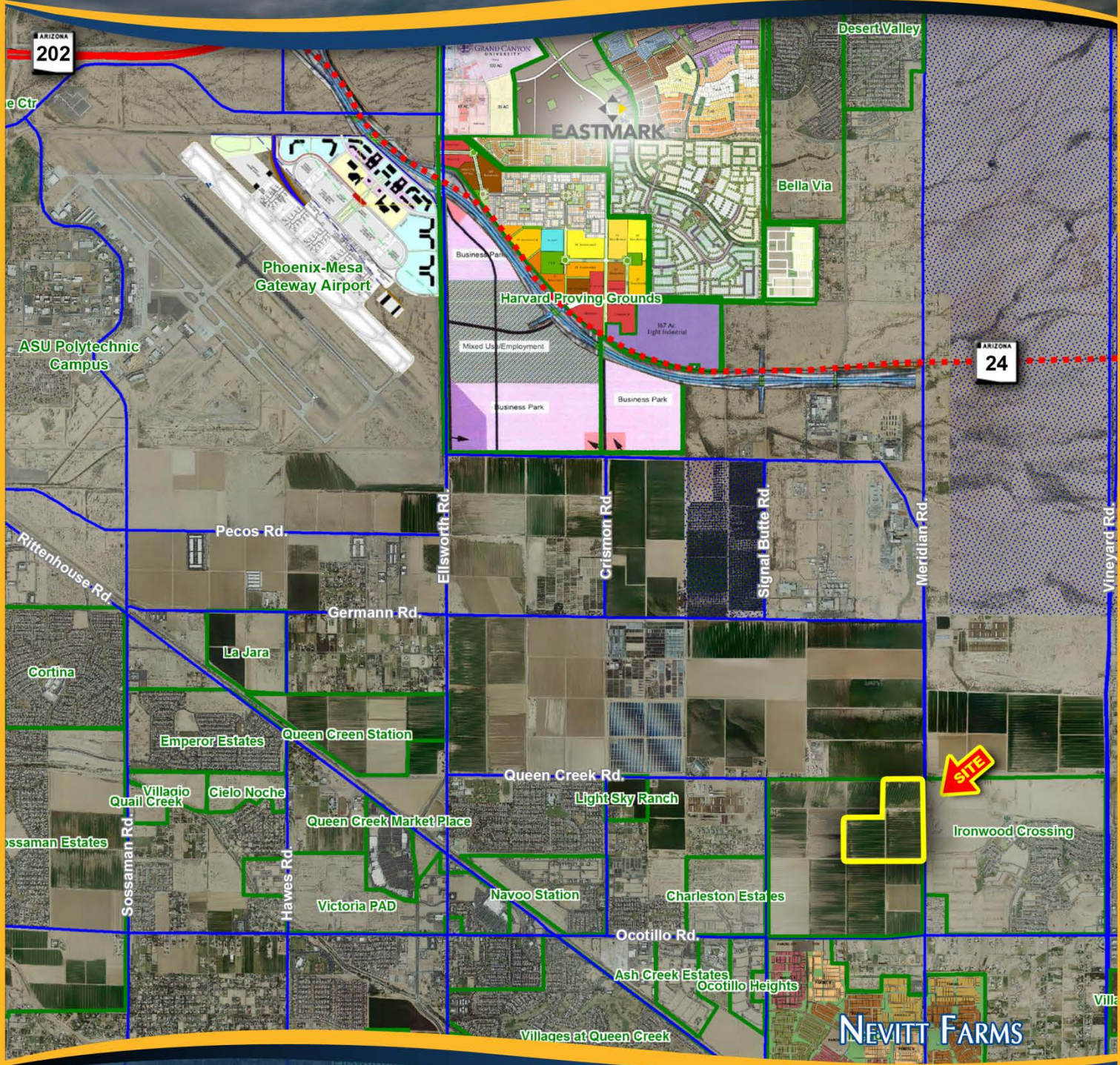


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

SWC QUEEN CREEK ROAD AND MERIDIAN ROAD QUEEN CREEK, ARIZONA



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

NEVITT FARMS



QUEEN CREEK ROAD AND MERIDIAN ROAD QUEEN CREEK, ARIZONA

LOCATION:

Located at the southwest corner of Queen Creek Road and Meridian Road in Queen Creek, Arizona.

SIZE:

± 120 Acres

ASSESSOR PARCEL NUMBERS:

304-64-002D

ZONING:

R1-43 | Town of Queen Creek

PRICE:

\$66,000 or \$55,000 per Acre

TERMS:

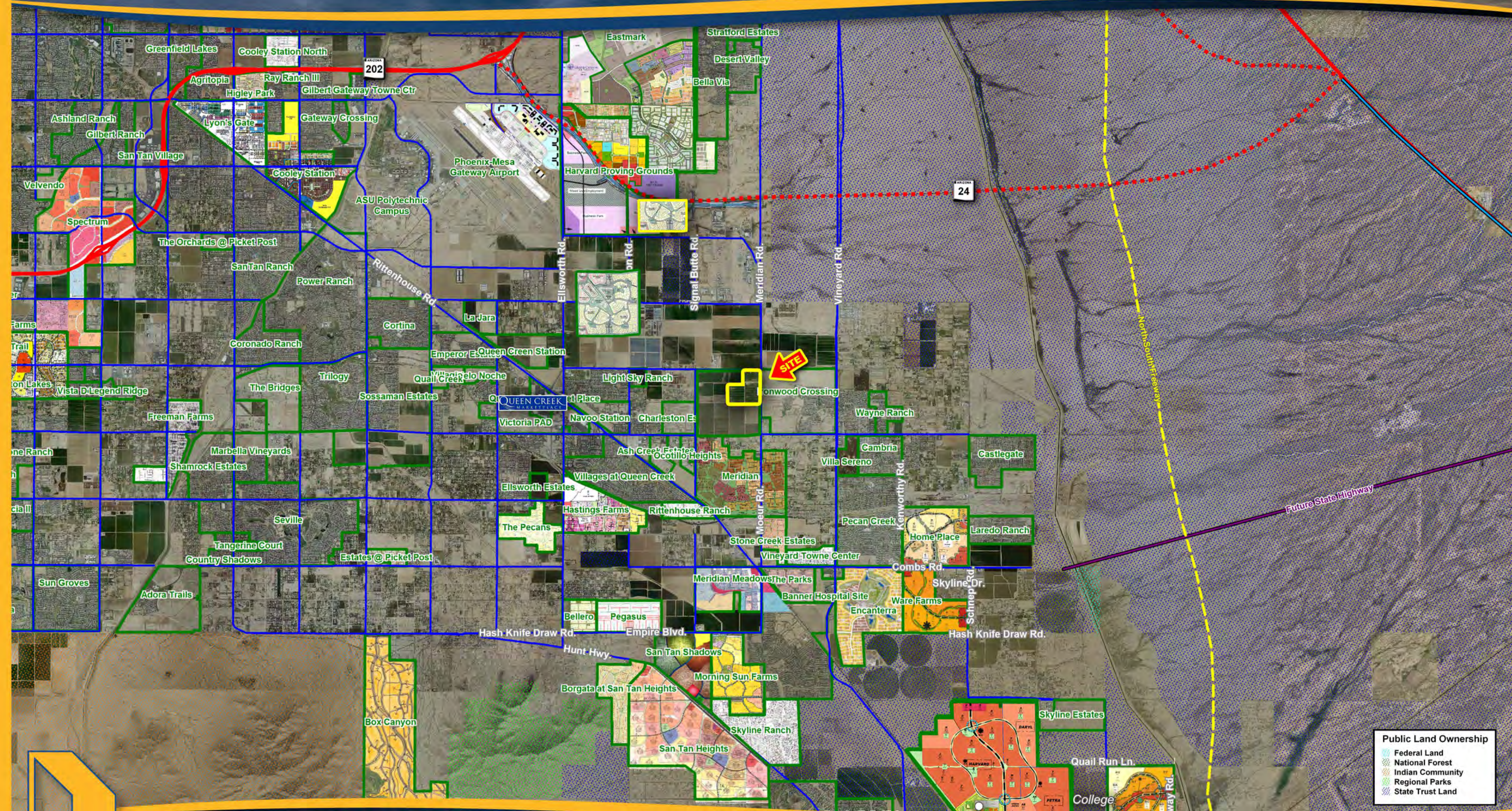
Cash

UTILITIES:

- Water: Town of Queen Creek
- Sewer: Town of Queen Creek
- Electric: Salt River Project (SRP)
- Natural Gas: Southwest Gas Corporation

