



CITY OF MESA, ARIZONA

CRISMON ROAD AND PECOS ROAD



SUBJECT SITE

Crismon & Pecos
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



LOCATED IN THE CITY OF MESA, ARIZONA

CRISMON AND PECOS

LOCATION:

Located at the southeast corner of Crismon Road and Pecos Road in Mesa, Arizona.

SIZE AND PRICE:

Parcel	Acreage	SF	Price/SF	Parcel Price	Status
A	40.2	1,751,112	\$5.25	\$9,193,338	Available
B	18.6	791,904	\$4.12	\$3,262,643	SOLD
C	16.0	696,960	\$4.25	\$2,962,080	Available
D	15.8	688,248	\$3.50	\$2,408,868	Available
E	20.8	906,048	\$4.25	\$3,850,704	Available
F	20.3	884,268	\$3.50	\$3,094,938	Available
G	20.7	901,692	\$4.25	\$3,832,191	Available
H	20.5	892,980	\$3.50	\$3,125,430	Available
I	20.2	879,912	\$4.25	\$3,739,626	Available
J	19.6	853,776	\$3.50	\$2,988,216	Available
K	36.3	1,581,228	\$5.00	\$7,906,140	Available
L	27.9	1,215,324	\$4.00	\$4,861,296	Available
Totals	276.5		-	\$51,225,470	-

ASSESSOR PARCEL NUMBER:

304-63-006V

ZONING:

[GI | City of Mesa](#)

City of Mesa General Plan Designation: General Industrial

TERMS:

Submit

PROPERTY TAXES:

2019 Assessment: \$3,749.52



ARIZONA OPPORTUNITY ZONE:

Site is located in an Arizona Opportunity Zone.

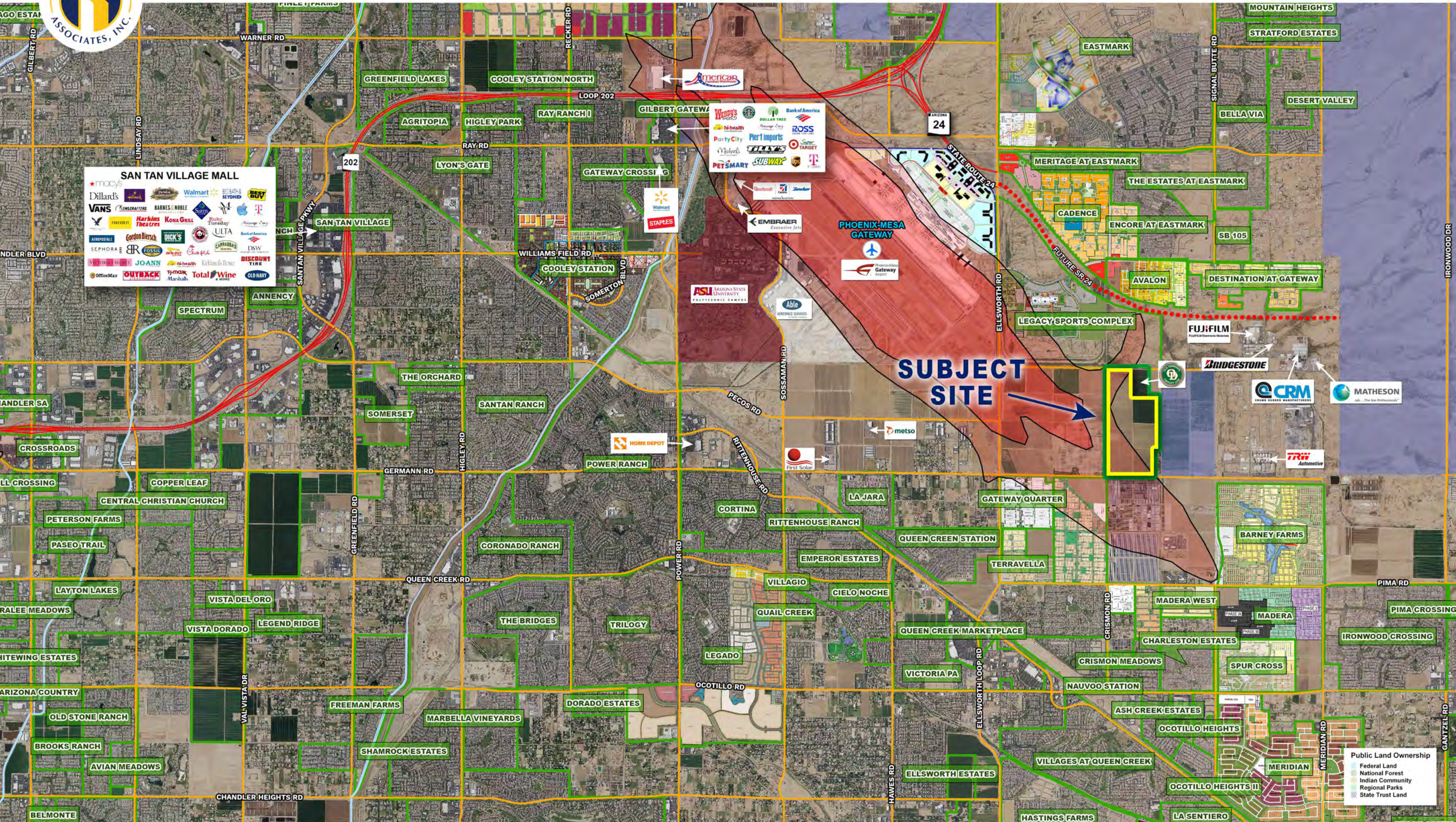
For more information: <https://www.azcommerce.com/arizona-opportunity-zones/>

COMMENTS:

Seller may consider a partial sale to accommodate multiple users.

ADDITIONAL DOCUMENTS: [Please Click to View](#)

