



CITY OF BUCKEYE, ARIZONA

WATSON AND INTERSTATE 10



ASTL

VERRADO

WATSON RD.



SUNDANCE



SUNDANCE

YUMA RD.

SUBJECT SITE

Watson & I-10
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
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7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF BUCKEYE, ARIZONA

WATSON ROAD AND INTERSTATE 10

LOCATION:

Located west of Watson Road, north of Interstate 10 in the Town of Buckeye, Arizona.

SIZE:

91.66 Total Acres

Conceptually planned for: 296 Lots

- 168 Lots – 45' x 120' Lots
- 128 Lots – 55' x 120' Lots

**A preliminary plat for Shadow Canyon was approved in by the Town of Buckeye in 2011 for the 71.50-acre portion of the site (178 lots at 2.49 DU/Ac). An additional 20 acres has been incorporated into the conceptual plan which totals 91.56 acres. [Please click to view plans.](#)*

UTILITIES:

Electric: APS | Telephone: Qwest | CATV: Cox | Gas: Southwest Gas | Water:
Town of Buckeye | Sewer: Town of Buckeye

ZONING:

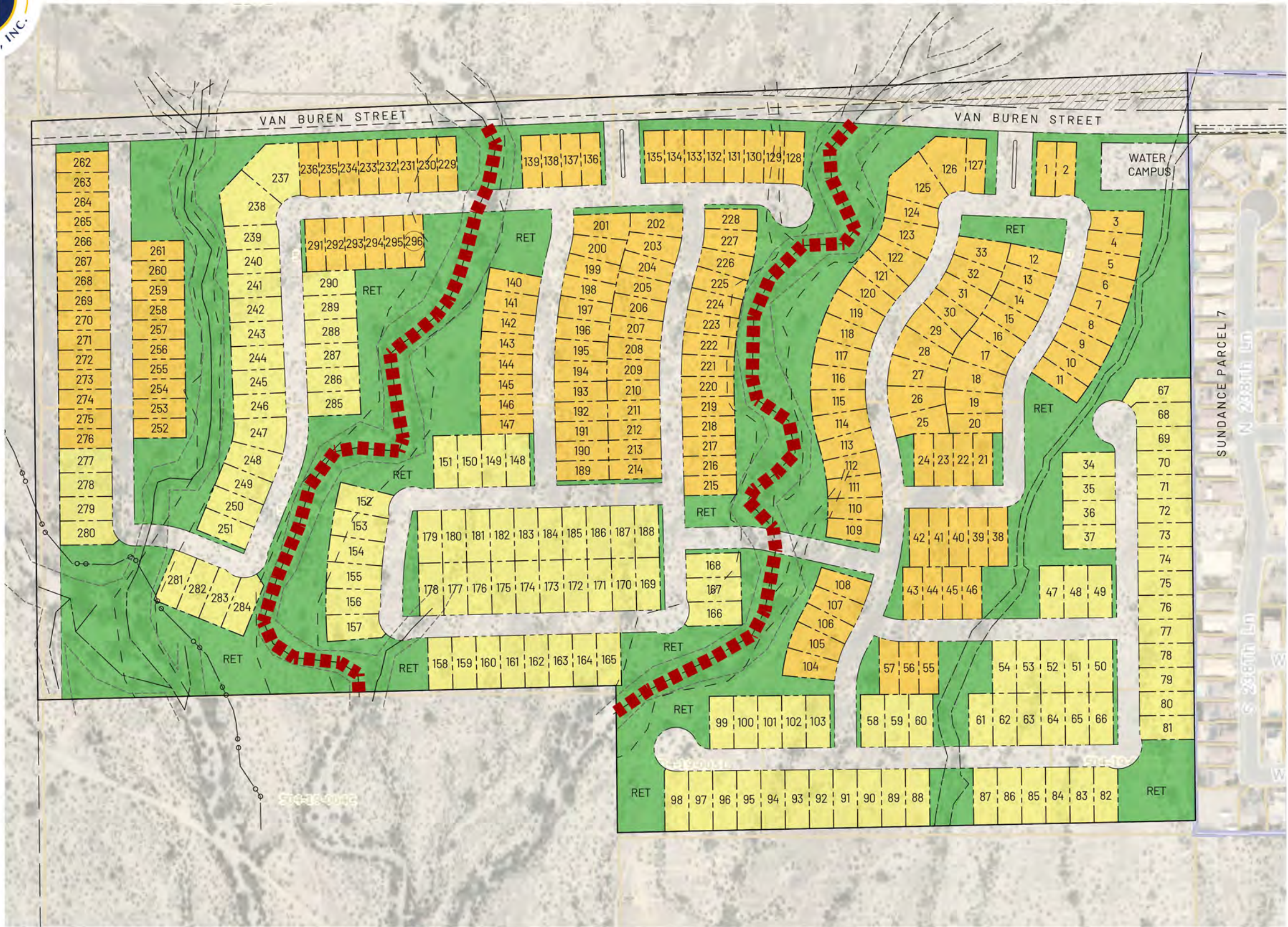
PR (Planned Residential) | Town of Buckeye

PRICE:

\$65,000 per Acre or \$5,957,900

TERMS:

Cash



Site Data		
Phase A		
Gross Area	39.12 Ac.	3.25 DU/Ac.
Net Area	37.15 Ac.	3.42 DU/Ac.
Open Space	1.00 Ac.	2.7%
Unit	Qty	Mix
45' x 120'	69 D.U.	54.3%
55' x 120'	58 D.U.	45.7%
Total	127 D.U.	

