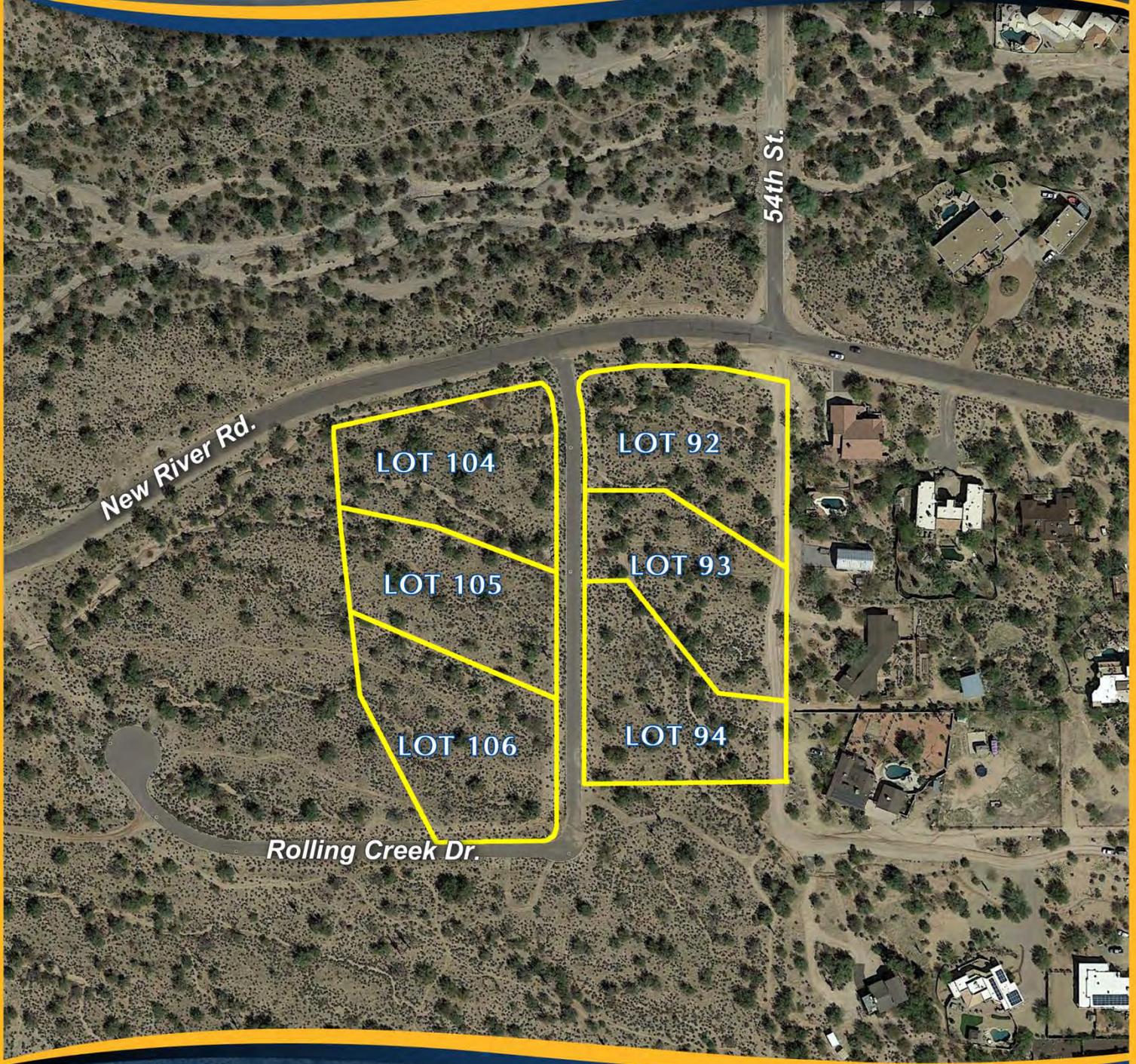


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# CANYON RIDGE ESTATES CAVE 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](http://WWW.NATHANANDASSOCIATESINC.COM)



# CANYON RIDGE ESTATES

CAVE CREEK, ARIZONA

## LOCATION:

Located at the southwest corner of 54<sup>th</sup> Street and New River Road in Cave Creek Arizona.

## PROPERTY:

<i>Lot #</i>	<i>Parcel #</i>	<i>Acreage</i>	<i>Square Footage</i>	<i>2013 Taxes</i>
92	211-13-180	1.39	60,470	\$651.40
93	211-13-181	1.24	53,795	\$611.62
94	211-13-182	1.30	56,711	\$631.48
104	211-13-192	1.42	61,873	\$661.34
105	211-13-193	1.14	49,682	\$586.76
106	211-13-194	1.35	58,653	\$641.42

## PRICE:

\$275,000 per lot in bulk

## TERMS:

Cash

## UTILITIES:

Water: Cave Creek Water Company | Sewer: Septic | Gas: Southwest Gas |  
Electric: APS | Phone: CenturyLink

## SCHOOLS:

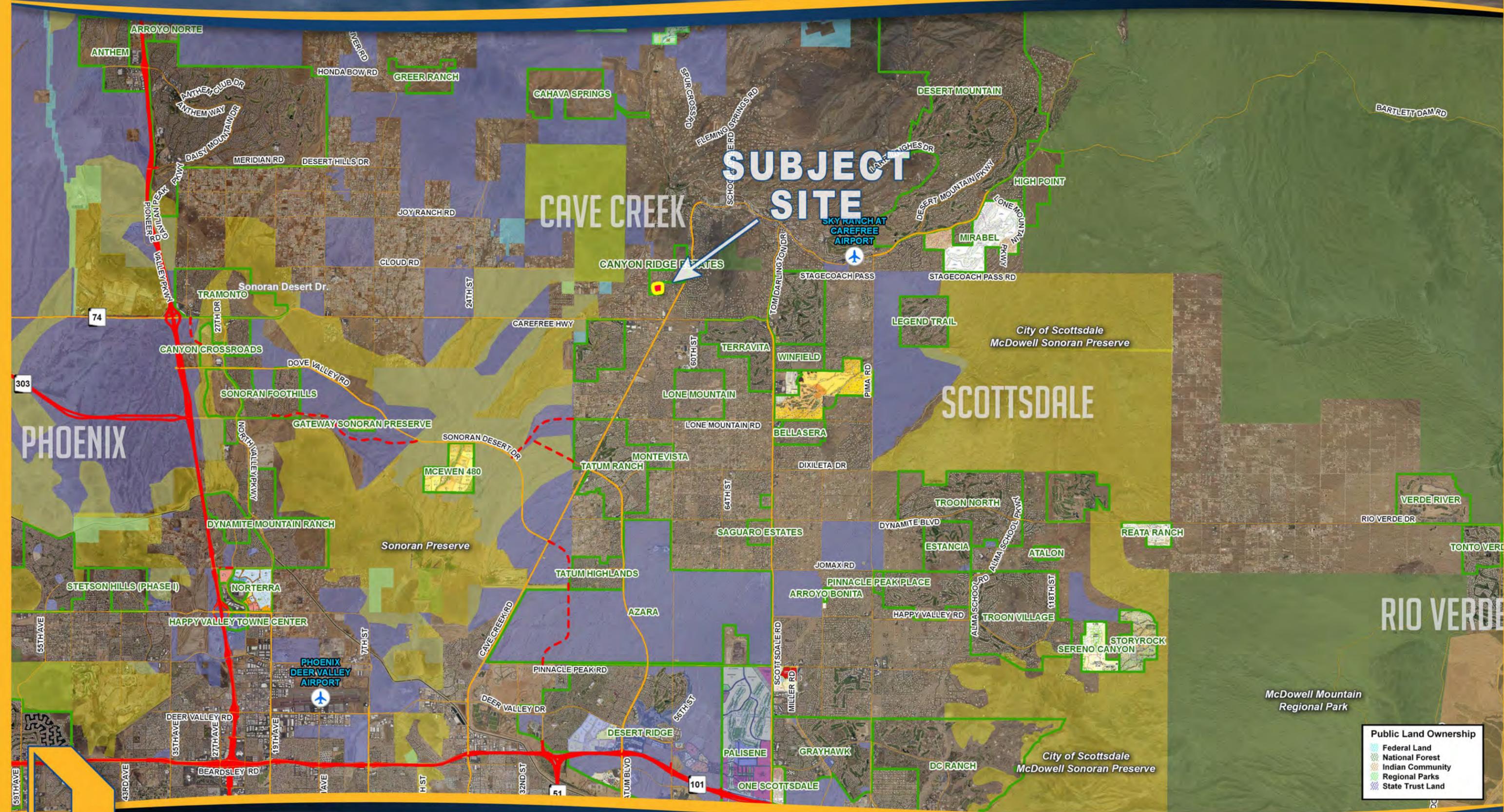
Black Mountain Elementary (K-5)  
Desert Arroyo Middle School (6-8)  
Cactus Shadows High School (9-12)

## COMMENTS:

Unique opportunity located in the inventory light Northeast Valley Submarket.

