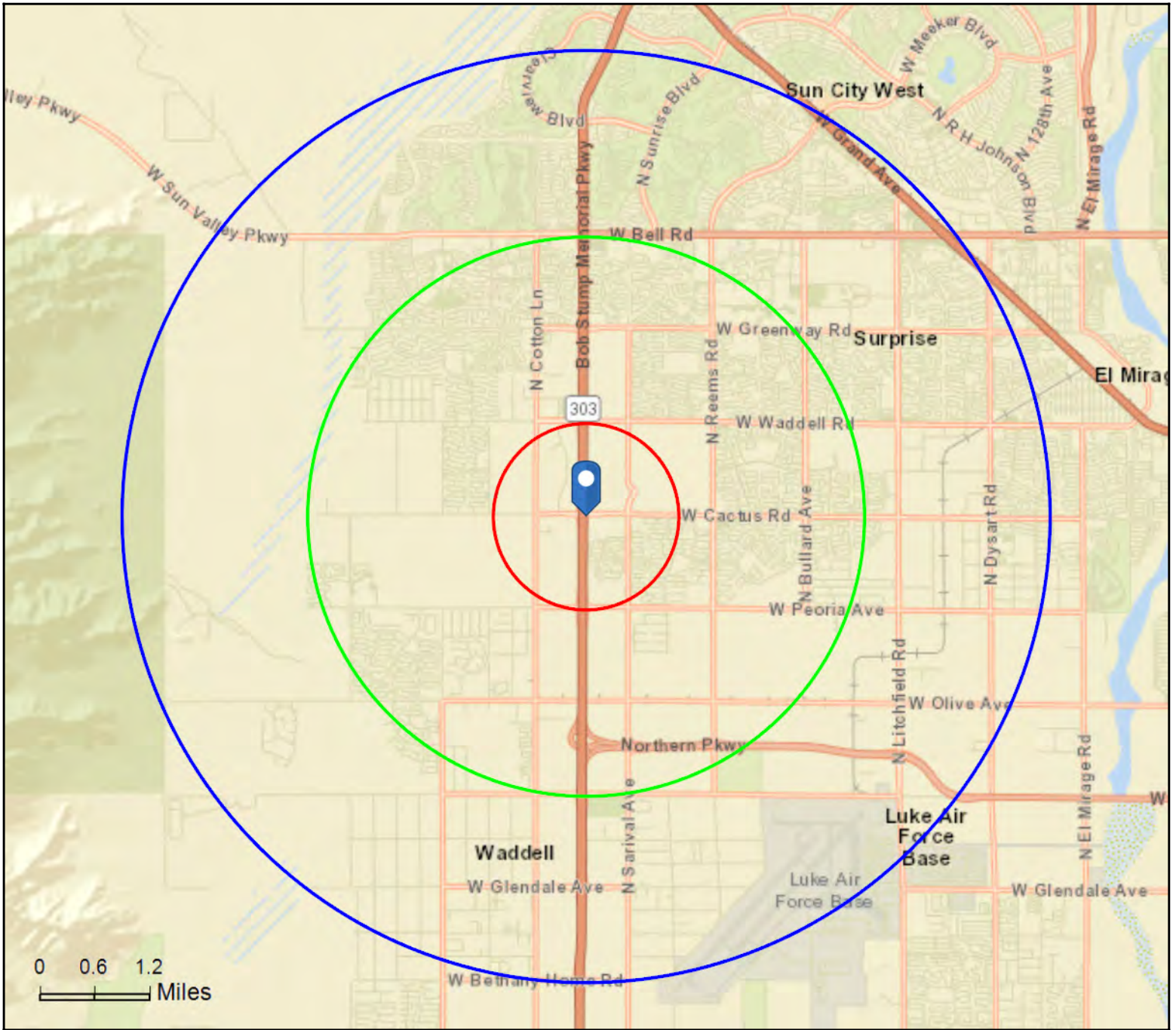
Source: ©2019 Kalibrate Technologies (Q4 2018).