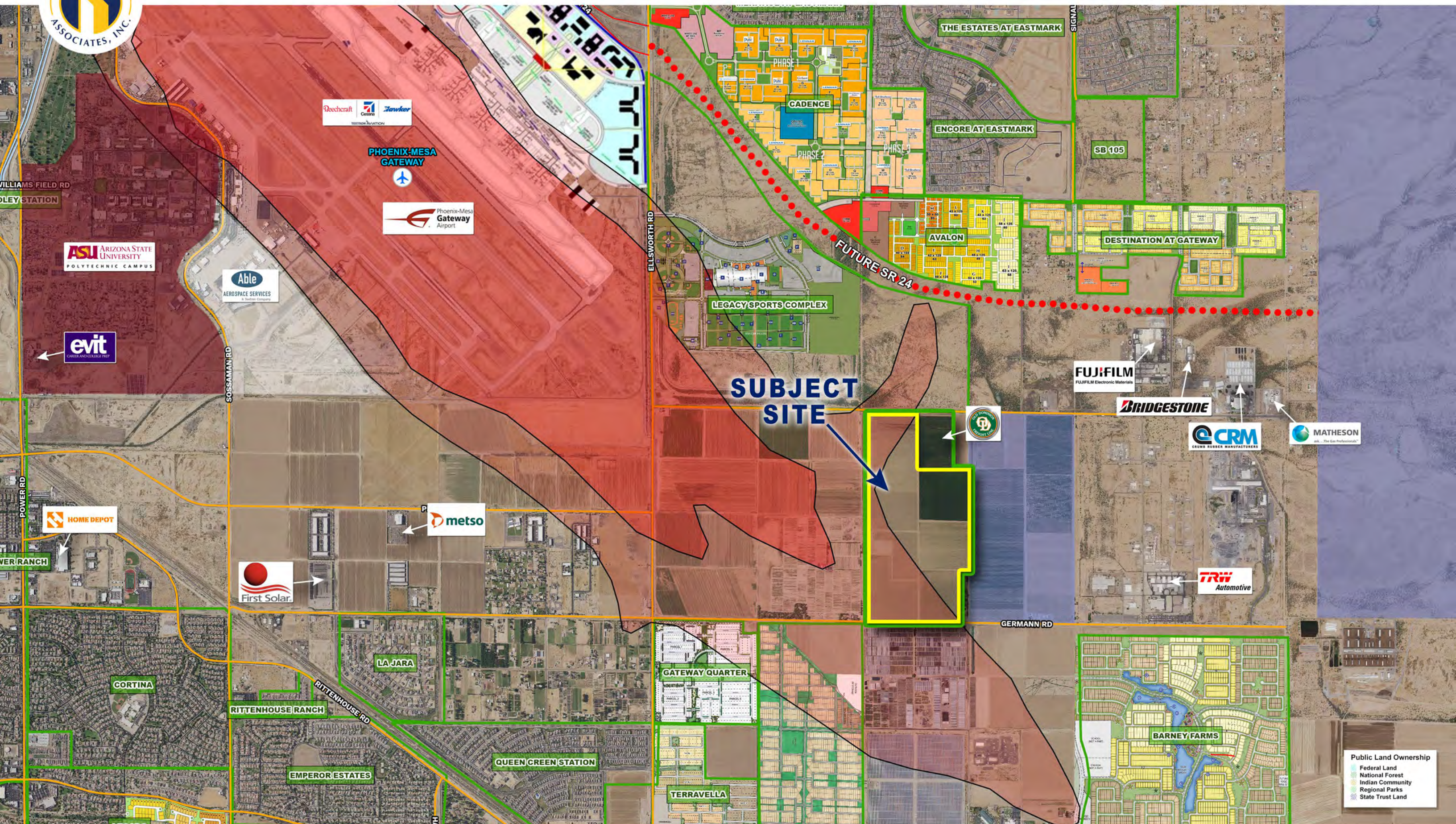
- SR 24 Williams Gateway Freeway Schedule - ADOT
- Phoenix Mesa Gateway Airport Strategic Development Plan Summary – 12/2008
- Phoenix Mesa Gateway Airport Construction Update – March 2013
- ARTICLE: Power to the people: 7-mile project offers southeast Valley energy solution, SRP says – 9.3.2018, Queen Creek Independent



SAN TAN VILLAGE MALL

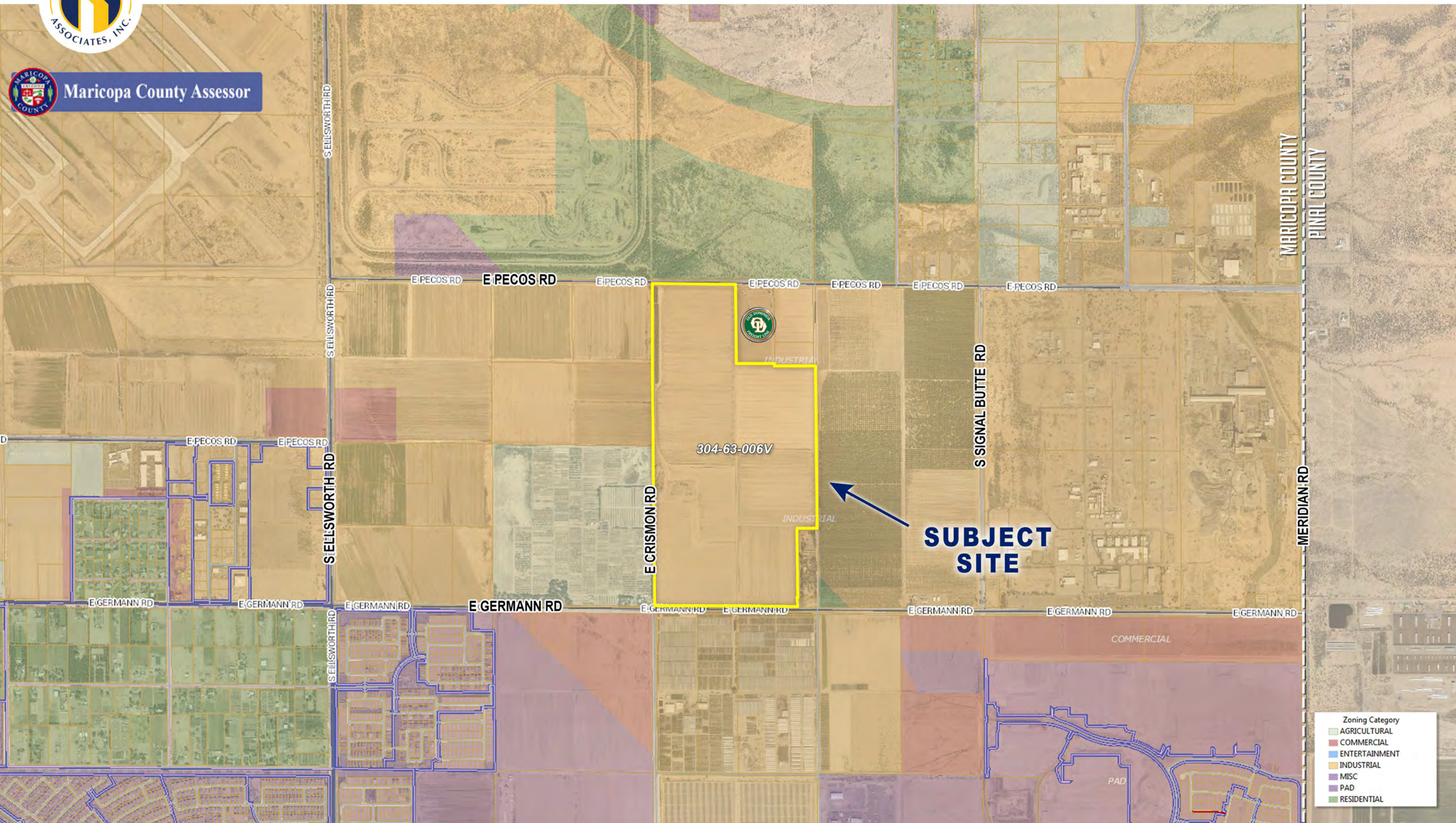
Public Land Ownership

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





Maricopa County Assessor



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



SUBJECT SITE



Crismon Rd.

Pecos Rd.

FUTURE LEGACY SPORTS COMPLEX

PHOENIX-MESA GATEWAY AIRPRT

Ellsworth Rd.