SOUTHEAST VALLEY SUBMARKET

SWC QUEEN CREEK ROAD AND MERIDIAN ROAD

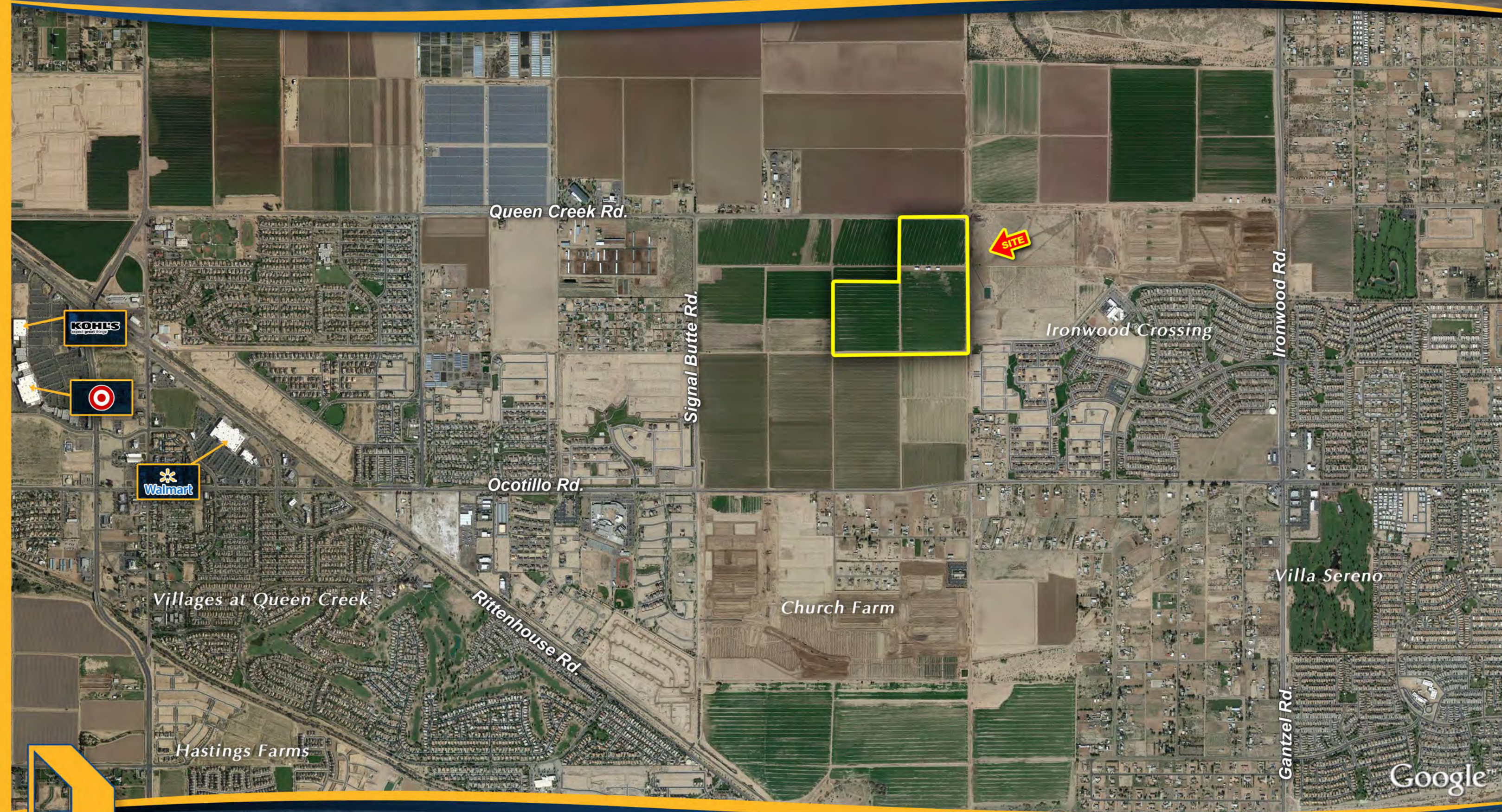


Public Land Ownership

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

SWC QUEEN CREEK ROAD AND MERIDIAN ROAD

QUEEN CREEK, ARIZONA



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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.