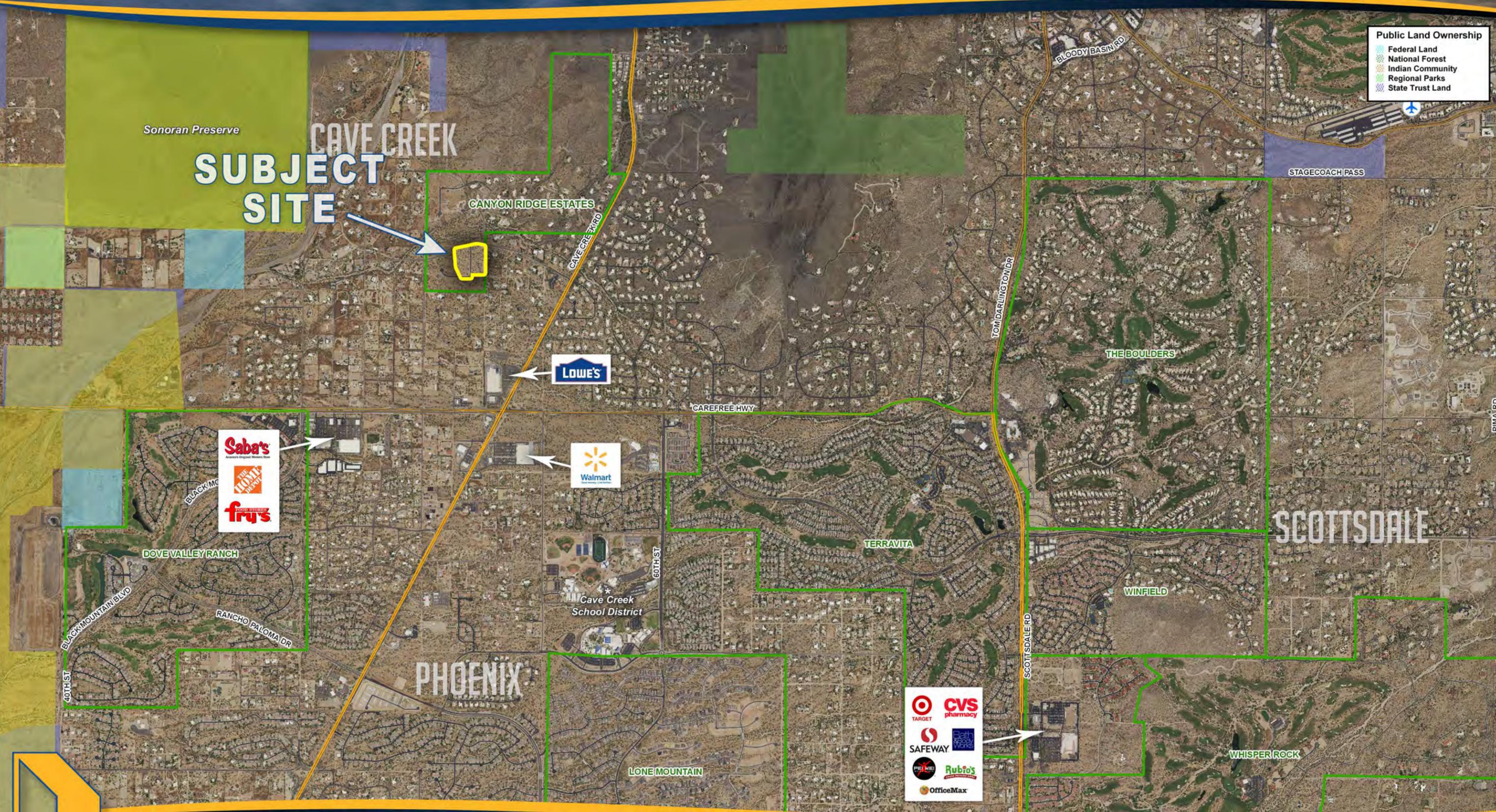
# NORTHEAST VALLEY SUBMARKET

## CANYON RIDGE ESTATES



# CANYON RIDGE ESTATES

CAVE CREEK, ARIZONA



**Public Land Ownership**

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

**SUBJECT SITE**

NATHAN & ASSOCIATES, INC.  
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
 OFFICE: 480.367.0700 • FAX: 480.367.8341  
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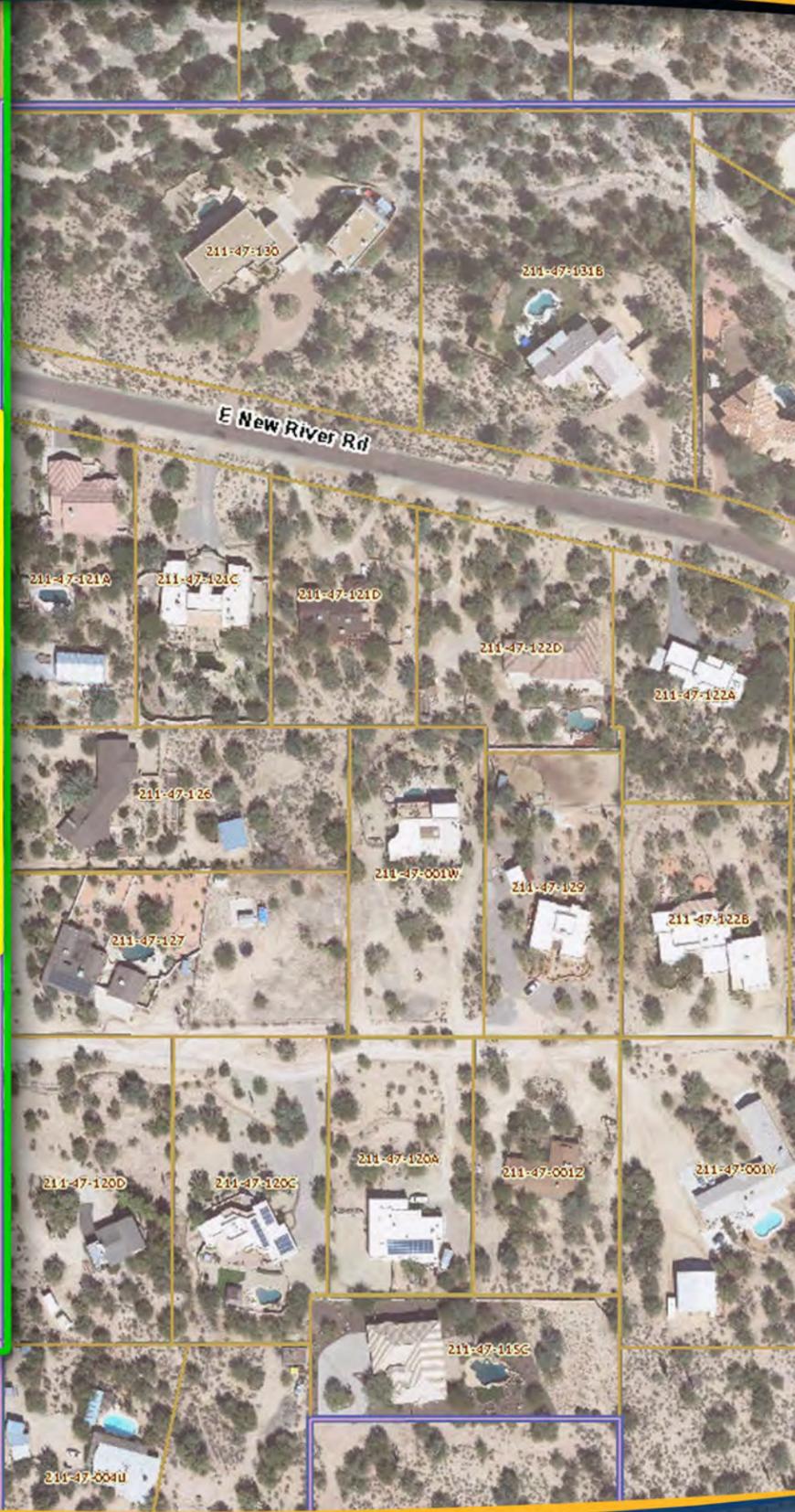
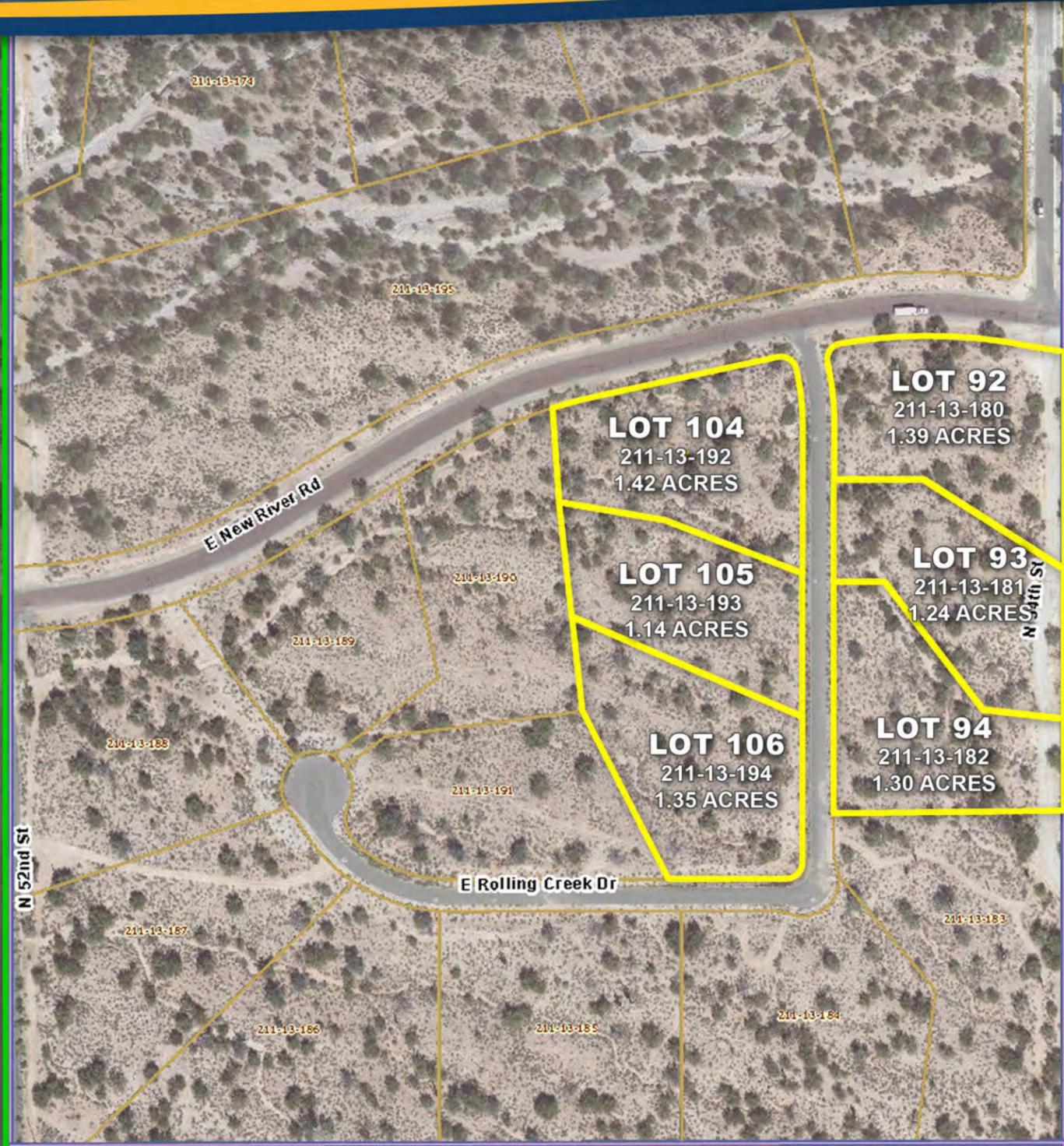
This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

# CANYON RIDGE ESTATES

CAVE CREEK, ARIZONA



Maricopa County Assessor  
Paul D. Petersen

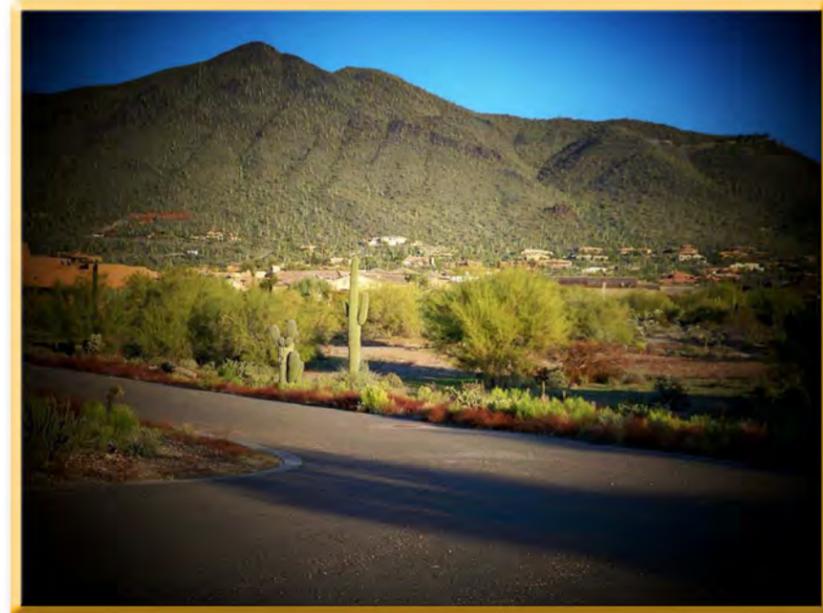
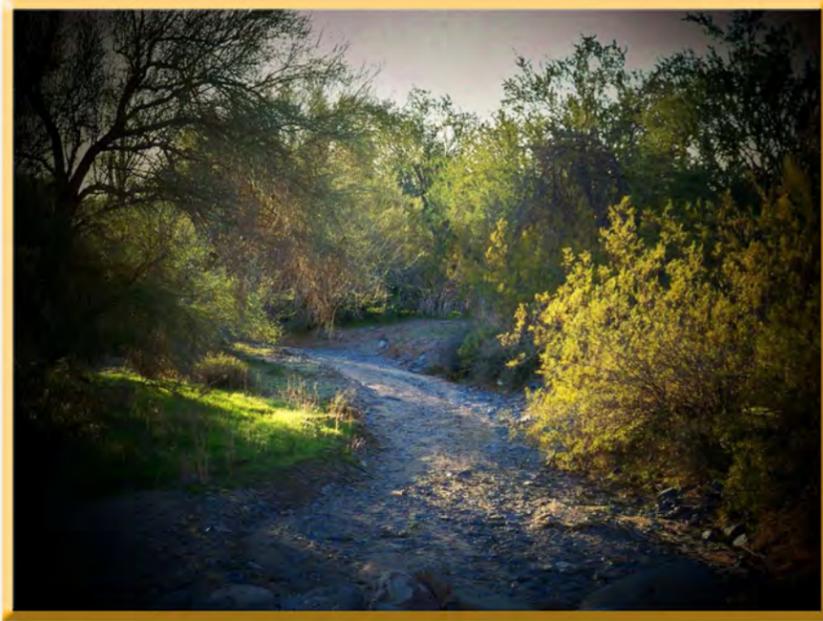


