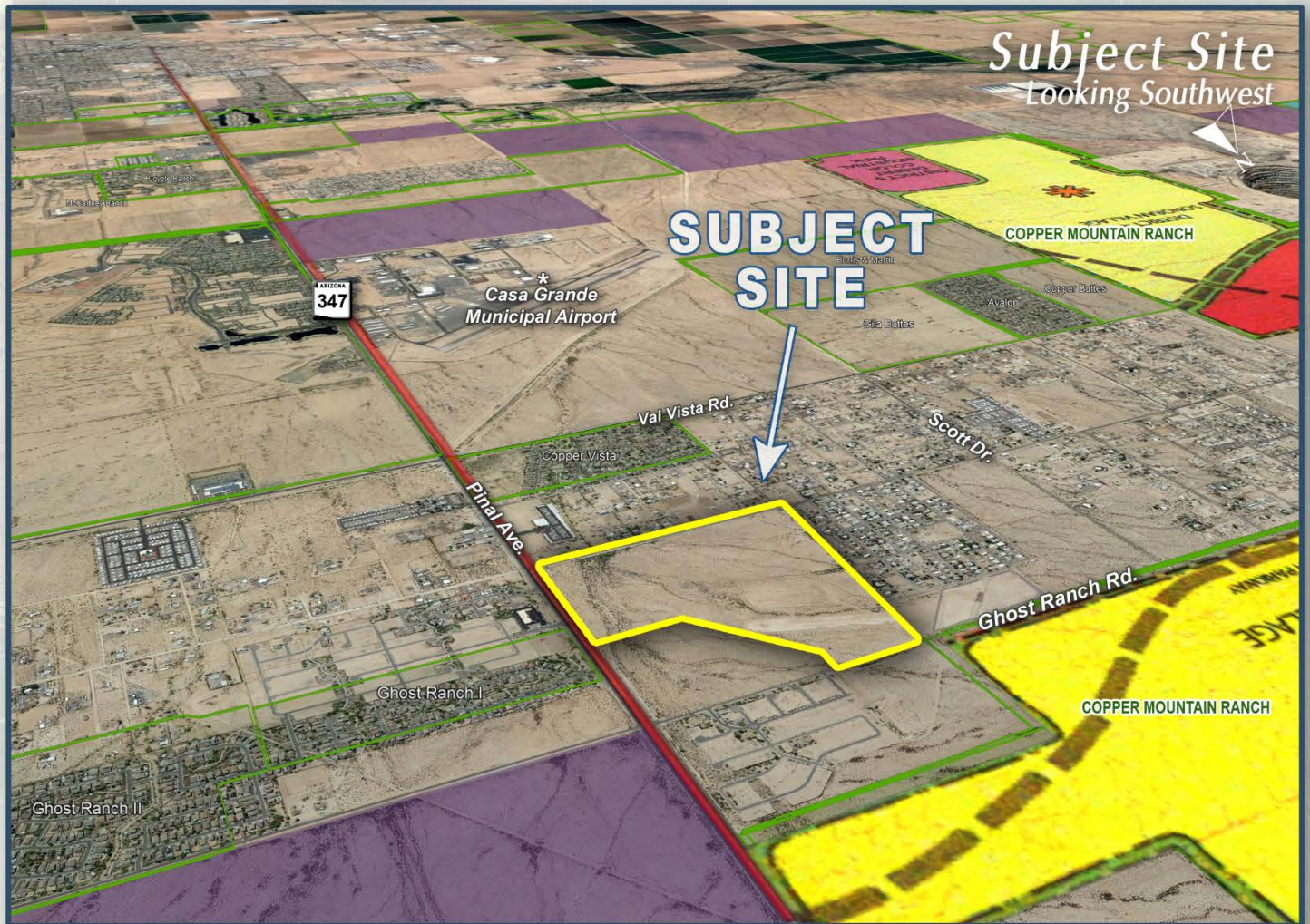


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

CITY OF CASA GRANDE SITE GHOST RANCH ROAD AND PINAL AVENUE CASA GRANDE, ARIZONA | ±112.24 ACRES



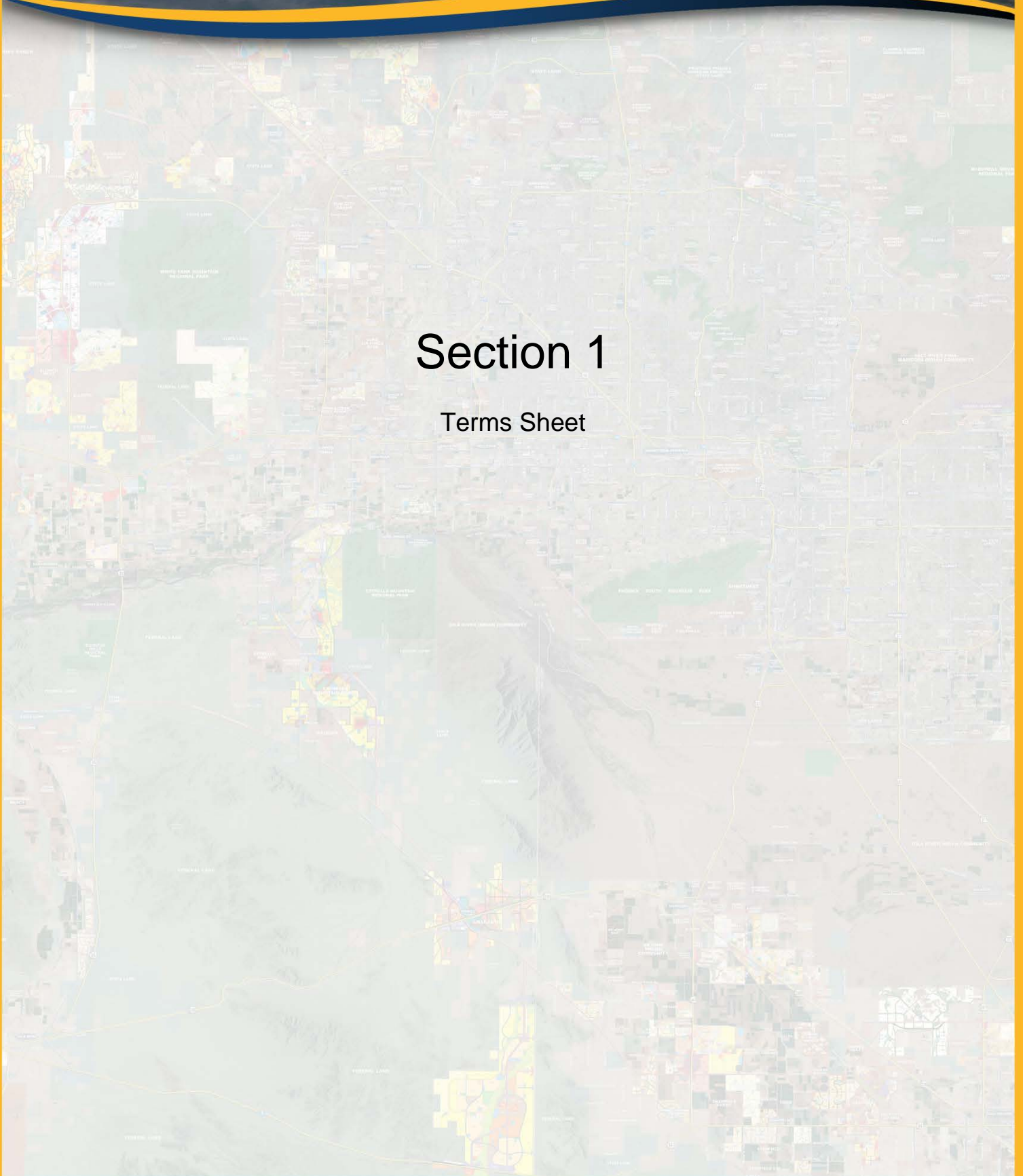
NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



INDEX

Section 1

Terms Sheet





CITY OF CASA GRANDE SITE

CASA GRANDE, ARIZONA | ±112.24 ACRES

LOCATION:

Located southwest of Pinal Avenue (Hwy 387) and Ghost Ranch Road in the City of Casa Grande, Arizona.

SIZE:

±112.24 Acres

ASSESSOR PARCEL NUMBERS:

509-31-001D and 509-31-001E

ZONING:

UR-Urban Ranch Residential (UR) Zone – The purpose of the Urban Ranch Residential (UR) Zone is to provide principally for the development of single-family detached dwellings units at very low densities and to provide for the establishment and/or maintenance of a wide range of agricultural uses. The primary purpose of requiring larger minimum lot sizes is to assure an adequate area for the very low-density residential lifestyles that currently exist within the city limits, and to continue to allow for the various forms of agricultural activities for indefinite periods of time.