SWC OF QUEEN CREEK AND MERIDIAN ROAD

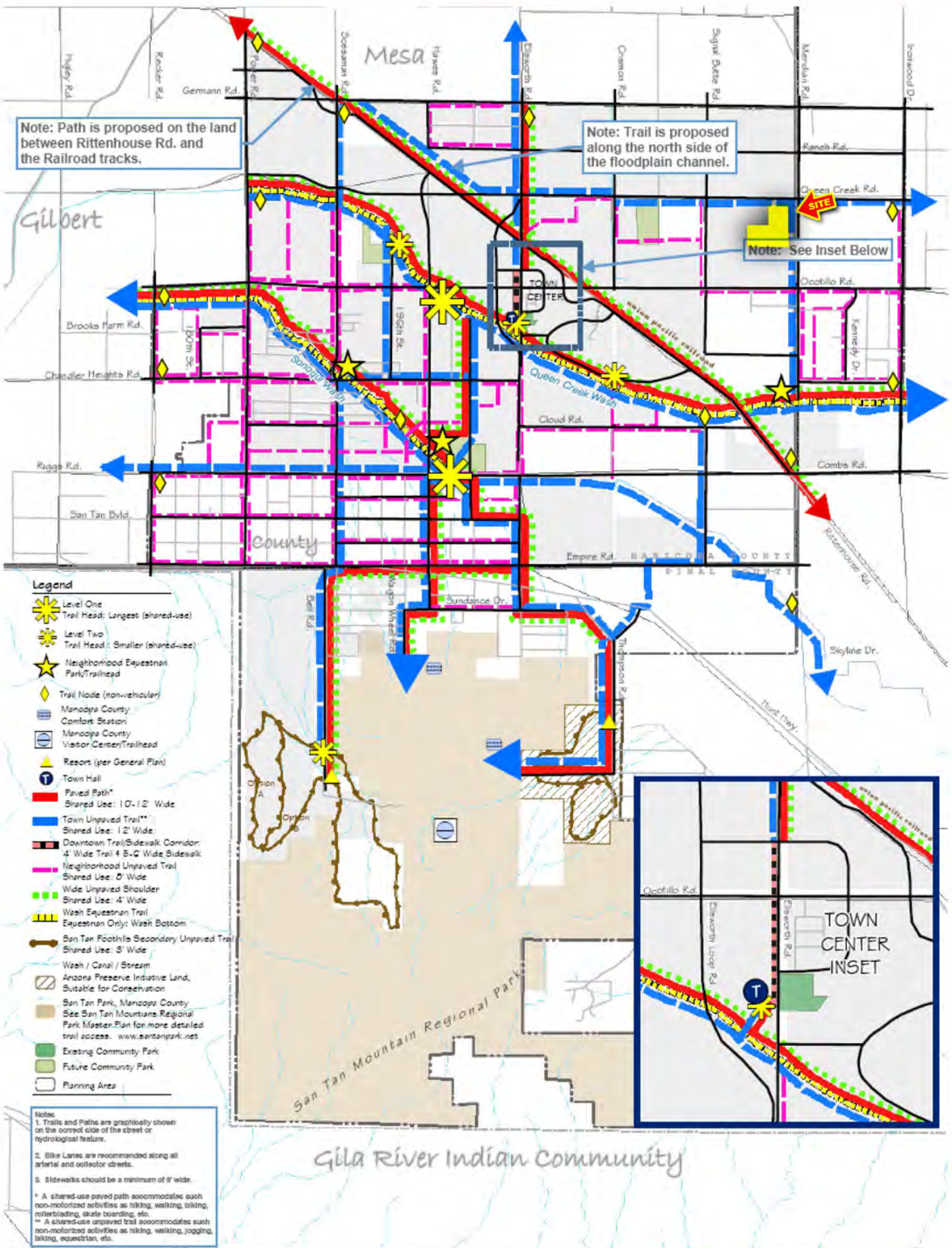
QUEEN CREEK, ARIZONA

Basemap



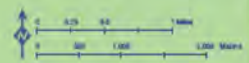
NATHAN & ASSOCIATES, INC.
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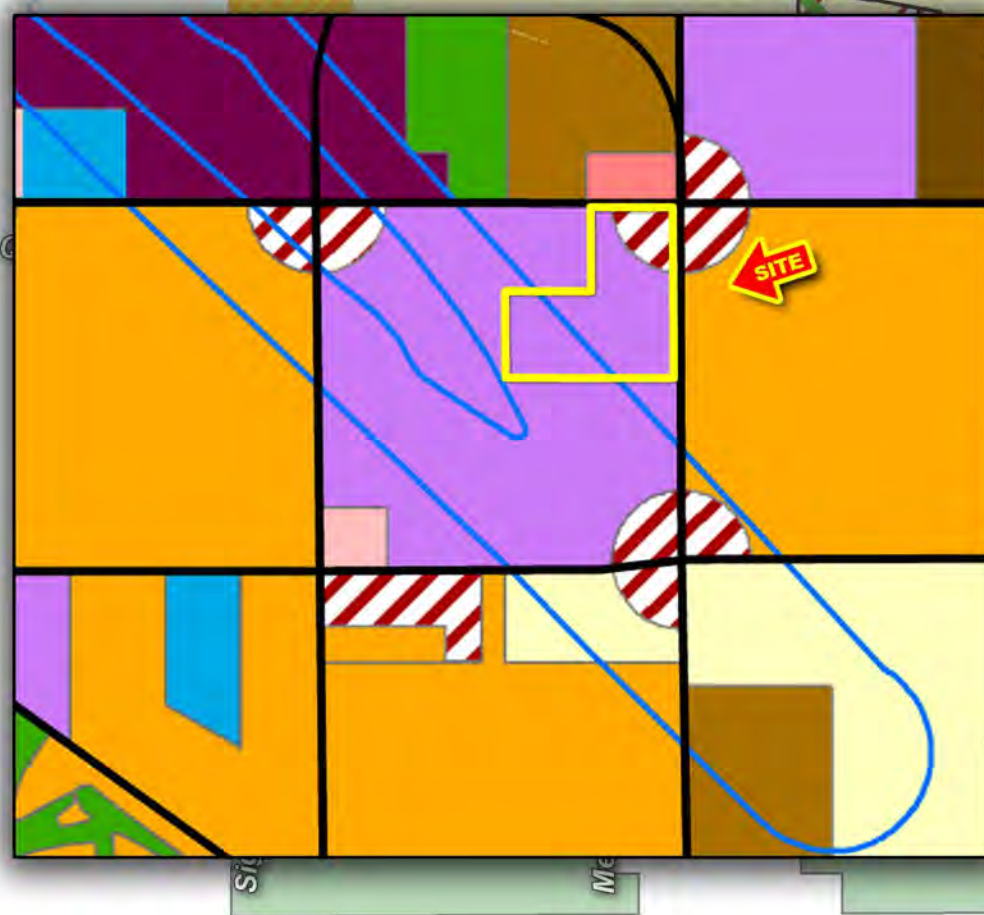
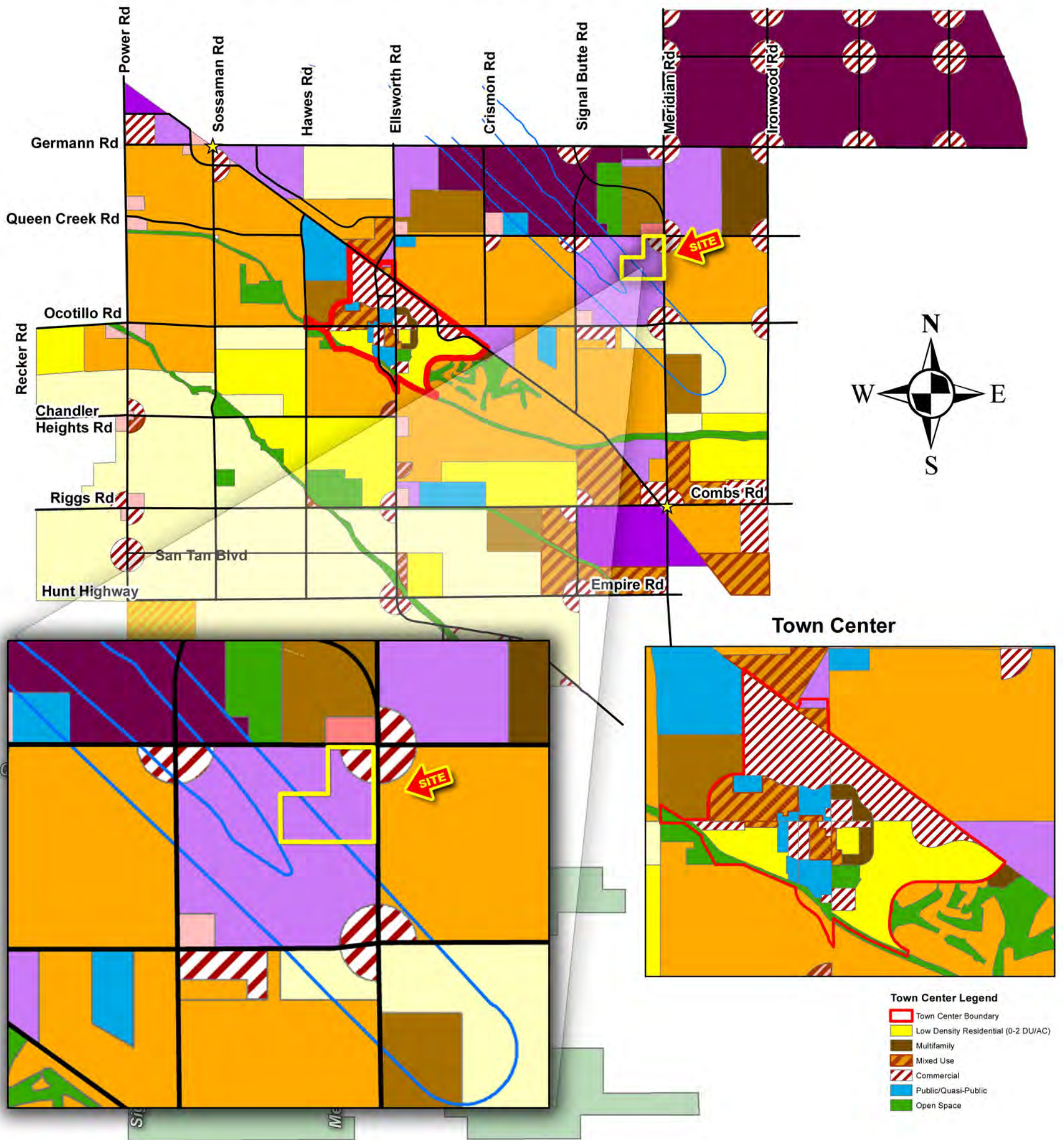


QUEEN CREEK PARKS, TRAILS AND OPEN SPACE MASTER PLAN

Trails and Paths Plan



Town of Queen Creek 2008 General Plan Map



- Town Center Legend**
- Town Center Boundary
 - Low Density Residential (0-2 DU/AC)
 - Multifamily
 - Mixed Use
 - Commercial
 - Public/Quasi-Public
 - Open Space

- General Plan Land Use Legend**
- | | | | |
|--|-------------------------|----------------------------|----------------------------------|
| Very Low Density Residential (0-1 DU/AC) | Mixed Use | Employment Type B | San Tan Regional Park |
| Low Density Residential (0-2 DU/AC) | Neighborhood Commercial | Public/Quasi-Public | Noise Contours |
| Medium Density Residential (0-3 DU/AC) | Community Commercial | Open Space | Future Intersection Modification |
| Master Planned Community (0-1.8 DU/AC) | Office/Services | Regional Commercial Center | Resort / Tourism / Entertainment |
| Medium High Density Residential Type A (0-5 D) | Commercial | Town Center Boundary | |
| Multifamily | Employment Type A | | |

Modified by Resolutions 813-09, 814-09, 824-10, 924-12, and 934-13

All information is believed to be accurate as of the date of publication, however it is not guaranteed.
Created by Sidney Urias 480-358-3094





Employment – Type A

This employment designation permits a range of employment uses from light manufacturing to light industrial and office uses and implements the Industrial I Zoning District. Employment areas should have access to adequate multimodal transportation systems and provide opportunities for business enterprises. Typical uses within this category may include high-technology support industry, aerospace support industry, and computer software or hardware or telecommunications companies. Additional uses may include warehouses, light manufacturing, woodworking shops, and technical service businesses. Corporate and regional offices are permitted as well as research parks with unified design themes. Outdoor storage of materials is generally not acceptable in this land-use category.

Employment – Type B

This employment land use designation is intended to encourage general industrial uses that implement Industrial II zoning districts in the zoning ordinance. Outdoor storage is permitted, subject to screening identified in performance and design standards provided in the zoning ordinance. This category permits more intensive industrial uses such as, but not limited to: high-technology manufacturing, heavy utility and related manufacturing enterprises, chemical processing, large amounts of material transfer, and large and intensive 24-hour warehouse operations. Additional uses may include heavy manufacturing and construction yards, such as truss plants. This employment area has direct access to major arterials and provides a compatible transition from the General Industrial uses denoted in the City of Mesa General Plan and Williams Gateway Airport Planning Study and Part 150 Noise compatibility study, north of Germann Road along the entire northern planning area boundary.

Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.