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# CANYON RIDGE ESTATES

PROPERTY PHOTOS



DEDICATION  
STATE OF ARIZONA ) SS  
COUNTY OF MARICOPA )

# FINAL PLAT FOR CANYON RIDGE ESTATES

BEING A PORTION OF SECTION 33, T.6 N., R.4 E. &  
PORTIONS OF SECTIONS 4 AND 5, T.5 N., R.4 E.  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

BOOK 473 PAGE 43  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
98-0559391  
06/30/98 12:42

KNOW ALL MEN BY THESE PRESENTS: THAT  
CAPISTRANO DEVELOPMENT GROUP, LIMITED, AN ARIZONA GENERAL  
PARTNERSHIP, AND CAVE CREEK AND STAGECOACH, AN ARIZONA  
LIABILITY COMPANY, AS OWNERS, HEREBY PUBLISH THIS PLAT AS  
AND FOR THE PLAT OF CANYON RIDGE ESTATES, A SUBDIVISION  
OF PORTIONS OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 4  
EAST, AND SECTIONS 4 & 5, TOWNSHIP 5 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY  
DECLARE THAT SAID PLAT SETS FORTH THE LOCATIONS AND  
GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS  
AND STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT  
EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME  
GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT CAPISTRANO  
DEVELOPMENT GROUP, LIMITED, AN ARIZONA GENERAL PARTNERSHIP,  
AND CAVE CREEK AND STAGECOACH, AN ARIZONA LIABILITY COMPANY,  
AS OWNERS, HEREBY DEDICATE FOR USE AS SUCH TO THE PUBLIC,  
THE STREETS AND EASEMENTS (DRAINAGE, WATER, SEWER, EQUESTRIAN  
AND EMERGENCY ACCESS) AS SHOWN PLATTED HEREON.

IN WITNESS WHEREOF: CAPISTRANO DEVELOPMENT GROUP  
LIMITED, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER HAS  
HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED  
AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS  
GENERAL PARTNER, THEREUNTO AUTHORIZED.

DONE AT PHOENIX, ARIZONA, THIS 23 DAY OF  
1998

BY: CAVALIER VENTURES, LTD., AN ARIZONA CORPORATION  
MICHAEL B. ZIPPRICH, PRESIDENT

IN WITNESS WHEREOF: CAVE CREEK & STAGECOACH, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS  
HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED  
AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS  
GENERAL PARTNER, THEREUNTO AUTHORIZED.

DONE AT PHOENIX, ARIZONA, THIS 24 DAY OF  
1998

BY: QC & E, LTD., MANAGER  
R.H. MCRAE, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF ARIZONA ) SS  
COUNTY OF MARICOPA )

ON THIS THE 24 DAY OF June 1998,  
BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY  
APPEARED MICHAEL ZIPPRICH WHO ACKNOWLEDGED HIMSELF  
TO BE THE PRESIDENT OF CAVALIER VENTURES, LTD.  
AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO  
DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE  
THEREIN CONTAINED BE SIGNING THE NAME OF THE  
CORPORATION BE HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF: I HEREBY SET FORTH MY  
HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6-22-2000

### ACKNOWLEDGEMENT

STATE OF ARIZONA ) SS  
COUNTY OF MARICOPA )

ON THIS THE 24 DAY OF June 1998,  
BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY  
APPEARED R.H. MCRAE WHO ACKNOWLEDGED HIMSELF  
TO BE THE PRESIDENT OF QC & E, LTD.  
AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO  
DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE  
THEREIN CONTAINED BE SIGNING THE NAME OF THE  
CORPORATION BE HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF: I HEREBY SET FORTH MY  
HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6-22-2000

### CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPOSED SUBDIVISION HAS  
RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FROM  
THE STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES  
(DWR # )

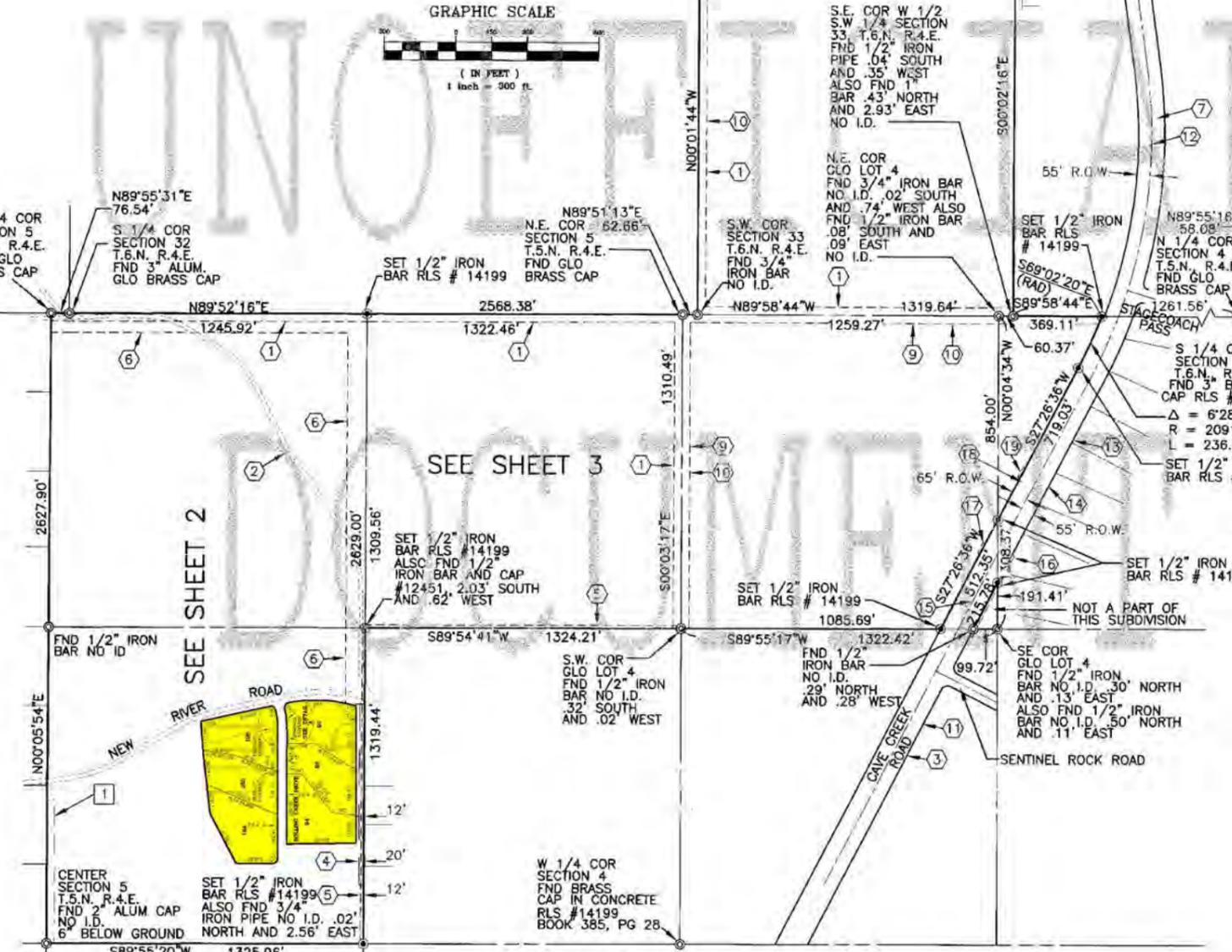
### CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF  
THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE  
UNDER MY DIRECTION DURING THE MONTH OF 7/96  
AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN,  
AND THAT THEIR POSITIONS ARE ACCURATE AND CORRECTLY SHOWN  
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE  
SURVEY TO BE RETRACED.

W.A. Matthews  
REGISTERED LAND SURVEYOR (#) 6-22-1998  
DATE

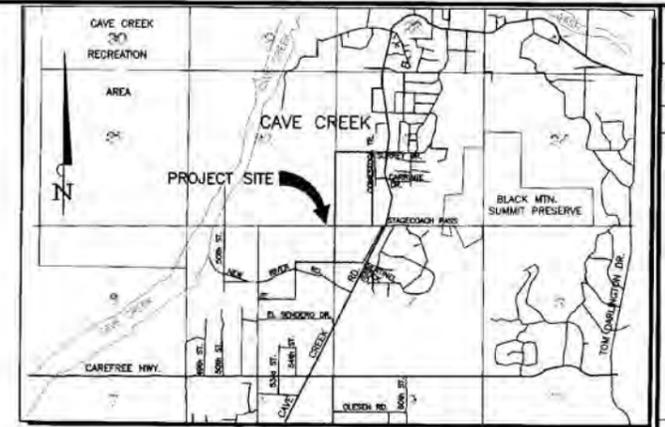
### NOTES:

1. A GRADING & DRAINAGE PLAN WILL BE SUBMITTED ON EACH LOT  
PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED  
WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES; WOOD,  
WIRE, OR REMOVABLE SECTION TYPE FENCING; ASPHALT PAVING,  
AND/OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE  
TOWN OF CAVE CREEK SHALL NOT BE REQUIRED TO REPLACE ANY  
OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED  
DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR  
RECONSTRUCTION.



### KEY/INDEX MAP

1. NATURAL, UNIMPEDED DRAINAGE IS PREFERRED WHEREVER  
PRACTICABLE. NO STRUCTURE OF ANY KIND SHALL BE  
CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED  
TO GROW WITHIN NATURAL DRAINAGE CHANNELS OR DRAINAGE  
EASEMENTS, WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF  
STORM WATER. THE MAINTENANCE OF THE NATURAL WASHES SHALL  
BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE  
TOWN MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON  
OR UNDER THE LAND OF THE EASEMENT.
2. ALL HOMES SHALL BE EQUIPPED WITH AUTOMATIC FIRE  
SPRINKLERS.
3. DURING CONSTRUCTION OF INDIVIDUAL LOTS, A FENCE SHALL BE  
INSTALLED TO COMPLETELY ENCLOSE THE BUILDING ENVELOPES  
AS DELINEATED ON THE FINAL PUD FOR CANYON RIDGE  
ESTATES. THIS FENCE SHALL BE MAINTAINED UNTIL THE  
COMPLETION OF INDIVIDUAL LOT CONSTRUCTION. THE AREAS  
OUTSIDE THE BUILDING ENVELOPES AS DELINEATED ON THE  
FINAL PUD FOR CANYON RIDGE ESTATES SHALL BE RESERVED  
AND MAINTAINED AS NATURAL OPEN SPACE AND DRAINAGE  
AREAS.
4. ALL DEVELOPMENT TO BE CONSTRUCTED IN ACCORDANCE WITH  
THE CURRENT C.C. & R'S FOR CANYON RIDGE ESTATES.