PRICE:

Submit

TERMS:

Submit

UTILITIES:

Electricity – Arizona Public Service (APS)

Water – Arizona Water Company (AWC)

Natural Gas – Southwest Gas

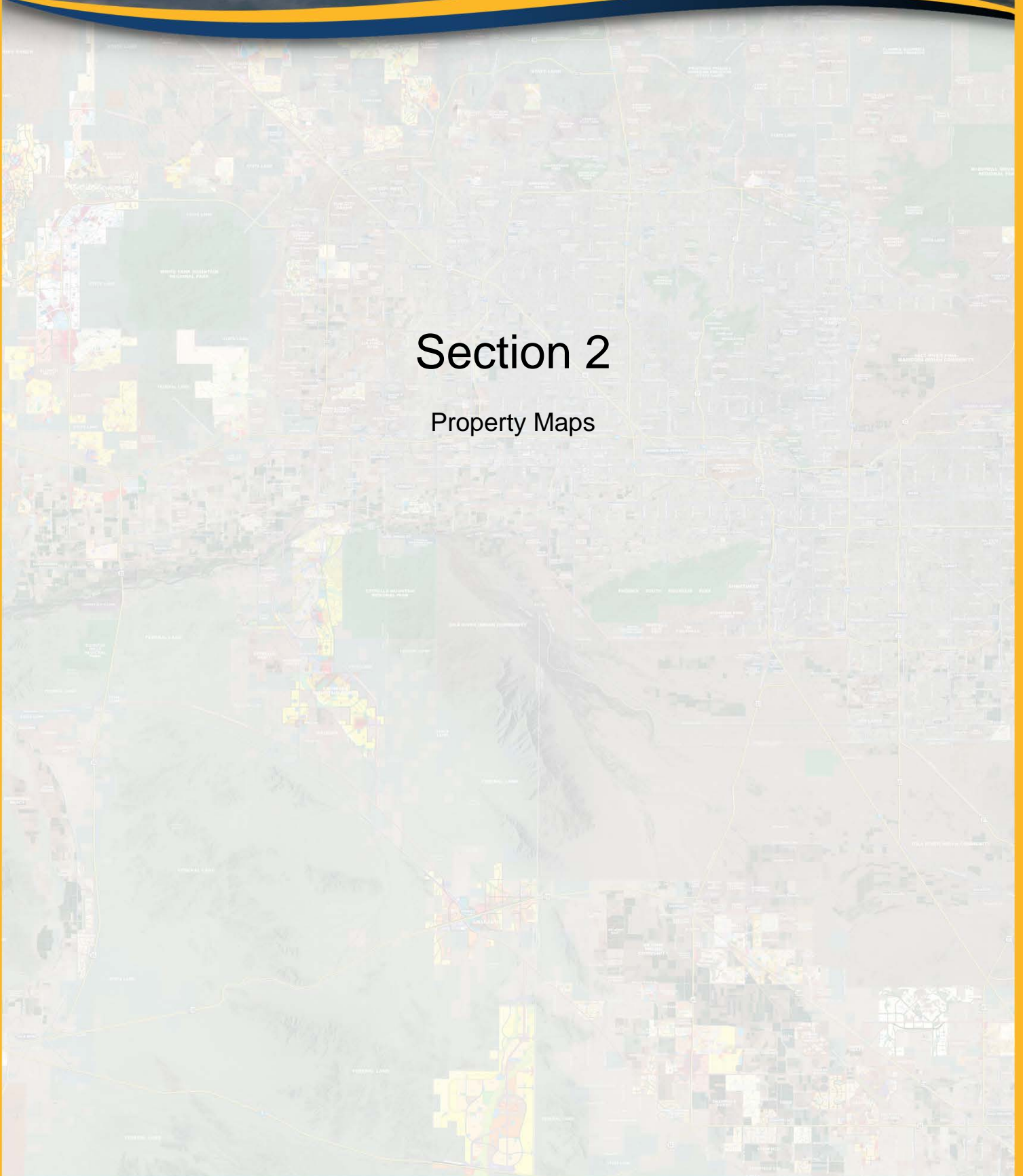
Sewage Disposal – City of Casa Grande



INDEX

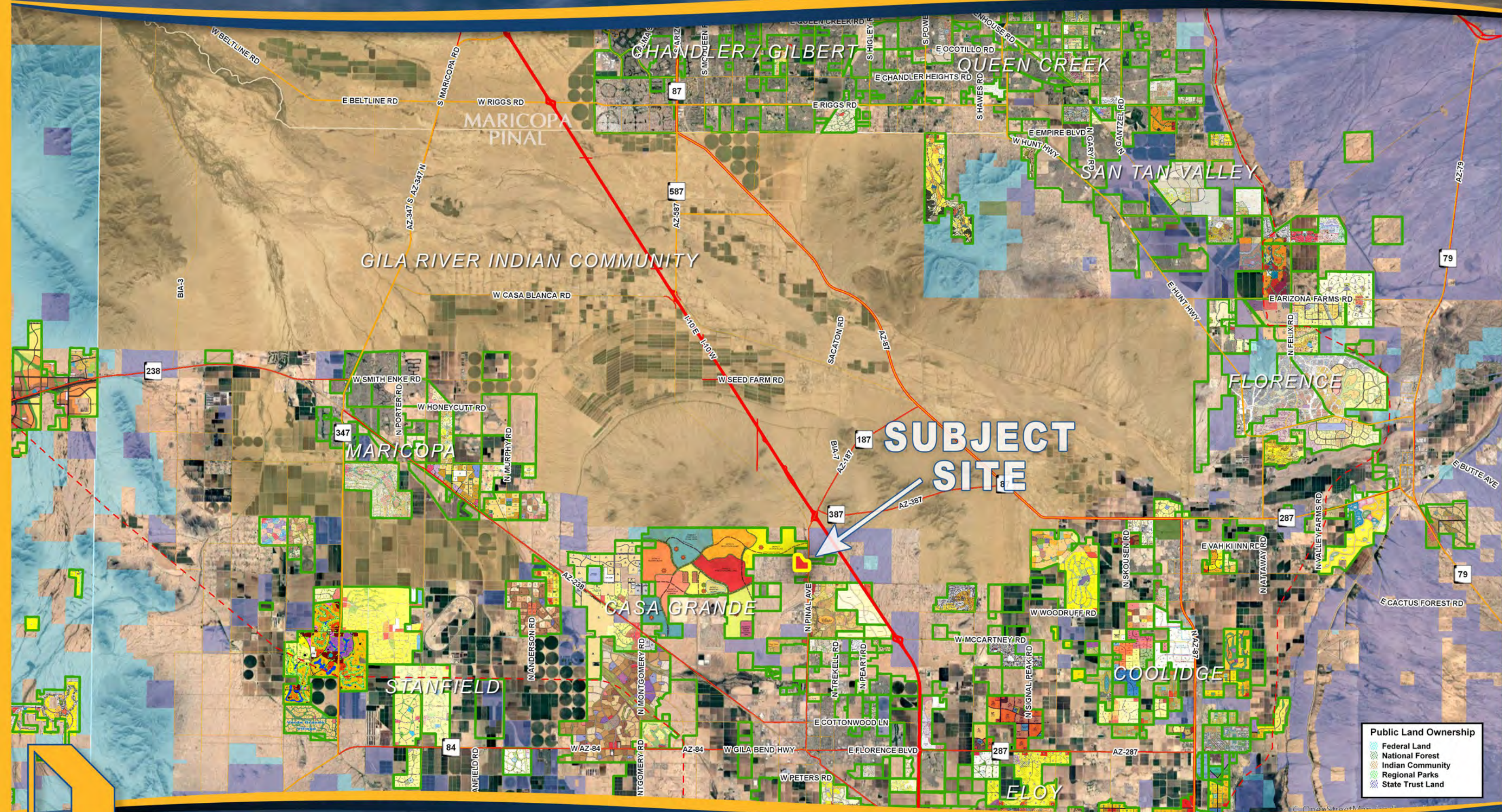
Section 2

Property Maps



SOUTHEAST VALLEY TO PINAL COUNTY

CITY OF CASA GRANDE ±112 ACRES



SUBJECT SITE

- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land

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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.

CITY OF CASA GRANDE

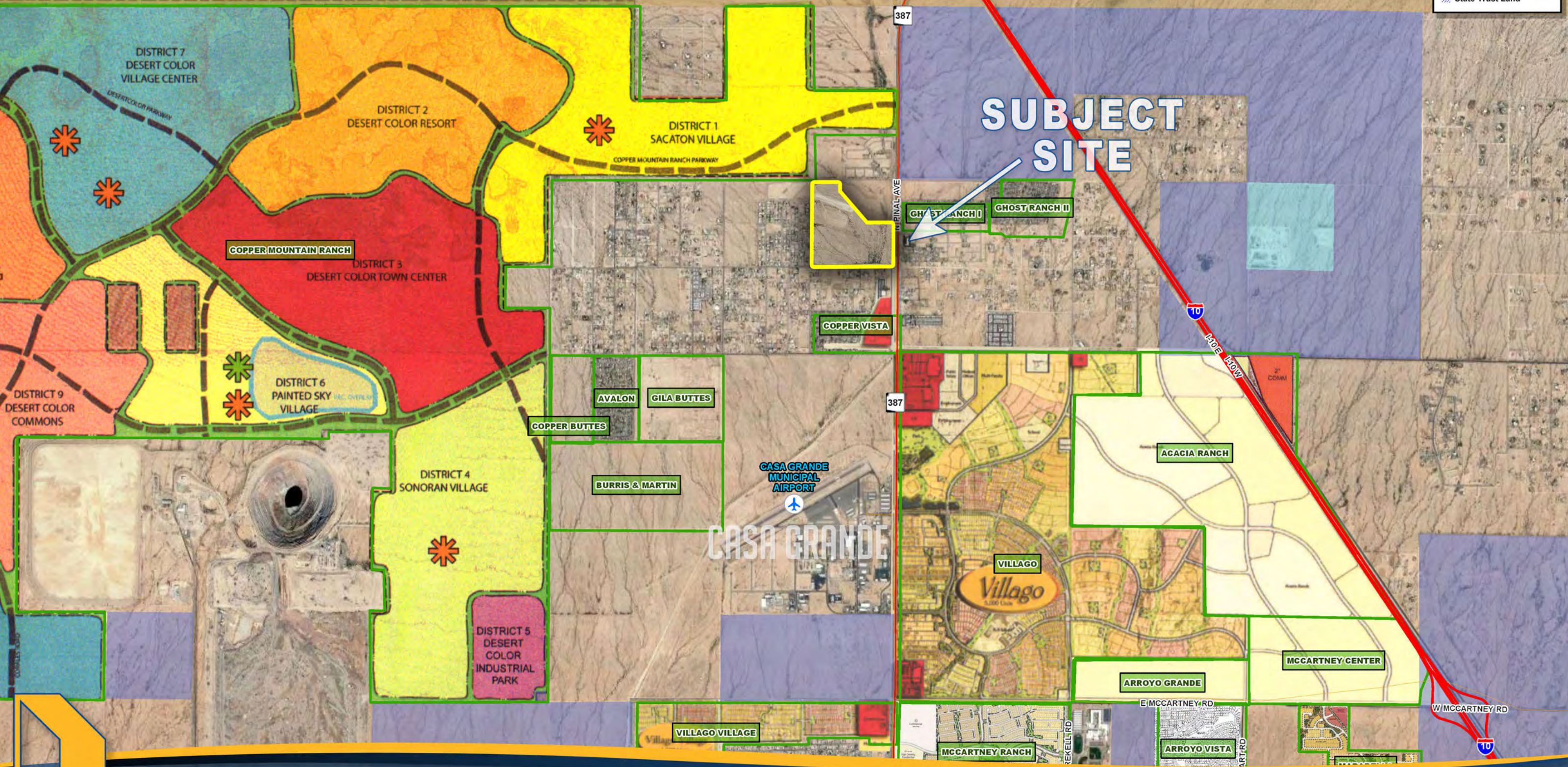
±112.24 ACRES

GILA RIVER INDIAN COMMUNITY

Public Land Ownership

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

SUBJECT SITE



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Section 3

Maps:

- *Pinal County Assessors Map*
- *Flood Insurance Rate Map*
- *2020 Casa Grande General Plan Map*
- *2020 Casa Grande Growth Area Phases Map*
- *Arizona Water Company Service Map*
- *Casa Grande Sewers Map*
- *Casa Grande Parks Map*
- *Casa Grande Final Plats*

CITY OF CASA GRANDE

±112.24 ACRES

**SUBJECT
SITE**



509-31-001D

509-31-001E

Public Land Ownership

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

West Tangerine Road
North Hualapai Drive
North Grand Canyon Boulevard
North Kit Carson Drive
North Little Oak Drive
North Tuzigoot Drive
West Watson Way
North Hillside Drive
West Impala Drive
North Battleford Drive
North Yellowstone Road
West Bobcat Road
North Grand Canyon Boulevard
Lamplight
West Hopi Drive
West Sherick Avenue
Hualapai Drive
Jefferson Drive
Zigfoot Drive
North Totem Trail
West Calgary Drive

North Pinal Avenue
387
North Pinal Avenue
Ridge View Trail
North Tenderfoot Trail

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented as the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The horizontal datum was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

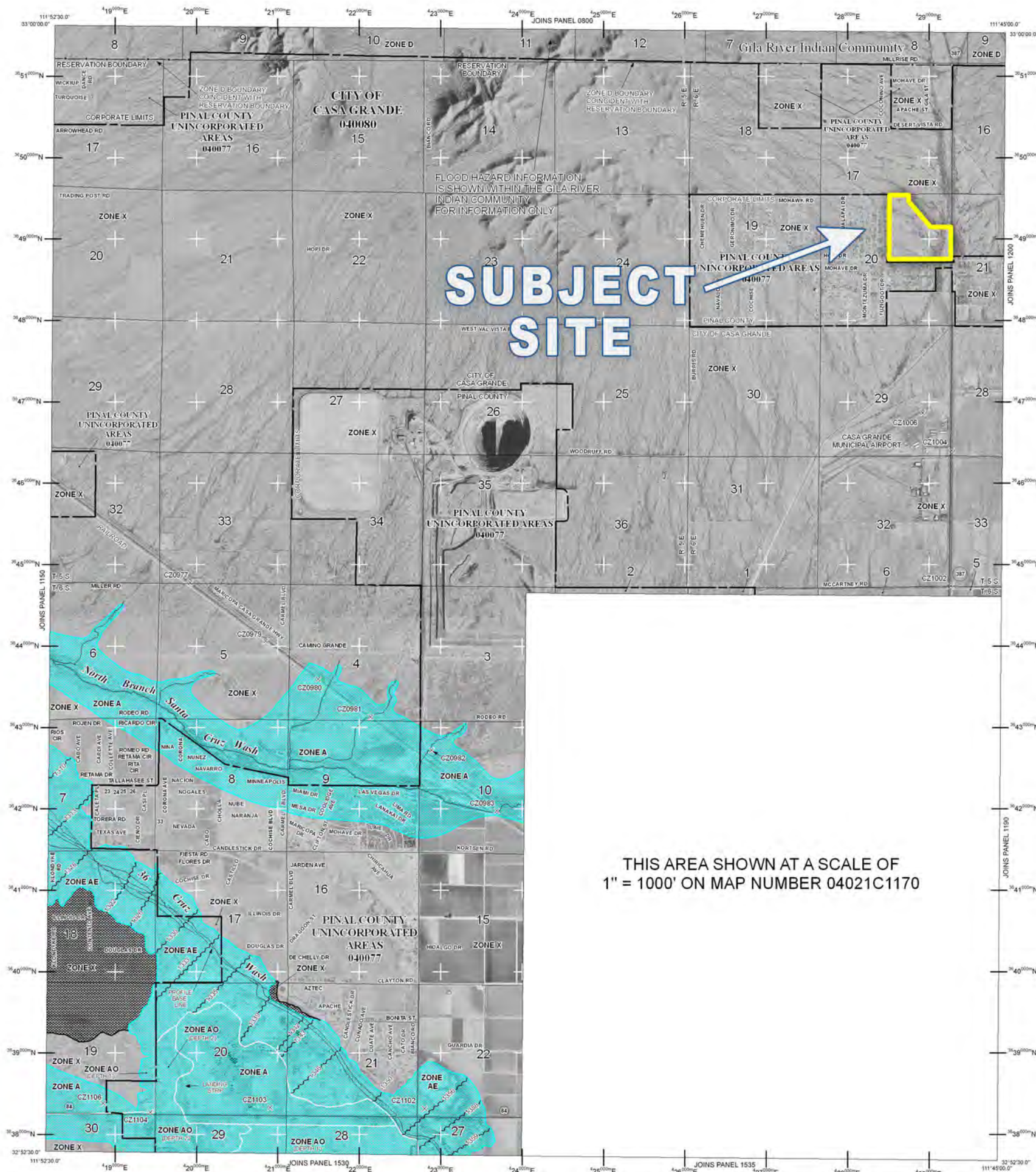
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



SUBJECT SITE

THIS AREA SHOWN AT A SCALE OF 1" = 1000' ON MAP NUMBER 04021C1170

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE AV Areas to be protected from 1% annual chance flood by a Federal Flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*
(EL 987)
*Referenced to the North American Vertical Datum of 1988

Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4790000
600000 FT
500-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5
River Mile

MAP REPOSITORIES
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
December 4, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'

1000 0 2000 4000
FEET
600 0 600 1200
METERS

NFP

PANEL 1175E

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1175 OF 2575
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

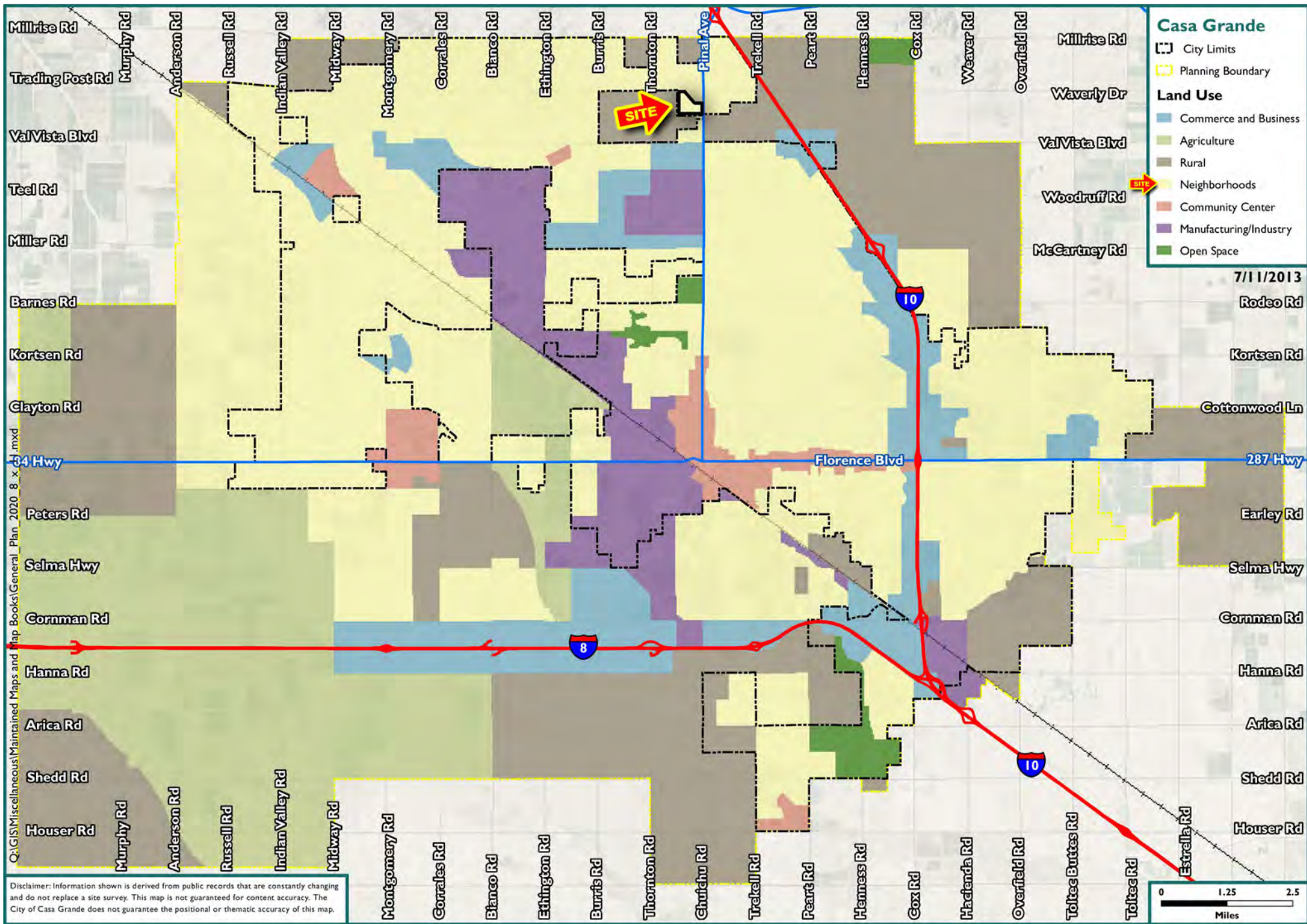
COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	1175	E
CASA GRANDE	040090	1175	E
CITY OF			