Commercial/Services (CS)

This designation is used to show areas which may be appropriate for development of either commercial or office uses, or both. Rather than being designated for a specific land use at a specific location, the commercial/service designation is intended to indicate commercial or offices would be appropriate at this location, subject to review and approval of a specific development plan. The shape of this designation shown on the land use plan is not intended to indicate a specific parcel size or shape, but rather convey that commercial and office uses would be considered, and that as developments are approved at these locations the designation would become site specific.



Architectural Details Keep Queen Creek Unique

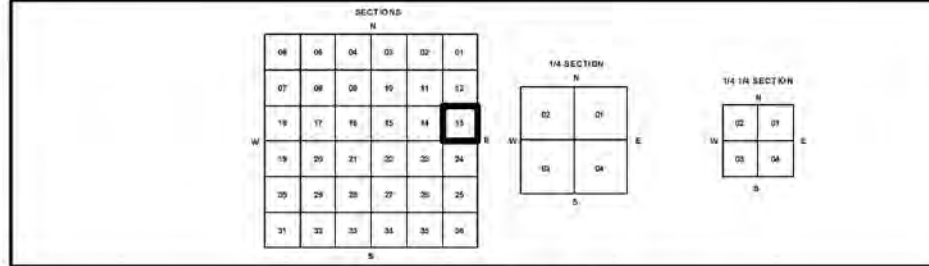
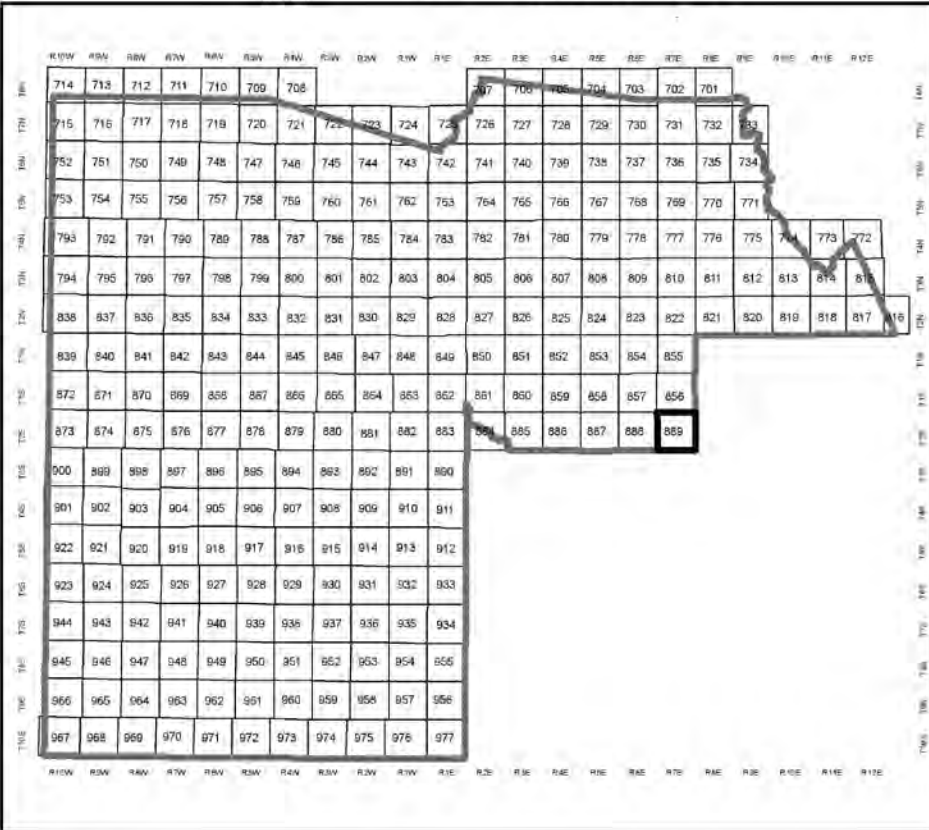


MARICOPA COUNTY
STATE OF ARIZONA

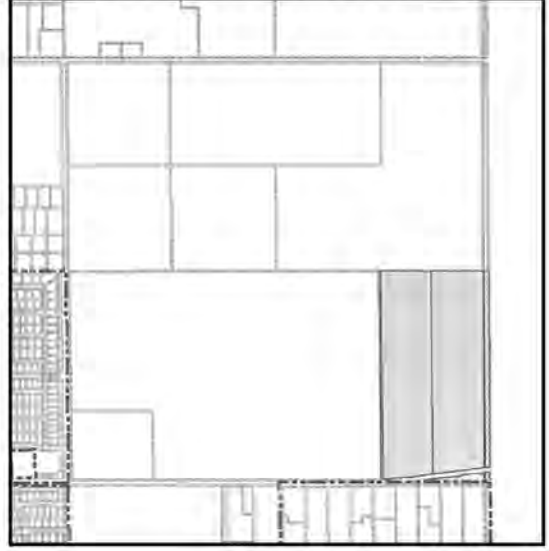
SECTION 13 T02S R07E

889 - 13 - 00 - 00

TOWNSHIP & RANGE CORNER NUMBER SECTION NUMBER 1/4 SECTION NUMBER 1/4 1/4 SECTION NUMBER



Parcels updated within this map



MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 02/19/2013
<http://mccassessor.maricopa.gov/assessor/>