Phase B		
Gross Area	28.12 Ac.	3.59 DU/Ac.
Net Area	26.84 Ac.	3.76 DU/Ac.
Open Space	1.00 Ac.	3.7%
Unit	Qty	Mix
45' x 120'	60 D.U.	59.4%
55' x 120'	41 D.U.	40.6%
Total	101 D.U.	

Phase C		
Gross Area	24.42 Ac.	2.78 DU/Ac.
Net Area	21.53 Ac.	3.16 DU/Ac.
Open Space	1.00 Ac.	4.6%
Unit	Qty	Mix
45' x 120'	39 D.U.	57.4%
55' x 120'	29 D.U.	42.6%
Total	68 D.U.	

Total		
Gross Area	91.66 Ac.	3.23 DU/Ac.
Net Area	85.52 Ac.	3.46 DU/Ac.
Open Space	3.00 Ac.	3.5%
Unit	Qty	Mix
45' x 120'	168 D.U.	56.8%
55' x 120'	128 D.U.	43.2%
Total	296 D.U.	

Front Foot		
Phase A		
45' x 120'	3,105 L.F.	49.3%
55' x 120'	3,190 L.F.	50.7%
Total	6,295 L.F.	

Phase B		
45' x 120'	2,700 L.F.	54.5%
55' x 120'	2,255 L.F.	45.5%
Total	4,955 L.F.	

Phase C		
45' x 120'	1,755 L.F.	52.4%
55' x 120'	1,595 L.F.	47.6%
Total	3,350 L.F.	

Total		
45' x 120'	7,560 L.F.	51.8%
55' x 120'	7,040 L.F.	48.2%
Total	14,600 L.F.	

Center Line of Road		
Phase A		
50' Local Roads	5,191 L.F.	
80' Entry Road	145 L.F.	
Van Buren Street	718 L.F.	

Phase B		
50' Local Roads	4,062 L.F.	
80' Entry Road	145 L.F.	
Van Buren Street	938 L.F.	

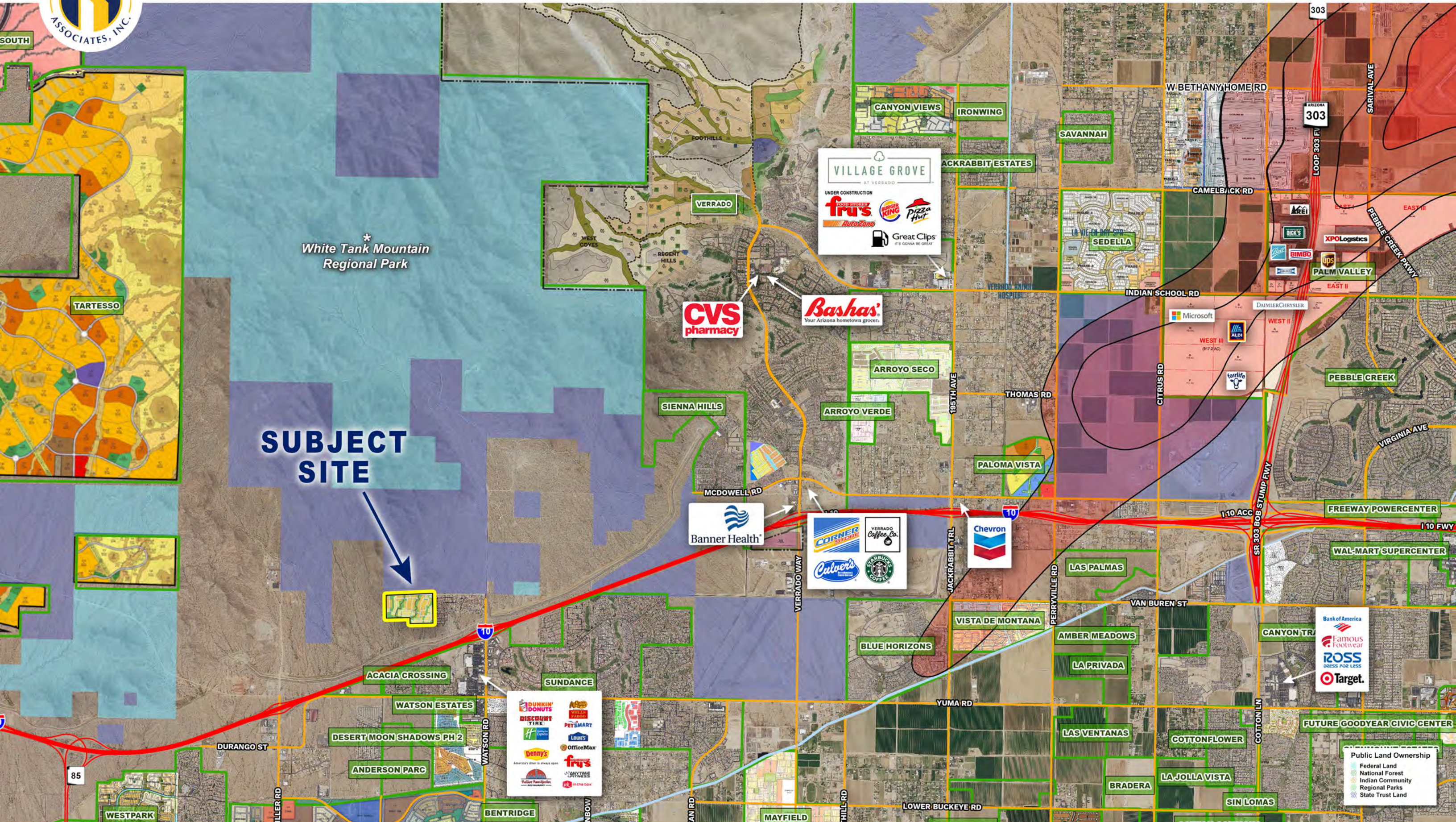
Phase C		
50' Local Roads	2,479 L.F.	
80' Entry Road	0 L.F.	
Van Buren Street	986 L.F.	