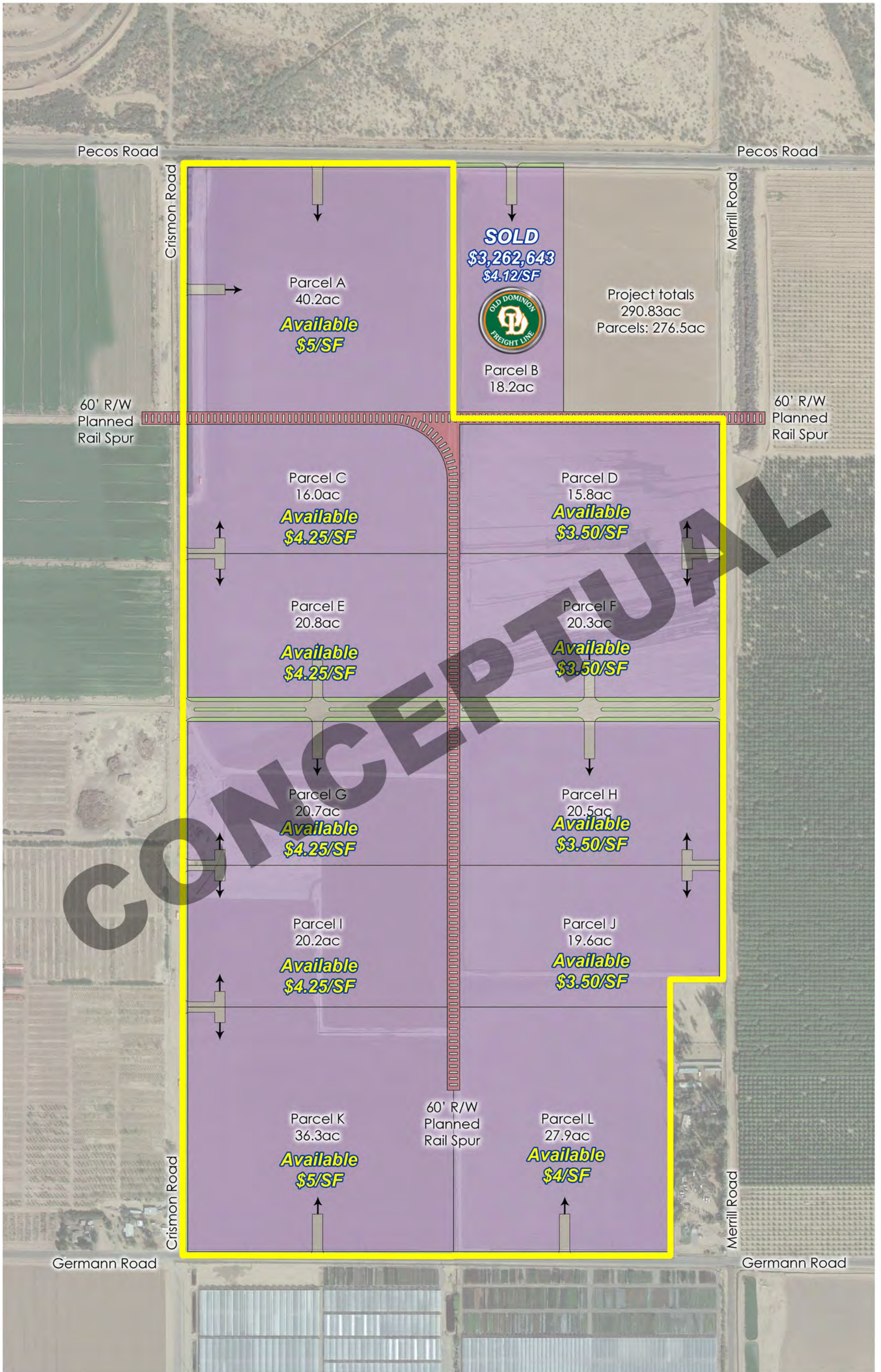
CADENCE

Ray Rd.

