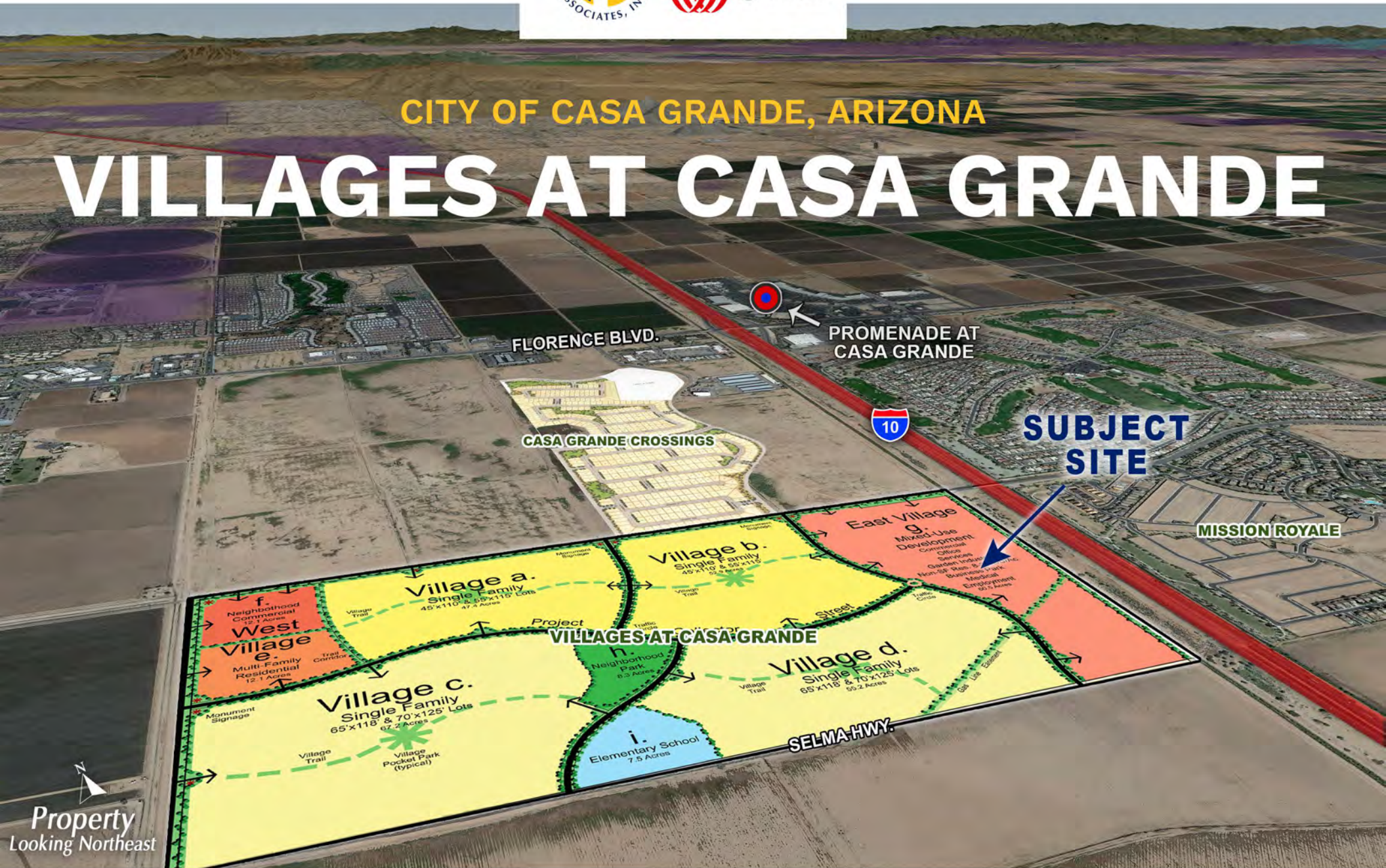




CITY OF CASA GRANDE, ARIZONA

VILLAGES AT CASA GRANDE



FLORENCE BLVD.

PROMENADE AT CASA GRANDE

CASA GRANDE CROSSINGS



SUBJECT SITE

MISSION ROYALE



Property Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

PHONE 602.282.6296 / PHONE 602.282.6316
www.us.jll.com





FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
SEAN GILLESPIE / sean@nathanlandaz.com

CITY OF CASA GRANDE, ARIZONA

THE VILLAGES AT CASA GRANDE

LOCATION

Located at the southwest corner of Interstate 10 and Earley Road in the City of Casa Grande (Pinal County), Arizona.

SIZE

323.2 Gross Acres

Village	Acreage	Lot Count	Lot Size
A	47.4	217	45' x 110'/55' x 115'
B	52.9	242	45' x 110'/55' x 115'
C	67.2	218	65' x 118'/70' x 125'
D	55.2	179	65' x 118'/70' x 125'
E	12.1	Multi-Family	
F	12.1	Neighborhood Commercial	
G	60.5	Mixed-Use Development	
H	8.3	Neighborhood Park	
I	7.5	Elementary School	

ZONING

PAD | City of Casa Grande

UTILITIES

Water is at the north property boundary, sewer in Henness Road.

COMMENTS

Site fronts Interstate 10, Earley Road and has I-10 overpass just south of full diamond interchange at Florence Boulevard and north of Interstate 8.