Total		
50' Local Roads	11,732 L.F.	
80' Entry Roads	290 L.F.	
Van Buren Street	2,642 L.F.	



I-10 & WATSON
Conceptual Site Plan Option 1



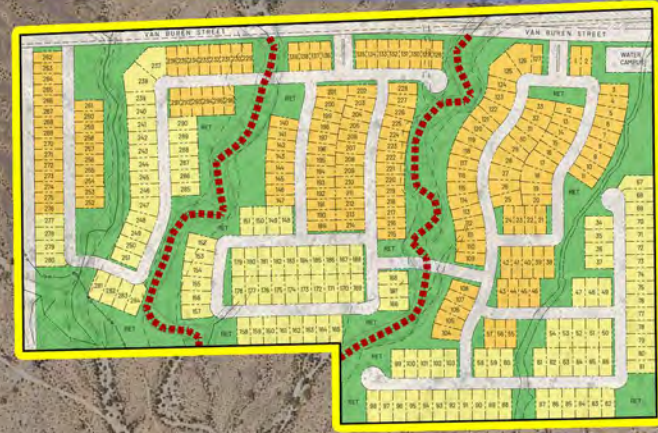


* White Tank Mountain Regional Park

SUBJECT SITE



SUBJECT SITE

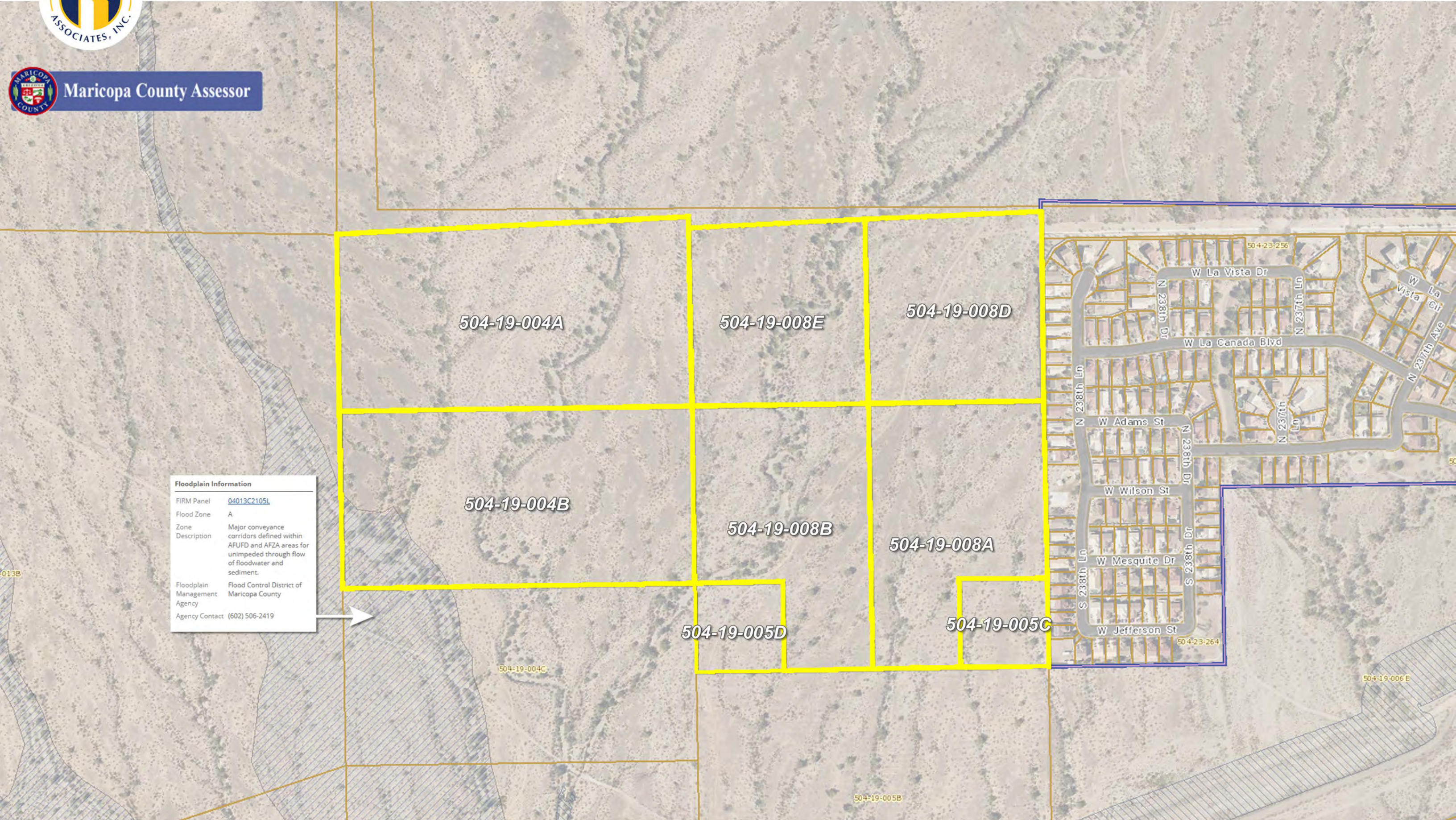


Public Land Ownership

	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land



Maricopa County Assessor



Floodplain Information	
FIRM Panel	04013C2105L
Flood Zone	A
Zone Description	Major conveyance corridors defined within AFUFD and AFZA areas for unimpeded through flow of floodwater and sediment.
Floodplain Management Agency	Flood Control District of Maricopa County
Agency Contact	(602) 506-2419