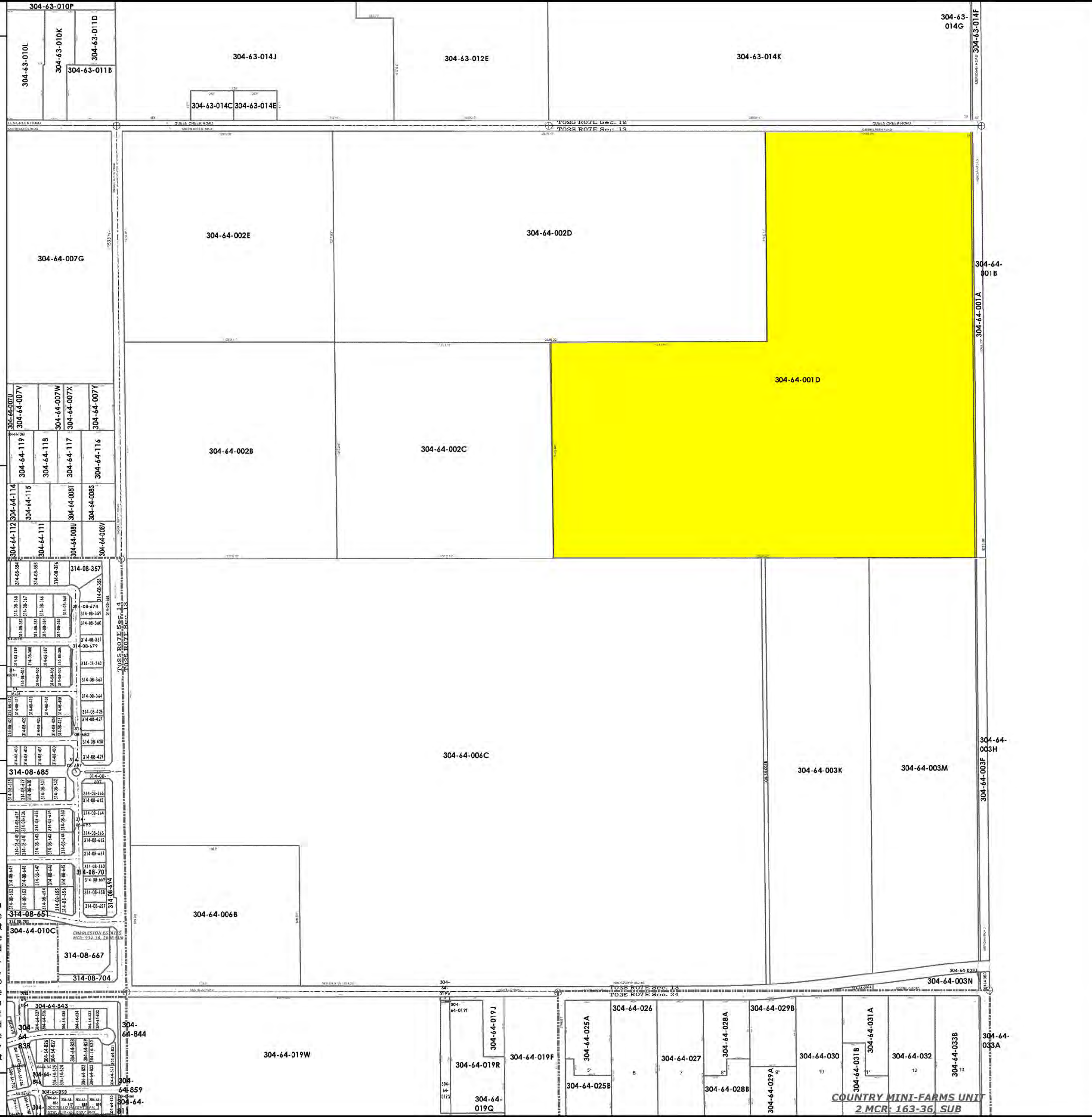


LEGEND: Parcels Sections Centerlines
 Subdivisions Section Corners

Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

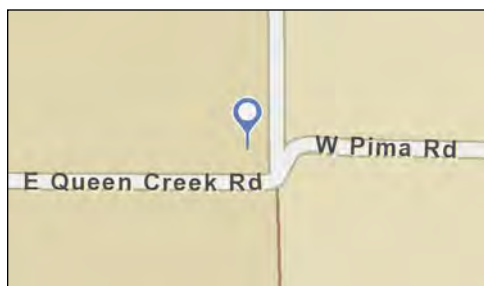
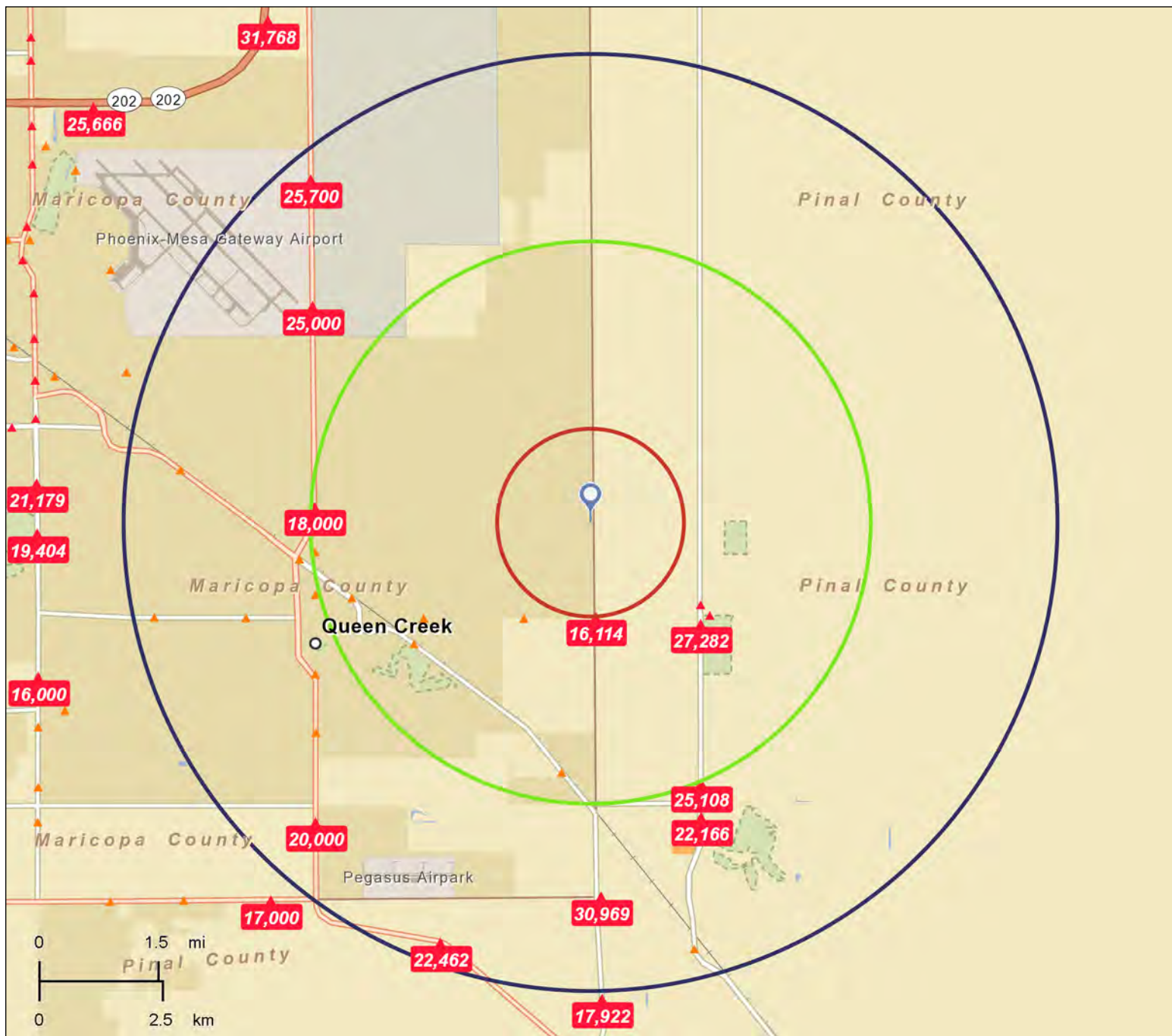
The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



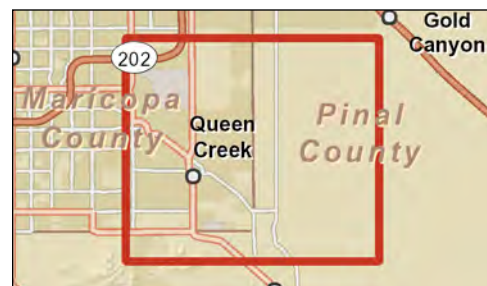
Traffic Count Map

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Ring: 1, 3, 5 Miles

Prepared by Nathan and Associates, Inc.
 Latitude: 33.26337
 Longitude: -111.58365



- 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: ©2012 Market Planning Solutions, Inc.

May 08, 2015

Made with Esri Business Analyst

Traffic Count Profile

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.77	E Queen Creek Rd	108th St (0.19 miles W)	1999	307
1.00	W Ocotillo Rd	Barnes Pkwy (0.51 miles E)	2008	16,114
1.00	W Ocotillo Rd	Barnes Pkwy (0.41 miles E)	2011	15,546
1.11	S Signal Butte Rd	E Nightingale Dr (0.14 miles N)	2010	7,499
1.18	Ironwood Rd	N Ironwood Rd (0.34 miles S)	2011	25,196
1.24	Pima Rd	N Ironwood Rd (0.06 miles W)	2010	1,443
1.24	E Ocotillo Rd	S Signal Butte Rd (0.24 miles W)	2007	15,000
1.31	E Ranch Rd	N Ironwood Rd (0.03 miles W)	1992	705
1.33	W Ocotillo Rd	N Prince Ave (0.16 miles E)	2011	13,992
1.47	Ironwood Rd	E Ocotillo Rd (0.12 miles S)	2011	25,923
1.59	N Gantzel Rd	W Marilyn Way (0.57 miles S)	2010	25,376
1.61	E Ocotillo Rd	Ironwood Rd (0.10 miles W)	2010	19,183
1.76	E Queen Creek Rd	S Crismon Rd (0.20 miles W)	2007	3,000
1.86	E Germann Rd	N Terrace View Ave (0.05 miles E)	2011	3,137
1.97	E Germann Rd	S Merrill Rd (0.24 miles E)	1999	3,763
2.05	E Ocotillo Rd	S 218th Pl (0.09 miles E)	2009	11,240
2.06	E Pecos Rd	S Mountain Rd (0.06 miles E)	2011	1,200
2.13	E Pecos Rd	S Mountain Rd (0.26 miles E)	2009	1,800
2.28	N Gantzel Rd	W Chandler Heights Rd (0.04 miles S)	2011	23,317
2.29	S Rittenhouse Rd	Chuparosa Cir (0.07 miles NW)	2011	19,729
2.39	S Mountain Rd	E Pecos Rd (0.37 miles S)	2010	1,500
2.45	E Ocotillo Rd	N Kenworthy Rd (0.07 miles W)	2005	8,808
2.67	S Rittenhouse Rd	E Rittenhouse Rd (0.01 miles SE)	2009	23,265
2.69	S Rittenhouse Rd	E Cloud Rd (0.20 miles NW)	2010	25,720
2.72	E Queen Creek Rd	S Ellsworth Rd (0.23 miles W)	2007	6,000
2.73	E Pecos Rd	S Crismon Rd (0.11 miles W)	2011	2,600
2.92	E Germann Rd	S Ellsworth Rd (0.21 miles W)	2010	2,618
2.95	E Ocotillo Rd	S 208th Pl (0.07 miles W)	2007	8,000
2.96	E Cloud Rd	S 220th St (0.10 miles E)	2009	3,685
2.96	S Ellsworth Rd	E Queen Creek Rd (0.19 miles S)	2007	18,000