ASSESSOR PARCEL NUMBERS

505-37-001C and 505-37-003

PRICE

Submit

TERMS

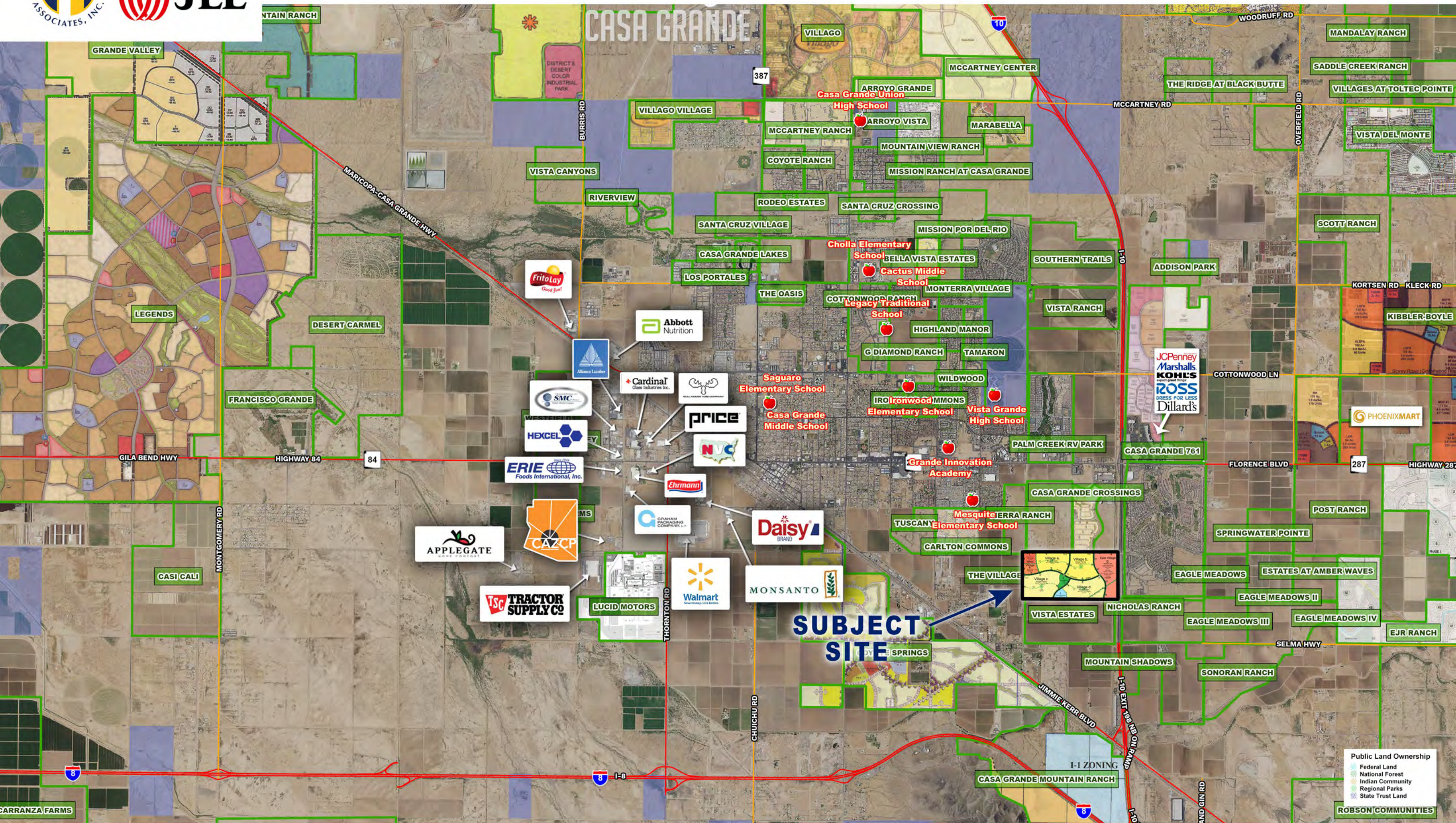
Cash

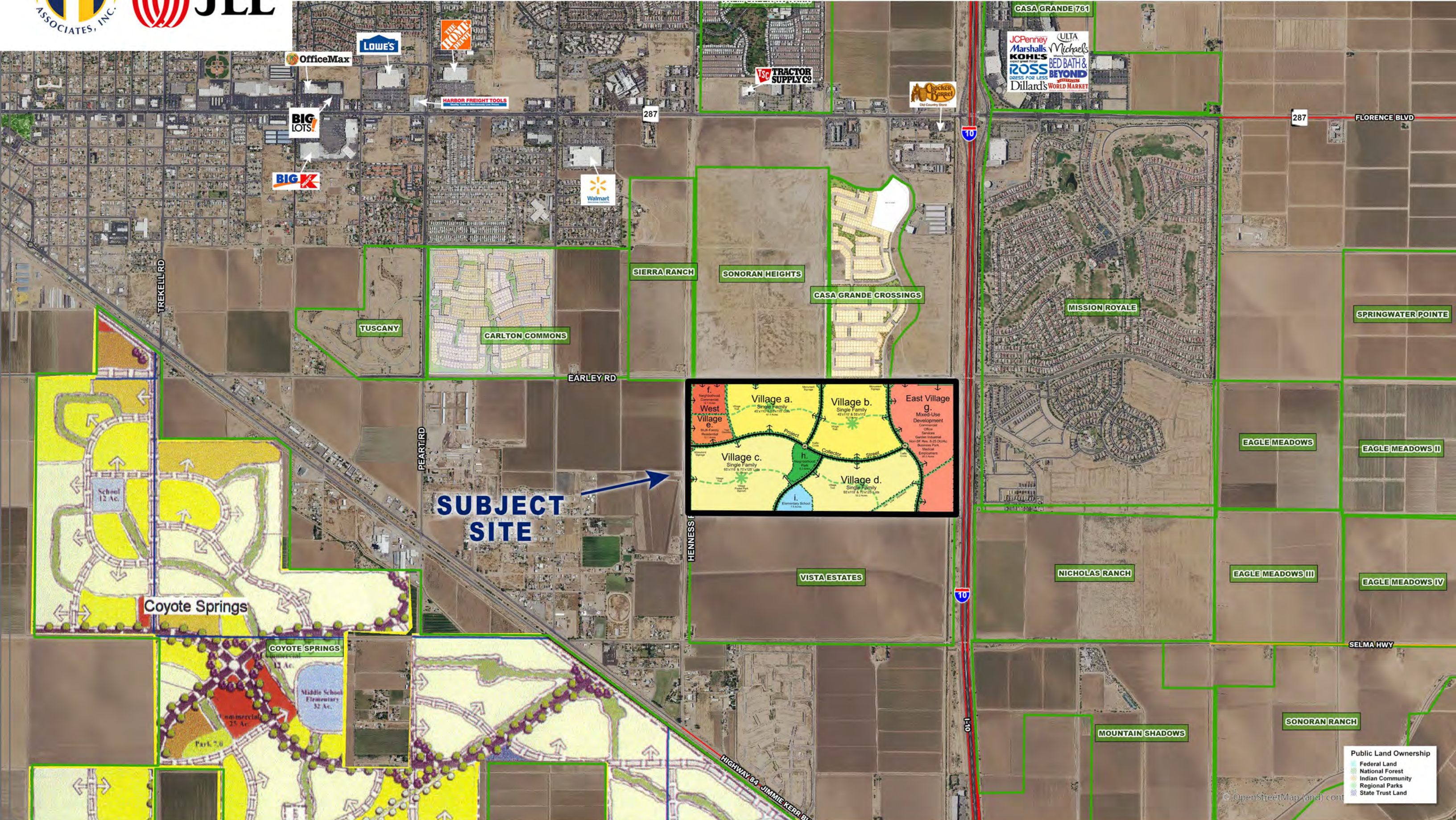


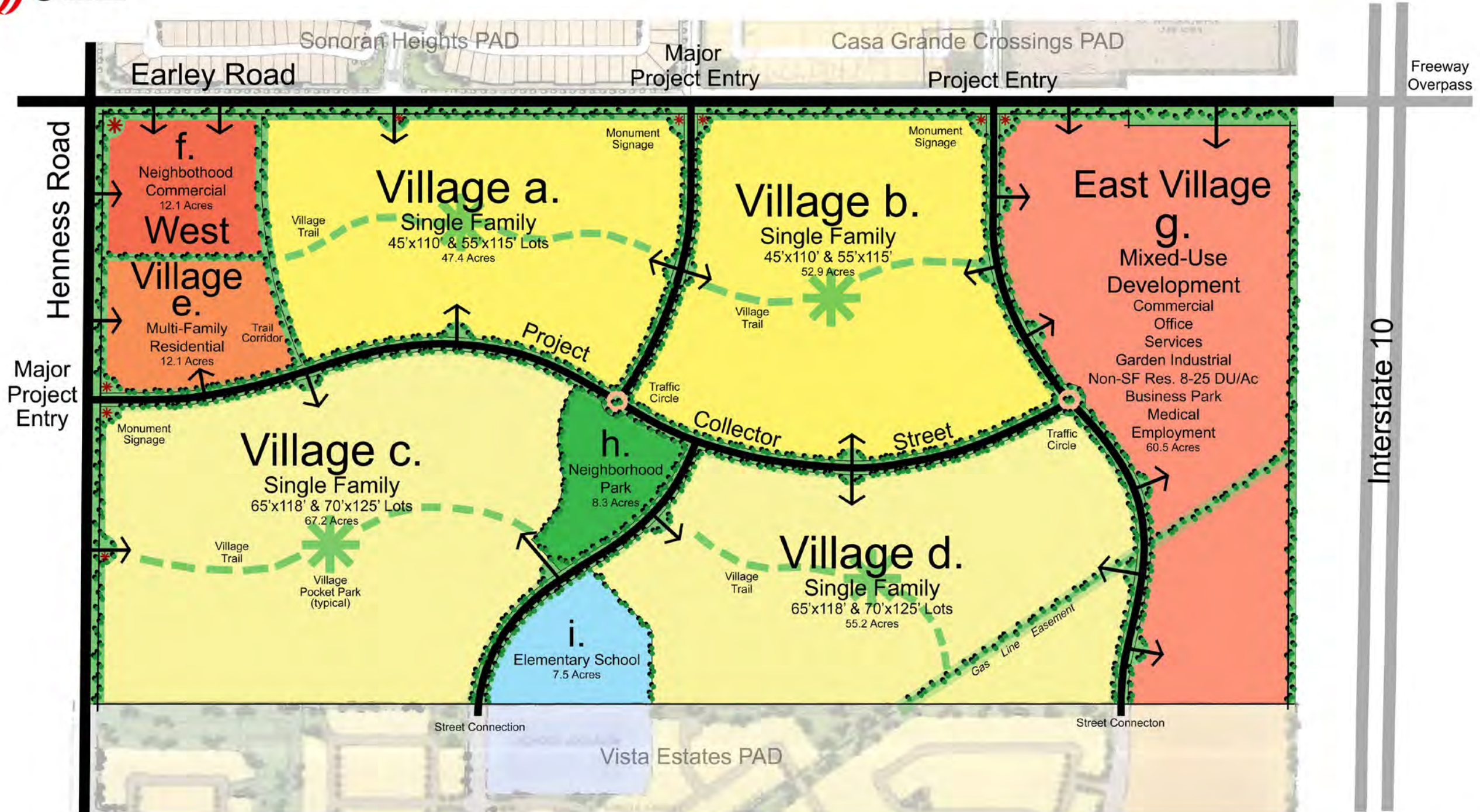
FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
SEAN GILLESPIE / sean@nathanlandaz.com

NEWS ARTICLES

- [Chemical company acquires land to build plant in Casa Grande - Rose Law Group Reporter](#)
- [CG mayor says more big projects coming - Rose Law Group Reporter](#)
- [Casa Grande recommends foreign trade zone status for 2 semiconductor suppliers - Phoenix Business Journal \(\[bizjournals.com\]\(http://bizjournals.com\)\)](#)
- [Hydrogen fuel supplier Air Products and Chemicals Inc. \(APD\) proposes Casa Grande facility - Phoenix Business Journal \(\[bizjournals.com\]\(http://bizjournals.com\)\)](#)
- [Kohler's \\$300 million bathtub factory in Arizona advances - Phoenix Business Journal \(\[bizjournals.com\]\(http://bizjournals.com\)\)](#)
- [Casa Grande: 2021, a Year of Economic Wins - Golden Corridor LIVING Magazine](#)