VICINITY MAP  
NOT TO SCALE

### EASEMENTS:

- TBA ① THE EFFECT OF DEED RECORDED IN DOCKET 544 PAGE 336,  
PURPORTING TO SHOW A 33 FOOT ROADWAY.
- TBA ② EASEMENT FOR ROAD AND RIGHTS INCIDENT THERETO AS SET FORTH  
IN DOCKET 3647, PAGE 329, OVER AN UNDEFINED PORTION OF  
SAID LAND.
- TR ③ THE EFFECT OF THE PLAT SHOWING THE LOCATION OF CAVE  
CREEK-CAMP PHOENIX ROAD AS SET FORTH ON PLATS  
RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 20a AND 20b.
- TR ④ EASEMENT FOR AN UNSPECIFIED PURPOSES AND RIGHTS INCIDENT  
THERETO AS SET FORTH IN DOCKET 10479, PAGE 204.
- TR ⑤ 12 FOOT WIDE EASEMENT FOR WATER AND RELATED FACILITIES AND  
RIGHTS INCIDENT THERETO AS SET FORTH IN DOCKET 13695,  
PAGE 1245.
- TBA ⑥ EASEMENT FOR ACCESS ROAD AND RIGHTS INCIDENT THERETO AS  
SET FORTH IN DOCKET 15552, PAGE 428.
- TR ⑦ THE EFFECT OF THE PLAT OF CAVE CREEK ROAD RECORDED IN  
BOOK 296 OF MAPS, PAGE 1 AND AMENDMENTS RECORDED IN  
BOOK 307 OF MAPS, PAGE 21 AND BOOK 342 OF MAPS, PAGE  
44.
- TBA ⑧ 33 FOOT WIDE EASEMENT FOR ROADWAY AND RIGHTS  
THERETO AS SET FORTH IN DOCKET 544, PAGE 336.
- TBA ⑨ 33 FOOT WIDE EASEMENT FOR ROADWAY, AND RIGHTS INCIDENT  
THERETO AS SET FORTH IN DOCKET 888, PAGE 152.
- TR ⑩ RIGHT OF WAY FOR CAVE CREEK-CAMP CREEK-PHOENIX ROAD AS  
SET FORTH IN BOOK 3 OF ROAD MAPS, PAGES 20a AND  
20b.
- TR ⑪ ROADWAY AS SHOWN ON MAP RECORDED IN BOOK 296 OF ROAD  
MAPS PAGE 1 AND AMENDMENTS RECORDED IN BOOK 307 OF  
MAPS, PAGE 21 AND IN BOOK 342 OF MAPS, PAGE 44, OVER A  
WIDTH CONSISTENT WITH THE RIGHT OF WAY FOR CAVE CREEK  
ROAD.
- TR ⑫ INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF  
CAVE CREEK AND MARICOPA COUNTY AS SET FORTH IN DOCUMENT  
NO. 87515991 AND IN DOCUMENT NO. 87515994.
- TR ⑬ ORDINANCES OF THE TOWN OF CAVE CREEK, FOR THE ACQUISITION  
OF LAND FOR CAVE CREEK ROAD AND RELATED PURPOSES AS SET  
FORTH IN DOCUMENT NO. 88224934 AND IN DOCUMENT NO.  
88224935.
- TR ⑭ EASEMENT FOR ROADWAY AND UTILITY PURPOSES, AND RIGHTS  
INCIDENT THERETO AS SET FORTH IN DOCUMENT NO.  
88232031.
- TR ⑮ EASEMENT FOR SLOPE CONSTRUCTION AND MAINTENANCE, AND  
RIGHTS INCIDENT THERETO AS SET FORTH IN DOCUMENT NO.  
88232032.
- TR ⑯ EASEMENT FOR DRAINAGE, AND RIGHTS INCIDENT THERETO AS SET  
FORTH IN DOCUMENT NO. 88232033.
- TR ⑰ EASEMENT FOR HIGHWAY PURPOSES, AND RIGHTS INCIDENT THERETO  
AS SET FORTH IN DOCUMENT NO. 88506453.
- TR ⑱ EASEMENT FOR DRAINAGE, AND RIGHTS INCIDENT THERETO AS SET  
FORTH IN DOCUMENT NO. 88506454.
- ① ENCROACHMENT FOR OVERHEAD POWER LINES AS NOTED ON  
A.L.T.A. SURVEY DATED 7/26/96 FOR CAPISTRANO DEVELOPMENT

### EASEMENT LEGEND: LEGEND

- TBA TO BE ABANDONED  
TR TO REMAIN  
P.U.E. PUBLIC UTILITY EASEMENT
- ⊙ MONUMENT SET AS DESCRIBED  
⊗ MONUMENT FOUND AS DESCRIBED

### APPROVALS

I HEREBY CERTIFY THAT THIS SUBDIVISION SUBSTANTIALLY  
CONFORMS TO THE APPROVED PRELIMINARY PLAT.

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND  
REQUIREMENTS OF THE ORDINANCE HAVE BEEN COMPLIED WITH.

BY: [Signature] TOWN ENGINEER  
DATE: 6/29/98

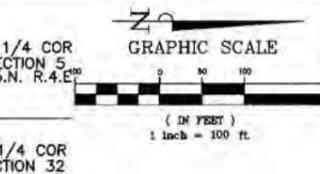
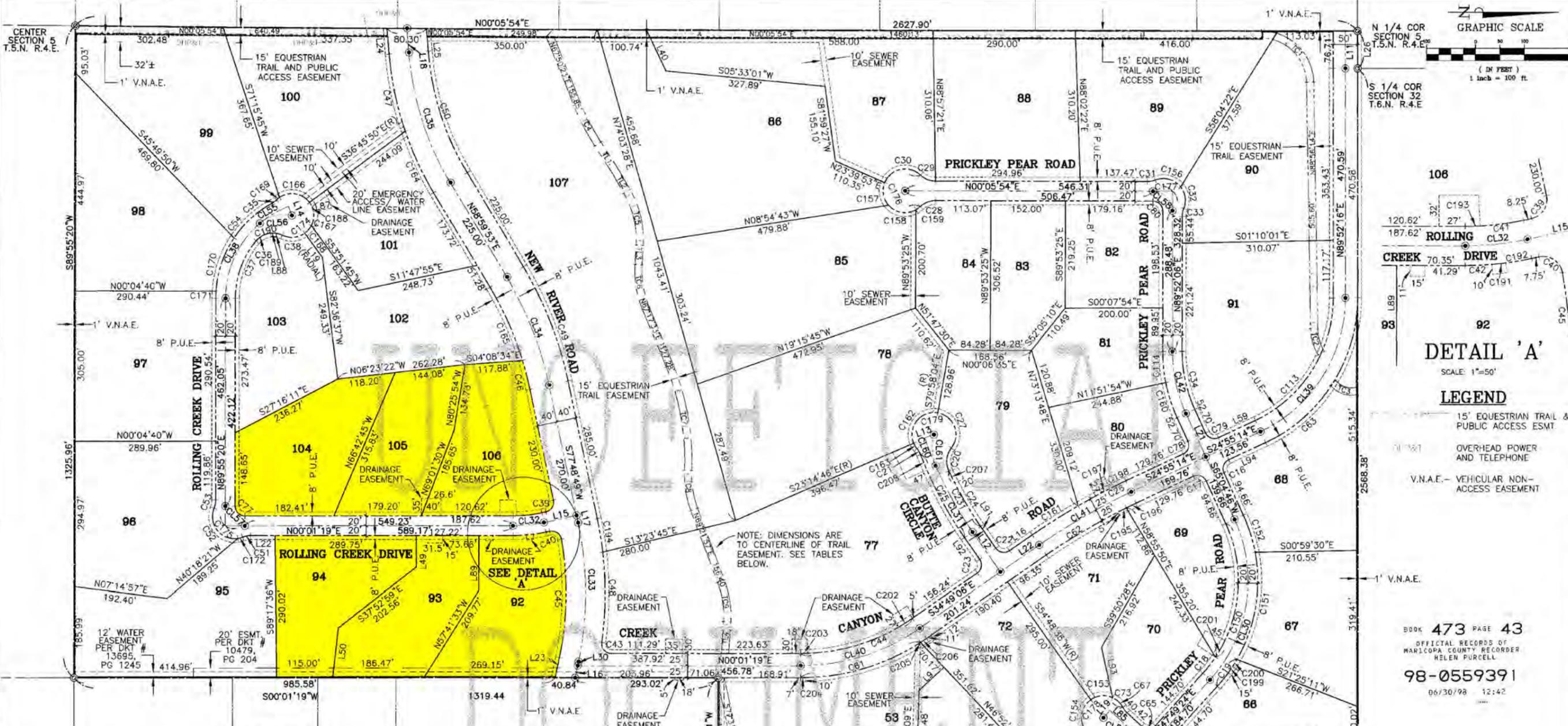
### APPROVALS

THIS PLAT WAS APPROVED BY THE COUNCIL OF THE TOWN OF  
CAVE CREEK, ARIZONA, THIS THE 17th DAY OF February  
1998

BY: [Signature] MAYOR  
ATTEST: [Signature] TOWN CLERK

Kimley-Horn  
and Associates, Inc.  
1997 KIMLEY-HORN AND ASSOC. INC.  
Engineering, Planning, and Environmental Consultants  
Phoenix, Arizona 85020  
© 1997 KIMLEY-HORN AND ASSOC. INC.  
1977 North 15th Street, Suite 250  
Phoenix, Arizona 85020  
DATE: 11/03/97  
SCALE (A): 1"=300'  
SCALE (B): NONE  
DRAWN BY: FL  
DESIGNED BY: MD  
CHECKED BY: NDW  
PROJECT NO. 091107.11  
DWG. NAME 711MAP01  
1 of 4

473-43



**DETAIL 'A'**  
SCALE: 1"=50'

**LEGEND**

- 15' EQUESTRIAN TRAIL & PUBLIC ACCESS ESMT.
- OVERHEAD POWER AND TELEPHONE
- V.N.A.E. - VEHICULAR NON-ACCESS EASEMENT

NOTE: DIMENSIONS ARE TO CENTERLINE OF TRAIL EASEMENT. SEE TABLES BELOW.