Cactus Road and Loop 303
AZ-303-LOOP N, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468

Longitude: -112.41743





Executive Summary

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468
 Longitude: -112.41743

	1 mile	3 miles	5 miles
Population			
2000 Population	139	3,151	25,502
2010 Population	1,667	57,236	121,031
2018 Population	2,505	69,186	140,705
2023 Population	3,747	79,808	156,851
2000-2010 Annual Rate	28.20%	33.64%	16.85%
2010-2018 Annual Rate	5.06%	2.32%	1.84%
2018-2023 Annual Rate	8.39%	2.90%	2.20%
2018 Male Population	48.6%	49.0%	48.5%
2018 Female Population	51.4%	51.0%	51.5%
2018 Median Age	31.4	31.5	36.2

In the identified area, the current year population is 140,705. In 2010, the Census count in the area was 121,031. The rate of change since 2010 was 1.84% annually. The five-year projection for the population in the area is 156,851 representing a change of 2.20% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	67.4%	73.9%	75.8%
2018 Black Alone	8.8%	7.4%	6.7%
2018 American Indian/Alaska Native Alone	1.1%	0.9%	0.9%
2018 Asian Alone	8.8%	4.1%	3.5%
2018 Pacific Islander Alone	0.2%	0.3%	0.2%
2018 Other Race	8.1%	7.7%	8.0%
2018 Two or More Races	5.6%	5.6%	4.9%
2018 Hispanic Origin (Any Race)	23.9%	22.1%	21.4%

Persons of Hispanic origin represent 21.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	51	1,072	10,351
2010 Households	565	17,800	42,618
2018 Total Households	839	21,130	48,712
2023 Total Households	1,296	24,357	53,895
2000-2010 Annual Rate	27.19%	32.44%	15.20%
2010-2018 Annual Rate	4.91%	2.10%	1.63%
2018-2023 Annual Rate	9.09%	2.88%	2.04%
2018 Average Household Size	2.98	3.27	2.88

The household count in this area has changed from 42,618 in 2010 to 48,712 in the current year, a change of 1.63% annually. The five-year projection of households is 53,895, a change of 2.04% annually from the current year total. Average household size is currently 2.88, compared to 2.83 in the year 2010. The number of families in the current year is 37,564 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 27, 2019



Executive Summary

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468
 Longitude: -112.41743

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$78,193	\$74,274	\$66,599
2023 Median Household Income	\$83,888	\$81,023	\$76,033
2018-2023 Annual Rate	1.42%	1.75%	2.68%
Average Household Income			
2018 Average Household Income	\$84,574	\$84,567	\$79,797
2023 Average Household Income	\$96,587	\$98,321	\$93,434
2018-2023 Annual Rate	2.69%	3.06%	3.21%
Per Capita Income			
2018 Per Capita Income	\$26,751	\$26,010	\$27,752
2023 Per Capita Income	\$30,932	\$30,219	\$32,228
2018-2023 Annual Rate	2.95%	3.05%	3.04%

Current median household income is \$66,599 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$76,033 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,797 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$93,434 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,752 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,228 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	56	1,152	13,007
2000 Owner Occupied Housing Units	45	999	9,469
2000 Renter Occupied Housing Units	6	73	882
2000 Vacant Housing Units	5	80	2,656
2010 Total Housing Units	661	20,158	50,784
2010 Owner Occupied Housing Units	443	13,798	33,584
2010 Renter Occupied Housing Units	122	4,002	9,034
2010 Vacant Housing Units	96	2,358	8,166
2018 Total Housing Units	946	23,326	56,363
2018 Owner Occupied Housing Units	702	16,375	37,826
2018 Renter Occupied Housing Units	137	4,755	10,886
2018 Vacant Housing Units	107	2,196	7,651
2023 Total Housing Units	1,462	26,781	61,976
2023 Owner Occupied Housing Units	1,160	19,788	43,268
2023 Renter Occupied Housing Units	136	4,569	10,626
2023 Vacant Housing Units	166	2,424	8,081

Currently, 67.1% of the 56,363 housing units in the area are owner occupied; 19.3%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 50,784 housing units in the area - 66.1% owner occupied, 17.8% renter occupied, and 16.1% vacant. The annual rate of change in housing units since 2010 is 4.74%. Median home value in the area is \$228,153, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.07% annually to \$265,400.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Market Profile