- [1.2-million-square-foot industrial complex, potential Taiwan Semiconductor supplier site proposed in Casa Grande - Phoenix Business Journal \(\[bizjournals.com\]\(http://bizjournals.com\)\)](#)







Proposed PAD Amendment Concept for:
The Villages at Casa Grande

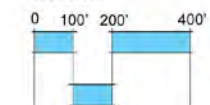
Plan Data:

Parcel:	Use:	Gross Ac.:	Lot Size:	Units:	Density:	
Village a.	S.F. Res.	47.4	45x110/55x115	217	4.58 DU/Gross Ac.	Number of SF Residential Lots: 856 45x110 - 260 Lots 55x115 - 199 Lots 65x118 - 220 Lots 70x125 - 177 Lots
Village b.	S.F. Res.	52.9	45x110/55x115	242	4.58 DU/Gross Ac.	
Village c.	S.F. Res.	67.2	65x118/70x125	218	3.24 DU/Gross Ac.	
Village d.	S.F. Res.	55.2	65x118/70x125	179	3.25 DU/Gross Ac.	
e.	M.F. Res.	12.1	N/A	96-302	8-25 DU/Gross Ac.	
f.	N. Comm'l	12.1	N/A	N/A	N/A	Number of MF Units: 216-677 Minimum Project Open Space: 15%
g.	Mixed-Use	60.5	N/A	120-375	8-25 DU/Gross Ac.	
h.	Park	8.3	N/A	N/A	N/A	
i.	E. School	7.5	N/A	N/A	N/A	
Totals:		323.2		1072-1533	3.32-4.75 DU/Gross Ac.	

prepared for:
 Sendaro Tres Investments, LLC
 represented by:
 Greg Loper, AICP
 prepared by:
 Drifting Sands Design, Inc.