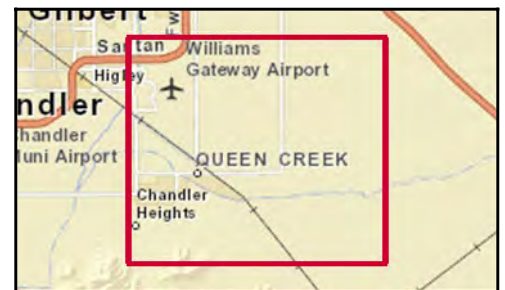
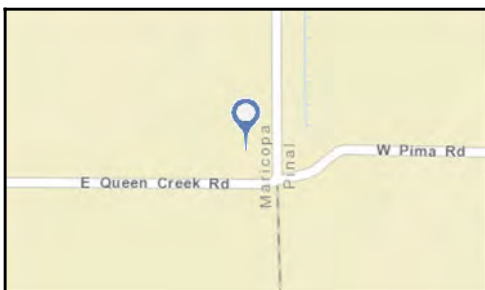
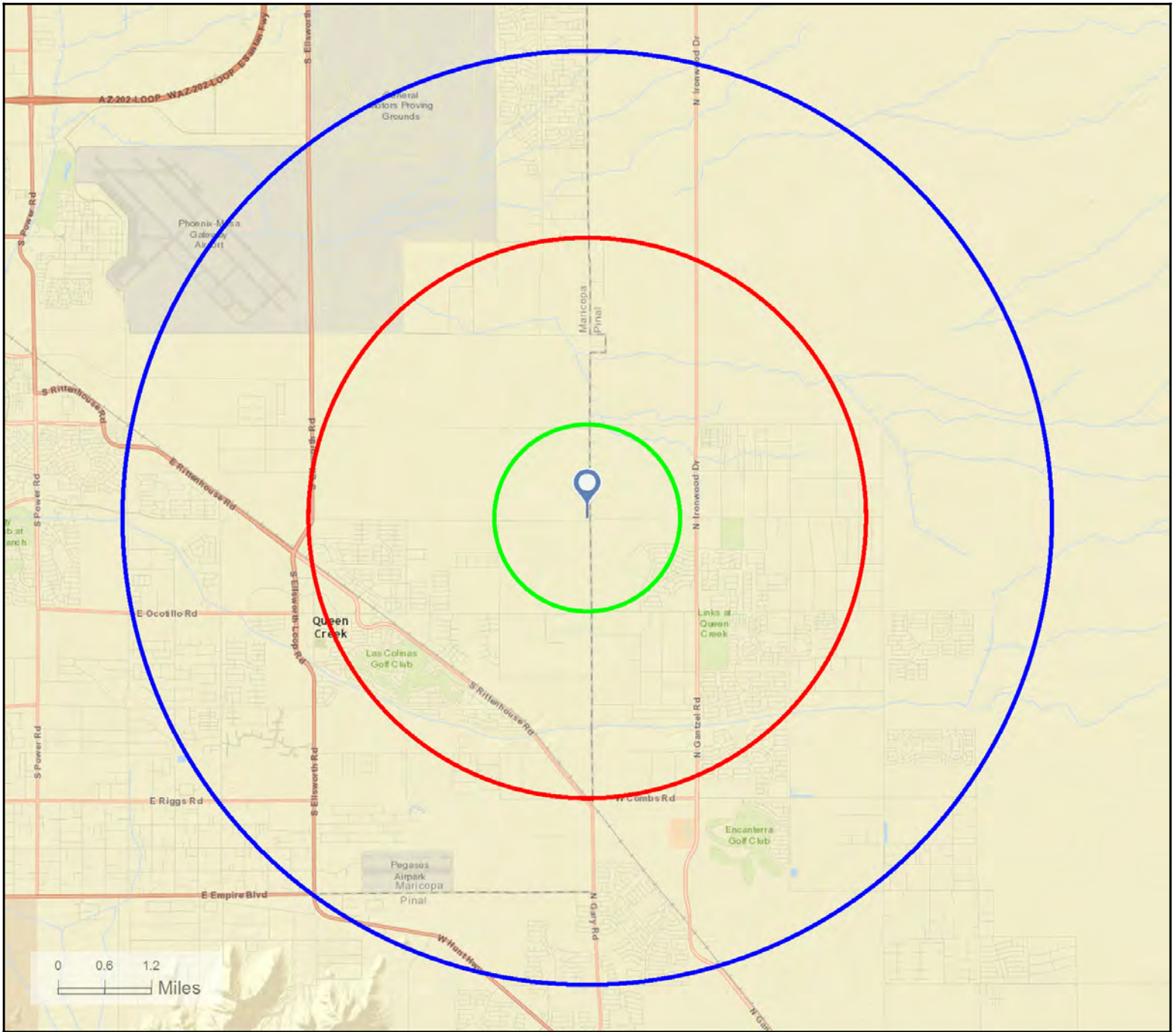
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2014. Over 25% of the counts were taken between 2010 and 2014 and over 77% of the counts were taken between 2000 and 2014. 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: ©2015 Kalibrate Technologies

Site Map

Queen Creek Road and Meridian Road
20366 S Meridian Dr, Queen Creek, Arizona, 85142
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.26337
Longitude: -111.58365



Executive Summary

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

	1 mile	3 miles	5 miles
Population			
2000 Population	43	2,995	6,699
2010 Population	413	31,039	65,468
2015 Population	1,028	38,194	81,807
2020 Population	1,290	45,072	96,422
2000-2010 Annual Rate	25.39%	26.34%	25.60%
2010-2015 Annual Rate	18.97%	4.03%	4.34%
2015-2020 Annual Rate	4.65%	3.37%	3.34%
2015 Male Population	49.0%	49.5%	49.8%
2015 Female Population	51.0%	50.5%	50.2%
2015 Median Age	27.8	29.1	29.5

In the identified area, the current year population is 81,807. In 2010, the Census count in the area was 65,468. The rate of change since 2010 was 4.34% annually. The five-year projection for the population in the area is 96,422 representing a change of 3.34% annually from 2015 to 2020. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 27.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	80.4%	79.9%	79.6%
2015 Black Alone	4.4%	4.0%	3.9%
2015 American Indian/Alaska Native Alone	0.8%	1.1%	1.1%
2015 Asian Alone	3.5%	2.1%	2.5%
2015 Pacific Islander Alone	0.5%	0.2%	0.2%
2015 Other Race	6.3%	8.3%	8.4%
2015 Two or More Races	4.1%	4.4%	4.3%
2015 Hispanic Origin (Any Race)	20.5%	22.1%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 17.6% 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 58.4 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	12	976	1,984
2010 Households	132	9,530	19,870
2015 Total Households	312	11,276	24,308
2020 Total Households	388	13,181	28,565
2000-2010 Annual Rate	27.10%	25.59%	25.91%
2010-2015 Annual Rate	17.80%	3.26%	3.91%
2015-2020 Annual Rate	4.46%	3.17%	3.28%
2015 Average Household Size	3.29	3.39	3.37

The household count in this area has changed from 19,870 in 2010 to 24,308 in the current year, a change of 3.91% annually. The five-year projection of households is 28,565, a change of 3.28% annually from the current year total. Average household size is currently 3.37, compared to 3.29 in the year 2010. The number of families in the current year is 19,931 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$58,930	\$65,154	\$65,005
2020 Median Household Income	\$64,977	\$74,467	\$74,167
2015-2020 Annual Rate	1.97%	2.71%	2.67%
Average Household Income			
2015 Average Household Income	\$72,406	\$78,427	\$80,785
2020 Average Household Income	\$82,263	\$88,590	\$92,267
2015-2020 Annual Rate	2.59%	2.47%	2.69%
Per Capita Income			
2015 Per Capita Income	\$20,600	\$23,267	\$23,948
2020 Per Capita Income	\$23,260	\$26,102	\$27,254
2015-2020 Annual Rate	2.46%	2.33%	2.62%

Current median household income is \$65,005 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$74,167 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$80,785 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$92,267 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,948 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,254 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	13	1,121	2,203
2000 Owner Occupied Housing Units	11	843	1,742
2000 Renter Occupied Housing Units	2	133	242
2000 Vacant Housing Units	0	145	219
2010 Total Housing Units	153	10,900	22,677
2010 Owner Occupied Housing Units	103	7,282	15,965
2010 Renter Occupied Housing Units	29	2,248	3,905
2010 Vacant Housing Units	21	1,370	2,807
2015 Total Housing Units	338	12,652	27,233
2015 Owner Occupied Housing Units	231	8,191	18,828
2015 Renter Occupied Housing Units	81	3,085	5,480
2015 Vacant Housing Units	26	1,376	2,925
2020 Total Housing Units	405	14,667	31,825
2020 Owner Occupied Housing Units	284	9,543	22,087
2020 Renter Occupied Housing Units	103	3,637	6,478
2020 Vacant Housing Units	17	1,486	3,260