BOOK 473 PAGE 43  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
**98-0559391**  
06/30/98 12:42

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
C16	20.00	31.42	20.00	90°00'00"										
C17	20.00	31.42	20.00	90°00'00"										
C18	280.00	42.11	21.09	08°37'01"										
C19	320.00	58.68	34.47	12°17'52"										
C20	45.00	49.47	27.57	62°59'25"										
C21	44.50	14.17	7.15	18°14'57"										
C22	20.00	31.42	20.00	90°00'00"										
C23	20.00	31.42	20.00	90°00'00"										
C24	780.00	101.96	51.05	07°29'23"										
C25	820.00	191.54	96.21	13°23'00"										
C26	1275.00	109.84	94.95	04°56'09"										
C27	45.00	92.43	74.42	117°40'54"										
C28	45.00	34.37	18.07	43°45'42"										
C29	45.00	34.37	18.07	43°45'42"										
C30	45.00	88.02	68.81	112°04'26"										
C31	45.00	16.88	8.54	21°29'18"										
C32	45.00	46.83	25.78	59°37'12"										
C33	45.00	16.88	8.54	21°29'18"										
C34	280.00	121.14	61.53	24°47'20"										
C35	45.00	12.31	6.20	15°40'47"										
C36	45.00	34.56	18.18	44°00'28"										
C37	180.00	125.92	65.66	40°04'48"										
C38	45.00	48.43	26.86	61°39'44"										
C39	20.00	31.42	20.00	90°00'00"										
C40	20.00	32.22	20.82	92°17'33"										
C41	280.00	59.66	29.94	12°12'30"										
C42	320.00	27.08	13.55	04°50'58"										
C43	20.00	34.15	22.95	97°50'46"										
C44	400.00	243.23	125.51	34°50'25"										
C45	645.00	242.71	122.81	21°33'30"										
C46	685.00	60.14	30.09	05°01'49"										
C47	660.00	162.25	81.54	14°05'08"										
C48	725.00	184.16	92.58	14°33'14"										
C49	765.00	251.22	126.75	18°48'56"										
C50	580.00	264.80	134.75	26°09'32"										
C51	45.00	16.84	8.52	21°26'48"										
C52	45.00	14.15	7.14	18°52'09"										
C53	45.00	16.84	8.52	21°26'48"										
C54	220.00	105.94	54.02	27°35'26"										
C55	450.00	259.38	133.40	33°01'31"										
C56	1225.00	189.71	95.05	05°52'23"										
C57	325.00	369.88	207.88	65°12'30"										
C58	20.00	31.42	20.00	90°00'00"										
C59	20.00	31.42	20.00	90°00'00"										
C60	45.00	47.12	25.98	60°00'00"										
C61	45.00	15.07	7.61	19°11'18"										
C62	320.00	74.18	37.26	13°16'52"										
C63	280.00	92.00	46.42	18°49'34"										
C64	45.00	28.71	14.86	36°33'19"										
C65	20.00	31.38	19.97	89°54'01"										
C66	20.00	31.42	20.00	90°00'00"										
C67	20.00	31.42	20.00	90°00'00"										
C68	20.00	31.34	19.92	89°48'12"										
C69	275.00	312.98	175.90	65°12'30"										
C70	45.00	63.50	31.85	11°22'08"										
C71	45.00	87.42	65.85	11°18'14"										
C72	45.00	74.76	49.27	95°11'07"										
C73	280.00	112.08	56.80	22°56'03"										
C74	320.00	125.42	63.52	22°27'32"										
C75	320.00	66.78	33.51	11°57'26"										
C76	280.00	285.79	156.74	58°28'50"										
C77	320.00	226.17	118.04	40°29'42"										
C78	320.00	79.89	40.15	14°18'16"										
C79	45.00	47.12	25.98	60°00'00"										
C80	45.00	89.45	69.15	11°53'26"										
C81	45.00	36.28	20.39	48°44'33"										
C82	45.00	57.43	33.38	73°07'36"										
C83	45.00	49.74	27.75	63°19'40"										
C84	45.00	61.49	36.63	78°17'32"										
C85	45.00	10.86	5.46	13°49'46"										
C86	320.00	74.95	37.65	13°25'12"										
C87	1275.00	110.42	55.24	04°57'43"										
C88	45.00	96.82	83.36	12°16'42"										
C89	45.00	12.91	6.50	16°26'17"										
C90	660.00	139.01	69.80	12°04'24"										
C91	685.00	164.81	82.81	13°47'67"										
C92	45.00	63.92	43.27	87°45'26"										
C93	45.00	50.45	28.26	64°14'19"										
C94	45.00	20.72	10.55	26°23'16"										
C95	45.00	7.83	3.92	09°58'02"										
C170	220.00	114.85	58.77	28°54'40"										
C171	220.00	14.47	7.24	03°45'83"										
C172	45.00	10.15	5.10	12°55'27"										
C173	45.00	196.36	64.25	25°00'47"										
C174	45.00	104.30	102.98	132°47'36"										
C175	45.00	210.11	46.99	267°31'25"										
C176	45.00	104.26	102.87	132°44'48"										
C177	45.00	203.57	54.41	259°11'17"										
C178	45.00	202.16	56.17	257°23'53"										
C179	45.00	162.18	191.19	206°29'21"										
C180	45.00	20.59	10.48	26°12'53"										
C181	45.00	12.19	6.13	15°31'31"										
C182	45.00	59.32	34.66	75°31'21"										
C183	320.00	14.31	7.16	02°33'46"										
C184	320.00	68.18	34.22	12°12'30"										
C185	280.00	15.01	7.50	03°04'14"										
C186	725.00	69.80	34.83	05°30'02"										
C187	1225.00	20.00	10.00	00°56'08"										
C188	1225.00	21.91	10.95	01°01'29"										
C189	1275.00	33.00	16.50	01°28'59"										
C190	1275.00	36.15	18.08	01°37'29"										
C191	320.00	15.00	7.50	02°41'10"										
C192	320.00	17.52	8.76	03°08'12"										
C193	280.00	40.00	20.04	08°11'08"										
C194	400.00	33.00	16.51	04°43'35"										
C195	400.00	14.00	7.00	02°00'18"										
C196	450.00	9.00	4.50	01°08'46"										
C197	450.00	4.00	2.00	00°30'33"										
C198	450.00	14.26	7.13	01°48'55"										
C199	780.00	26.00	13.00	01°54'37"										
C200	820.00	34.00	17.00	02°22'33"										
C201	280.00	141.08	72.07	28°52'06"										
C202	280.00	5.00	2.50	01°01'21"										
C203	320.00	13.55	6.78	02°25'37"										
C204	780.00	6.34	3.17	01°08'09"										
C205	780.00	129.90	65.10	08°32'31"										
C206	300.00	351.32	198.93	67°05'50"										
C207	800.00	154.15	77.31	11°02'25"										
C208	300.00	63.92	32.08	12°12'30"										
C209	685.00	285.17	144.66	23°51'09"										
C210	100.00	155.05	97.99	88°50'20"										
C211	100.00	52.92	27.10	30°19'25"										
C212	50.00	55.08	30.71	63°06'43"										
C213	500.00	92.65	46.46	10°37'00"										
C214	200.00	115.71	59.53	33°08'56"										
C215	200.00	90.38	45.96	25°53'07"										
C216	500.00	218.74	111.15	25°03'58"										
C217	200.00	80.26	40.68	22°59'34"										
C218	200.00	84.01	42.63	24°03'59"										
C219	400.00	62.76	39.93	89°54'01"										
C220	40.00	62.67	39.84	89°46'12"										
C221	98.48	63.85	33.11	11°02'25"										
C222	800.00	61.54	30.78	04°24'26"										
C223	91.53	65.26	34.09	40°51'04"										
L9	N43°07'59"W	69.64												
L10	N89°55'31"E	76.55												
L11	N55°10'54"E	99.46												
L12	N19°10'09"W	20.00												
L13	N68°57'26"E	20.00												
L14	N12°11'11"W	68.25												
L15	S34°49'06"E	58.51												
L16	S77°48'49"W	15.00												
L17	S89°08'25"W	60.00												
L18	S89°08'25"W	50.00												
L19	S53°51'48"W	61.73												
L20	N65°04'45"E	97.70												
L21	N65°04'45"E	7.00												
L22	N00°01'19"E	50.21												
L23	S78°20'02"E	42.39												
L24	N85°09'25"E	53.46												
L25	N85°09'25"E	46.54												
L26	N89°55'31"E	76.54												
L27	N78°20'02"W	8.62												
L28	N42°10'36"E	40.00												
L29	S64°24'01"W	93.83												
L30	N89°58'41"W	63.79												
L31	N83°40'46"W	102.36												
L32	S24°55'14"E	83.57												
L33	S42°10'36"W	50.51												
L34	S42°10'36"W	59.49												
L35	S10°32'57"E	37.00												
L36	N84°00'36"E	7.00												
L37	S89°54'03"W	112.66												
L38	S55°10'54"E	54.46												
L39	S77°30'27"W	106.16												

**TRAIL & CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
CL34	725.00	238.08	120.12	18°48'56"					
CL35	620.00	283.06	144.04	26°09'31"					
CL36	200.00	172.42	91.98	49°23'44"					
CL37	300.00	341.43	191.89	65°12'30"					
CL38	425.00	258.43	133.35	34°50'25"					
CL39	1250.00	215.94	108.24	09°53'52"					
CL40	300.00	129.79	65.93	24°47'20"					
CL41	300.00	249.73	132.61	47°41'40"					
CL42	200.00	68.55	34.62	19°38'21"					
CL43	300.00	249.73	132.61	47°41'40"					
CL44	200.00	68.55	34.62	19°38'21"					
CL45	75.29	70.26	36.93	89°54'01"					
CL46	40.00	62.76	39.93	89°46'12"					
CL47	40.00	62.67	39.84	89°46'12"					
CL48	98.48	63.85	33.11	11°02'25"					
CL49	800.00	61.54	30.78	04°24'26"					
CL50	91.53	65.26	34.09	40°51'04"					

**LINE TABLE**

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L9	N43°07'59"W	69.64	L26	N89°55'31"E	76.54
L10	N89°55'31"E	76.55	L27	N78°20'02"W	8.62
L11	N55°10'54"E	99.46	L28	N42°10'36"E	40.00
L12	N19°10'09"W	20.00	L29	S64°24'01"W	93.83
L13	N68°57'26"E	20.00	L30	N89°58'41"W	63.79
L14	N12°11'11"W	68.25	L31	N83°40'46"W	102.36
L15	S34°49'06"E	58.51	L32	S24°55'14"E	83.57
L16	S77°48'49"W	15.00	L33	S42°10'36"W	50.51
L17	S89°08'25"W	60.00	L34	S42°10'36"W	59.49
L18	S89°08'25"W	50.00	L35	S10°32'57"E	37.00
L19	S53°51'48"W	61.73	L36	N84°00'36"E	7.00
L20	N65°04'45"E	97.70	L37	S89°54'03"W	112.66
L21	N65°04'45"E	7.00	L38	S55°10'54"E	54.46
L22	N00°01'19"E	50.21	L39	S77°30'27"W	106.16
L23	S78°20'02"E	42.39	L40	S55°10'54"E	54.46
L24	N85°09'25"E	53.46	L41	S77°30'27"W	106.16
L25	N85°09'25"E	46.54	L42	S55°10'54"E	54.46

**TRAIL & LINE TABLE**

LINE	DIRECTION	DISTANCE
TL1	N57°13'22"E	69.88
TL2	N60°01'43"E	44.19
TL3	S86°49'21"E	39.46
TL4	S86°34'04"E	64.75

**Kimley-Horn and Associates, Inc.**

1987 KIMLEY-HORN AND ASSOCIATES, INC. ENGINEERING, PLANNING, AND ENVIRONMENTAL CONSULTANTS  
1007 W. WASHINGTON ST., SUITE 250  
DENVER, COLORADO 80202-3444-5500