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468
 Longitude: -112.41743

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	139	3,151	25,502
2010 Total Population	1,667	57,236	121,031
2018 Total Population	2,505	69,186	140,705
2018 Group Quarters	2	113	434
2023 Total Population	3,747	79,808	156,851
2018-2023 Annual Rate	8.39%	2.90%	2.20%
2018 Total Daytime Population	2,358	44,688	115,961
Workers	976	7,883	34,814
Residents	1,382	36,805	81,147
Household Summary			
2000 Households	51	1,072	10,351
2000 Average Household Size	2.73	2.94	2.45
2010 Households	565	17,800	42,618
2010 Average Household Size	2.95	3.21	2.83
2018 Households	839	21,130	48,712
2018 Average Household Size	2.98	3.27	2.88
2023 Households	1,296	24,357	53,895
2023 Average Household Size	2.89	3.27	2.90
2018-2023 Annual Rate	9.09%	2.88%	2.04%
2010 Families	454	14,638	32,986
2010 Average Family Size	3.28	3.50	3.19
2018 Families	672	17,290	37,564
2018 Average Family Size	3.34	3.59	3.27
2023 Families	1,024	19,846	41,542
2023 Average Family Size	3.26	3.61	3.30
2018-2023 Annual Rate	8.79%	2.80%	2.03%
Housing Unit Summary			
2000 Housing Units	56	1,152	13,007
Owner Occupied Housing Units	80.4%	86.7%	72.8%
Renter Occupied Housing Units	10.7%	6.3%	6.8%
Vacant Housing Units	8.9%	6.9%	20.4%
2010 Housing Units	661	20,158	50,784
Owner Occupied Housing Units	67.0%	68.4%	66.1%
Renter Occupied Housing Units	18.5%	19.9%	17.8%
Vacant Housing Units	14.5%	11.7%	16.1%
2018 Housing Units	946	23,326	56,363
Owner Occupied Housing Units	74.2%	70.2%	67.1%
Renter Occupied Housing Units	14.5%	20.4%	19.3%
Vacant Housing Units	11.3%	9.4%	13.6%
2023 Housing Units	1,462	26,781	61,976
Owner Occupied Housing Units	79.3%	73.9%	69.8%
Renter Occupied Housing Units	9.3%	17.1%	17.1%
Vacant Housing Units	11.4%	9.1%	13.0%
Median Household Income			
2018	\$78,193	\$74,274	\$66,599
2023	\$83,888	\$81,023	\$76,033
Median Home Value			
2018	\$231,122	\$216,131	\$228,153
2023	\$260,769	\$257,018	\$265,400
Per Capita Income			
2018	\$26,751	\$26,010	\$27,752
2023	\$30,932	\$30,219	\$32,228
Median Age			
2010	30.3	30.5	34.9
2018	31.4	31.5	36.2
2023	30.0	30.6	34.8

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.59468
 Longitude: -112.41743

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	839	21,130	48,712
<\$15,000	5.5%	4.9%	5.9%
\$15,000 - \$24,999	6.1%	4.2%	6.1%
\$25,000 - \$34,999	2.9%	5.8%	7.5%
\$35,000 - \$49,999	11.6%	10.6%	12.6%
\$50,000 - \$74,999	18.2%	25.1%	23.9%
\$75,000 - \$99,999	29.8%	21.0%	18.8%
\$100,000 - \$149,999	15.3%	19.6%	16.7%
\$150,000 - \$199,999	8.3%	5.5%	5.3%
\$200,000+	2.5%	3.4%	3.3%
Average Household Income	\$84,574	\$84,567	\$79,797
2023 Households by Income			
Household Income Base	1,296	24,357	53,895
<\$15,000	5.2%	4.3%	5.1%
\$15,000 - \$24,999	4.7%	3.4%	4.9%
\$25,000 - \$34,999	3.2%	4.7%	6.1%
\$35,000 - \$49,999	9.4%	8.9%	10.7%
\$50,000 - \$74,999	16.4%	22.4%	22.1%
\$75,000 - \$99,999	24.5%	20.3%	19.1%
\$100,000 - \$149,999	20.4%	23.2%	20.2%
\$150,000 - \$199,999	10.9%	7.5%	7.0%
\$200,000+	5.2%	5.4%	4.9%
Average Household Income	\$96,587	\$98,321	\$93,434
2018 Owner Occupied Housing Units by Value			
Total	702	16,375	37,826
<\$50,000	0.3%	0.9%	1.2%
\$50,000 - \$99,999	0.9%	2.4%	3.9%
\$100,000 - \$149,999	7.4%	12.1%	10.9%
\$150,000 - \$199,999	19.7%	27.7%	22.2%
\$200,000 - \$249,999	34.9%	21.5%	20.9%
\$250,000 - \$299,999	14.2%	15.1%	16.0%
\$300,000 - \$399,999	19.4%	15.9%	15.4%
\$400,000 - \$499,999	3.1%	3.1%	5.8%
\$500,000 - \$749,999	0.0%	1.1%	2.9%
\$750,000 - \$999,999	0.0%	0.2%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$244,330	\$235,222	\$253,281
2023 Owner Occupied Housing Units by Value			
Total	1,160	19,788	43,268
<\$50,000	0.1%	0.4%	0.5%
\$50,000 - \$99,999	0.3%	1.0%	1.8%
\$100,000 - \$149,999	1.6%	3.6%	3.7%
\$150,000 - \$199,999	11.1%	18.7%	15.6%
\$200,000 - \$249,999	33.2%	23.5%	22.2%
\$250,000 - \$299,999	16.8%	19.6%	20.1%
\$300,000 - \$399,999	32.8%	25.4%	22.6%
\$400,000 - \$499,999	4.0%	5.3%	8.3%
\$500,000 - \$749,999	0.0%	1.9%	4.2%
\$750,000 - \$999,999	0.1%	0.3%	0.6%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$275,948	\$275,284	\$291,796