Currently, 69.1% of the 27,233 housing units in the area are owner occupied; 20.1%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 22,677 housing units in the area - 70.4% owner occupied, 17.2% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 8.48%. Median home value in the area is \$181,932, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.20% annually to \$223,537.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Profile

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	43	2,995	6,699
2010 Total Population	413	31,039	65,468
2015 Total Population	1,028	38,194	81,807
2015 Group Quarters	0	5	10
2020 Total Population	1,290	45,072	96,422
2015-2020 Annual Rate	4.65%	3.37%	3.34%
Household Summary			
2000 Households	12	976	1,984
2000 Average Household Size	3.58	3.07	3.38
2010 Households	132	9,530	19,870
2010 Average Household Size	3.13	3.26	3.29
2015 Households	312	11,276	24,308
2015 Average Household Size	3.29	3.39	3.37
2020 Households	388	13,181	28,565
2020 Average Household Size	3.32	3.42	3.38
2015-2020 Annual Rate	4.46%	3.17%	3.28%
2010 Families	112	7,694	16,348
2010 Average Family Size	3.36	3.59	3.60
2015 Families	260	9,067	19,931
2015 Average Family Size	3.56	3.74	3.68
2020 Families	321	10,578	23,376
2020 Average Family Size	3.61	3.78	3.70
2015-2020 Annual Rate	4.31%	3.13%	3.24%
Housing Unit Summary			
2000 Housing Units	13	1,121	2,203
Owner Occupied Housing Units	84.6%	75.2%	79.1%
Renter Occupied Housing Units	15.4%	11.9%	11.0%
Vacant Housing Units	0.0%	12.9%	9.9%
2010 Housing Units	153	10,900	22,677
Owner Occupied Housing Units	67.3%	66.8%	70.4%
Renter Occupied Housing Units	19.0%	20.6%	17.2%
Vacant Housing Units	13.7%	12.6%	12.4%
2015 Housing Units	338	12,652	27,233
Owner Occupied Housing Units	68.3%	64.7%	69.1%
Renter Occupied Housing Units	24.0%	24.4%	20.1%
Vacant Housing Units	7.7%	10.9%	10.7%
2020 Housing Units	405	14,667	31,825
Owner Occupied Housing Units	70.1%	65.1%	69.4%
Renter Occupied Housing Units	25.4%	24.8%	20.4%
Vacant Housing Units	4.2%	10.1%	10.2%
Median Household Income			
2015	\$58,930	\$65,154	\$65,005
2020	\$64,977	\$74,467	\$74,167
Median Home Value			
2015	\$178,716	\$171,188	\$181,932
2020	\$229,545	\$216,163	\$223,537
Per Capita Income			
2015	\$20,600	\$23,267	\$23,948
2020	\$23,260	\$26,102	\$27,254
Median Age			
2010	27.4	28.4	28.4
2015	27.8	29.1	29.5
2020	25.8	28.0	29.3

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Profile

Queen Creek Road and Meridian Road
 20366 S Meridian Dr, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

	1 mile	3 miles	5 miles
2015 Households by Income			
Household Income Base	312	11,276	24,308
<\$15,000	4.8%	4.9%	5.0%
\$15,000 - \$24,999	6.1%	5.6%	5.7%
\$25,000 - \$34,999	7.7%	7.4%	7.2%
\$35,000 - \$49,999	16.3%	14.1%	14.4%
\$50,000 - \$74,999	31.1%	25.7%	25.4%
\$75,000 - \$99,999	16.7%	19.0%	16.8%
\$100,000 - \$149,999	10.9%	14.8%	15.7%
\$150,000 - \$199,999	3.8%	5.6%	6.2%
\$200,000+	2.6%	3.0%	3.7%
Average Household Income	\$72,406	\$78,427	\$80,785
2020 Households by Income			
Household Income Base	388	13,181	28,565
<\$15,000	4.1%	4.0%	4.2%
\$15,000 - \$24,999	3.9%	3.6%	3.7%
\$25,000 - \$34,999	5.9%	5.6%	5.4%
\$35,000 - \$49,999	14.2%	11.9%	12.1%
\$50,000 - \$74,999	30.9%	25.2%	25.1%
\$75,000 - \$99,999	18.6%	20.7%	18.2%
\$100,000 - \$149,999	13.4%	17.8%	17.7%
\$150,000 - \$199,999	5.7%	7.5%	8.9%
\$200,000+	3.4%	3.7%	4.7%
Average Household Income	\$82,263	\$88,590	\$92,267
2015 Owner Occupied Housing Units by Value			
Total	231	8,191	18,828
<\$50,000	0.4%	0.5%	0.4%
\$50,000 - \$99,999	3.9%	7.1%	6.0%
\$100,000 - \$149,999	27.3%	30.3%	26.7%
\$150,000 - \$199,999	32.0%	28.6%	26.4%
\$200,000 - \$249,999	16.5%	14.2%	14.3%
\$250,000 - \$299,999	10.8%	7.3%	8.5%
\$300,000 - \$399,999	6.5%	6.3%	8.8%
\$400,000 - \$499,999	1.7%	2.4%	4.3%
\$500,000 - \$749,999	0.9%	1.9%	3.1%
\$750,000 - \$999,999	0.0%	0.6%	0.6%
\$1,000,000 +	0.0%	0.9%	0.8%
Average Home Value	\$195,887	\$206,021	\$224,806
2020 Owner Occupied Housing Units by Value			
Total	284	9,543	22,087
<\$50,000	0.4%	0.2%	0.2%
\$50,000 - \$99,999	1.4%	2.9%	2.5%
\$100,000 - \$149,999	7.4%	12.6%	10.8%
\$150,000 - \$199,999	25.0%	25.9%	25.2%
\$200,000 - \$249,999	27.1%	25.9%	24.1%
\$250,000 - \$299,999	23.9%	12.3%	12.7%
\$300,000 - \$399,999	11.3%	8.4%	10.8%
\$400,000 - \$499,999	2.1%	5.3%	6.1%
\$500,000 - \$749,999	1.4%	3.7%	4.9%
\$750,000 - \$999,999	0.4%	1.2%	1.4%
\$1,000,000 +	0.0%	1.6%	1.4%
Average Home Value	\$240,965	\$261,925	\$273,761

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Profile

Queen Creek Road and Meridian Road
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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.26337
 Longitude: -111.58365

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	411	31,038	65,468
0 - 4	13.6%	11.7%	12.0%
5 - 9	11.4%	11.1%	11.2%
10 - 14	10.0%	9.4%	9.2%
15 - 24	11.4%	12.1%	11.6%
25 - 34	18.7%	18.7%	18.9%
35 - 44	15.3%	15.2%	15.4%
45 - 54	9.0%	9.1%	9.5%
55 - 64	6.3%	7.0%	7.0%
65 - 74	3.4%	4.0%	3.6%
75 - 84	1.2%	1.4%	1.2%
85 +	0.5%	0.3%	0.3%
18 +	61.1%	63.3%	63.2%
2015 Population by Age			
Total	1,028	38,195	81,806
0 - 4	12.5%	11.3%	11.4%
5 - 9	12.0%	10.6%	10.9%
10 - 14	9.3%	9.7%	9.5%
15 - 24	12.5%	12.9%	12.0%
25 - 34	15.5%	15.5%	16.4%
35 - 44	16.9%	16.9%	16.6%
45 - 54	9.1%	9.6%	9.8%
55 - 64	6.3%	6.8%	7.2%
65 - 74	4.1%	4.7%	4.5%
75 - 84	1.3%	1.5%	1.4%
85 +	0.4%	0.4%	0.3%
18 +	61.7%	63.8%	63.8%
2020 Population by Age			
Total	1,288	45,072	96,422
0 - 4	13.0%	11.6%	11.5%
5 - 9	12.0%	10.8%	10.7%
10 - 14	11.0%	9.9%	9.5%
15 - 24	12.7%	13.1%	11.9%
25 - 34	15.5%	16.7%	17.0%
35 - 44	16.9%	16.6%	16.8%
45 - 54	9.0%	9.3%	9.3%
55 - 64	5.1%	5.8%	6.7%
65 - 74	3.2%	4.4%	4.8%
75 - 84	1.2%	1.5%	1.5%
85 +	0.2%	0.3%	0.3%
18 +	59.3%	62.8%	63.7%
2010 Population by Sex			
Males	205	15,428	32,647
Females	208	15,611	32,821
2015 Population by Sex			
Males	504	18,891	40,705
Females	524	19,304	41,102
2020 Population by Sex			
Males	626	22,170	47,813
Females	664	22,902	48,609