Date: October 1, 2015

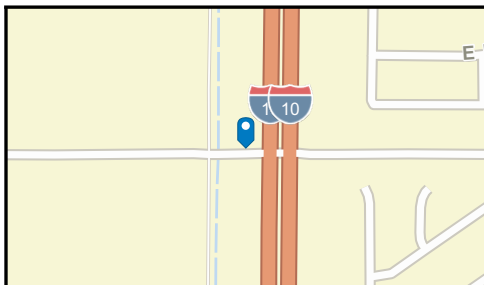
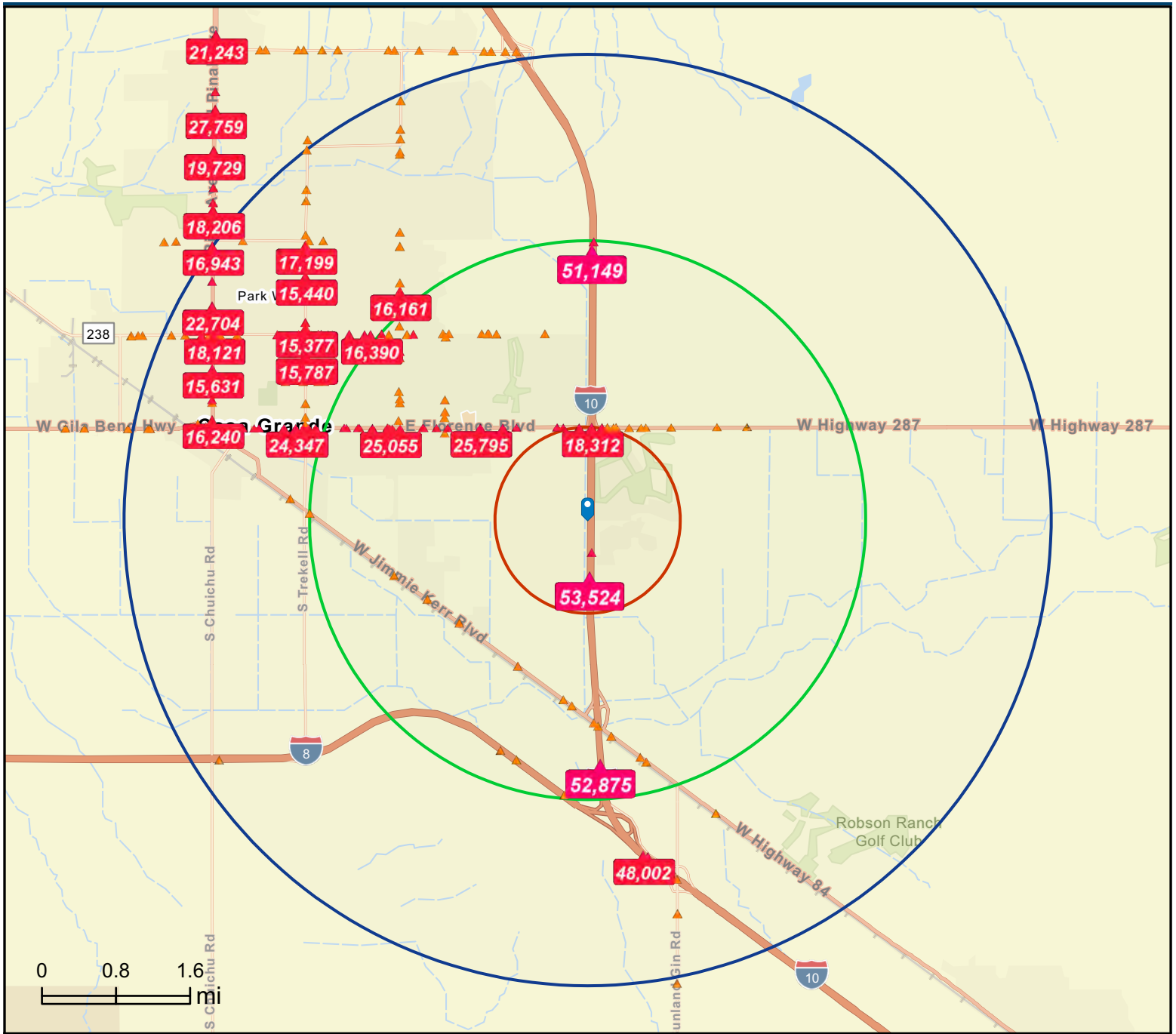
Approximate Scale:



Traffic Count Map

Interstate 10 & Earley Road
18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 32.86521
Longitude: -111.68770



- 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: ©2024 Kalibrate Technologies (Q2 2024).



Traffic Count Profile

Interstate 10 & Earley Road
 18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.26	West Earley Road	S Radiant Ln (0.06 miles N)	2019	1562
0.35	I- 10	E Earley Rd (0.34 miles N)	2015	43173
0.53	Earley Rd	S Mission Pkwy (0.09 miles E)	2012	492
0.58	Espada Trl	Amado Trl (0.02 miles W)	2011	428
0.62	I 10	E Rosario Mission Dr (0.16 miles NE)	2022	53524
0.88	North Mission Parkway	San Juan Trl (0.06 miles SE)	2019	2598
0.93	Early Rd	S Hacienda Rd (0.05 miles E)	2015	1493
0.93	West Earley Road	S Hacienda Rd (0.05 miles E)	2019	1656
0.95		E Florence Blvd (0.0 miles)	2022	6397
0.96		Casa Grande la Palma Hwy (0.0 miles)	2022	4201
0.98	S Hacienda Rd	Early Rd (0.05 miles S)	2015	1632
0.98	E Earley Rd	S Henness Rd (0.05 miles W)	2015	1194
0.98	N Cam Mercado	E Florence Blvd (0.05 miles N)	2013	1060
0.98	North Camino Mercado	E Florence Blvd (0.05 miles N)	2019	1228
0.98	West Earley Road	S Henness Rd (0.05 miles W)	2019	1747
0.98	S Hacienda Rd	Early Rd (0.06 miles N)	2015	374
1.00	AZ 287	I- 10 (0.01 miles E)	2022	18312
1.00	E Florence Blvd	N Cox Rd (0.06 miles E)	2014	20899
1.00	SR-287 (Florence Blvd)	I- 10 (0.01 miles SE)	2020	15430
1.01	Casa Grande la Palma Hwy	Mission Pkwy (0.33 miles E)	2011	22086
1.02	East Florence Boulevard	Mission Pkwy (0.33 miles E)	2019	10733
1.03	E Florence Blvd	N Cam Mercado (0.01 miles W)	2013	20640
1.03	Casa Grande la Palma Hwy	Mission Pkwy (0.2 miles E)	2018	10251
1.04	South Henness Road	E Earley Rd (0.07 miles N)	2018	76
1.04	S Henness Rd	E Earley Rd (0.07 miles N)	2011	65
1.05	East Florence Boulevard	Mission Pkwy (0.18 miles E)	2018	10928
1.05		E Florence Blvd (0.0 miles)	2022	4838
1.05	East Florence Boulevard	N Henness Rd (0.11 miles W)	2019	26415
1.05	West Selma Highway	I- 10 (0.2 miles W)	2018	1893
1.05	E Florence Blvd	N Cam Mercado (0.05 miles E)	2013	21220