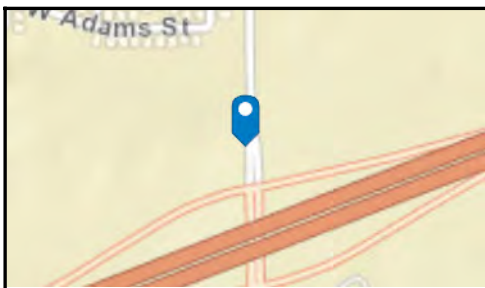


TABLE 1
Buckeye 20 LLC Site Plan - Watson Road north of I-10
WATER DEMAND CALCULATIONS

DWELLING UNITS <8 DU/acre	USAGE/ UNIT (GPD)	Developed Open Space (Parks) (Acres)	USAGE/ ROOM (GPAD)	AVERAGE DAY DEMAND		MAXIMUM DAY DEMAND		PEAK HOUR DEMAND	
				(GPD)	(GPM)	(GPD)	(GPM)	(GPD)	(GPM)
300	480			144,000	100.0	259,200	180.0	440,640	306.0
		3	1786	5,358	3.7	9,644	6.7	16,395	11.4
Totals				149,358	103.7	268,844	186.7	457,035	317.4

Watson Road & Interstate 10
 S Watson Rd, Buckeye, Arizona, 85396
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.44605
 Longitude: -112.55665



- 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

Watson Road & Interstate 10
S Watson Rd, Buckeye, Arizona, 85396
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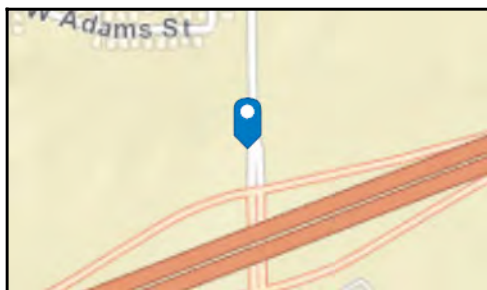
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	I- 10	S Watson Rd (0.11 miles SW)	2015	11,884
0.11	Not Available	(0.0 miles)	2015	2,860
0.16	Not Available	(0.0 miles)	2015	10,380
0.18	Not Available	(0.0 miles)	2015	2,782
0.33	I- 10	S Watson Rd (0.28999999 miles E)	2009	42,000
0.79	I- 10	S Watson Rd (0.81 miles SW)	2015	68,116
0.91	W Yuma Rd	S 239th Dr (0.02 miles E)	1998	1,000
0.94	S Watson Rd	W Hopi St (0.19 miles S)	2015	15,900
1.40	I- 10	S Miller Rd (0.75 miles SW)	2015	43,808
1.43	S Watson Rd	W Hammond Dr (0.04 miles S)	2014	14,161
1.49	W Yuma Rd	S 225th Dr (0.1 miles W)	2015	9,300
2.03	Not Available	(0.0 miles)	2007	1,000
2.04	Yuma Rd	S Miller Rd (0.15000001 miles SW)	2015	2,957
2.06	I- 10	S Miller Rd (0.09 miles SW)	2015	7,146
2.08	Yuma Rd	S Miller Rd (0.12 miles SW)	2015	7,314
2.20	S 218th Ln	W Pima St (0.02 miles E)	1999	587
2.26	S Miller Rd	W Pima St (0.01 miles S)	2015	15,200
2.26	I- 10	S Miller Rd (0.11 miles E)	2015	2,712
2.27	Not Available	(0.0 miles)	2013	325
2.28	I- 10	S Miller Rd (0.12 miles NE)	2015	3,158
2.39	I- 10	S Miller Rd (0.23999999 miles E)	1992	18,000
2.55	S Rainbow Rd	W Broadway Rd (0.38 miles S)	2015	1,869
2.78	W Lower Buckeye Rd	S 217th Dr (0.03 miles E)	2015	991
2.83	W Broadway Rd	N Apache Rd (0.20999999 miles W)	2007	4,000
2.99	W Broadway Rd	S 223rd Ave (0.19 miles E)	2015	2,150
3.01	I- 10	S Miller Rd (0.86000001 miles E)	2015	40,902
3.03	S Airport Rd	W Yuma Rd (0.37 miles S)	2015	9,400
3.08	Not Available	(0.0 miles)	2015	1,416
3.09	Not Available	(0.0 miles)	2013	674
3.15	S Airport Rd	W Yuma Rd (0.2 miles N)	2015	4,915

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.

Source: ©2019 Kalibrate Technologies (Q4 2019).