Notice to User: The Map Number shown below should be used when pricing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 04021C1175E

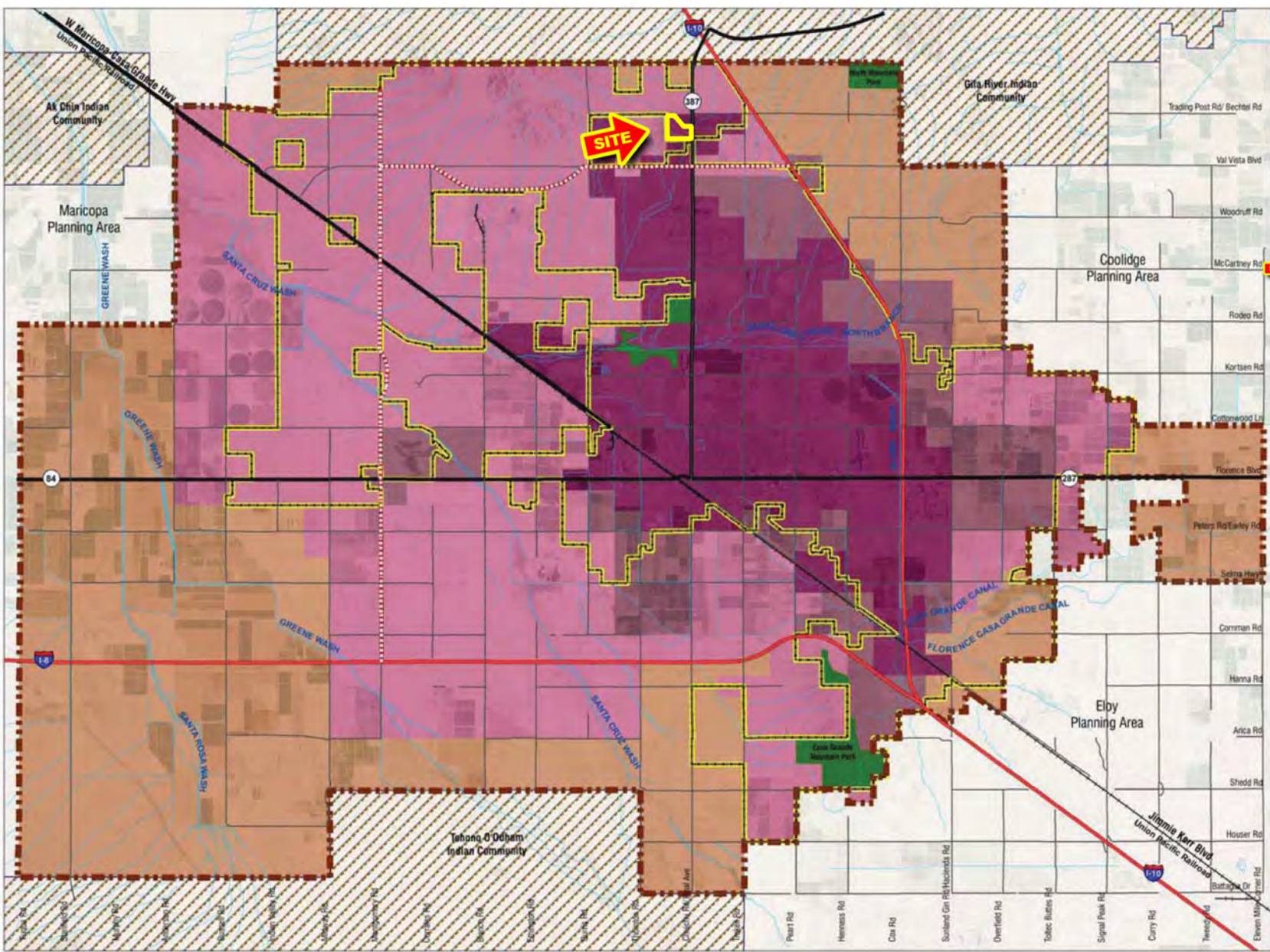
EFFECTIVE DATE DECEMBER 4, 2007

Federal Emergency Management Agency



2020 General Plan





LEGEND

- Planning Area Boundary
- Incorporated City Limits
- Indian Lands
- Rivers/Washes/Canals
- Railroads
- Interstates
- State Highways
- Arterial Streets
- Future Expressways

General Plan 2020 Growth Area Phases

- P-1
- P-2
- P-3
- P-4

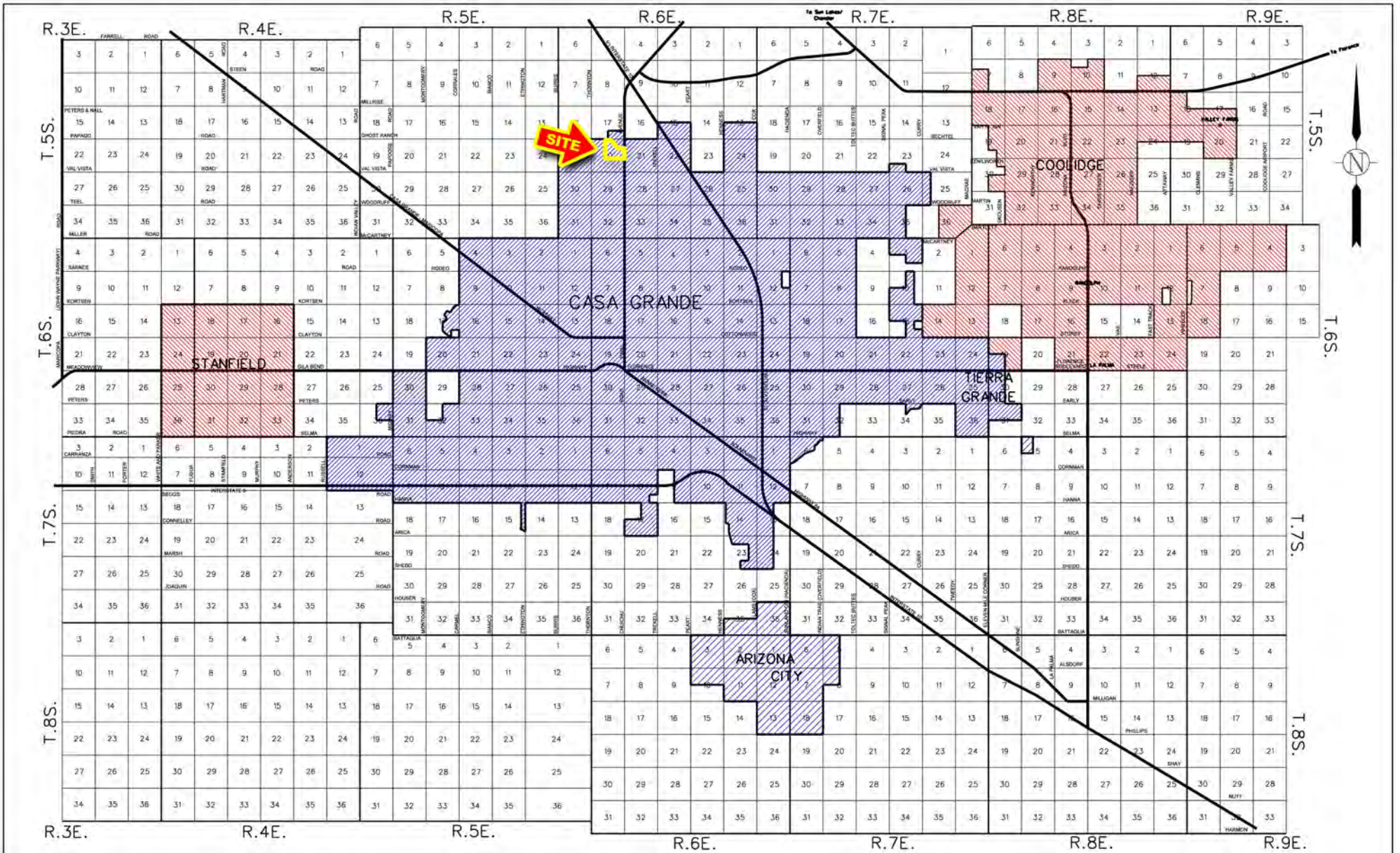


June 2009
 0 0.375 0.75 1.5 Miles

SOURCE: This map was prepared using data provided by the City of Casa Grande. Please contact the City for more information on this map.