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Cactus Road and Loop 303
 AZ-303-LOOP N, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59468
 Longitude: -112.41743

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,666	57,236	121,033
0 - 4	10.2%	9.9%	8.2%
5 - 9	10.5%	10.7%	8.8%
10 - 14	9.1%	9.5%	7.9%
15 - 24	11.3%	11.4%	10.7%
25 - 34	17.6%	17.2%	14.5%
35 - 44	17.6%	17.6%	14.6%
45 - 54	10.6%	10.6%	9.9%
55 - 64	8.0%	7.7%	9.8%
65 - 74	3.6%	3.8%	9.7%
75 - 84	1.0%	1.2%	4.5%
85 +	0.7%	0.4%	1.3%
18 +	66.3%	65.2%	70.9%
2018 Population by Age			
Total	2,503	69,186	140,704
0 - 4	9.5%	9.2%	7.8%
5 - 9	9.3%	9.2%	7.8%
10 - 14	8.7%	8.9%	7.5%
15 - 24	12.9%	13.1%	11.6%
25 - 34	15.5%	15.1%	13.5%
35 - 44	16.3%	16.8%	14.2%
45 - 54	12.5%	12.0%	10.7%
55 - 64	7.9%	8.1%	9.3%
65 - 74	5.3%	5.4%	11.0%
75 - 84	1.6%	1.7%	5.2%
85 +	0.4%	0.5%	1.5%
18 +	67.8%	67.9%	72.9%
2023 Population by Age			
Total	3,745	79,808	156,852
0 - 4	10.0%	9.6%	8.1%
5 - 9	9.7%	9.3%	7.9%
10 - 14	9.1%	8.8%	7.5%
15 - 24	13.0%	12.9%	11.3%
25 - 34	17.7%	17.9%	15.5%
35 - 44	16.6%	15.9%	13.9%
45 - 54	10.7%	11.1%	9.9%
55 - 64	6.8%	7.2%	8.0%
65 - 74	4.4%	5.0%	9.6%
75 - 84	1.8%	2.0%	6.6%
85 +	0.3%	0.4%	1.6%
18 +	66.5%	67.6%	72.4%
2010 Population by Sex			
Males	820	28,141	58,810
Females	847	29,095	62,221
2018 Population by Sex			
Males	1,218	33,933	68,253
Females	1,288	35,253	72,452
2023 Population by Sex			
Males	1,816	39,103	75,937
Females	1,931	40,705	80,914