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S Watson Rd, Buckeye, Arizona, 85396
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Executive Summary

Watson Road & Interstate 10
 S Watson Rd, Buckeye, Arizona, 85396
 Rings: 1, 3, 5 mile radii

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Latitude: 33.44605
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	1 mile	3 miles	5 miles
Population			
2000 Population	208	2,703	7,193
2010 Population	5,240	19,811	39,902
2019 Population	5,753	25,689	59,220
2024 Population	6,280	28,763	67,820
2000-2010 Annual Rate	38.08%	22.04%	18.69%
2010-2019 Annual Rate	1.01%	2.85%	4.36%
2019-2024 Annual Rate	1.77%	2.29%	2.75%
2019 Male Population	49.6%	49.1%	49.3%
2019 Female Population	50.4%	50.9%	50.7%
2019 Median Age	33.3	31.7	31.5

In the identified area, the current year population is 59,220. In 2010, the Census count in the area was 39,902. The rate of change since 2010 was 4.36% annually. The five-year projection for the population in the area is 67,820 representing a change of 2.75% 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 33.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	65.2%	63.1%	64.4%
2019 Black Alone	8.2%	7.4%	6.7%
2019 American Indian/Alaska Native Alone	1.8%	1.6%	1.5%
2019 Asian Alone	2.3%	2.4%	2.4%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	17.1%	20.3%	19.7%
2019 Two or More Races	5.2%	5.1%	5.1%
2019 Hispanic Origin (Any Race)	37.2%	41.8%	41.4%

Persons of Hispanic origin represent 41.4% 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 78.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	69	67	83
2000 Households	65	882	2,304
2010 Households	1,636	5,952	12,099
2019 Total Households	1,752	7,793	17,933
2024 Total Households	1,922	8,735	20,510
2000-2010 Annual Rate	38.07%	21.04%	18.04%
2010-2019 Annual Rate	0.74%	2.96%	4.35%
2019-2024 Annual Rate	1.87%	2.31%	2.72%
2019 Average Household Size	3.28	3.30	3.30

The household count in this area has changed from 12,099 in 2010 to 17,933 in the current year, a change of 4.35% annually. The five-year projection of households is 20,510, a change of 2.72% annually from the current year total. Average household size is currently 3.30, compared to 3.30 in the year 2010. The number of families in the current year is 14,467 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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Mortgage Income			
2019 Percent of Income for Mortgage	16.5%	17.7%	17.5%
Median Household Income			
2019 Median Household Income	\$61,494	\$61,881	\$67,670
2024 Median Household Income	\$69,025	\$70,205	\$77,310
2019-2024 Annual Rate	2.34%	2.56%	2.70%
Average Household Income			
2019 Average Household Income	\$74,417	\$75,129	\$84,789
2024 Average Household Income	\$86,913	\$87,826	\$100,206
2019-2024 Annual Rate	3.15%	3.17%	3.40%
Per Capita Income			
2019 Per Capita Income	\$24,013	\$23,082	\$25,720
2024 Per Capita Income	\$28,392	\$27,065	\$30,356
2019-2024 Annual Rate	3.41%	3.23%	3.37%

Households by Income

Current median household income is \$67,670 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$77,310 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,789 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$100,206 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,720 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,356 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	146	137	138
2000 Total Housing Units	67	951	2,459
2000 Owner Occupied Housing Units	56	772	1,839
2000 Renter Occupied Housing Units	9	110	465
2000 Vacant Housing Units	2	69	155
2010 Total Housing Units	2,057	7,423	14,789
2010 Owner Occupied Housing Units	1,230	4,626	9,376
2010 Renter Occupied Housing Units	406	1,326	2,723
2010 Vacant Housing Units	421	1,471	2,690
2019 Total Housing Units	2,129	9,300	20,625
2019 Owner Occupied Housing Units	1,353	6,371	14,918
2019 Renter Occupied Housing Units	399	1,422	3,015
2019 Vacant Housing Units	377	1,507	2,692
2024 Total Housing Units	2,329	10,384	23,459
2024 Owner Occupied Housing Units	1,522	7,303	17,389
2024 Renter Occupied Housing Units	400	1,431	3,121
2024 Vacant Housing Units	407	1,649	2,949

Currently, 72.3% of the 20,625 housing units in the area are owner occupied; 14.6%, renter occupied; and 13.1% 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 14,789 housing units in the area - 63.4% owner occupied, 18.4% renter occupied, and 18.2% vacant. The annual rate of change in housing units since 2010 is 15.93%. Median home value in the area is \$242,139, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.81% annually to \$306,256.