Map 3
GENERAL PLAN 2020 - GROWTH AREA PHASES



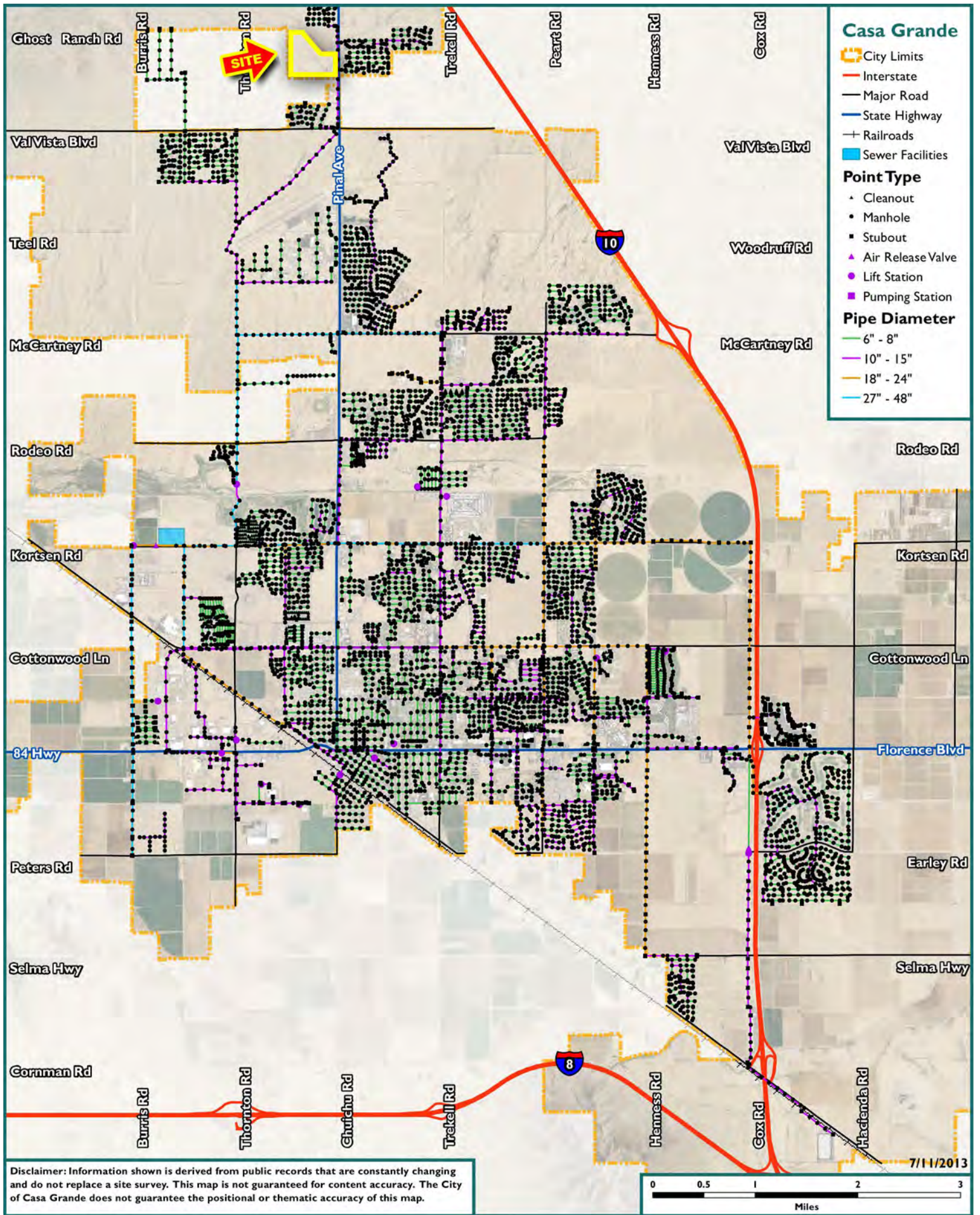
No.	Decision Date	Revision	By	Date	No.	Decision Date	Revision	By	Date	No.	Decision Date	Revision	By	Date					
1.	March 1955	Decision No. 27894			13.	Dec. 1972	Decision No. 42997	MJB	12/72	25.	March 1998	Decision No. 55923 (AZ City)	GRS	3/88					
2.	May 1959	Decision No. 31579	RB	11/68	14.	March 1973	Decision No. 43361	MJB	8/73	26.	Feb. 1998	Decision No. 60689 (Tierra G.)	GRS	4/99					
3.	June 1960	Decision No. 32255	RB	11/68	15.	Oct. 1975	Decision No. 46481	LMB	27.	June 1998	Decision No. 60959	GRS	4/99	38.	March 2006	Decision No. 68607	CB	4/06	
4.	June 1961	Decision No. 33210	RB	11/68	16.	March 1976	Decision No. 46834 (Tierra G.)	LMB	28.	Jan. 1999	Decision No. 61313 (AZ City)	GRS	4/99	39.	April 2006	Decision No. 68654	CB	12/06	
5.	August 1961	Decision No. 33332 (Del)	RB	11/68	17.	Jan. 1976	Decision No. 46622	LMB	29.	Feb. 1999	Decision No. 61947 (Tierra G.)	GRS	4/99	40.	December 2008	Decision No. 69163	CB	12/06	
6.	Sept. 1961	Decision No. 33397 (Del)	RB	11/68	18.	July 1977	Decision No. 48088	RWH	30.	Sept. 1999	Decision No. 61963 (AZ City)	JPK	10/99	41.	Sept. 2007	Decision No. 69901	CB	9/07	
7.	Sept. 1961	Decision No. 33399 (Del)	RB	11/68	19.	April 1980	Decision No. 50818 (Tierra G.)	MJM	31.	Feb. 2000	Decision No. 62283	JPK	4/00	42.	June 2008	Decision No. 70379	CB	8/08	
8.	Dec. 1964	Decision No. 35568 (Del)	RB	11/68	20.	Sept. 1980	Decision No. 51352 (GDR)		32.	June 2000	Decision No. 62716 (AZ City)	JPK	8/00	43.	June 2009	Decision No. 70379 - Deletion *3	CB	6/09	
9.	Dec. 1967	Decision No. 39258 (AZ City)	RB	11/68	21.	April 1982	Decision No. 52935 (TSFR)		33.	August 2001	Map Redrawn	CB	8/01	44.					
10.	May 1970	Decision No. 40639 (TSFR)			22.	June 1984	Decision No. 54089 (TSFR)	GRS	7/84	34.	April 2004	Decision No. 66893	CB	4/04	45.				
11.	March 1971	Decision No. 41222 (TSFR)	RWH	12/71	23.	Sept. 1985	Decision No. 54685 (TSFR)	GRS	10/85	35.	April 2004	Decision No. 66894	CB	4/04	46.				
12.	Oct. 1972	Decision No. 42863 (AZ City)	MJB	10/72	24.	March 1987	Decision No. 55486	GRS	5/87	36.	May 2005	Decision No. 67826	CB	5/05	47.				
														48.					

Area Covered By Present C.C.&N.

ARIZONA WATER COMPANY

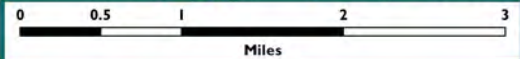
AREA COVERED BY PRESENT C.C.&N.
AT
CASA GRANDE

DATE: Nov. 7, 1968 SCALE: 1" = 2 Miles



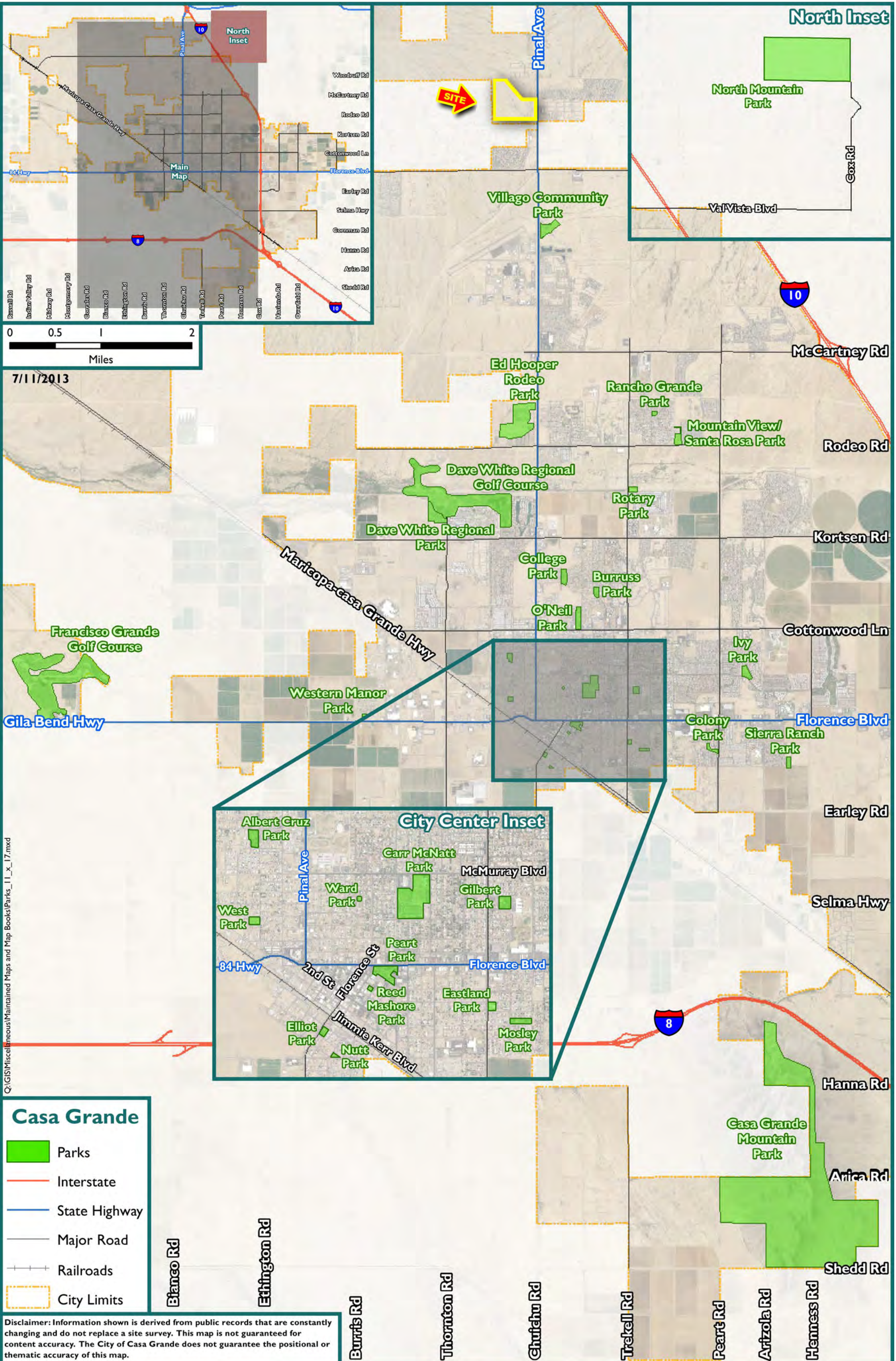
Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.