SCALE: 1"=100'  
SCALE (V.A.): NONE  
DRAWN BY: TL  
CHECKED BY: JLD  
DATE: 11/01/97

**CANYON RIDGE ESTATES FINAL PLAT**

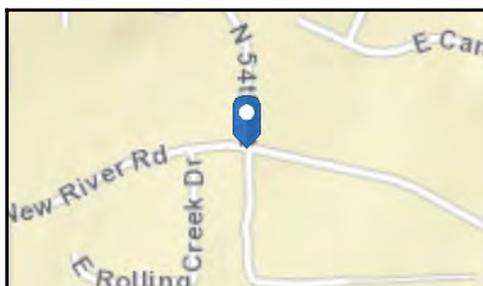
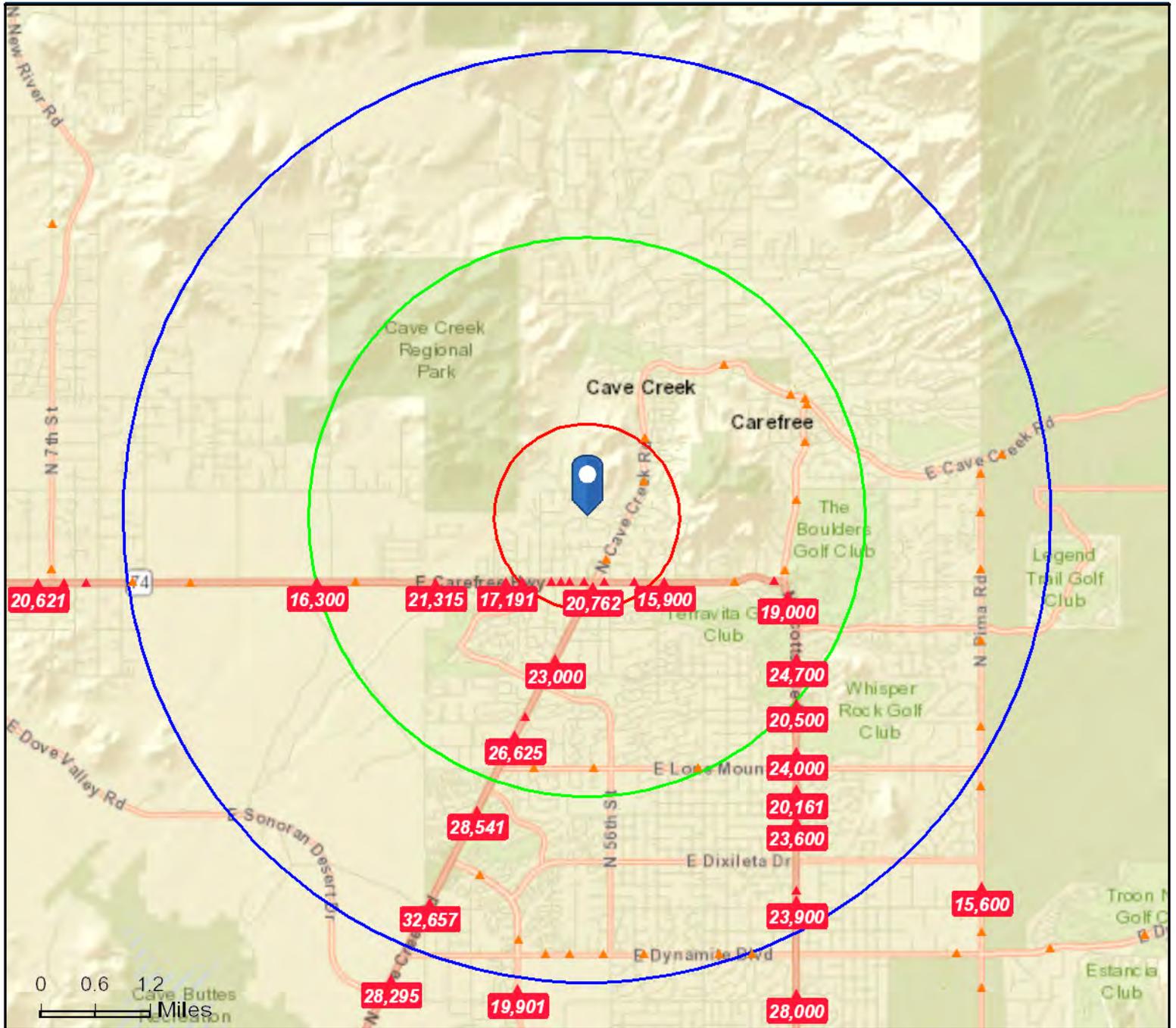
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2 of 4

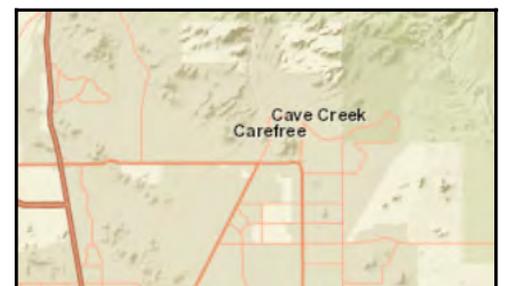
473-43

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.80931  
 Longitude: -111.96519



- 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: ©2017 Kalibrate Technologies



# Traffic Count Profile

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.80931  
 Longitude: -111.96519

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.33	E New River Rd	N 51st St (0.05 miles W)	1987	2,276
0.51	N Cave Creek Rd	E Perdido Dr (0.08 miles NE)	2014	13,438
0.70	E Carefree Hwy	N 54th St (0.03 miles E)	2014	25,451
0.73	E Carefree Hwy	N 56th St (0.06 miles E)	2009	16,226
0.73	N Cave Creek Rd	Stage Coach Pass (0.06 miles S)	2008	13,953
0.73	E Carefree Hwy	N 52nd St (0.06 miles W)	2008	24,886
0.75	N Cave Creek Rd	E Carefree Hwy (0.05 miles N)	2008	20,762
0.75	E Carefree Hwy	N 52nd St (0.03 miles E)	2015	20,322
0.80	E Carefree Hwy	N 51st St (0.01 miles NE)	2011	23,235
0.87	E Carefree Hwy	Mountainside Dr (0.05 miles W)	2014	15,100
0.92	N Cave Creek Rd	E Olesen Rd (0.03 miles SW)	2007	21,000
0.99	E Carefree Hwy	N Black Mountain Pkwy (0.05 miles W)	2015	17,092
1.05	N Cave Creek Rd	E Surrey Dr (0.04 miles S)	2008	13,953
1.09	E Carefree Hwy	N Los Reales Rd (0.02 miles W)	2006	15,900
1.11	E Carefree Hwy	N Black Mountain Pkwy (0.11 miles E)	2015	17,191
1.19	N 56th St	E Night Glow Dr (0.02 miles N)	2007	2,000
1.57	N Cave Creek Rd	Apache Rain (0.10 miles SW)	2007	23,000
1.71	E Dove Valley Rd	N 55th St (0.02 miles E)	2016	3,769
1.74	E Carefree Hwy	N Ridgeway Dr (0.06 miles W)	2014	14,292
1.77	E Carefree Hwy	N 52nd St (0.12 miles E)	2011	21,315
1.90	N Black Mountain Pkwy	E Rancho Paloma Dr (0.04 miles SW)	2012	5,067
1.94	E Rancho Paloma Dr	N Black Mountain Pkwy (0.07 miles NW)	2013	5,079
1.97	Rancho Paloma Dr	E Dusty Wren Dr (0.18 miles SE)	2013	2,918
2.01	N Black Mountain Pkwy	E Rancho Paloma Dr (0.06 miles NE)	2012	2,133
2.01	E Dove Valley Rd	N 63rd St (0.05 miles E)	2015	988
2.13	E Carefree Hwy	Tom Darlington Dr (0.11 miles E)	2008	15,957
2.14	E Dove Valley Rd	N 64th St (0.06 miles W)	2007	1,000
2.15		(0.00 miles )	1987	46
2.21	Tom Darlington Dr	E Carefree Hwy (0.12 miles S)	2008	14,982
2.21	E Cave Creek Rd	N 65th St (0.02 miles W)	2008	11,511

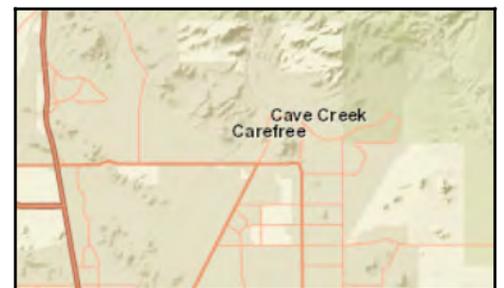
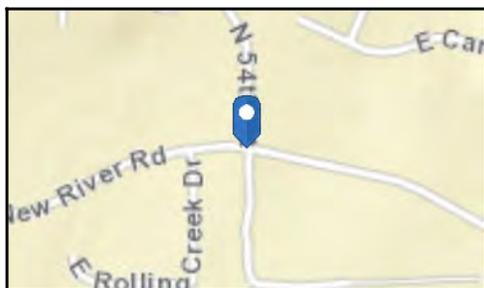
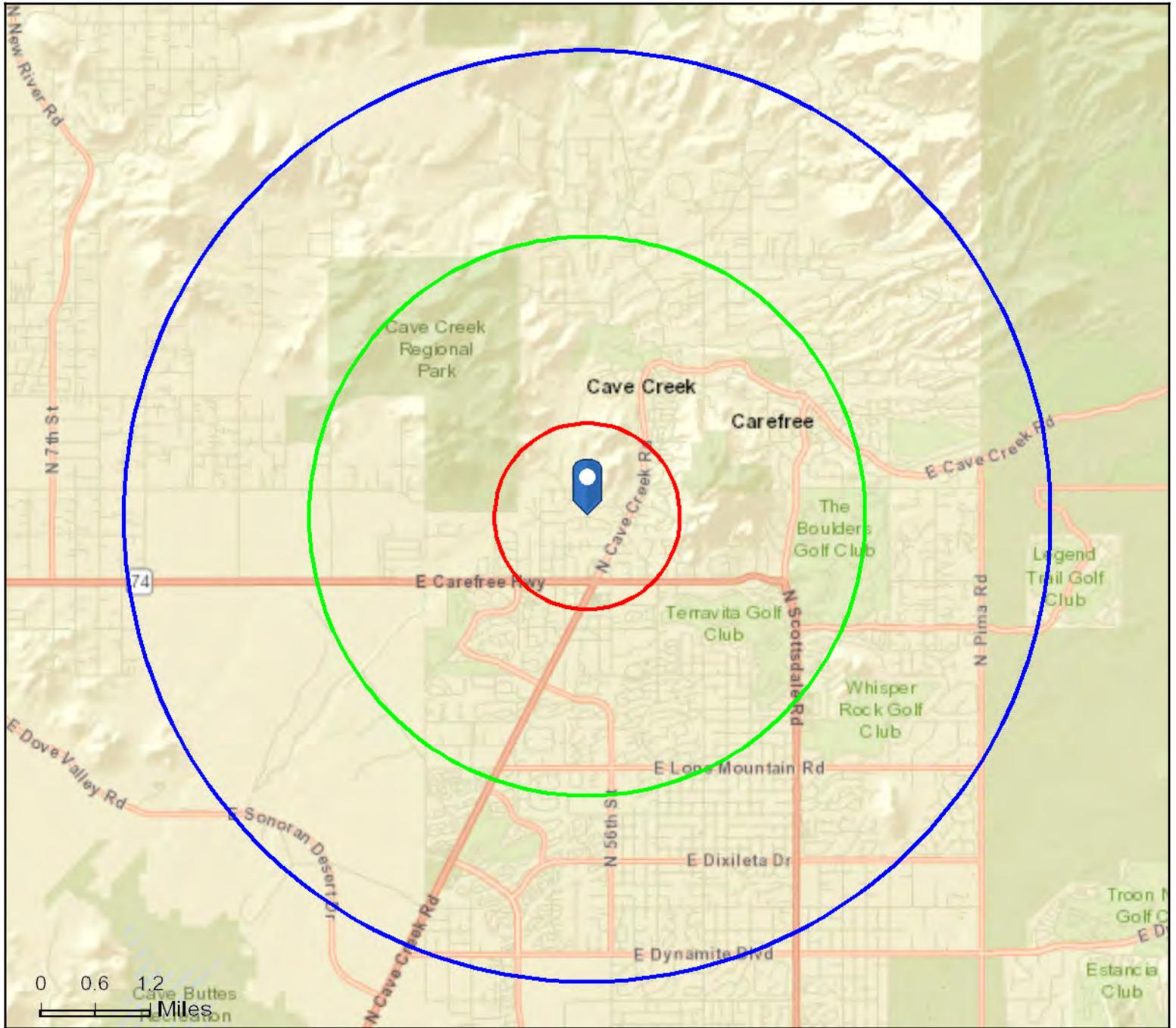
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. 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:** ©2017 Kalibrate Technologies