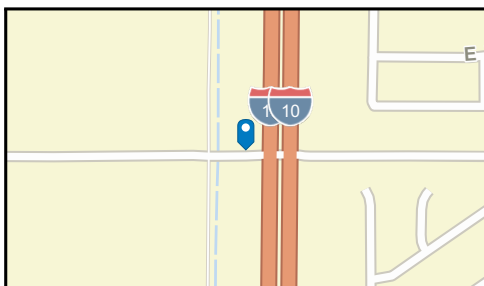
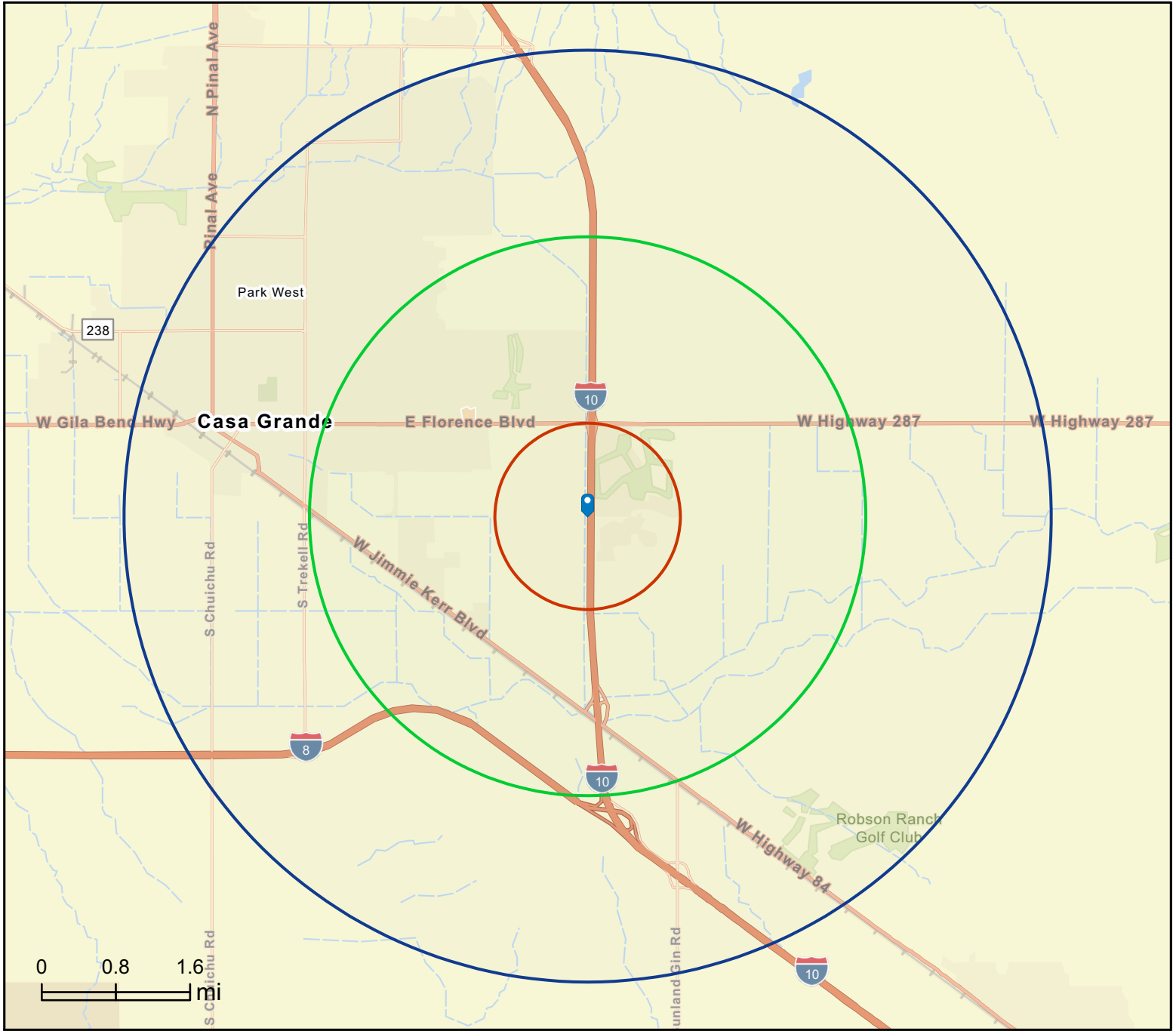
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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: ©2024 Kalibrate Technologies (Q2 2024).

Site Map

Interstate 10 & Earley Road
18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
Rings: 1, 3, 5 mile radii

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Executive Summary

Interstate 10 & Earley Road
18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86521
Longitude: -111.68770

	1 mile	3 miles	5 miles
Population			
2010 Population	2,047	12,468	38,808
2020 Population	2,766	13,921	43,107
2024 Population	3,757	16,328	47,945
2029 Population	4,561	19,844	54,659
2010-2020 Annual Rate	3.06%	1.11%	1.06%
2020-2024 Annual Rate	7.47%	3.82%	2.53%
2024-2029 Annual Rate	3.95%	3.98%	2.66%
2020 Male Population	47.4%	47.3%	48.0%
2020 Female Population	52.6%	52.7%	52.0%
2020 Median Age	65.6	51.2	42.2
2024 Male Population	48.2%	48.3%	48.8%
2024 Female Population	51.8%	51.7%	51.2%
2024 Median Age	66.0	51.8	43.1

In the identified area, the current year population is 47,945. In 2020, the Census count in the area was 43,107. The rate of change since 2020 was 2.53% annually. The five-year projection for the population in the area is 54,659 representing a change of 2.66% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	75.7%	62.1%	55.2%
2024 Black Alone	3.1%	4.4%	4.9%
2024 American Indian/Alaska Native Alone	1.6%	3.1%	4.3%
2024 Asian Alone	1.9%	2.3%	2.2%
2024 Pacific Islander Alone	0.3%	0.3%	0.3%
2024 Other Race	6.4%	13.6%	16.4%
2024 Two or More Races	11.0%	14.2%	16.8%
2024 Hispanic Origin (Any Race)	21.4%	34.6%	41.3%

Persons of Hispanic origin represent 41.3% of the population in the identified area compared to 19.6% 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 81.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	132	108	87
2010 Households	940	5,174	14,213
2020 Households	1,243	5,910	16,294
2024 Households	1,691	6,949	18,391
2029 Households	2,047	8,582	21,363
2010-2020 Annual Rate	2.83%	1.34%	1.38%
2020-2024 Annual Rate	7.51%	3.88%	2.89%
2024-2029 Annual Rate	3.90%	4.31%	3.04%
2024 Average Household Size	2.22	2.34	2.59

The household count in this area has changed from 16,294 in 2020 to 18,391 in the current year, a change of 2.89% annually. The five-year projection of households is 21,363, a change of 3.04% annually from the current year total. Average household size is currently 2.59, compared to 2.62 in the year 2020. The number of families in the current year is 12,720 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	28.8%	27.4%	30.2%
Median Household Income			
2024 Median Household Income	\$82,754	\$75,294	\$70,640
2029 Median Household Income	\$92,471	\$84,369	\$81,537
2024-2029 Annual Rate	2.25%	2.30%	2.91%
Average Household Income			
2024 Average Household Income	\$108,039	\$102,363	\$92,248
2029 Average Household Income	\$122,367	\$116,141	\$107,953
2024-2029 Annual Rate	2.52%	2.56%	3.19%
Per Capita Income			
2024 Per Capita Income	\$50,260	\$42,990	\$35,501
2029 Per Capita Income	\$56,561	\$49,660	\$42,337
2024-2029 Annual Rate	2.39%	2.93%	3.58%
GINI Index			
2024 Gini Index	33.3	37.1	37.8