7/11/2013



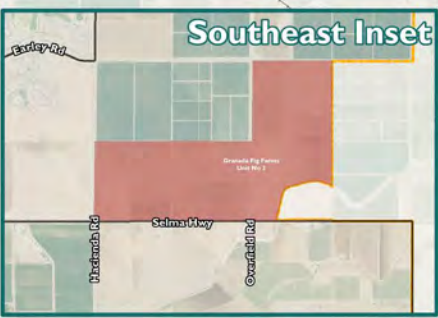
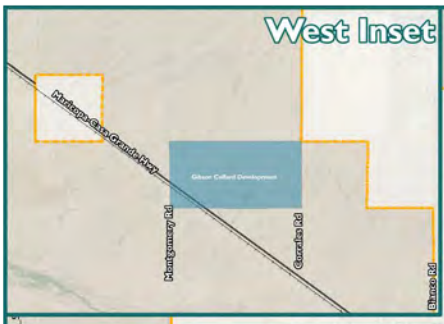
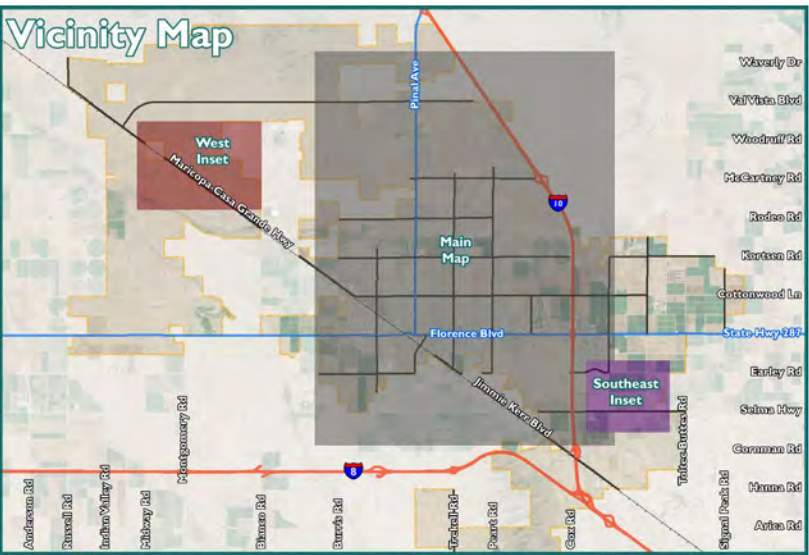
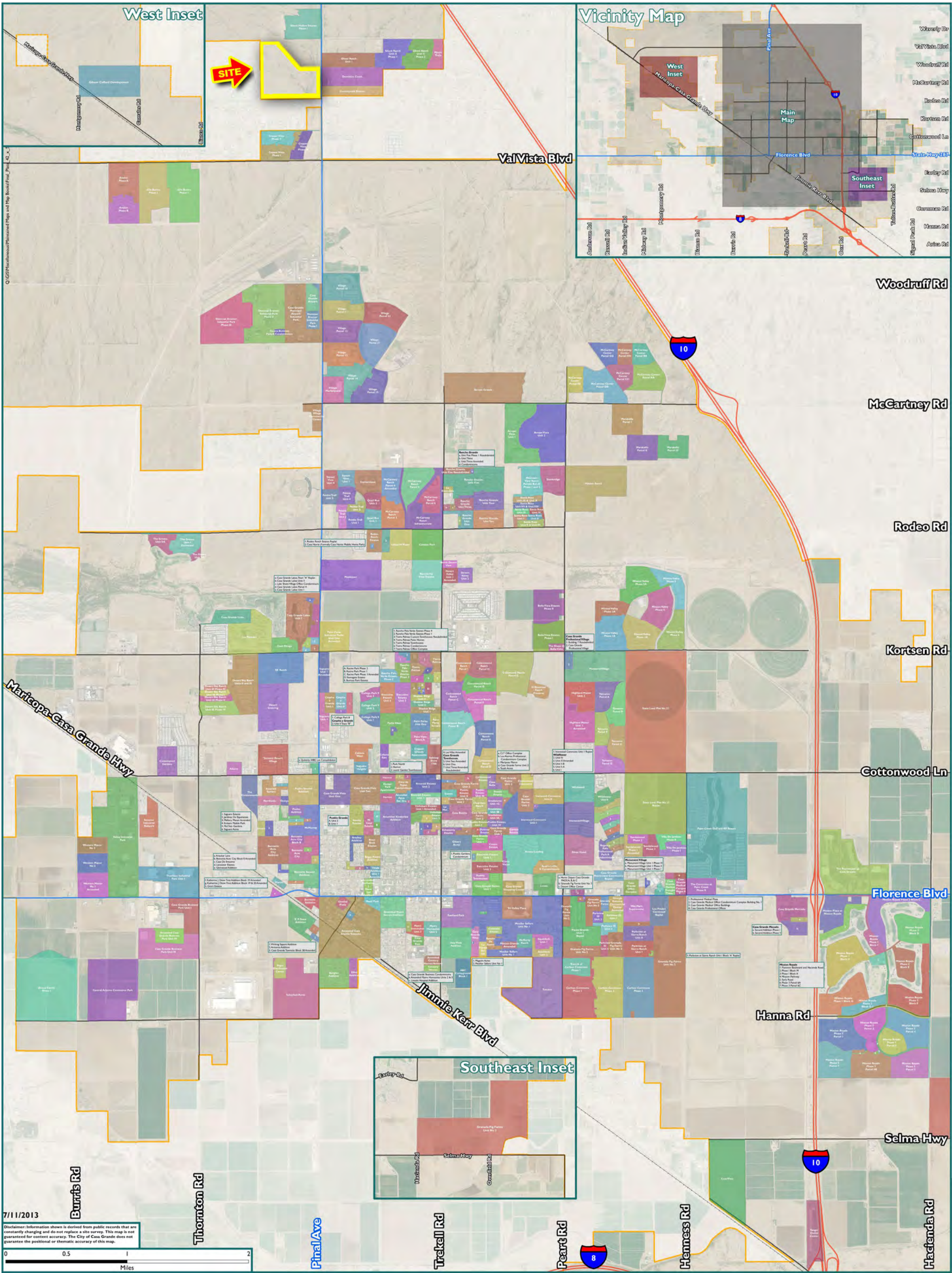
Sewers





Q:\GIS\Miscellaneous\Maintained Maps and Map Books\Parks_11_x_17.mxd

Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.



7/11/2013

Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.