54th Street and New River Road  
5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.80931  
Longitude: -111.96519





# Executive Summary

54th Street and New River Road  
5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.80931  
Longitude: -111.96519

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	751	9,799	27,697
2010 Population	897	15,468	37,542
2017 Population	1,051	18,686	43,236
2022 Population	1,180	21,019	47,441
2000-2010 Annual Rate	1.79%	4.67%	3.09%
2010-2017 Annual Rate	2.21%	2.64%	1.97%
2017-2022 Annual Rate	2.34%	2.38%	1.87%
2017 Male Population	49.6%	48.9%	48.9%
2017 Female Population	50.4%	51.1%	51.1%
2017 Median Age	54.3	52.6	51.4

In the identified area, the current year population is 43,236. In 2010, the Census count in the area was 37,542. The rate of change since 2010 was 1.97% annually. The five-year projection for the population in the area is 47,441 representing a change of 1.87% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 54.3, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	92.6%	92.8%	92.9%
2017 Black Alone	1.5%	0.9%	0.9%
2017 American Indian/Alaska Native Alone	0.7%	0.4%	0.4%
2017 Asian Alone	1.2%	1.9%	2.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	2.0%	1.7%	1.5%
2017 Two or More Races	2.0%	2.3%	2.2%
2017 Hispanic Origin (Any Race)	7.2%	6.1%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 18.1% 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 23.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	307	4,300	11,202
2010 Households	362	6,521	15,369
2017 Total Households	424	7,780	17,525
2022 Total Households	475	8,696	19,155
2000-2010 Annual Rate	1.66%	4.25%	3.21%
2010-2017 Annual Rate	2.20%	2.46%	1.83%
2017-2022 Annual Rate	2.30%	2.25%	1.79%
2017 Average Household Size	2.46	2.40	2.46

The household count in this area has changed from 15,369 in 2010 to 17,525 in the current year, a change of 1.83% annually. The five-year projection of households is 19,155, a change of 1.79% annually from the current year total. Average household size is currently 2.46, compared to 2.44 in the year 2010. The number of families in the current year is 13,180 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.80931  
 Longitude: -111.96519

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$88,369	\$101,360	\$100,660
2022 Median Household Income	\$92,494	\$104,941	\$104,669
2017-2022 Annual Rate	0.92%	0.70%	0.78%
<b>Average Household Income</b>			
2017 Average Household Income	\$138,116	\$135,747	\$133,961
2022 Average Household Income	\$150,354	\$147,368	\$146,331
2017-2022 Annual Rate	1.71%	1.66%	1.78%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$60,230	\$55,088	\$54,395
2022 Per Capita Income	\$65,433	\$59,462	\$59,162
2017-2022 Annual Rate	1.67%	1.54%	1.69%

Current median household income is \$100,660 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$104,669 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$133,961 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$146,331 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$54,395 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$59,162 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	339	5,450	13,151
2000 Owner Occupied Housing Units	257	3,860	10,237
2000 Renter Occupied Housing Units	50	439	965
2000 Vacant Housing Units	32	1,151	1,949
2010 Total Housing Units	421	8,317	18,527
2010 Owner Occupied Housing Units	307	5,769	13,575
2010 Renter Occupied Housing Units	55	752	1,794
2010 Vacant Housing Units	59	1,796	3,158
2017 Total Housing Units	499	9,634	20,645
2017 Owner Occupied Housing Units	345	6,720	15,091
2017 Renter Occupied Housing Units	79	1,060	2,434
2017 Vacant Housing Units	75	1,854	3,120
2022 Total Housing Units	544	10,606	22,311
2022 Owner Occupied Housing Units	386	7,510	16,488
2022 Renter Occupied Housing Units	89	1,186	2,668
2022 Vacant Housing Units	69	1,910	3,156

Currently, 73.1% of the 20,645 housing units in the area are owner occupied; 11.8%, renter occupied; and 15.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 18,527 housing units in the area - 73.3% owner occupied, 9.7% renter occupied, and 17.0% vacant. The annual rate of change in housing units since 2010 is 4.93%. Median home value in the area is \$497,434, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.33% annually to \$531,278.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Market Profile

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.80931  
 Longitude: -111.96519

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	751	9,799	27,697
2010 Total Population	897	15,468	37,542
2017 Total Population	1,051	18,686	43,236
2017 Group Quarters	6	50	75
2022 Total Population	1,180	21,019	47,441
2017-2022 Annual Rate	2.34%	2.38%	1.87%
2017 Total Daytime Population	1,658	19,683	38,183
Workers	1,077	9,680	15,191
Residents	581	10,003	22,992
<b>Household Summary</b>			
2000 Households	307	4,300	11,202
2000 Average Household Size	2.45	2.28	2.47
2010 Households	362	6,521	15,369
2010 Average Household Size	2.46	2.37	2.44
2017 Households	424	7,780	17,525
2017 Average Household Size	2.46	2.40	2.46
2022 Households	475	8,696	19,155
2022 Average Household Size	2.47	2.41	2.47
2017-2022 Annual Rate	2.30%	2.25%	1.79%
2010 Families	256	4,924	11,627
2010 Average Family Size	2.89	2.72	2.79
2017 Families	295	5,849	13,180
2017 Average Family Size	2.90	2.76	2.82
2022 Families	329	6,524	14,366
2022 Average Family Size	2.91	2.78	2.84
2017-2022 Annual Rate	2.21%	2.21%	1.74%
<b>Housing Unit Summary</b>			
2000 Housing Units	339	5,450	13,151
Owner Occupied Housing Units	75.8%	70.8%	77.8%
Renter Occupied Housing Units	14.7%	8.1%	7.3%
Vacant Housing Units	9.4%	21.1%	14.8%
2010 Housing Units	421	8,317	18,527
Owner Occupied Housing Units	72.9%	69.4%	73.3%
Renter Occupied Housing Units	13.1%	9.0%	9.7%
Vacant Housing Units	14.0%	21.6%	17.0%
2017 Housing Units	499	9,634	20,645
Owner Occupied Housing Units	69.1%	69.8%	73.1%
Renter Occupied Housing Units	15.8%	11.0%	11.8%
Vacant Housing Units	15.0%	19.2%	15.1%
2022 Housing Units	544	10,606	22,311
Owner Occupied Housing Units	71.0%	70.8%	73.9%
Renter Occupied Housing Units	16.4%	11.2%	12.0%
Vacant Housing Units	12.7%	18.0%	14.1%
<b>Median Household Income</b>			
2017	\$88,369	\$101,360	\$100,660
2022	\$92,494	\$104,941	\$104,669
<b>Median Home Value</b>			
2017	\$685,065	\$550,681	\$497,434
2022	\$707,474	\$577,141	\$531,278
<b>Per Capita Income</b>			
2017	\$60,230	\$55,088	\$54,395
2022	\$65,433	\$59,462	\$59,162
<b>Median Age</b>			
2010	51.0	49.6	48.4
2017	54.3	52.6	51.4
2022	56.3	54.5	53.4

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.80931  
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	1 mile	3 miles	5 miles
<b>2017 Households by Income</b>			
Household Income Base	424	7,780	17,525
<\$15,000	9.0%	6.7%	5.5%
\$15,000 - \$24,999	6.4%	4.8%	4.3%
\$25,000 - \$34,999	4.5%	4.4%	4.5%
\$35,000 - \$49,999	7.3%	7.4%	7.7%
\$50,000 - \$74,999	14.2%	12.7%	14.5%
\$75,000 - \$99,999	14.6%	12.9%	13.1%
\$100,000 - \$149,999	14.2%	22.0%	21.9%
\$150,000 - \$199,999	8.3%	11.6%	11.5%
\$200,000+	21.9%	17.3%	17.1%
Average Household Income	\$138,116	\$135,747	\$133,961
<b>2022 Households by Income</b>			
Household Income Base	475	8,696	19,155
<\$15,000	8.4%	6.5%	5.3%
\$15,000 - \$24,999	5.5%	4.2%	3.7%
\$25,000 - \$34,999	4.0%	3.8%	3.8%
\$35,000 - \$49,999	6.5%	6.3%	6.5%
\$50,000 - \$74,999	13.9%	12.0%	13.7%
\$75,000 - \$99,999	15.6%	13.7%	13.6%
\$100,000 - \$149,999	14.9%	23.3%	23.1%
\$150,000 - \$199,999	8.6%	12.1%	12.0%
\$200,000+	22.7%	18.1%	18.2%
Average Household Income	\$150,354	\$147,368	\$146,331
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	345	6,720	15,091
<\$50,000	0.9%	0.6%	0.7%
\$50,000 - \$99,999	0.0%	0.1%	0.3%
\$100,000 - \$149,999	0.6%	0.7%	0.8%
\$150,000 - \$199,999	1.2%	0.9%	2.6%
\$200,000 - \$249,999	2.9%	2.5%	4.7%
\$250,000 - \$299,999	7.2%	6.6%	7.3%
\$300,000 - \$399,999	12.2%	16.4%	18.2%
\$400,000 - \$499,999	8.7%	16.7%	15.8%
\$500,000 - \$749,999	22.3%	27.3%	23.9%
\$750,000 - \$999,999	21.4%	15.7%	13.9%
\$1,000,000 +	22.9%	12.5%	11.8%
Average Home Value	\$722,471	\$623,445	\$589,581
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	386	7,510	16,488
<\$50,000	0.3%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.2%	0.2%
\$150,000 - \$199,999	0.5%	0.3%	1.2%
\$200,000 - \$249,999	1.8%	1.5%	3.1%
\$250,000 - \$299,999	5.4%	5.0%	6.1%
\$300,000 - \$399,999	11.7%	15.6%	18.4%
\$400,000 - \$499,999	9.6%	17.9%	17.5%
\$500,000 - \$749,999	25.1%	30.0%	26.8%
\$750,000 - \$999,999	23.8%	17.5%	15.4%
\$1,000,000 +	22.0%	11.8%	11.1%
Average Home Value	\$742,894	\$640,908	\$610,675