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,667	57,237	121,031
White Alone	72.0%	78.2%	79.7%
Black Alone	7.5%	6.1%	5.5%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	6.7%	3.2%	2.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	8.0%	6.8%	7.1%
Two or More Races	4.5%	4.6%	4.0%
Hispanic Origin	21.9%	19.4%	18.9%
Diversity Index	65.2	57.6	55.6
2018 Population by Race/Ethnicity			
Total	2,505	69,186	140,704
White Alone	67.4%	73.9%	75.8%
Black Alone	8.8%	7.4%	6.7%
American Indian Alone	1.1%	0.9%	0.9%
Asian Alone	8.8%	4.1%	3.5%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	8.1%	7.7%	8.0%
Two or More Races	5.6%	5.6%	4.9%
Hispanic Origin	23.9%	22.1%	21.4%
Diversity Index	70.1	63.7	61.5
2023 Population by Race/Ethnicity			
Total	3,747	79,809	156,851
White Alone	64.7%	70.5%	72.8%
Black Alone	9.9%	8.5%	7.7%
American Indian Alone	1.2%	1.0%	1.0%
Asian Alone	9.1%	4.8%	4.1%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	8.6%	8.5%	8.7%
Two or More Races	6.2%	6.3%	5.5%
Hispanic Origin	26.2%	24.4%	23.5%
Diversity Index	73.2	68.0	65.6
2010 Population by Relationship and Household Type			
Total	1,667	57,236	121,031
In Households	99.9%	99.8%	99.7%
In Family Households	91.8%	92.2%	89.4%
Householder	25.1%	25.7%	27.3%
Spouse	20.6%	20.3%	22.1%
Child	38.5%	39.4%	33.6%
Other relative	5.1%	4.3%	3.9%
Nonrelative	2.5%	2.6%	2.5%
In Nonfamily Households	8.0%	7.6%	10.3%
In Group Quarters	0.1%	0.2%	0.3%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.2%	0.2%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	1,493	41,229	92,005
Less than 9th Grade	2.7%	2.1%	2.2%
9th - 12th Grade, No Diploma	3.8%	4.1%	4.5%
High School Graduate	16.3%	20.4%	21.7%
GED/Alternative Credential	2.6%	3.3%	3.4%
Some College, No Degree	30.5%	31.3%	30.0%
Associate Degree	10.2%	10.7%	10.0%
Bachelor's Degree	22.7%	19.9%	19.0%
Graduate/Professional Degree	11.1%	8.3%	9.2%
2018 Population 15+ by Marital Status			
Total	1,816	50,290	108,274
Never Married	30.7%	27.4%	24.6%
Married	55.4%	57.4%	58.2%
Widowed	4.4%	3.8%	5.5%
Divorced	9.5%	11.4%	11.6%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	96.2%	94.5%	94.4%
Civilian Unemployed (Unemployment Rate)	3.8%	5.5%	5.6%
2018 Employed Population 16+ by Industry			
Total	1,124	32,680	60,099
Agriculture/Mining	0.1%	0.5%	0.5%
Construction	6.1%	5.5%	5.6%
Manufacturing	3.0%	5.1%	5.4%
Wholesale Trade	2.8%	3.4%	2.8%
Retail Trade	10.8%	13.1%	13.5%
Transportation/Utilities	9.6%	6.1%	5.8%
Information	0.4%	1.7%	1.4%
Finance/Insurance/Real Estate	14.0%	9.9%	9.5%
Services	44.3%	47.1%	48.3%
Public Administration	8.8%	7.6%	7.2%
2018 Employed Population 16+ by Occupation			
Total	1,122	32,681	60,099
White Collar	64.9%	64.8%	62.8%
Management/Business/Financial	16.8%	14.6%	13.2%
Professional	20.5%	22.0%	21.6%
Sales	11.7%	12.4%	12.0%
Administrative Support	15.9%	15.8%	16.0%
Services	18.8%	18.1%	19.8%
Blue Collar	16.1%	17.1%	17.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	4.6%	3.7%	3.8%
Installation/Maintenance/Repair	4.7%	4.1%	4.0%
Production	1.7%	3.7%	3.9%
Transportation/Material Moving	5.1%	5.6%	5.6%
2010 Population By Urban/ Rural Status			
Total Population	1,667	57,236	121,031
Population Inside Urbanized Area	99.4%	99.4%	98.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.6%	0.6%	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	564	17,799	42,619
Households with 1 Person	14.0%	12.6%	17.6%
Households with 2+ People	86.0%	87.4%	82.4%