0 0.5 1 2 Miles

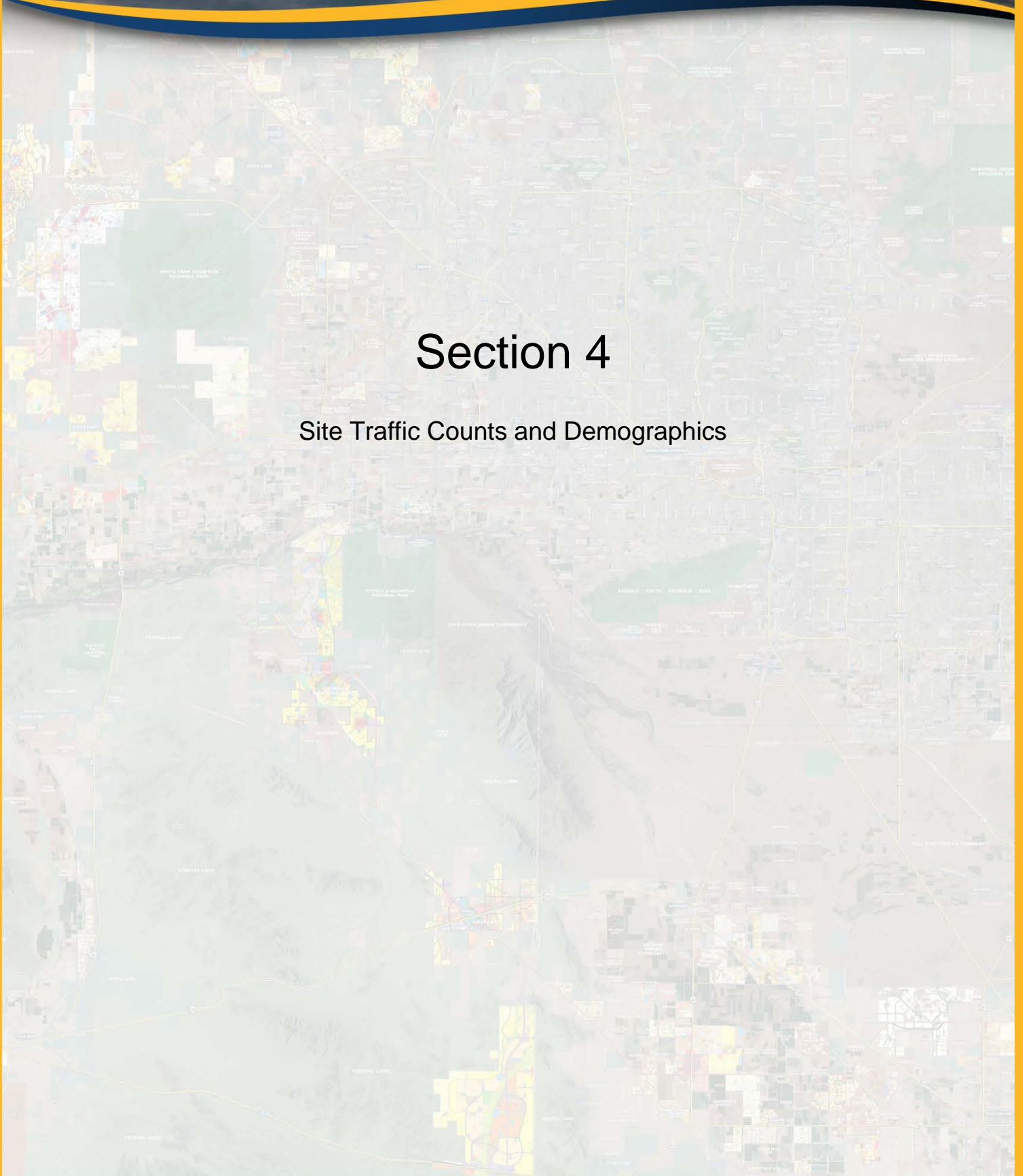
Casa Grande Final Plats





Section 4

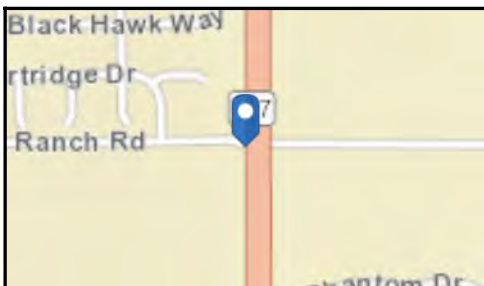
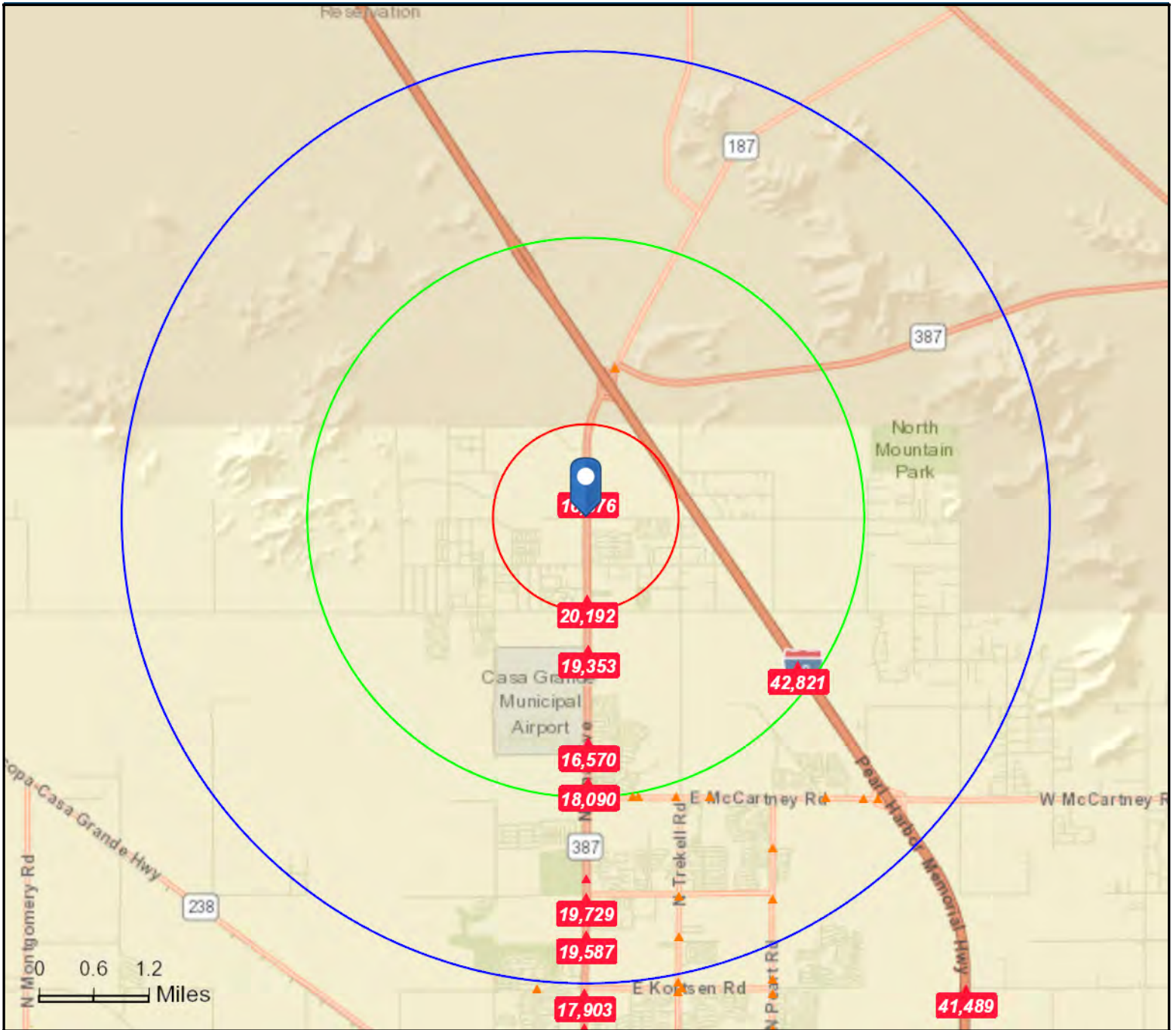
Site Traffic Counts and Demographics



Pinal Avenue and Ghost Ranch Road
 W Ghost Ranch Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.98195
 Longitude: -111.75704



- 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: ©2018 Kalibrate Technologies (Q1 2018).



Traffic Count Profile

Pinal Avenue and Ghost Ranch Road
W Ghost Ranch Rd, Casa Grande, Arizona, 85122
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.98195
Longitude: -111.75704

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.32	N Pinal Ave	W Ghost Ranch Rd (0.31 miles S)	2016	16,376
0.55	W Hopi Dr	N Courtney Ct (0.01 miles W)	1992	450
0.87	N Pinal Ave	W Havasupai Dr (0.12 miles N)	2015	20,192
0.92	N Pinal Ave	W Val Vista Blvd (0.08 miles S)	2011	14,209
1.00	W Val Vista Blvd	N Pinal Ave (0.09 miles W)	2010	2,401
1.03	W Val Vista Blvd	N Crane Pl (0.02 miles E)	2014	5,133
1.32		(0.0 miles)	2015	1,108
1.41	N Pinal Ave	W Val Vista Blvd (0.41 miles N)	2014	19,353
1.47		(0.0 miles)	2015	6,180
1.53		(0.0 miles)	2015	1,008
1.61		(0.0 miles)	2015	6,046
1.64	State Rte 387	State Rte 187 (0.05 miles NE)	2016	9,532
1.88	W Val Vista Blvd	N Blanco Rd (0.2 miles W)	2011	1,311
1.93	Airport Rd	Piper Ave (0.02 miles W)	2011	838
1.93	Airport Rd	N Aero Dr (0.03 miles E)	2010	420
1.94	Villago Pkwy	(0.0 miles)	2010	692
2.22	Avalon St	W Val Vista Blvd (0.07 miles S)	1990	253
2.30	W Val Vista Blvd	W Val Vista Rd (0.06 miles W)	2011	1,199
2.41	N Pinal Ave	W Centennial Blvd (0.09 miles S)	2014	16,570
2.50	W Centennial Blvd	N Piper Ave (0.03 miles W)	2016	1,771
2.50		(0.0 miles)	2016	1,125
2.78	I- 10	W Val Vista Blvd (0.69 miles NW)	2016	42,821
2.84	N Pinal Ave	W McCartney Rd (0.17 miles S)	2014	18,090
2.99	N Casa Grande Ave	W McCartney Rd (0.06 miles S)	2013	3,600
3.01	W McCartney Rd	N Pinal Ave (0.11 miles W)	2016	9,630
3.04	W McCartney Rd	N Casa Grande Ave (0.02 miles E)	2013	8,990
3.05	W McCartney Rd	N Casa Grande Ave (0.04 miles W)	2013	10,190
3.13	I- 10	State Rte 387 (1.87 miles SE)	2015	104
3.16	W McCartney Rd	Terkell Rd (0.04 miles E)	2016	11,049
3.25	N Trekell Rd	E McCartney Rd (0.08 miles N)	2014	6,453