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	414	31,038	65,468
White Alone	81.9%	81.0%	80.9%
Black Alone	4.3%	3.9%	3.9%
American Indian Alone	0.7%	0.9%	1.0%
Asian Alone	3.6%	2.0%	2.4%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	5.6%	7.9%	7.9%
Two or More Races	3.4%	4.0%	3.9%
Hispanic Origin	18.2%	20.9%	21.2%
Diversity Index	52.4	55.9	56.3
2015 Population by Race/Ethnicity			
Total	1,027	38,193	81,807
White Alone	80.4%	79.9%	79.6%
Black Alone	4.4%	4.0%	3.9%
American Indian Alone	0.8%	1.1%	1.1%
Asian Alone	3.5%	2.1%	2.5%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	6.3%	8.3%	8.4%
Two or More Races	4.1%	4.4%	4.3%
Hispanic Origin	20.5%	22.1%	22.3%
Diversity Index	56.3	58.0	58.4
2020 Population by Race/Ethnicity			
Total	1,292	45,071	96,422
White Alone	79.4%	78.6%	78.2%
Black Alone	4.4%	4.1%	4.0%
American Indian Alone	0.9%	1.3%	1.3%
Asian Alone	3.4%	2.1%	2.6%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	6.9%	8.9%	9.0%
Two or More Races	4.5%	4.8%	4.7%
Hispanic Origin	22.4%	23.9%	24.1%
Diversity Index	58.5	60.5	61.0
2010 Population by Relationship and Household Type			
Total	413	31,039	65,468
In Households	100.0%	100.0%	100.0%
In Family Households	93.9%	91.8%	92.5%
Householder	24.0%	24.8%	24.9%
Spouse	19.4%	19.6%	20.1%
Child	43.1%	40.5%	40.6%
Other relative	4.8%	4.1%	4.2%
Nonrelative	2.7%	2.8%	2.6%
In Nonfamily Households	6.1%	8.2%	7.5%
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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2015 Population 25+ by Educational Attainment			
Total	550	21,194	45,959
Less than 9th Grade	6.4%	4.0%	3.9%
9th - 12th Grade, No Diploma	1.5%	4.9%	4.5%
High School Graduate	21.5%	19.7%	18.6%
GED/Alternative Credential	5.3%	3.9%	4.1%
Some College, No Degree	32.4%	30.3%	29.4%
Associate Degree	12.7%	13.6%	12.1%
Bachelor's Degree	12.4%	15.6%	18.7%
Graduate/Professional Degree	8.0%	8.0%	8.6%
2015 Population 15+ by Marital Status			
Total	679	26,126	55,804
Never Married	24.4%	27.8%	28.6%
Married	62.6%	57.6%	59.3%
Widowed	3.5%	3.4%	2.7%
Divorced	9.4%	11.2%	9.4%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	86.2%	92.1%	92.2%
Civilian Unemployed	13.8%	7.9%	7.8%
2015 Employed Population 16+ by Industry			
Total	368	14,365	32,465
Agriculture/Mining	0.8%	3.7%	2.9%
Construction	8.7%	8.1%	8.5%
Manufacturing	12.0%	8.3%	9.5%
Wholesale Trade	1.9%	2.4%	2.3%
Retail Trade	5.7%	9.6%	9.9%
Transportation/Utilities	3.3%	4.4%	4.7%
Information	1.6%	1.1%	1.2%
Finance/Insurance/Real Estate	19.3%	9.2%	8.2%
Services	44.8%	49.3%	47.6%
Public Administration	1.6%	3.9%	5.3%
2015 Employed Population 16+ by Occupation			
Total	366	14,365	32,468
White Collar	62.5%	61.5%	61.3%
Management/Business/Financial	18.2%	17.0%	15.4%
Professional	14.9%	18.2%	20.0%
Sales	3.8%	8.9%	10.1%
Administrative Support	25.5%	17.3%	15.9%
Services	18.8%	18.5%	18.0%
Blue Collar	18.2%	20.0%	20.7%
Farming/Forestry/Fishing	0.3%	0.8%	1.0%
Construction/Extraction	2.4%	2.6%	4.0%
Installation/Maintenance/Repair	6.3%	5.0%	5.3%
Production	4.9%	4.0%	3.5%
Transportation/Material Moving	4.3%	7.5%	6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	131	9,529	19,870
Households with 1 Person	9.2%	13.5%	12.5%
Households with 2+ People	90.8%	86.5%	87.5%
Family Households	85.5%	80.7%	82.3%
Husband-wife Families	69.5%	63.8%	66.4%
With Related Children	47.3%	40.8%	42.9%
Other Family (No Spouse Present)	16.0%	17.0%	15.8%
Other Family with Male Householder	6.1%	6.2%	5.9%
With Related Children	4.6%	4.6%	4.3%
Other Family with Female Householder	9.9%	10.8%	10.0%
With Related Children	7.6%	8.1%	7.5%
Nonfamily Households	5.3%	5.8%	5.3%
All Households with Children	59.8%	54.1%	55.3%
Multigenerational Households	6.1%	5.3%	5.4%
Unmarried Partner Households	8.3%	8.6%	8.0%
Male-female	7.6%	7.8%	7.2%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	133	9,531	19,871
1 Person Household	9.0%	13.5%	12.5%
2 Person Household	24.8%	27.6%	27.1%
3 Person Household	18.8%	17.6%	17.6%
4 Person Household	19.5%	19.1%	20.1%
5 Person Household	13.5%	12.3%	12.9%
6 Person Household	8.3%	5.8%	5.9%
7 + Person Household	6.0%	4.1%	3.9%
2010 Households by Tenure and Mortgage Status			
Total	132	9,530	19,870
Owner Occupied	78.0%	76.4%	80.3%
Owned with a Mortgage/Loan	72.0%	68.9%	73.8%
Owned Free and Clear	6.1%	7.5%	6.6%
Renter Occupied	22.0%	23.6%	19.7%

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
1.	Up and Coming Families	Up and Coming Families	Up and Coming Families
2.	Boomburbs (1C)	Senior Escapes (9D)	Boomburbs (1C)
3.	Top Tier (1A)	Boomburbs (1C)	Senior Escapes (9D)
2015 Consumer Spending			
Apparel & Services: Total \$	\$718,283	\$28,042,530	\$62,195,537
Average Spent	\$2,302.19	\$2,486.92	\$2,558.64
Spending Potential Index	99	107	111
Computers & Accessories: Total \$	\$82,729	\$3,225,494	\$7,157,691
Average Spent	\$265.16	\$286.05	\$294.46
Spending Potential Index	104	112	116
Education: Total \$	\$427,290	\$16,506,263	\$37,511,569
Average Spent	\$1,369.52	\$1,463.84	\$1,543.18
Spending Potential Index	90	96	101
Entertainment/Recreation: Total \$	\$1,000,243	\$39,211,181	\$87,129,632
Average Spent	\$3,205.91	\$3,477.40	\$3,584.40
Spending Potential Index	97	105	108
Food at Home: Total \$	\$1,519,172	\$59,806,723	\$131,977,588
Average Spent	\$4,869.14	\$5,303.90	\$5,429.39
Spending Potential Index	93	102	104
Food Away from Home: Total \$	\$1,026,178	\$40,087,726	\$88,833,498
Average Spent	\$3,289.03	\$3,555.14	\$3,654.50
Spending Potential Index	100	108	111
Health Care: Total \$	\$1,317,036	\$52,213,294	\$115,368,866
Average Spent	\$4,221.27	\$4,630.48	\$4,746.13
Spending Potential Index	89	98	100
HH Furnishings & Equipment: Total \$	\$583,319	\$22,804,954	\$50,573,555
Average Spent	\$1,869.61	\$2,022.43	\$2,080.53
Spending Potential Index	102	110	113
Investments: Total \$	\$849,835	\$34,241,056	\$75,478,293
Average Spent	\$2,723.83	\$3,036.63	\$3,105.08
Spending Potential Index	99	110	113
Retail Goods: Total \$	\$7,662,055	\$301,086,731	\$665,624,709
Average Spent	\$24,557.87	\$26,701.55	\$27,382.95
Spending Potential Index	96	105	107
Shelter: Total \$	\$5,019,385	\$195,897,432	\$434,455,923
Average Spent	\$16,087.77	\$17,372.95	\$17,872.96
Spending Potential Index	98	106	109
TV/Video/Audio: Total \$	\$380,514	\$14,972,567	\$32,983,261
Average Spent	\$1,219.60	\$1,327.83	\$1,356.89
Spending Potential Index	93	102	104
Travel: Total \$	\$608,689	\$23,755,773	\$53,201,071
Average Spent	\$1,950.93	\$2,106.76	\$2,188.62
Spending Potential Index	100	108	112
Vehicle Maintenance & Repairs: Total \$	\$344,051	\$13,491,246	\$29,828,710
Average Spent	\$1,102.73	\$1,196.46	\$1,227.11
Spending Potential Index	99	107	110

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 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.