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

54th Street and New River Road  
 5360-5398 E New River Rd, Cave Creek, Arizona, 85331  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.80931  
 Longitude: -111.96519

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	896	15,469	37,543
0 - 4	2.8%	4.2%	4.4%
5 - 9	5.0%	5.7%	5.9%
10 - 14	5.7%	6.3%	6.5%
15 - 24	8.3%	7.8%	8.1%
25 - 34	4.6%	4.6%	5.5%
35 - 44	11.7%	13.1%	13.5%
45 - 54	20.6%	17.7%	18.2%
55 - 64	21.2%	19.1%	18.8%
65 - 74	13.8%	14.2%	12.7%
75 - 84	4.7%	5.6%	5.1%
85 +	1.7%	1.6%	1.3%
18 +	82.8%	79.9%	79.3%
<b>2017 Population by Age</b>			
Total	1,049	18,687	43,236
0 - 4	2.3%	3.6%	3.7%
5 - 9	4.4%	5.1%	5.1%
10 - 14	5.1%	6.2%	6.3%
15 - 24	7.5%	9.0%	9.1%
25 - 34	4.8%	5.1%	5.9%
35 - 44	9.6%	9.3%	9.9%
45 - 54	17.7%	16.0%	16.2%
55 - 64	22.3%	19.2%	19.2%
65 - 74	18.7%	17.7%	16.4%
75 - 84	5.5%	7.0%	6.3%
85 +	2.0%	2.0%	1.8%
18 +	85.1%	81.5%	81.2%
<b>2022 Population by Age</b>			
Total	1,181	21,019	47,441
0 - 4	2.2%	3.4%	3.6%
5 - 9	4.0%	4.7%	4.6%
10 - 14	4.8%	5.8%	5.8%
15 - 24	7.0%	8.4%	8.7%
25 - 34	5.0%	5.6%	6.6%
35 - 44	9.2%	9.1%	9.2%
45 - 54	15.3%	13.8%	13.9%
55 - 64	21.3%	17.9%	18.1%
65 - 74	21.6%	19.7%	18.5%
75 - 84	7.5%	9.2%	8.7%
85 +	2.0%	2.3%	2.2%
18 +	86.0%	82.6%	82.5%
<b>2010 Population by Sex</b>			
Males	440	7,541	18,294
Females	457	7,927	19,248
<b>2017 Population by Sex</b>			
Males	521	9,142	21,160
Females	530	9,544	22,076
<b>2022 Population by Sex</b>			
Males	589	10,297	23,235
Females	591	10,722	24,207

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	897	15,468	37,542
White Alone	94.0%	94.2%	94.2%
Black Alone	1.2%	0.7%	0.8%
American Indian Alone	0.6%	0.3%	0.4%
Asian Alone	1.0%	1.5%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.7%	1.5%	1.3%
Two or More Races	1.6%	1.7%	1.7%
Hispanic Origin	6.1%	5.2%	5.2%
Diversity Index	21.8	20.1	20.0
<b>2017 Population by Race/Ethnicity</b>			
Total	1,050	18,685	43,237
White Alone	92.6%	92.8%	92.9%
Black Alone	1.5%	0.9%	0.9%
American Indian Alone	0.7%	0.4%	0.4%
Asian Alone	1.2%	1.9%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.0%	1.7%	1.5%
Two or More Races	2.0%	2.3%	2.2%
Hispanic Origin	7.2%	6.1%	6.1%
Diversity Index	25.9	23.8	23.5
<b>2022 Population by Race/Ethnicity</b>			
Total	1,180	21,019	47,442
White Alone	91.3%	91.6%	91.7%
Black Alone	1.9%	1.1%	1.1%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	1.5%	2.3%	2.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	1.9%	1.7%
Two or More Races	2.4%	2.7%	2.6%
Hispanic Origin	8.1%	6.9%	6.8%
Diversity Index	29.1	26.9	26.6
<b>2010 Population by Relationship and Household Type</b>			
Total	897	15,468	37,542
In Households	99.4%	99.7%	99.8%
In Family Households	83.9%	87.6%	87.5%
Householder	30.7%	31.2%	31.0%
Spouse	26.3%	27.8%	27.3%
Child	23.0%	25.2%	25.8%
Other relative	2.6%	2.4%	2.3%
Nonrelative	1.7%	1.0%	1.1%
In Nonfamily Households	15.4%	12.1%	12.3%
In Group Quarters	0.6%	0.3%	0.2%
Institutionalized Population	0.4%	0.2%	0.1%
Noninstitutionalized Population	0.1%	0.1%	0.1%

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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<b>2017 Population 25+ by Educational Attainment</b>			
Total	847	14,243	32,754
Less than 9th Grade	1.3%	0.6%	0.6%
9th - 12th Grade, No Diploma	2.1%	1.7%	2.0%
High School Graduate	16.3%	12.0%	11.6%
GED/Alternative Credential	2.1%	0.8%	1.2%
Some College, No Degree	20.7%	21.7%	21.8%
Associate Degree	8.3%	8.9%	9.5%
Bachelor's Degree	26.7%	33.0%	33.1%
Graduate/Professional Degree	22.6%	21.3%	20.3%
<b>2017 Population 15+ by Marital Status</b>			
Total	926	15,919	36,700
Never Married	19.8%	17.0%	17.4%
Married	65.3%	68.4%	66.9%
Widowed	3.2%	4.9%	4.9%
Divorced	11.7%	9.7%	10.8%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.8%	96.2%	96.6%
Civilian Unemployed (Unemployment Rate)	4.4%	3.8%	3.4%
<b>2017 Employed Population 16+ by Industry</b>			
Total	475	8,849	20,592
Agriculture/Mining	0.8%	1.0%	0.6%
Construction	8.2%	6.6%	7.0%
Manufacturing	2.1%	5.5%	6.1%
Wholesale Trade	2.3%	4.9%	4.8%
Retail Trade	7.6%	12.0%	10.9%
Transportation/Utilities	4.4%	3.4%	4.5%
Information	0.4%	1.2%	2.0%
Finance/Insurance/Real Estate	12.6%	14.7%	13.3%
Services	57.9%	47.3%	47.3%
Public Administration	3.4%	3.3%	3.5%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	472	8,850	20,593
White Collar	76.0%	80.6%	80.4%
Management/Business/Financial	26.3%	30.1%	27.8%
Professional	33.5%	26.6%	25.6%
Sales	8.0%	15.9%	16.5%
Administrative Support	8.2%	7.9%	10.5%
Services	13.9%	11.0%	10.9%
Blue Collar	9.5%	8.4%	8.6%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	4.8%	2.7%	3.1%
Installation/Maintenance/Repair	0.8%	1.2%	1.1%
Production	0.8%	0.6%	0.9%
Transportation/Material Moving	2.9%	3.9%	3.5%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	897	15,468	37,542
Population Inside Urbanized Area	63.3%	84.9%	87.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	36.7%	15.1%	12.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Households by Type</b>			
Total	363	6,521	15,369
Households with 1 Person	24.2%	19.9%	19.3%
Households with 2+ People	75.8%	80.1%	80.7%
Family Households	70.5%	75.5%	75.7%
Husband-wife Families	60.6%	67.3%	66.7%
With Related Children	16.5%	21.6%	22.0%
Other Family (No Spouse Present)	9.9%	8.2%	9.0%
Other Family with Male Householder	3.6%	2.9%	2.9%
With Related Children	1.7%	1.5%	1.7%
Other Family with Female Householder	6.3%	5.4%	6.1%
With Related Children	3.9%	3.2%	3.8%
Nonfamily Households	5.2%	4.6%	5.0%
All Households with Children	22.4%	26.4%	27.8%
Multigenerational Households	2.5%	2.0%	2.0%
Unmarried Partner Households	5.2%	4.3%	4.8%
Male-female	4.4%	3.5%	4.0%
Same-sex	0.8%	0.8%	0.8%
<b>2010 Households by Size</b>			
Total	361	6,521	15,369
1 Person Household	24.4%	19.9%	19.3%
2 Person Household	47.1%	48.0%	47.1%
3 Person Household	12.7%	13.2%	13.7%
4 Person Household	10.2%	12.3%	13.3%
5 Person Household	3.6%	4.6%	4.6%
6 Person Household	1.1%	1.4%	1.3%
7 + Person Household	0.8%	0.6%	0.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	362	6,521	15,369
Owner Occupied	84.8%	88.5%	88.3%
Owned with a Mortgage/Loan	63.8%	67.2%	69.3%
Owned Free and Clear	21.0%	21.3%	19.0%
Renter Occupied	15.2%	11.5%	11.7%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	421	8,317	18,527
Housing Units Inside Urbanized Area	70.1%	85.2%	86.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	29.9%	14.8%	13.5%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Exurbanites (1E)	Silver & Gold (9A)	Savvy Suburbanites (1D)
<b>2.</b>	Silver & Gold (9A)	Exurbanites (1E)	Silver & Gold (9A)
<b>3.</b>	Savvy Suburbanites (1D)	Top Tier (1A)	Exurbanites (1E)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,491,013	\$27,243,745	\$61,021,586
Average Spent	\$3,516.54	\$3,501.77	\$3,481.97
Spending Potential Index	163	162	161
Education: Total \$	\$1,043,455	\$19,557,304	\$43,828,023
Average Spent	\$2,460.98	\$2,513.79	\$2,500.89
Spending Potential Index	169	173	172
Entertainment/Recreation: Total \$	\$2,235,460	\$40,281,699	\$89,471,036
Average Spent	\$5,272.31	\$5,177.60	\$5,105.34
Spending Potential Index	169	166	164
Food at Home: Total \$	\$3,299,594	\$59,464,038	\$133,343,464
Average Spent	\$7,782.06	\$7,643.19	\$7,608.76
Spending Potential Index	155	152	151
Food Away from Home: Total \$	\$2,276,465	\$41,422,330	\$92,769,664
Average Spent	\$5,369.02	\$5,324.21	\$5,293.56
Spending Potential Index	161	160	159
Health Care: Total \$	\$4,112,839	\$73,105,961	\$161,439,862
Average Spent	\$9,700.09	\$9,396.65	\$9,211.98
Spending Potential Index	173	168	165
HH Furnishings & Equipment: Total \$	\$1,412,739	\$25,440,491	\$56,531,734
Average Spent	\$3,331.93	\$3,269.99	\$3,225.78
Spending Potential Index	171	168	166
Personal Care Products & Services: Total \$	\$581,409	\$10,410,433	\$23,121,674
Average Spent	\$1,371.25	\$1,338.10	\$1,319.35
Spending Potential Index	172	168	166
Shelter: Total \$	\$11,344,841	\$204,191,717	\$453,794,339
Average Spent	\$26,756.70	\$26,245.72	\$25,894.11
Spending Potential Index	165	162	159
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,873,095	\$33,317,485	\$72,461,610
Average Spent	\$4,417.68	\$4,282.45	\$4,134.76
Spending Potential Index	189	183	177
Travel: Total \$	\$1,656,706	\$29,711,490	\$65,316,659
Average Spent	\$3,907.33	\$3,818.96	\$3,727.06
Spending Potential Index	189	184	180
Vehicle Maintenance & Repairs: Total \$	\$750,614	\$13,466,629	\$29,986,430
Average Spent	\$1,770.32	\$1,730.93	\$1,711.07
Spending Potential Index	165	161	160

**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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.