EASTMARK



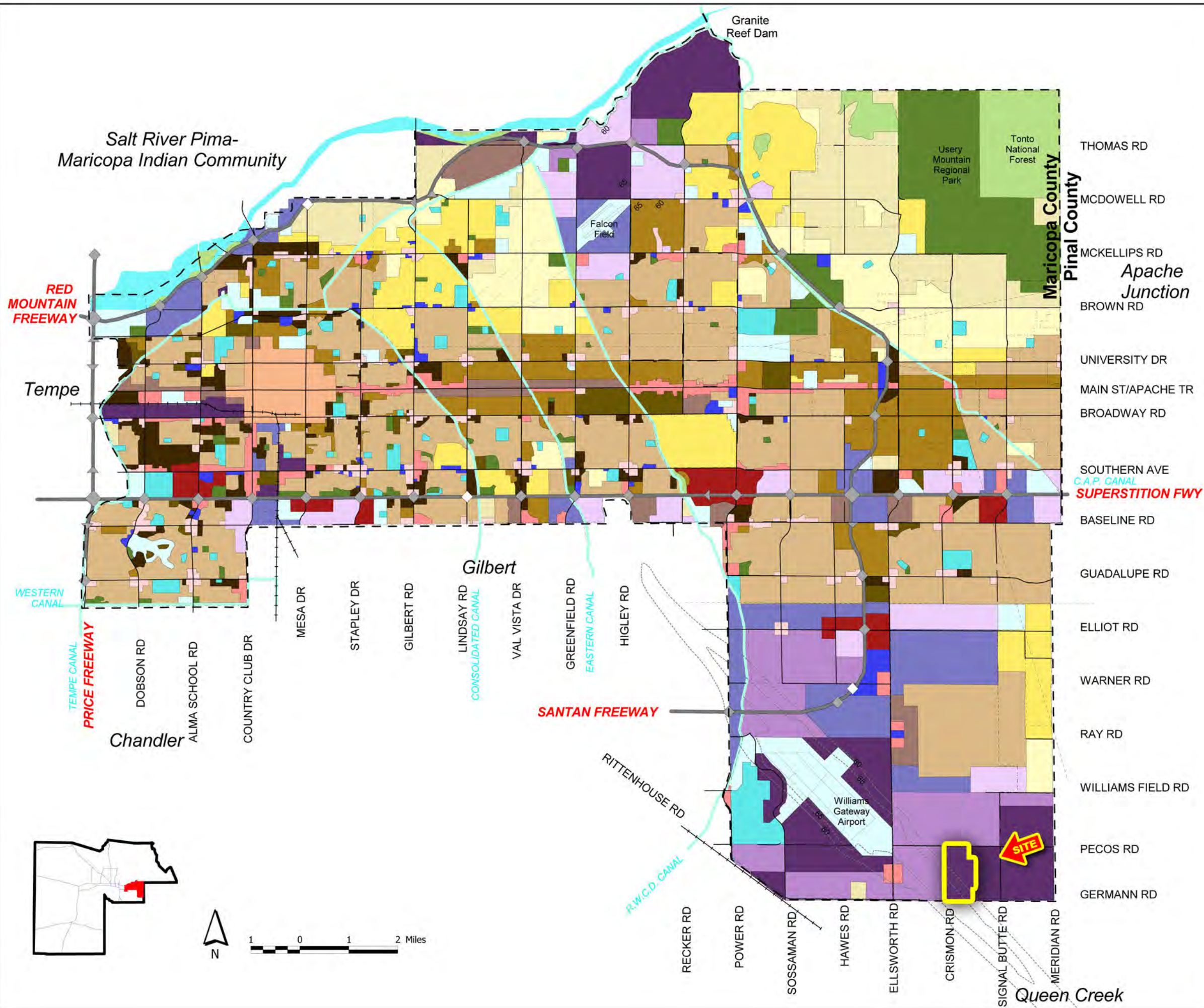
PHOTO DATE: 05.12.2020



GENERAL PLAN

Land Use Plan

Figure 2-6



Residential

- Low Density Residential 0-1 (0 - 1 du/ac)
- Low Density Residential 1-2 (1 - 2 du/ac)
- Medium Density Residential 2-4 (2 - 4 du/ac)
- Medium Density Residential 4-6 (4 - 6 du/ac)
- Medium Density Residential 6-10 (6 - 10 du/ac)
- High Density Residential 10-15 (10 - 15 du/ac)
- High Density Residential 15+ (15+ du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

Mixed Use

- Mixed Use/Residential (30% at 15+ du/ac)
- Mixed Use/Employment
- Town Center (25% at 15+ du/ac)

Employment

- Office
- Business Park
- Light Industrial
- General Industrial

Public/Institutional

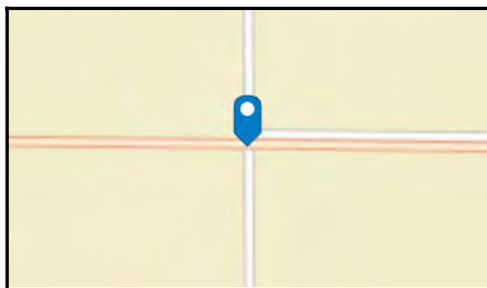
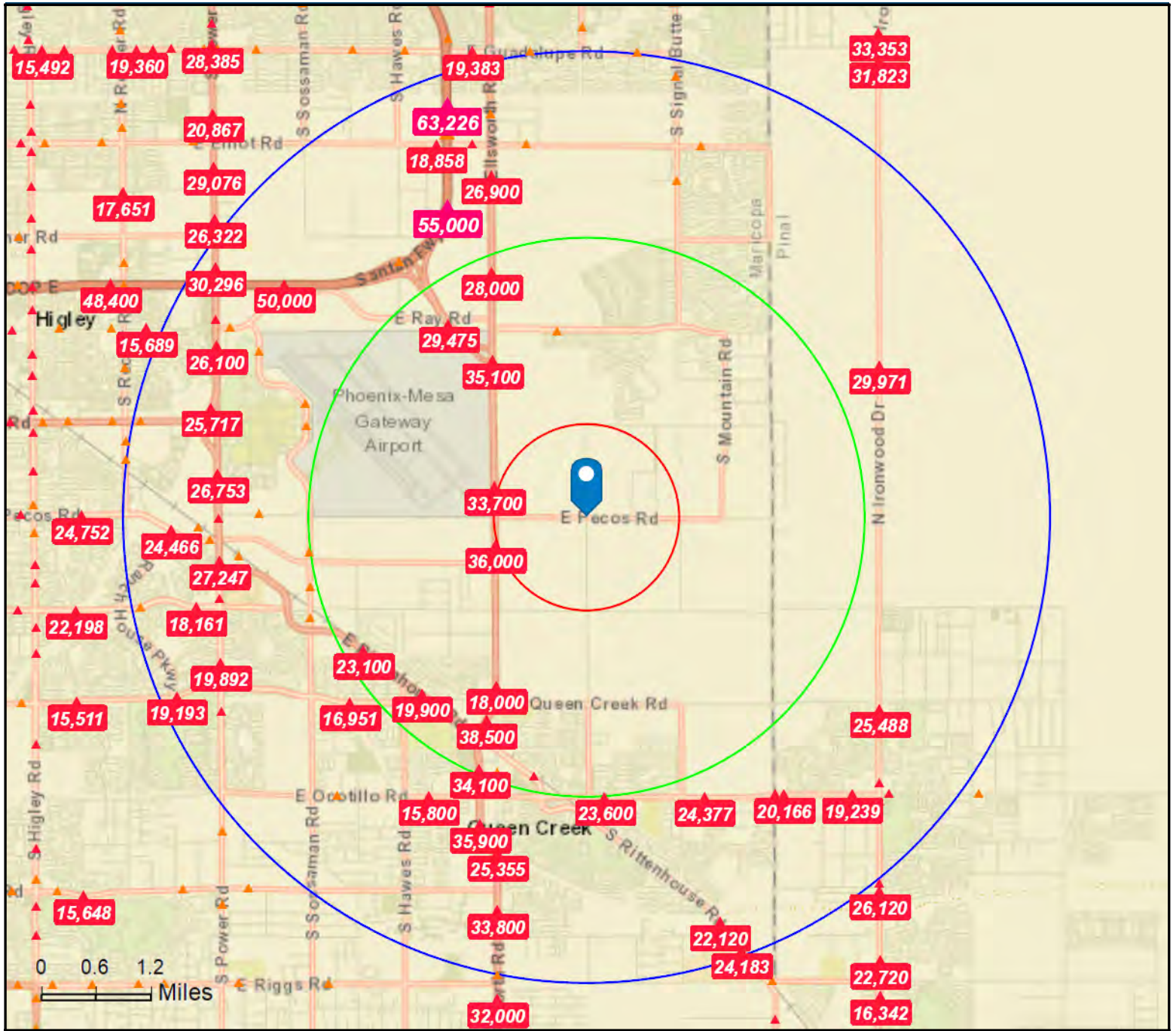
- Public/Semi-Public
- Education
- Parks
- Natural Area Open Space

- Planning Area Boundary
- City Limits
- Freeway
- Arterial Roadway
- Canals and Waterways
- Aviation Noise Contours
- Overhead Transmission Lines
- Interchange
- Future Interchange

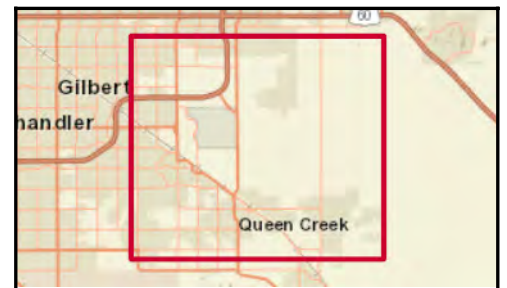


Crismon Rd & Pecos Rd
 17201-18799 S Crismon Rd, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.29206
 Longitude: -111.61787



- 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 2019).