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

Watson Road & Interstate 10
 S Watson Rd, Buckeye, Arizona, 85396
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	208	2,703	7,193
2010 Total Population	5,240	19,811	39,902
2019 Total Population	5,753	25,689	59,220
2019 Group Quarters	0	3	21
2024 Total Population	6,280	28,763	67,820
2019-2024 Annual Rate	1.77%	2.29%	2.75%
2019 Total Daytime Population	5,066	17,891	40,002
Workers	1,801	3,975	7,341
Residents	3,265	13,916	32,661
Household Summary			
2000 Households	65	882	2,304
2000 Average Household Size	3.20	3.06	3.12
2010 Households	1,636	5,952	12,099
2010 Average Household Size	3.20	3.33	3.30
2019 Households	1,752	7,793	17,933
2019 Average Household Size	3.28	3.30	3.30
2024 Households	1,922	8,735	20,510
2024 Average Household Size	3.27	3.29	3.31
2019-2024 Annual Rate	1.87%	2.31%	2.72%
2010 Families	1,309	4,848	9,822
2010 Average Family Size	3.53	3.65	3.62
2019 Families	1,409	6,282	14,467
2019 Average Family Size	3.60	3.63	3.63
2024 Families	1,541	7,023	16,512
2024 Average Family Size	3.59	3.63	3.64
2019-2024 Annual Rate	1.81%	2.26%	2.68%
Housing Unit Summary			
2000 Housing Units	67	951	2,459
Owner Occupied Housing Units	83.6%	81.2%	74.8%
Renter Occupied Housing Units	13.4%	11.6%	18.9%
Vacant Housing Units	3.0%	7.3%	6.3%
2010 Housing Units	2,057	7,423	14,789
Owner Occupied Housing Units	59.8%	62.3%	63.4%
Renter Occupied Housing Units	19.7%	17.9%	18.4%
Vacant Housing Units	20.5%	19.8%	18.2%
2019 Housing Units	2,129	9,300	20,625
Owner Occupied Housing Units	63.6%	68.5%	72.3%
Renter Occupied Housing Units	18.7%	15.3%	14.6%
Vacant Housing Units	17.7%	16.2%	13.1%
2024 Housing Units	2,329	10,384	23,459
Owner Occupied Housing Units	65.3%	70.3%	74.1%
Renter Occupied Housing Units	17.2%	13.8%	13.3%
Vacant Housing Units	17.5%	15.9%	12.6%
Median Household Income			
2019	\$61,494	\$61,881	\$67,670
2024	\$69,025	\$70,205	\$77,310
Median Home Value			
2019	\$207,843	\$223,320	\$242,139
2024	\$235,881	\$271,332	\$306,256
Per Capita Income			
2019	\$24,013	\$23,082	\$25,720
2024	\$28,392	\$27,065	\$30,356
Median Age			
2010	31.5	29.5	29.8
2019	33.3	31.7	31.5
2024	32.5	31.3	31.0

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	1,752	7,793	17,933
<\$15,000	5.9%	5.1%	6.0%
\$15,000 - \$24,999	5.9%	6.3%	5.6%
\$25,000 - \$34,999	10.7%	9.5%	7.4%
\$35,000 - \$49,999	13.7%	14.9%	13.0%
\$50,000 - \$74,999	24.2%	24.4%	23.0%
\$75,000 - \$99,999	20.0%	18.5%	18.4%
\$100,000 - \$149,999	14.6%	15.8%	16.0%
\$150,000 - \$199,999	1.9%	2.9%	5.6%
\$200,000+	3.1%	2.8%	5.0%
Average Household Income	\$74,417	\$75,129	\$84,789
2024 Households by Income			
Household Income Base	1,922	8,735	20,510
<\$15,000	4.8%	4.2%	4.9%
\$15,000 - \$24,999	5.0%	5.2%	4.5%
\$25,000 - \$34,999	9.3%	8.0%	6.0%
\$35,000 - \$49,999	12.1%	13.0%	11.2%
\$50,000 - \$74,999	22.6%	22.6%	21.0%
\$75,000 - \$99,999	20.0%	18.6%	18.1%
\$100,000 - \$149,999	17.8%	19.1%	18.8%
\$150,000 - \$199,999	3.5%	5.1%	8.3%
\$200,000+	4.7%	4.1%	7.1%
Average Household Income	\$86,913	\$87,826	\$100,206
2019 Owner Occupied Housing Units by Value			
Total	1,353	6,371	14,918
<\$50,000	0.3%	0.4%	0.8%
\$50,000 - \$99,999	1.0%	0.9%	0.9%
\$100,000 - \$149,999	7.3%	6.5%	8.3%
\$150,000 - \$199,999	36.7%	30.6%	22.9%
\$200,000 - \$249,999	30.2%	24.8%	20.4%
\$250,000 - \$299,999	6.0%	10.1%	11.2%
\$300,000 - \$399,999	7.5%	14.9%	17.2%
\$400,000 - \$499,999	8.2%	6.3%	8.8%
\$500,000 - \$749,999	2.1%	3.3%	6.4%
\$750,000 - \$999,999	0.1%	0.7%	1.5%
\$1,000,000 - \$1,499,999	0.3%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.4%	1.3%	1.3%
Average Home Value	\$248,098	\$285,858	\$314,530
2024 Owner Occupied Housing Units by Value			
Total	1,522	7,303	17,389
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.3%	0.2%	0.2%
\$100,000 - \$149,999	1.7%	1.4%	1.5%
\$150,000 - \$199,999	21.7%	17.0%	13.5%
\$200,000 - \$249,999	36.5%	25.9%	19.3%
\$250,000 - \$299,999	8.1%	12.6%	13.9%
\$300,000 - \$399,999	10.8%	22.3%	24.5%
\$400,000 - \$499,999	16.2%	12.4%	15.4%
\$500,000 - \$749,999	3.9%	6.2%	9.0%
\$750,000 - \$999,999	0.2%	0.8%	1.6%
\$1,000,000 - \$1,499,999	0.2%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.2%	0.9%	0.8%
Average Home Value	\$288,945	\$326,249	\$353,555

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.