Households by Income
Current median household income is \$70,640 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$81,537 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$92,248 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$107,953 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,501 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,337 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	89	94	85
2010 Total Housing Units	1,328	7,406	18,489
2010 Owner Occupied Housing Units	843	3,640	9,269
2010 Renter Occupied Housing Units	97	1,533	4,945
2010 Vacant Housing Units	388	2,232	4,276
2020 Total Housing Units	1,549	7,827	19,633
2020 Owner Occupied Housing Units	1,138	4,309	11,216
2020 Renter Occupied Housing Units	105	1,601	5,078
2020 Vacant Housing Units	297	1,911	3,354
2024 Total Housing Units	2,053	8,898	21,681
2024 Owner Occupied Housing Units	1,604	5,452	13,739
2024 Renter Occupied Housing Units	87	1,497	4,652
2024 Vacant Housing Units	362	1,949	3,290
2029 Total Housing Units	2,400	10,634	24,881
2029 Owner Occupied Housing Units	1,694	6,447	15,578
2029 Renter Occupied Housing Units	354	2,135	5,785
2029 Vacant Housing Units	353	2,052	3,518

Socioeconomic Status Index
2024 Socioeconomic Status Index 60.3 48.2 44.2

Currently, 63.4% of the 21,681 housing units in the area are owner occupied; 21.5%, renter occupied; and 15.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 19,633 housing units in the area and 17.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.36%. Median home value in the area is \$340,349, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.87% annually to \$431,639.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Market Profile

Interstate 10 & Earley Road
 18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86521
 Longitude: -111.68770

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,047	12,468	38,808
2020 Total Population	2,766	13,921	43,107
2020 Group Quarters	6	99	376
2024 Total Population	3,757	16,328	47,945
2024 Group Quarters	3	91	339
2029 Total Population	4,561	19,844	54,659
2024-2029 Annual Rate	3.95%	3.98%	2.66%
2024 Total Daytime Population	4,882	21,858	52,404
Workers	2,451	11,781	24,076
Residents	2,431	10,077	28,328
Household Summary			
2010 Households	940	5,174	14,213
2010 Average Household Size	2.17	2.39	2.71
2020 Total Households	1,243	5,910	16,294
2020 Average Household Size	2.22	2.34	2.62
2024 Households	1,691	6,949	18,391
2024 Average Household Size	2.22	2.34	2.59
2029 Households	2,047	8,582	21,363
2029 Average Household Size	2.23	2.30	2.54
2024-2029 Annual Rate	3.90%	4.31%	3.04%
2010 Families	720	3,643	10,083
2010 Average Family Size	2.42	2.80	3.17
2024 Families	1,235	4,763	12,720
2024 Average Family Size	2.52	2.72	3.02
2029 Families	1,484	5,829	14,710
2029 Average Family Size	2.53	2.67	2.96
2024-2029 Annual Rate	3.74%	4.12%	2.95%
Housing Unit Summary			
2000 Housing Units	165	3,029	10,633
Owner Occupied Housing Units	64.8%	49.2%	50.5%
Renter Occupied Housing Units	30.3%	24.1%	30.7%
Vacant Housing Units	4.8%	26.7%	18.8%
2010 Housing Units	1,328	7,406	18,489
Owner Occupied Housing Units	63.5%	49.1%	50.1%
Renter Occupied Housing Units	7.3%	20.7%	26.7%
Vacant Housing Units	29.2%	30.1%	23.1%
2020 Housing Units	1,549	7,827	19,633
Owner Occupied Housing Units	73.5%	55.1%	57.1%
Renter Occupied Housing Units	6.8%	20.5%	25.9%
Vacant Housing Units	19.2%	24.4%	17.1%
2024 Housing Units	2,053	8,898	21,681
Owner Occupied Housing Units	78.1%	61.3%	63.4%
Renter Occupied Housing Units	4.2%	16.8%	21.5%
Vacant Housing Units	17.6%	21.9%	15.2%
2029 Housing Units	2,400	10,634	24,881
Owner Occupied Housing Units	70.6%	60.6%	62.6%
Renter Occupied Housing Units	14.8%	20.1%	23.3%
Vacant Housing Units	14.7%	19.3%	14.1%

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86521
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	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	1,691	6,949	18,391
<\$15,000	4.1%	6.4%	8.0%
\$15,000 - \$24,999	3.3%	4.3%	5.5%
\$25,000 - \$34,999	2.9%	3.7%	5.5%
\$35,000 - \$49,999	12.2%	13.7%	12.4%
\$50,000 - \$74,999	20.7%	21.6%	21.3%
\$75,000 - \$99,999	17.7%	17.0%	17.0%
\$100,000 - \$149,999	22.6%	17.1%	17.4%
\$150,000 - \$199,999	9.8%	8.0%	6.8%
\$200,000+	6.7%	8.1%	6.1%
Average Household Income	\$108,039	\$102,363	\$92,248
2029 Households by Income			
Household Income Base	2,047	8,582	21,363
<\$15,000	3.8%	5.6%	6.4%
\$15,000 - \$24,999	2.4%	3.5%	3.8%
\$25,000 - \$34,999	2.5%	3.6%	4.5%
\$35,000 - \$49,999	9.5%	10.8%	10.0%
\$50,000 - \$74,999	18.0%	18.8%	19.5%
\$75,000 - \$99,999	18.1%	17.2%	17.7%
\$100,000 - \$149,999	25.4%	20.8%	21.2%
\$150,000 - \$199,999	12.2%	10.6%	9.4%
\$200,000+	8.1%	9.3%	7.6%
Average Household Income	\$122,367	\$116,141	\$107,953
2024 Owner Occupied Housing Units by Value			
Total	1,604	5,452	13,739
<\$50,000	0.7%	8.3%	8.3%
\$50,000 - \$99,999	0.9%	6.0%	5.3%
\$100,000 - \$149,999	1.4%	4.4%	6.6%
\$150,000 - \$199,999	1.7%	5.3%	5.3%
\$200,000 - \$249,999	3.9%	5.9%	4.3%
\$250,000 - \$299,999	7.4%	11.0%	8.1%
\$300,000 - \$399,999	42.0%	31.3%	29.9%
\$400,000 - \$499,999	30.4%	18.8%	20.3%
\$500,000 - \$749,999	11.3%	5.6%	9.1%
\$750,000 - \$999,999	0.2%	2.8%	2.2%
\$1,000,000 - \$1,499,999	0.0%	0.6%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$391,412	\$327,931	\$335,501
2029 Owner Occupied Housing Units by Value			
Total	1,694	6,447	15,578
<\$50,000	0.0%	7.5%	6.1%
\$50,000 - \$99,999	0.0%	0.5%	1.5%
\$100,000 - \$149,999	0.0%	1.8%	1.1%
\$150,000 - \$199,999	0.0%	0.5%	0.3%
\$200,000 - \$249,999	0.0%	2.1%	1.7%
\$250,000 - \$299,999	0.4%	1.2%	2.1%
\$300,000 - \$399,999	29.7%	30.1%	27.2%
\$400,000 - \$499,999	43.4%	30.6%	31.4%
\$500,000 - \$749,999	25.6%	14.5%	19.8%
\$750,000 - \$999,999	0.8%	8.6%	6.9%
\$1,000,000 - \$1,499,999	0.1%	2.4%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.5%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$468,772	\$456,233	\$460,332

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Interstate 10 & Earley Road
 18518-18518 W Earley Rd, Casa Grande, Arizona, 85194
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.86521
 Longitude: -111.68770