Traffic Count Profile

Crismon Rd & Pecos Rd
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	E Pecos Rd	S Crismon Rd (0.11 miles W)	2015	2,800
0.76	E Pecos Rd	S Ellsworth Rd (0.23 miles W)	2015	2,900
1.03	S Ellsworth Rd	E Haddington St (0.18000001 miles S)	2015	36,000
1.04	E Germann Rd	S Merrill Rd (0.23999999 miles E)	1999	3,763
1.05	S Ellsworth Rd	E Pecos Rd (0.33000001 miles S)	2015	33,700
1.26	E Germann Rd	S Ellsworth Rd (0.20999999 miles W)	2015	3,074
1.40	E Pecos Rd	S Mountain Rd (0.04 miles E)	2015	2,300
1.50	S Mountain Rd	E Pecos Rd (0.37 miles S)	2014	1,843
1.51	E Pecos Rd	S Ellsworth Rd (0.51999998 miles E)	2015	6,200
1.85	S Mountain Rd	E Williams Field Rd (0.1 miles S)	2015	1,590
1.93	E Germann Rd	S 85th St (0.11 miles W)	2015	2,723
1.98	S Ellsworth Rd	E Williams Air Force Base (0.2 miles S)	2015	35,100
2.01	E Queen Creek Rd	S Crismon Rd (0.2 miles W)	2007	3,000
2.02	E Ray Rd	S Ellsworth Rd (0.70999998 miles W)	2015	11,200
2.05	S Ellsworth Rd	E Queen Creek Rd (0.19 miles S)	2007	18,000
2.11	E Ray Rd	S Signal Butte Rd (0.31999999 miles E)	2015	7,100
2.13	E Queen Creek Rd	S Ellsworth Rd (0.23 miles W)	2007	6,000
2.27	E Pecos Rd	S 80th St (0.27000001 miles W)	2013	5,356
2.34	E Queen Creek Rd	108th St (0.19 miles W)	1999	307
2.36	E Ray Rd	E Santino Ave (0.09 miles E)	2015	3,500
2.43	S Ellsworth Loop Rd	S Ellsworth Rd (0.05 miles NE)	2015	38,500
2.49	S Ellsworth Rd	E Barnes Pkwy (0.04 miles N)	2007	15,000
2.56	Not Available	(0.0 miles)	2015	29,475
2.59	S Rittenhouse Rd	S Hawes Rd (0.25 miles NW)	2015	19,900
2.62	S Rittenhouse Rd	S Ellsworth Loop Rd (0.05 miles NW)	2009	16,951
2.71	E Pecos Rd	S Sossaman Rd (0.27000001 miles W)	2015	6,200
2.73	Not Available	(0.0 miles)	2015	2,400
2.75	S Signal Butte Rd	E Nightingale Dr (0.14 miles N)	2010	7,499
2.79	S Rittenhouse Rd	S 196th St (0.11 miles NW)	2015	23,100
2.81	E Ray Rd	S Ellsworth Rd (0.93000001 miles E)	2012	463

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 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. 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.

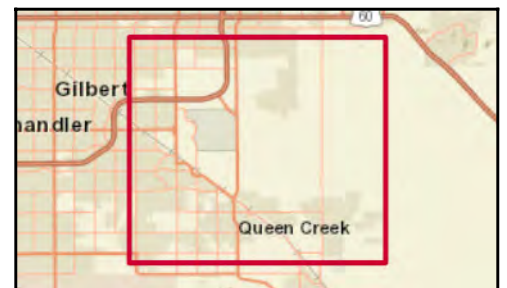
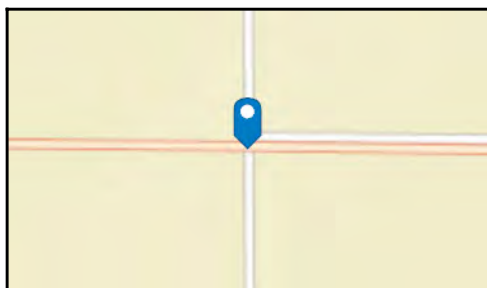
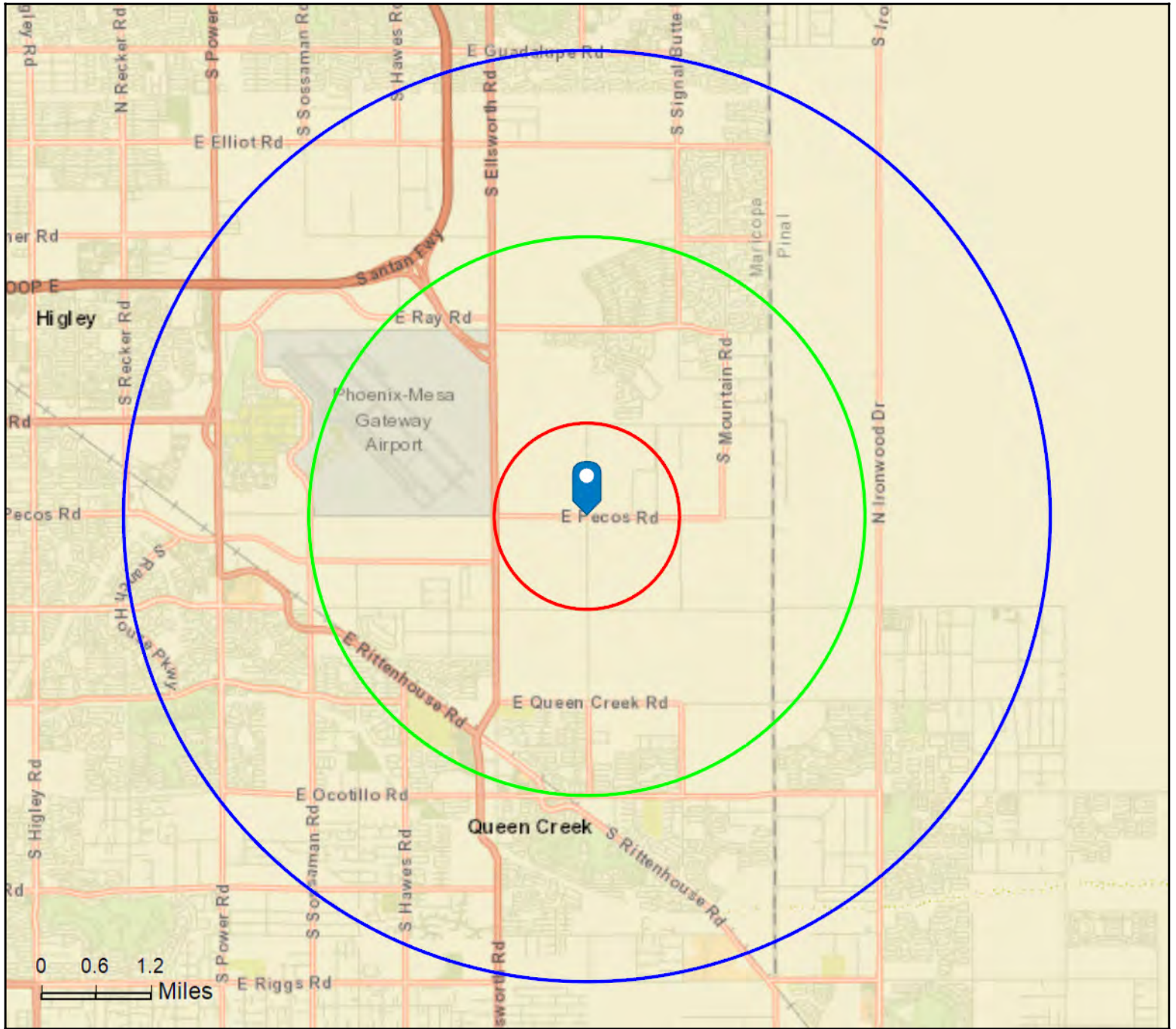
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17201-18799 S Crismon Rd, Queen Creek, Arizona, 85142
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Executive Summary