Family Households	80.5%	82.2%	77.4%
Husband-wife Families	65.8%	65.0%	62.6%
With Related Children	41.3%	40.6%	29.1%
Other Family (No Spouse Present)	14.7%	17.3%	14.8%
Other Family with Male Householder	5.5%	5.5%	4.6%
With Related Children	4.1%	4.2%	3.3%
Other Family with Female Householder	9.2%	11.8%	10.2%
With Related Children	6.7%	9.0%	7.5%
Nonfamily Households	5.5%	5.2%	5.0%
All Households with Children	52.4%	54.5%	40.5%
Multigenerational Households	5.1%	5.9%	4.7%
Unmarried Partner Households	8.0%	7.6%	6.7%
Male-female	6.7%	6.7%	6.0%
Same-sex	1.2%	0.9%	0.8%
2010 Households by Size			
Total	563	17,800	42,618
1 Person Household	14.0%	12.6%	17.6%
2 Person Household	27.2%	27.7%	37.3%
3 Person Household	17.9%	18.7%	14.9%
4 Person Household	21.0%	21.6%	15.8%
5 Person Household	12.1%	11.8%	8.6%
6 Person Household	4.8%	4.8%	3.6%
7 + Person Household	3.0%	2.8%	2.3%
2010 Households by Tenure and Mortgage Status			
Total	565	17,800	42,618
Owner Occupied	78.4%	77.5%	78.8%
Owned with a Mortgage/Loan	70.4%	72.1%	63.6%
Owned Free and Clear	8.0%	5.4%	15.2%
Renter Occupied	21.6%	22.5%	21.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	661	20,158	50,784
Housing Units Inside Urbanized Area	98.9%	99.4%	98.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	1.1%	0.6%	1.3%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
	1. Up and Coming Families	Up and Coming Families	Up and Coming Families
	2. Top Tier (1A)	Boomburbs (1C)	The Elders (9C)
	3. Professional Pride (1B)	Soccer Moms (4A)	Middleburg (4C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$1,927,458	\$48,515,590	\$102,302,914
Average Spent	\$2,297.33	\$2,296.05	\$2,100.16
Spending Potential Index	106	106	97
Education: Total \$	\$1,122,909	\$28,559,090	\$60,423,750
Average Spent	\$1,338.39	\$1,351.59	\$1,240.43
Spending Potential Index	92	93	86
Entertainment/Recreation: Total \$	\$2,701,886	\$68,044,384	\$149,646,207
Average Spent	\$3,220.36	\$3,220.27	\$3,072.06
Spending Potential Index	100	100	95
Food at Home: Total \$	\$4,179,655	\$104,868,459	\$230,487,509
Average Spent	\$4,981.71	\$4,963.01	\$4,731.64
Spending Potential Index	99	99	94
Food Away from Home: Total \$	\$3,115,712	\$78,306,465	\$167,578,617
Average Spent	\$3,713.60	\$3,705.94	\$3,440.19
Spending Potential Index	106	106	98
Health Care: Total \$	\$4,602,341	\$115,750,101	\$267,782,079
Average Spent	\$5,485.51	\$5,478.00	\$5,497.25
Spending Potential Index	96	96	96
HH Furnishings & Equipment: Total \$	\$1,837,166	\$46,222,238	\$100,499,006
Average Spent	\$2,189.71	\$2,187.52	\$2,063.13
Spending Potential Index	105	105	99
Personal Care Products & Services: Total \$	\$723,895	\$18,234,850	\$40,008,467
Average Spent	\$862.81	\$862.98	\$821.33
Spending Potential Index	104	104	99
Shelter: Total \$	\$14,102,208	\$354,269,505	\$774,645,619
Average Spent	\$16,808.35	\$16,766.19	\$15,902.56
Spending Potential Index	100	100	95
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,951,059	\$49,311,887	\$114,605,106
Average Spent	\$2,325.46	\$2,333.74	\$2,352.71
Spending Potential Index	94	94	95
Travel: Total \$	\$1,859,633	\$47,046,940	\$102,897,916
Average Spent	\$2,216.49	\$2,226.55	\$2,112.37
Spending Potential Index	103	103	98
Vehicle Maintenance & Repairs: Total \$	\$915,323	\$22,966,600	\$50,700,056
Average Spent	\$1,090.97	\$1,086.92	\$1,040.81
Spending Potential Index	101	101	97

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.