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$82,754	\$75,294	\$70,640
2029	\$92,471	\$84,369	\$81,537
Median Home Value			
2024	\$380,981	\$329,313	\$340,349
2029	\$445,850	\$420,457	\$431,639
Per Capita Income			
2024	\$50,260	\$42,990	\$35,501
2029	\$56,561	\$49,660	\$42,337
Median Age			
2010	60.9	46.6	36.6
2020	65.6	51.2	42.2
2024	66.0	51.8	43.1
2029	66.4	53.1	44.7
2020 Population by Age			
Total	2,766	13,921	43,107
0 - 4	2.8%	4.4%	5.6%
5 - 9	3.7%	5.6%	6.5%
10 - 14	3.9%	5.8%	7.2%
15 - 24	5.5%	10.4%	12.0%
25 - 34	5.7%	9.4%	11.1%
35 - 44	6.2%	8.8%	10.4%
45 - 54	6.5%	9.3%	10.0%
55 - 64	13.7%	12.1%	11.8%
65 - 74	32.1%	19.6%	15.1%
75 - 84	17.1%	12.2%	8.4%
85 +	2.7%	2.4%	2.0%
18 +	87.5%	80.5%	76.5%
2024 Population by Age			
Total	3,757	16,329	47,945
0 - 4	2.8%	4.4%	5.5%
5 - 9	3.6%	5.1%	5.9%
10 - 14	3.7%	5.5%	6.4%
15 - 24	5.5%	10.2%	12.3%
25 - 34	5.6%	9.7%	11.1%
35 - 44	6.7%	9.1%	10.7%
45 - 54	6.3%	9.2%	10.0%
55 - 64	12.8%	11.4%	11.2%
65 - 74	31.4%	19.5%	15.1%
75 - 84	18.8%	13.3%	9.5%
85 +	2.7%	2.6%	2.2%
18 +	87.9%	81.6%	78.1%
2029 Population by Age			
Total	4,561	19,845	54,659
0 - 4	2.9%	4.4%	5.4%
5 - 9	3.4%	4.5%	5.3%
10 - 14	3.7%	5.0%	5.6%
15 - 24	5.5%	9.4%	11.4%
25 - 34	5.5%	9.7%	11.5%
35 - 44	7.4%	9.8%	11.0%
45 - 54	6.2%	8.9%	9.9%
55 - 64	11.6%	11.3%	10.8%
65 - 74	30.4%	19.2%	15.5%
75 - 84	20.3%	14.6%	10.8%
85 +	3.1%	3.3%	2.7%
18 +	87.9%	83.0%	80.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 04, 2024



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2020 Population by Sex			
Males	1,312	6,591	20,681
Females	1,454	7,330	22,426
2024 Population by Sex			
Males	1,811	7,879	23,379
Females	1,946	8,449	24,566
2029 Population by Sex			
Males	2,205	9,570	26,590
Females	2,356	10,274	28,068
2010 Population by Race/Ethnicity			
Total	2,047	12,468	38,809
White Alone	84.5%	73.4%	65.8%
Black Alone	2.0%	4.0%	4.4%
American Indian Alone	2.0%	3.5%	5.1%
Asian Alone	1.8%	1.9%	1.7%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	7.3%	12.6%	17.5%
Two or More Races	2.0%	4.4%	5.3%
Hispanic Origin	17.9%	32.7%	41.0%
Diversity Index	49.1	68.7	75.7
2020 Population by Race/Ethnicity			
Total	2,766	13,921	43,107
White Alone	77.9%	64.1%	56.5%
Black Alone	2.7%	4.2%	4.7%
American Indian Alone	1.6%	3.0%	4.4%
Asian Alone	1.5%	2.0%	1.9%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	5.9%	12.6%	15.7%
Two or More Races	10.2%	13.7%	16.5%
Hispanic Origin	19.7%	32.7%	40.2%
Diversity Index	57.5	74.9	80.5
2024 Population by Race/Ethnicity			
Total	3,758	16,329	47,944
White Alone	75.7%	62.1%	55.2%
Black Alone	3.1%	4.4%	4.9%
American Indian Alone	1.6%	3.1%	4.3%
Asian Alone	1.9%	2.3%	2.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	6.4%	13.6%	16.4%
Two or More Races	11.0%	14.2%	16.8%
Hispanic Origin	21.4%	34.6%	41.3%
Diversity Index	60.8	76.6	81.3
2029 Population by Race/Ethnicity			
Total	4,560	19,842	54,658
White Alone	72.0%	59.9%	53.3%
Black Alone	3.3%	4.1%	4.8%
American Indian Alone	2.0%	3.5%	4.4%
Asian Alone	2.1%	2.4%	2.4%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	7.9%	14.8%	17.3%
Two or More Races	12.4%	15.0%	17.4%
Hispanic Origin	25.1%	36.9%	43.0%
Diversity Index	66.2	78.3	82.2