Crismon Rd & Pecos Rd
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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	5	1,099	9,532
2010 Population	6	7,124	66,920
2019 Population	12	20,257	114,121
2024 Population	14	24,632	132,288
2000-2010 Annual Rate	1.84%	20.55%	21.52%
2010-2019 Annual Rate	7.78%	11.96%	5.94%
2019-2024 Annual Rate	3.13%	3.99%	3.00%
2019 Male Population	50.0%	49.2%	49.3%
2019 Female Population	50.0%	50.8%	50.7%
2019 Median Age	37.5	32.5	31.3

In the identified area, the current year population is 114,121. In 2010, the Census count in the area was 66,920. The rate of change since 2010 was 5.94% annually. The five-year projection for the population in the area is 132,288 representing a change of 3.00% annually from 2019 to 2024. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	72.7%	75.6%	77.7%
2019 Black Alone	0.0%	4.4%	4.5%
2019 American Indian/Alaska Native Alone	0.0%	1.4%	1.1%
2019 Asian Alone	0.0%	3.5%	3.9%
2019 Pacific Islander Alone	0.0%	0.2%	0.3%
2019 Other Race	27.3%	10.5%	8.1%
2019 Two or More Races	0.0%	4.4%	4.4%
2019 Hispanic Origin (Any Race)	41.7%	25.6%	21.7%

Persons of Hispanic origin represent 21.7% of the population in the identified area compared to 18.6% 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 59.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	155	138	114
2000 Households	2	305	2,936
2010 Households	3	2,094	20,552
2019 Total Households	5	5,842	34,004
2024 Total Households	6	7,056	39,135
2000-2010 Annual Rate	4.14%	21.25%	21.48%
2010-2019 Annual Rate	5.68%	11.73%	5.59%
2019-2024 Annual Rate	3.71%	3.85%	2.85%
2019 Average Household Size	2.40	3.47	3.34

The household count in this area has changed from 20,552 in 2010 to 34,004 in the current year, a change of 5.59% annually. The five-year projection of households is 39,135, a change of 2.85% annually from the current year total. Average household size is currently 3.34, compared to 3.24 in the year 2010. The number of families in the current year is 27,430 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	0.0%	16.5%	16.7%
Median Household Income			
2019 Median Household Income	\$75,000	\$100,080	\$89,936
2024 Median Household Income	\$100,000	\$109,746	\$102,016
2019-2024 Annual Rate	5.92%	1.86%	2.55%
Average Household Income			
2019 Average Household Income	\$111,198	\$118,881	\$107,703
2024 Average Household Income	\$134,545	\$137,146	\$124,155
2019-2024 Annual Rate	3.89%	2.90%	2.88%
Per Capita Income			
2019 Per Capita Income	\$31,416	\$34,050	\$32,062
2024 Per Capita Income	\$39,098	\$39,036	\$36,695
2019-2024 Annual Rate	4.47%	2.77%	2.74%

Households by Income

Current median household income is \$89,936 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$102,016 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$107,703 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$124,155 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,062 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,695 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	0	151	148
2000 Total Housing Units	2	326	3,819
2000 Owner Occupied Housing Units	2	271	2,365
2000 Renter Occupied Housing Units	0	33	571
2000 Vacant Housing Units	0	22	883
2010 Total Housing Units	3	2,302	23,074
2010 Owner Occupied Housing Units	2	1,826	15,590
2010 Renter Occupied Housing Units	1	268	4,962
2010 Vacant Housing Units	0	208	2,522
2019 Total Housing Units	5	6,072	36,534
2019 Owner Occupied Housing Units	5	5,557	28,223
2019 Renter Occupied Housing Units	0	285	5,780
2019 Vacant Housing Units	0	230	2,530
2024 Total Housing Units	6	7,244	41,911
2024 Owner Occupied Housing Units	6	6,756	33,085
2024 Renter Occupied Housing Units	0	300	6,050
2024 Vacant Housing Units	0	188	2,776

Currently, 77.3% of the 36,534 housing units in the area are owner occupied; 15.8%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 23,074 housing units in the area - 67.6% owner occupied, 21.5% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 22.66%. Median home value in the area is \$307,860, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.96% annually to \$339,252.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Market Profile

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5	1,099	9,532
2010 Total Population	6	7,124	66,920
2019 Total Population	12	20,257	114,121
2019 Group Quarters	0	0	388
2024 Total Population	14	24,632	132,288
2019-2024 Annual Rate	3.13%	3.99%	3.00%
2019 Total Daytime Population	70	19,538	86,964
Workers	64	6,957	24,822
Residents	6	12,581	62,142
Household Summary			
2000 Households	2	305	2,936
2000 Average Household Size	2.50	3.60	3.22
2010 Households	3	2,094	20,552
2010 Average Household Size	2.00	3.40	3.24
2019 Households	5	5,842	34,004
2019 Average Household Size	2.40	3.47	3.34
2024 Households	6	7,056	39,135
2024 Average Household Size	2.33	3.49	3.37
2019-2024 Annual Rate	3.71%	3.85%	2.85%
2010 Families	3	1,806	16,838
2010 Average Family Size	2.00	3.63	3.56
2019 Families	4	4,768	27,430
2019 Average Family Size	2.75	3.81	3.70
2024 Families	5	5,757	31,515
2024 Average Family Size	2.60	3.84	3.73
2019-2024 Annual Rate	4.56%	3.84%	2.82%
Housing Unit Summary			
2000 Housing Units	2	326	3,819
Owner Occupied Housing Units	100.0%	83.1%	61.9%
Renter Occupied Housing Units	0.0%	10.1%	15.0%
Vacant Housing Units	0.0%	6.7%	23.1%
2010 Housing Units	3	2,302	23,074
Owner Occupied Housing Units	66.7%	79.3%	67.6%
Renter Occupied Housing Units	33.3%	11.6%	21.5%
Vacant Housing Units	0.0%	9.0%	10.9%
2019 Housing Units	5	6,072	36,534
Owner Occupied Housing Units	100.0%	91.5%	77.3%
Renter Occupied Housing Units	0.0%	4.7%	15.8%
Vacant Housing Units	0.0%	3.8%	6.9%
2024 Housing Units	6	7,244	41,911
Owner Occupied Housing Units	100.0%	93.3%	78.9%
Renter Occupied Housing Units	0.0%	4.1%	14.4%
Vacant Housing Units	0.0%	2.6%	6.6%
Median Household Income			
2019	\$75,000	\$100,080	\$89,936
2024	\$100,000	\$109,746	\$102,016
Median Home Value			
2019	\$350,000	\$337,567	\$307,860
2024	\$366,667	\$362,552	\$339,252
Per Capita Income			
2019	\$31,416	\$34,050	\$32,062
2024	\$39,098	\$39,036	\$36,695
Median Age			
2010	12.5	28.9	29.3
2019	37.5	32.5	31.3
2024	40.0	31.8	30.7