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Watson Road & Interstate 10
 S Watson Rd, Buckeye, Arizona, 85396
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44605
 Longitude: -112.55665

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	5,242	19,812	39,901
0 - 4	9.2%	9.7%	9.9%
5 - 9	9.9%	10.1%	10.1%
10 - 14	8.7%	9.7%	9.6%
15 - 24	12.4%	13.5%	13.2%
25 - 34	15.6%	16.3%	16.3%
35 - 44	13.9%	14.6%	15.0%
45 - 54	10.1%	10.5%	11.0%
55 - 64	10.5%	8.7%	8.7%
65 - 74	7.5%	5.2%	4.6%
75 - 84	1.9%	1.4%	1.4%
85 +	0.3%	0.3%	0.4%
18 +	67.3%	65.4%	65.4%
2019 Population by Age			
Total	5,752	25,689	59,221
0 - 4	8.7%	9.0%	9.1%
5 - 9	8.3%	8.7%	9.0%
10 - 14	7.7%	8.0%	8.5%
15 - 24	12.6%	13.3%	13.3%
25 - 34	15.0%	15.9%	15.2%
35 - 44	13.7%	14.3%	14.9%
45 - 54	10.5%	10.9%	11.6%
55 - 64	10.0%	9.3%	9.1%
65 - 74	9.5%	7.5%	6.5%
75 - 84	3.2%	2.6%	2.3%
85 +	0.6%	0.5%	0.5%
18 +	71.1%	70.0%	69.0%
2024 Population by Age			
Total	6,281	28,762	67,821
0 - 4	9.0%	9.4%	9.5%
5 - 9	8.4%	8.8%	9.1%
10 - 14	7.8%	8.2%	8.6%
15 - 24	11.7%	12.2%	12.5%
25 - 34	17.9%	18.9%	18.0%
35 - 44	13.0%	14.1%	14.5%
45 - 54	9.2%	9.6%	10.4%
55 - 64	7.7%	7.5%	7.8%
65 - 74	9.5%	7.1%	6.1%
75 - 84	5.0%	3.5%	2.9%
85 +	0.7%	0.6%	0.5%
18 +	70.9%	69.4%	68.3%
2010 Population by Sex			
Males	2,599	9,788	19,797
Females	2,641	10,023	20,105
2019 Population by Sex			
Males	2,852	12,616	29,204
Females	2,901	13,073	30,015
2024 Population by Sex			
Males	3,099	14,046	33,276
Females	3,181	14,717	34,544

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	5,240	19,812	39,903
White Alone	69.5%	66.9%	68.0%
Black Alone	6.9%	6.5%	5.9%
American Indian Alone	1.6%	1.4%	1.4%
Asian Alone	2.0%	2.1%	2.0%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.3%	18.6%	18.2%
Two or More Races	4.5%	4.4%	4.4%
Hispanic Origin	33.9%	38.7%	38.7%
Diversity Index	73.0	76.3	75.5
2019 Population by Race/Ethnicity			
Total	5,752	25,689	59,220
White Alone	65.2%	63.1%	64.4%
Black Alone	8.2%	7.4%	6.7%
American Indian Alone	1.8%	1.6%	1.5%
Asian Alone	2.3%	2.4%	2.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	17.1%	20.3%	19.7%
Two or More Races	5.2%	5.1%	5.1%
Hispanic Origin	37.2%	41.8%	41.4%
Diversity Index	76.9	79.3	78.4
2024 Population by Race/Ethnicity			
Total	6,280	28,763	67,819
White Alone	63.4%	60.8%	62.1%
Black Alone	8.8%	8.0%	7.4%
American Indian Alone	1.9%	1.7%	1.6%
Asian Alone	2.5%	2.6%	2.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	17.6%	21.2%	20.6%
Two or More Races	5.5%	5.4%	5.4%
Hispanic Origin	38.6%	43.7%	43.3%
Diversity Index	78.4	80.8	80.1
2010 Population by Relationship and Household Type			
Total	5,240	19,811	39,902
In Households	100.0%	100.0%	100.0%
In Family Households	91.3%	92.4%	92.2%
Householder	25.7%	24.7%	24.7%
Spouse	20.2%	19.1%	19.1%
Child	36.9%	39.4%	39.4%
Other relative	5.4%	6.0%	5.9%
Nonrelative	3.1%	3.2%	3.2%
In Nonfamily Households	8.7%	7.5%	7.8%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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	3,600	15,662	35,589
Less than 9th Grade	4.0%	5.8%	6.3%
9th - 12th Grade, No Diploma	6.2%	7.2%	7.5%
High School Graduate	21.9%	23.5%	21.9%
GED/Alternative Credential	4.6%	5.1%	4.4%
Some College, No Degree	31.4%	29.9%	29.3%
Associate Degree	9.6%	10.0%	10.3%
Bachelor's Degree	16.2%	13.9%	14.8%
Graduate/Professional Degree	6.0%	4.6%	5.5%
2019 Population 15+ by Marital Status			
Total	4,327	19,081	43,493
Never Married	31.1%	30.9%	30.8%
Married	57.0%	56.2%	55.9%
Widowed	4.4%	4.4%	3.9%
Divorced	7.5%	8.5%	9.3%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.1%	95.3%	95.0%
Civilian Unemployed (Unemployment Rate)	5.9%	4.7%	5.0%
2019 Employed Population 16+ by Industry			
Total	2,519	11,918	26,809
Agriculture/Mining	0.7%	0.7%	1.5%
Construction	5.7%	7.7%	7.7%
Manufacturing	4.3%	5.2%	5.6%
Wholesale Trade	2.1%	1.8%	2.3%
Retail Trade	21.3%	17.7%	14.8%
Transportation/Utilities	11.9%	10.8%	11.8%
Information	1.1%	1.3%	1.1%
Finance/Insurance/Real Estate	4.3%	5.6%	5.5%
Services	39.7%	42.4%	42.8%
Public Administration	8.9%	6.8%	7.0%
2019 Employed Population 16+ by Occupation			
Total	2,519	11,917	26,810
White Collar	62.8%	55.4%	55.2%
Management/Business/Financial	12.1%	10.5%	11.9%
Professional	16.6%	15.0%	15.9%
Sales	16.0%	13.1%	12.0%
Administrative Support	18.1%	16.8%	15.4%
Services	16.8%	17.3%	18.2%
Blue Collar	20.3%	27.3%	26.6%
Farming/Forestry/Fishing	0.6%	0.5%	0.7%
Construction/Extraction	2.5%	4.0%	4.3%
Installation/Maintenance/Repair	4.6%	5.8%	5.0%
Production	2.9%	5.2%	5.3%
Transportation/Material Moving	9.8%	11.8%	11.2%
2010 Population By Urban/ Rural Status			
Total Population	5,240	19,811	39,902
Population Inside Urbanized Area	97.0%	88.3%	59.9%
Population Inside Urbanized Cluster	0.2%	7.0%	34.5%
Rural Population	2.8%	4.7%	5.6%