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	2,766	13,921	43,107
In Households	99.8%	99.3%	99.1%
Householder	46.2%	41.5%	37.8%
Opposite-Sex Spouse	29.4%	21.5%	18.4%
Same-Sex Spouse	0.3%	0.3%	0.2%
Opposite-Sex Unmarried Partner	2.1%	2.4%	2.7%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	13.5%	21.9%	25.4%
Adopted Child	0.5%	0.6%	0.8%
Stepchild	0.7%	1.2%	1.5%
Grandchild	2.3%	3.0%	3.8%
Brother or Sister	0.6%	1.0%	1.3%
Parent	0.8%	1.2%	1.6%
Parent-in-law	0.3%	0.3%	0.4%
Son-in-law or Daughter-in-law	0.4%	0.6%	0.6%
Other Relatives	0.8%	1.2%	1.7%
Foster Child	0.1%	0.2%	0.2%
Other Nonrelatives	1.6%	2.3%	2.8%
In Group Quarters	0.2%	0.7%	0.9%
Institutionalized	0.0%	0.1%	0.3%
Noninstitutionalized	0.2%	0.6%	0.6%
2024 Population 25+ by Educational Attainment			
Total	3,171	12,223	33,495
Less than 9th Grade	1.6%	2.7%	3.4%
9th - 12th Grade, No Diploma	2.1%	4.7%	5.8%
High School Graduate	25.2%	28.8%	27.4%
GED/Alternative Credential	3.0%	6.7%	8.2%
Some College, No Degree	18.2%	20.5%	21.4%
Associate Degree	12.4%	11.1%	12.0%
Bachelor's Degree	21.9%	16.5%	14.1%
Graduate/Professional Degree	15.6%	9.0%	7.6%
2024 Population 15+ by Marital Status			
Total	3,376	13,885	39,410
Never Married	10.6%	23.5%	30.8%
Married	78.6%	60.5%	52.8%
Widowed	5.1%	7.6%	6.6%
Divorced	5.7%	8.4%	9.9%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,375	6,647	21,190
Population 16+ Employed	97.7%	95.4%	93.6%
Population 16+ Unemployment rate	2.3%	4.6%	6.4%
Population 16-24 Employed	10.7%	15.2%	16.1%
Population 16-24 Unemployment rate	7.1%	7.5%	12.8%
Population 25-54 Employed	47.2%	56.6%	60.6%
Population 25-54 Unemployment rate	2.3%	4.6%	5.4%
Population 55-64 Employed	17.9%	17.1%	15.8%
Population 55-64 Unemployment rate	0.0%	2.7%	2.3%
Population 65+ Employed	24.2%	11.1%	7.5%
Population 65+ Unemployment rate	1.2%	3.6%	8.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Employed Population 16+ by Industry			
Total	1,344	6,340	19,838
Agriculture/Mining	1.0%	2.5%	2.0%
Construction	3.2%	3.3%	4.0%
Manufacturing	9.0%	13.5%	12.8%
Wholesale Trade	3.3%	1.5%	1.4%
Retail Trade	8.0%	12.8%	13.5%
Transportation/Utilities	5.3%	6.8%	6.0%
Information	0.0%	0.2%	0.9%
Finance/Insurance/Real Estate	6.5%	5.7%	5.1%
Services	50.1%	44.1%	45.9%
Public Administration	13.5%	9.6%	8.6%
2024 Employed Population 16+ by Occupation			
Total	1,343	6,340	19,836
White Collar	65.9%	52.8%	51.3%
Management/Business/Financial	26.9%	17.4%	15.2%
Professional	19.8%	15.5%	15.6%
Sales	3.3%	7.3%	8.4%
Administrative Support	16.0%	12.6%	12.0%
Services	13.8%	19.6%	22.8%
Blue Collar	20.2%	27.6%	25.8%
Farming/Forestry/Fishing	0.7%	1.4%	0.9%
Construction/Extraction	3.1%	2.9%	4.1%
Installation/Maintenance/Repair	2.7%	4.4%	3.7%
Production	3.6%	8.7%	6.6%
Transportation/Material Moving	10.1%	10.2%	10.5%
2020 Households by Type			
Total	1,243	5,910	16,294
Married Couple Households	64.3%	52.4%	49.2%
With Own Children <18	8.8%	11.4%	13.8%
Without Own Children <18	55.5%	41.0%	35.4%
Cohabiting Couple Households	4.8%	6.2%	7.5%
With Own Children <18	0.9%	2.2%	3.0%
Without Own Children <18	3.9%	4.0%	4.5%
Male Householder, No Spouse/Partner	12.6%	15.6%	16.6%
Living Alone	9.4%	10.2%	10.5%
65 Years and over	6.6%	5.3%	4.8%
With Own Children <18	0.6%	1.9%	2.1%
Without Own Children <18, With Relatives	1.8%	2.4%	2.8%
No Relatives Present	0.9%	1.1%	1.2%
Female Householder, No Spouse/Partner	18.3%	25.8%	26.7%
Living Alone	12.5%	15.3%	13.8%
65 Years and over	10.0%	11.1%	8.7%
With Own Children <18	1.7%	4.8%	5.8%
Without Own Children <18, With Relatives	3.7%	4.9%	6.2%
No Relatives Present	0.5%	0.8%	1.0%
2020 Households by Size			
Total	1,243	5,910	16,294
1 Person Household	21.9%	25.5%	24.3%
2 Person Household	58.6%	44.2%	38.5%
3 Person Household	7.4%	11.1%	12.9%
4 Person Household	6.2%	9.5%	11.5%
5 Person Household	3.1%	5.0%	6.7%
6 Person Household	1.2%	2.5%	3.5%
7 + Person Household	1.8%	2.1%	2.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Households by Tenure and Mortgage Status			
Total	1,243	5,910	16,294
Owner Occupied	91.6%	72.9%	68.8%
Owned with a Mortgage/Loan	53.9%	42.6%	43.3%
Owned Free and Clear	37.7%	30.3%	25.5%
Renter Occupied	8.4%	27.1%	31.2%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	89	94	85
Percent of Income for Mortgage	28.8%	27.4%	30.2%
Wealth Index	132	108	87
2020 Housing Units By Urban/ Rural Status			
Total	1,549	7,827	19,633
Urban Housing Units	90.1%	94.7%	89.2%
Rural Housing Units	9.9%	5.3%	10.8%
2020 Population By Urban/ Rural Status			
Total	2,766	13,921	43,107
Urban Population	86.6%	92.4%	90.3%
Rural Population	13.4%	7.6%	9.7%

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.

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Top 3 Tapestry Segments			
1.	Rural Resort Dwellers (6E)	Rural Resort Dwellers (6E)	Hometown Heritage (8G)
2.	Silver & Gold (9A)	Silver & Gold (9A)	Up and Coming Families (7A)
3.	Down the Road (10D)	Hometown Heritage (8G)	Down the Road (10D)
2024 Consumer Spending			
Apparel & Services: Total \$	\$3,401,457	\$14,318,529	\$35,337,332
Average Spent	\$2,011.51	\$2,060.52	\$1,921.45
Spending Potential Index	84	87	81
Education: Total \$	\$2,351,716	\$9,488,278	\$23,041,516
Average Spent	\$1,390.73	\$1,365.42	\$1,252.87
Spending Potential Index	80	79	72
Entertainment/Recreation: Total \$	\$6,792,183	\$26,271,147	\$62,285,124
Average Spent	\$4,016.67	\$3,780.57	\$3,386.72
Spending Potential Index	98	92	83
Food at Home: Total \$	\$11,485,155	\$46,093,110	\$110,895,248
Average Spent	\$6,791.93	\$6,633.06	\$6,029.87
Spending Potential Index	93	91	83
Food Away from Home: Total \$	\$6,028,664	\$24,391,295	\$59,553,049
Average Spent	\$3,565.15	\$3,510.04	\$3,238.16
Spending Potential Index	92	90	83
Health Care: Total \$	\$13,712,469	\$53,005,431	\$123,475,576
Average Spent	\$8,109.09	\$7,627.78	\$6,713.91
Spending Potential Index	105	99	87
HH Furnishings & Equipment: Total \$	\$5,174,706	\$20,402,169	\$48,692,966
Average Spent	\$3,060.15	\$2,935.99	\$2,647.65
Spending Potential Index	97	93	84
Personal Care Products & Services: Total \$	\$1,685,807	\$6,433,329	\$15,271,906
Average Spent	\$996.93	\$925.79	\$830.40
Spending Potential Index	100	93	83
Shelter: Total \$	\$42,976,110	\$165,921,308	\$397,388,160
Average Spent	\$25,414.61	\$23,877.01	\$21,607.75
Spending Potential Index	95	90	81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,409,603	\$25,987,104	\$58,953,761
Average Spent	\$4,381.79	\$3,739.69	\$3,205.58
Spending Potential Index	125	107	91
Travel: Total \$	\$5,107,595	\$19,129,624	\$45,040,355
Average Spent	\$3,020.46	\$2,752.86	\$2,449.04
Spending Potential Index	100	91	81
Vehicle Maintenance & Repairs: Total \$	\$2,442,038	\$9,744,044	\$23,291,435
Average Spent	\$1,444.14	\$1,402.22	\$1,266.46
Spending Potential Index	97	95	85

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.