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5	5,842	34,004
<\$15,000	0.0%	2.3%	4.1%
\$15,000 - \$24,999	0.0%	2.2%	3.4%
\$25,000 - \$34,999	20.0%	4.7%	5.3%
\$35,000 - \$49,999	20.0%	9.0%	9.3%
\$50,000 - \$74,999	20.0%	15.0%	16.6%
\$75,000 - \$99,999	20.0%	16.6%	17.0%
\$100,000 - \$149,999	20.0%	25.0%	24.6%
\$150,000 - \$199,999	20.0%	14.3%	11.3%
\$200,000+	0.0%	10.8%	8.5%
Average Household Income	\$111,198	\$118,881	\$107,703
2024 Households by Income			
Household Income Base	6	7,056	39,135
<\$15,000	0.0%	1.9%	3.5%
\$15,000 - \$24,999	0.0%	1.8%	2.6%
\$25,000 - \$34,999	0.0%	3.5%	4.1%
\$35,000 - \$49,999	16.7%	7.3%	7.7%
\$50,000 - \$74,999	16.7%	12.6%	14.2%
\$75,000 - \$99,999	16.7%	15.6%	16.1%
\$100,000 - \$149,999	16.7%	26.1%	26.5%
\$150,000 - \$199,999	16.7%	17.3%	14.4%
\$200,000+	16.7%	14.0%	10.9%
Average Household Income	\$134,545	\$137,146	\$124,155
2019 Owner Occupied Housing Units by Value			
Total	5	5,557	28,223
<\$50,000	0.0%	0.2%	0.8%
\$50,000 - \$99,999	0.0%	0.1%	0.7%
\$100,000 - \$149,999	0.0%	0.6%	2.2%
\$150,000 - \$199,999	0.0%	3.1%	7.2%
\$200,000 - \$249,999	0.0%	13.2%	16.3%
\$250,000 - \$299,999	20.0%	17.8%	20.5%
\$300,000 - \$399,999	60.0%	40.2%	30.8%
\$400,000 - \$499,999	20.0%	13.4%	12.8%
\$500,000 - \$749,999	0.0%	10.2%	7.5%
\$750,000 - \$999,999	0.0%	1.0%	1.0%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$355,000	\$364,935	\$334,873
2024 Owner Occupied Housing Units by Value			
Total	6	6,756	33,085
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	1.1%
\$150,000 - \$199,999	0.0%	0.9%	3.0%
\$200,000 - \$249,999	0.0%	7.4%	11.1%
\$250,000 - \$299,999	16.7%	15.1%	20.9%
\$300,000 - \$399,999	50.0%	42.3%	34.7%
\$400,000 - \$499,999	16.7%	18.5%	17.6%
\$500,000 - \$749,999	16.7%	14.8%	10.3%
\$750,000 - \$999,999	0.0%	0.7%	0.8%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$400,000	\$392,914	\$364,533

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



Market Profile

Crismon Rd & Pecos Rd
 17201-18799 S Crismon Rd, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29206
 Longitude: -111.61787

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	0	7,124	66,921
0 - 4	0.0%	11.7%	10.8%
5 - 9	0.0%	11.8%	11.1%
10 - 14	0.0%	9.5%	9.6%
15 - 24	0.0%	10.8%	12.3%
25 - 34	0.0%	17.6%	16.4%
35 - 44	0.0%	17.1%	16.9%
45 - 54	0.0%	9.9%	10.0%
55 - 64	0.0%	6.9%	7.2%
65 - 74	0.0%	3.6%	4.0%
75 - 84	0.0%	0.8%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	0.0%	62.4%	64.0%
2019 Population by Age			
Total	15	20,255	114,122
0 - 4	6.7%	9.2%	9.5%
5 - 9	6.7%	9.6%	9.9%
10 - 14	6.7%	9.2%	9.4%
15 - 24	13.3%	12.3%	12.6%
25 - 34	13.3%	13.0%	14.0%
35 - 44	13.3%	16.8%	16.6%
45 - 54	13.3%	12.6%	11.7%
55 - 64	13.3%	8.8%	8.1%
65 - 74	13.3%	5.7%	5.6%
75 - 84	0.0%	2.1%	2.0%
85 +	0.0%	0.5%	0.5%
18 +	60.0%	67.5%	66.7%
2024 Population by Age			
Total	16	24,634	132,287
0 - 4	6.2%	9.5%	9.9%
5 - 9	6.2%	9.7%	10.0%
10 - 14	6.2%	9.1%	9.3%
15 - 24	12.5%	12.3%	12.6%
25 - 34	12.5%	14.6%	15.9%
35 - 44	12.5%	16.1%	16.0%
45 - 54	12.5%	12.0%	11.0%
55 - 64	12.5%	8.1%	7.3%
65 - 74	12.5%	5.5%	5.3%
75 - 84	6.2%	2.5%	2.3%
85 +	0.0%	0.5%	0.5%
18 +	68.8%	66.9%	66.2%
2010 Population by Sex			
Males	3	3,555	33,288
Females	3	3,569	33,632
2019 Population by Sex			
Males	6	9,957	56,317
Females	6	10,300	57,804
2024 Population by Sex			
Males	7	12,022	64,938
Females	7	12,610	67,350