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	1,636	5,952	12,099
Households with 1 Person	14.9%	13.7%	13.9%
Households with 2+ People	85.1%	86.3%	86.1%
Family Households	80.0%	81.5%	81.2%
Husband-wife Families	62.8%	62.8%	62.7%
With Related Children	32.8%	37.3%	37.6%
Other Family (No Spouse Present)	17.2%	18.7%	18.5%
Other Family with Male Householder	6.2%	6.8%	6.9%
With Related Children	4.5%	4.9%	4.9%
Other Family with Female Householder	11.0%	11.8%	11.6%
With Related Children	8.1%	8.9%	8.9%
Nonfamily Households	5.1%	4.8%	5.0%
All Households with Children	45.9%	51.6%	52.0%
Multigenerational Households	6.1%	7.5%	7.4%
Unmarried Partner Households	7.4%	8.0%	8.1%
Male-female	6.9%	7.4%	7.4%
Same-sex	0.5%	0.6%	0.7%
2010 Households by Size			
Total	1,635	5,953	12,098
1 Person Household	14.9%	13.7%	13.9%
2 Person Household	33.3%	28.4%	27.7%
3 Person Household	14.9%	15.9%	16.6%
4 Person Household	16.2%	18.3%	18.4%
5 Person Household	11.4%	12.9%	12.9%
6 Person Household	5.3%	6.2%	6.0%
7 + Person Household	3.9%	4.7%	4.5%
2010 Households by Tenure and Mortgage Status			
Total	1,636	5,952	12,099
Owner Occupied	75.2%	77.7%	77.5%
Owned with a Mortgage/Loan	64.4%	67.8%	67.8%
Owned Free and Clear	10.8%	9.9%	9.7%
Renter Occupied	24.8%	22.3%	22.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,057	7,423	14,789
Housing Units Inside Urbanized Area	97.3%	88.0%	60.8%
Housing Units Inside Urbanized Cluster	0.2%	7.2%	33.2%
Rural Housing Units	2.5%	4.8%	6.0%

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.	Up and Coming Families (7A)		
2.	Silver & Gold (9A)		Boomburbs (1C)
3.	Southern Satellites (10A)	Southern Satellites (10A)	Barrios Urbanos (7D)
2019 Consumer Spending			
Apparel & Services: Total \$	\$3,253,769	\$14,732,690	\$38,541,000
Average Spent	\$1,857.17	\$1,890.50	\$2,149.17
Spending Potential Index	87	88	100
Education: Total \$	\$2,040,407	\$9,256,904	\$24,714,188
Average Spent	\$1,164.62	\$1,187.85	\$1,378.14
Spending Potential Index	73	75	86
Entertainment/Recreation: Total \$	\$4,903,204	\$22,057,287	\$56,914,309
Average Spent	\$2,798.63	\$2,830.40	\$3,173.72
Spending Potential Index	86	87	97
Food at Home: Total \$	\$7,710,119	\$34,864,082	\$89,962,943
Average Spent	\$4,400.75	\$4,473.77	\$5,016.61
Spending Potential Index	85	86	97
Food Away from Home: Total \$	\$5,629,683	\$25,492,085	\$66,559,777
Average Spent	\$3,213.29	\$3,271.15	\$3,711.58
Spending Potential Index	87	89	101
Health Care: Total \$	\$8,995,713	\$40,272,502	\$102,674,952
Average Spent	\$5,134.54	\$5,167.78	\$5,725.48
Spending Potential Index	87	87	96
HH Furnishings & Equipment: Total \$	\$3,375,144	\$15,184,034	\$39,577,735
Average Spent	\$1,926.45	\$1,948.42	\$2,206.98
Spending Potential Index	90	91	104
Personal Care Products & Services: Total \$	\$1,412,931	\$6,334,490	\$16,431,106
Average Spent	\$806.47	\$812.84	\$916.25
Spending Potential Index	91	92	103
Shelter: Total \$	\$26,945,872	\$119,923,396	\$312,403,273
Average Spent	\$15,380.06	\$15,388.60	\$17,420.58
Spending Potential Index	83	83	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,896,151	\$17,319,608	\$43,986,098
Average Spent	\$2,223.83	\$2,222.46	\$2,452.80
Spending Potential Index	90	90	99
Travel: Total \$	\$3,445,234	\$15,217,773	\$39,437,094
Average Spent	\$1,966.46	\$1,952.75	\$2,199.14
Spending Potential Index	88	87	98
Vehicle Maintenance & Repairs: Total \$	\$1,729,347	\$7,790,403	\$20,110,784
Average Spent	\$987.07	\$999.67	\$1,121.44
Spending Potential Index	86	87	98

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.