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	5	7,123	66,920
White Alone	80.0%	82.2%	81.8%
Black Alone	0.0%	3.7%	3.7%
American Indian Alone	0.0%	1.0%	1.0%
Asian Alone	0.0%	3.0%	3.4%
Pacific Islander Alone	0.0%	0.2%	0.3%
Some Other Race Alone	20.0%	6.1%	6.2%
Two or More Races	0.0%	3.9%	3.8%
Hispanic Origin	33.3%	18.1%	17.9%
Diversity Index	75.3	52.3	52.6
2019 Population by Race/Ethnicity			
Total	11	20,257	114,121
White Alone	72.7%	75.6%	77.7%
Black Alone	0.0%	4.4%	4.5%
American Indian Alone	0.0%	1.4%	1.1%
Asian Alone	0.0%	3.5%	3.9%
Pacific Islander Alone	0.0%	0.2%	0.3%
Some Other Race Alone	27.3%	10.5%	8.1%
Two or More Races	0.0%	4.4%	4.4%
Hispanic Origin	41.7%	25.6%	21.7%
Diversity Index	77.2	64.4	59.9
2024 Population by Race/Ethnicity			
Total	14	24,634	132,287
White Alone	71.4%	73.5%	75.5%
Black Alone	0.0%	5.0%	5.1%
American Indian Alone	0.0%	1.5%	1.2%
Asian Alone	0.0%	3.9%	4.4%
Pacific Islander Alone	0.0%	0.2%	0.3%
Some Other Race Alone	28.6%	11.1%	8.7%
Two or More Races	0.0%	4.8%	4.8%
Hispanic Origin	50.0%	27.3%	23.6%
Diversity Index	74.5	67.1	63.2
2010 Population by Relationship and Household Type			
Total	6	7,124	66,920
In Households	100.0%	100.0%	99.5%
In Family Households	100.0%	94.4%	91.8%
Householder	16.7%	24.9%	25.1%
Spouse	16.7%	21.3%	20.4%
Child	33.3%	41.9%	40.4%
Other relative	0.0%	4.0%	3.6%
Nonrelative	0.0%	2.3%	2.2%
In Nonfamily Households	0.0%	5.6%	7.7%
In Group Quarters	0.0%	0.0%	0.5%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.5%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	9	12,078	66,766
Less than 9th Grade	0.0%	2.9%	2.9%
9th - 12th Grade, No Diploma	11.1%	4.5%	3.9%
High School Graduate	22.2%	18.1%	17.7%
GED/Alternative Credential	0.0%	3.1%	2.8%
Some College, No Degree	22.2%	27.1%	26.0%
Associate Degree	11.1%	8.6%	10.9%
Bachelor's Degree	22.2%	23.4%	23.5%
Graduate/Professional Degree	11.1%	12.3%	12.5%
2019 Population 15+ by Marital Status			
Total	10	14,572	81,176
Never Married	40.0%	31.5%	30.1%
Married	50.0%	55.9%	58.1%
Widowed	0.0%	3.9%	3.3%
Divorced	10.0%	8.7%	8.5%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	100.0%	96.1%	96.1%
Civilian Unemployed (Unemployment Rate)	0.0%	3.9%	3.9%
2019 Employed Population 16+ by Industry			
Total	6	9,459	52,833
Agriculture/Mining	0.0%	1.5%	0.6%
Construction	0.0%	7.4%	6.4%
Manufacturing	0.0%	7.5%	7.9%
Wholesale Trade	0.0%	2.9%	2.7%
Retail Trade	16.7%	11.1%	12.5%
Transportation/Utilities	0.0%	5.1%	5.3%
Information	0.0%	2.1%	1.7%
Finance/Insurance/Real Estate	0.0%	11.5%	9.4%
Services	16.7%	46.3%	48.3%
Public Administration	0.0%	4.7%	5.3%
2019 Employed Population 16+ by Occupation			
Total	3	9,458	52,832
White Collar	50.0%	66.9%	70.6%
Management/Business/Financial	16.7%	21.6%	18.2%
Professional	0.0%	20.1%	23.7%
Sales	16.7%	11.2%	12.7%
Administrative Support	16.7%	14.1%	16.0%
Services	0.0%	16.2%	15.2%
Blue Collar	0.0%	16.8%	14.2%
Farming/Forestry/Fishing	0.0%	1.1%	0.3%
Construction/Extraction	0.0%	3.8%	3.0%
Installation/Maintenance/Repair	0.0%	4.0%	4.0%
Production	0.0%	2.6%	2.9%
Transportation/Material Moving	0.0%	5.3%	3.9%
2010 Population By Urban/ Rural Status			
Total Population	6	7,124	66,920
Population Inside Urbanized Area	66.7%	90.3%	97.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	33.3%	9.7%	2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	3	2,094	20,553
Households with 1 Person	0.0%	9.4%	12.6%
Households with 2+ People	100.0%	90.6%	87.4%
Family Households	100.0%	86.2%	81.9%
Husband-wife Families	66.7%	73.7%	66.7%
With Related Children	33.3%	47.3%	42.1%
Other Family (No Spouse Present)	0.0%	12.5%	15.2%
Other Family with Male Householder	0.0%	4.7%	5.2%
With Related Children	0.0%	3.3%	3.8%
Other Family with Female Householder	0.0%	7.7%	10.1%
With Related Children	0.0%	5.9%	7.8%
Nonfamily Households	0.0%	4.3%	5.5%
All Households with Children	33.3%	57.0%	54.2%
Multigenerational Households	0.0%	5.8%	4.9%
Unmarried Partner Households	0.0%	6.4%	6.9%
Male-female	0.0%	5.9%	6.2%
Same-sex	0.0%	0.6%	0.7%
2010 Households by Size			
Total	1	2,096	20,553
1 Person Household	0.0%	9.4%	12.6%
2 Person Household	100.0%	26.7%	28.2%
3 Person Household	0.0%	18.2%	18.0%
4 Person Household	0.0%	21.3%	20.0%
5 Person Household	0.0%	12.7%	11.7%
6 Person Household	0.0%	6.7%	5.9%
7 + Person Household	0.0%	5.0%	3.6%
2010 Households by Tenure and Mortgage Status			
Total	3	2,094	20,552
Owner Occupied	66.7%	87.2%	75.9%
Owned with a Mortgage/Loan	66.7%	80.6%	69.0%
Owned Free and Clear	33.3%	6.6%	6.9%
Renter Occupied	33.3%	12.8%	24.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3	2,302	23,074
Housing Units Inside Urbanized Area	66.7%	90.7%	97.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	33.3%	9.3%	2.5%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Southern Satellites (10A)	Boomburbs (1C)	Up and Coming Families (7A)
2.	Top Tier (1A)		Up and Coming Families (7A)
3.	Professional Pride (1B)	Southern Satellites (10A)	Southern Satellites (10A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$11,477	\$17,474,932	\$92,615,500
Average Spent	\$2,295.40	\$2,991.26	\$2,723.66
Spending Potential Index	107	140	127
Education: Total \$	\$7,573	\$11,835,610	\$60,860,646
Average Spent	\$1,514.60	\$2,025.95	\$1,789.81
Spending Potential Index	95	127	112
Entertainment/Recreation: Total \$	\$18,087	\$25,933,528	\$136,562,767
Average Spent	\$3,617.40	\$4,439.15	\$4,016.08
Spending Potential Index	111	136	123
Food at Home: Total \$	\$29,019	\$40,311,199	\$213,565,566
Average Spent	\$5,803.80	\$6,900.24	\$6,280.60
Spending Potential Index	112	133	121
Food Away from Home: Total \$	\$20,028	\$30,151,919	\$159,761,204
Average Spent	\$4,005.60	\$5,161.23	\$4,698.31
Spending Potential Index	109	140	128
Health Care: Total \$	\$34,818	\$46,095,804	\$242,722,051
Average Spent	\$6,963.60	\$7,890.41	\$7,138.04
Spending Potential Index	117	133	120
HH Furnishings & Equipment: Total \$	\$11,450	\$17,727,565	\$94,715,536
Average Spent	\$2,290.00	\$3,034.50	\$2,785.42
Spending Potential Index	107	142	131
Personal Care Products & Services: Total \$	\$4,834	\$7,433,674	\$39,575,531
Average Spent	\$966.80	\$1,272.45	\$1,163.85
Spending Potential Index	109	144	131
Shelter: Total \$	\$88,724	\$140,090,762	\$751,382,887
Average Spent	\$17,744.80	\$23,979.93	\$22,096.90
Spending Potential Index	96	130	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,229	\$19,819,882	\$105,045,588
Average Spent	\$2,845.80	\$3,392.65	\$3,089.21
Spending Potential Index	115	137	125
Travel: Total \$	\$11,206	\$18,086,646	\$95,935,927
Average Spent	\$2,241.20	\$3,095.97	\$2,821.31
Spending Potential Index	100	138	126
Vehicle Maintenance & Repairs: Total \$	\$6,224	\$8,918,570	\$47,790,959
Average Spent	\$1,244.80	\$1,526.63	\$1,405.45
Spending Potential Index	109	133	123

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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.