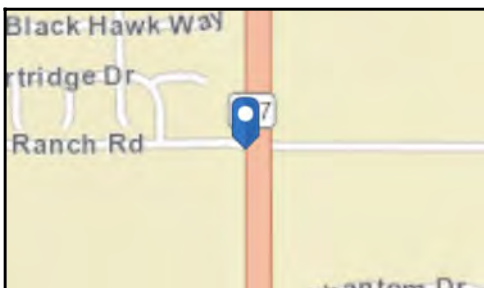
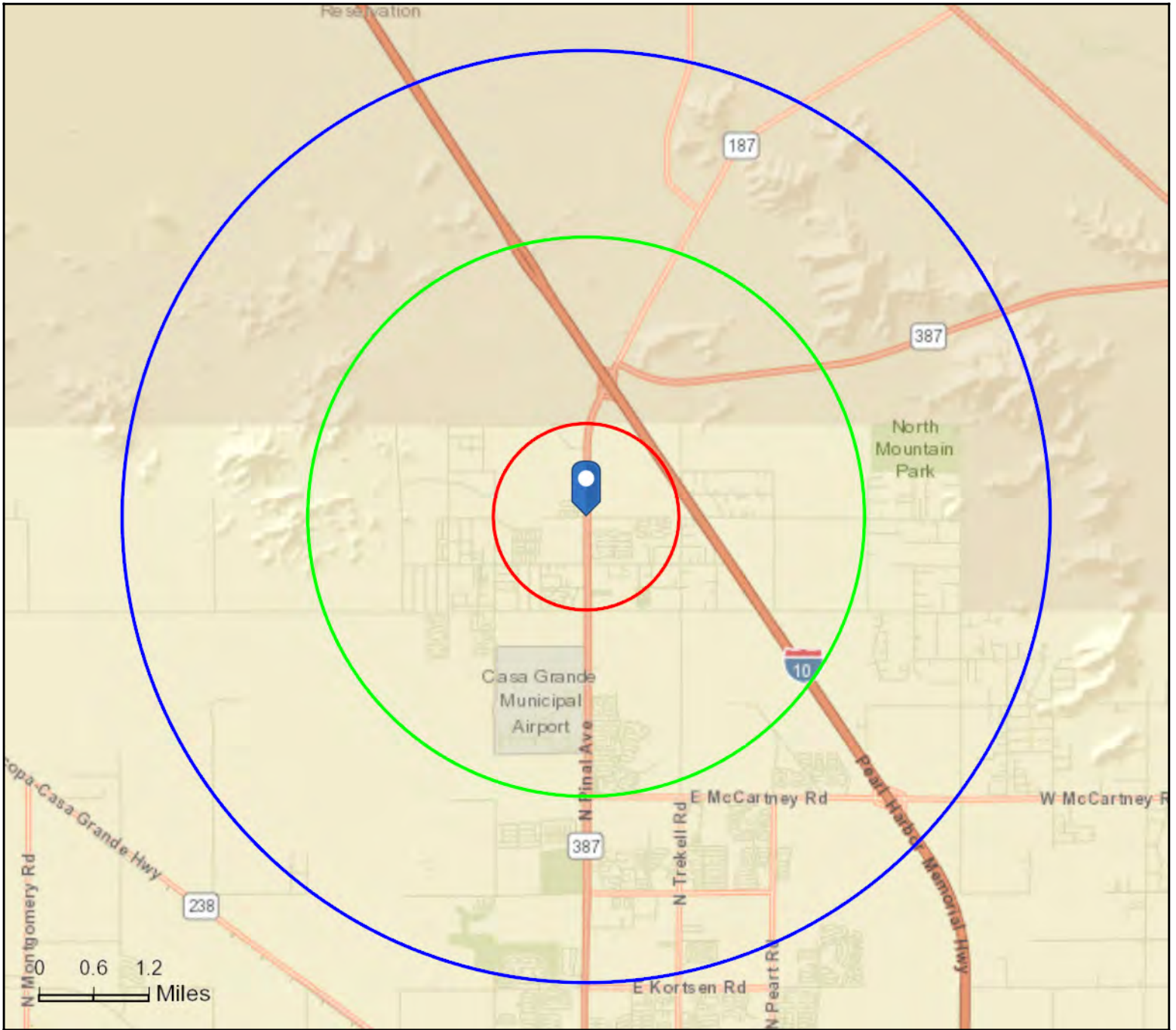
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 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: ©2018 Kalibrate Technologies (Q1 2018).

Pinal Avenue and Ghost Ranch Road
W Ghost Ranch Rd, Casa Grande, Arizona, 85122
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.98195
Longitude: -111.75704





Executive Summary

Pinal Avenue and Ghost Ranch Road
W Ghost Ranch Rd, Casa Grande, Arizona, 85122
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 32.98195
Longitude: -111.75704

	1 mile	3 miles	5 miles
Population			
2000 Population	1,216	2,788	8,384
2010 Population	2,551	6,696	17,027
2018 Population	2,654	7,101	18,809
2023 Population	2,733	7,721	20,502
2000-2010 Annual Rate	7.69%	9.16%	7.34%
2010-2018 Annual Rate	0.48%	0.71%	1.21%
2018-2023 Annual Rate	0.59%	1.69%	1.74%
2018 Male Population	49.0%	49.5%	49.4%
2018 Female Population	50.9%	50.5%	50.6%
2018 Median Age	37.4	36.8	38.6

In the identified area, the current year population is 18,809. In 2010, the Census count in the area was 17,027. The rate of change since 2010 was 1.21% annually. The five-year projection for the population in the area is 20,502 representing a change of 1.74% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	75.2%	74.9%	72.8%
2018 Black Alone	4.1%	4.1%	3.9%
2018 American Indian/Alaska Native Alone	4.9%	4.2%	4.1%
2018 Asian Alone	1.1%	1.6%	1.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	10.7%	11.2%	13.5%
2018 Two or More Races	3.8%	3.9%	4.0%
2018 Hispanic Origin (Any Race)	33.2%	33.8%	35.7%

Persons of Hispanic origin represent 35.7% of the population in the identified area compared to 18.3% 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 71.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	428	1,003	3,035
2010 Households	843	2,234	5,946
2018 Total Households	871	2,347	6,612
2023 Total Households	894	2,525	7,184
2000-2010 Annual Rate	7.01%	8.34%	6.96%
2010-2018 Annual Rate	0.40%	0.60%	1.30%
2018-2023 Annual Rate	0.52%	1.47%	1.67%
2018 Average Household Size	3.05	3.03	2.84

The household count in this area has changed from 5,946 in 2010 to 6,612 in the current year, a change of 1.30% annually. The five-year projection of households is 7,184, a change of 1.67% annually from the current year total. Average household size is currently 2.84, compared to 2.86 in the year 2010. The number of families in the current year is 4,917 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Pinal Avenue and Ghost Ranch Road
 W Ghost Ranch Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.98195
 Longitude: -111.75704

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$55,032	\$57,099	\$58,153
2023 Median Household Income	\$60,073	\$64,090	\$65,688
2018-2023 Annual Rate	1.77%	2.34%	2.47%
Average Household Income			
2018 Average Household Income	\$64,306	\$68,912	\$71,495
2023 Average Household Income	\$73,811	\$79,559	\$83,467
2018-2023 Annual Rate	2.80%	2.92%	3.14%
Per Capita Income			
2018 Per Capita Income	\$22,089	\$22,925	\$25,400
2023 Per Capita Income	\$25,275	\$26,312	\$29,600
2018-2023 Annual Rate	2.73%	2.79%	3.11%

Current median household income is \$58,153 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$65,688 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$71,495 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,467 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,400 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,600 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	455	1,208	3,690
2000 Owner Occupied Housing Units	365	861	2,374
2000 Renter Occupied Housing Units	63	142	661
2000 Vacant Housing Units	27	205	655
2010 Total Housing Units	985	2,688	7,193
2010 Owner Occupied Housing Units	662	1,812	4,595
2010 Renter Occupied Housing Units	181	422	1,351
2010 Vacant Housing Units	142	454	1,247
2018 Total Housing Units	1,034	2,863	8,093
2018 Owner Occupied Housing Units	657	1,839	4,766
2018 Renter Occupied Housing Units	214	508	1,846
2018 Vacant Housing Units	163	516	1,481
2023 Total Housing Units	1,063	3,163	8,982
2023 Owner Occupied Housing Units	689	2,033	5,300
2023 Renter Occupied Housing Units	205	491	1,884
2023 Vacant Housing Units	169	638	1,798

Currently, 58.9% of the 8,093 housing units in the area are owner occupied; 22.8%, renter occupied; and 18.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 7,193 housing units in the area - 63.9% owner occupied, 18.8% renter occupied, and 17.3% vacant. The annual rate of change in housing units since 2010 is 5.38%. Median home value in the area is \$164,601, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.89% annually to \$199,245.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,216	2,788	8,384
2010 Total Population	2,551	6,696	17,027
2018 Total Population	2,654	7,101	18,809
2018 Group Quarters	0	0	18
2023 Total Population	2,733	7,721	20,502
2018-2023 Annual Rate	0.59%	1.69%	1.74%
2018 Total Daytime Population	1,507	6,604	14,761
Workers	88	2,485	3,827
Residents	1,419	4,119	10,934
Household Summary			
2000 Households	428	1,003	3,035
2000 Average Household Size	2.84	2.78	2.76
2010 Households	843	2,234	5,946
2010 Average Household Size	3.03	3.00	2.86
2018 Households	871	2,347	6,612
2018 Average Household Size	3.05	3.03	2.84
2023 Households	894	2,525	7,184
2023 Average Household Size	3.06	3.06	2.85
2018-2023 Annual Rate	0.52%	1.47%	1.67%
2010 Families	647	1,748	4,475
2010 Average Family Size	3.40	3.35	3.26
2018 Families	662	1,821	4,917
2018 Average Family Size	3.46	3.41	3.28
2023 Families	677	1,953	5,326
2023 Average Family Size	3.49	3.46	3.31
2018-2023 Annual Rate	0.45%	1.41%	1.61%
Housing Unit Summary			
2000 Housing Units	455	1,208	3,690
Owner Occupied Housing Units	80.2%	71.3%	64.3%
Renter Occupied Housing Units	13.8%	11.8%	17.9%
Vacant Housing Units	5.9%	17.0%	17.8%
2010 Housing Units	985	2,688	7,193
Owner Occupied Housing Units	67.2%	67.4%	63.9%
Renter Occupied Housing Units	18.4%	15.7%	18.8%
Vacant Housing Units	14.4%	16.9%	17.3%
2018 Housing Units	1,034	2,863	8,093
Owner Occupied Housing Units	63.5%	64.2%	58.9%
Renter Occupied Housing Units	20.7%	17.7%	22.8%
Vacant Housing Units	15.8%	18.0%	18.3%
2023 Housing Units	1,063	3,163	8,982
Owner Occupied Housing Units	64.8%	64.3%	59.0%
Renter Occupied Housing Units	19.3%	15.5%	21.0%
Vacant Housing Units	15.9%	20.2%	20.0%
Median Household Income			
2018	\$55,032	\$57,099	\$58,153
2023	\$60,073	\$64,090	\$65,688
Median Home Value			
2018	\$165,451	\$166,390	\$164,601
2023	\$225,000	\$205,442	\$199,245
Per Capita Income			
2018	\$22,089	\$22,925	\$25,400
2023	\$25,275	\$26,312	\$29,600
Median Age			
2010	36.5	35.9	36.5
2018	37.4	36.8	38.6
2023	37.0	37.1	38.8

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	871	2,347	6,612
<\$15,000	7.6%	6.2%	7.6%
\$15,000 - \$24,999	4.9%	6.1%	6.7%
\$25,000 - \$34,999	10.8%	8.3%	9.0%
\$35,000 - \$49,999	18.5%	20.9%	17.6%
\$50,000 - \$74,999	27.4%	22.3%	21.5%
\$75,000 - \$99,999	13.0%	16.7%	16.8%
\$100,000 - \$149,999	13.2%	13.7%	14.3%
\$150,000 - \$199,999	4.5%	4.7%	4.4%
\$200,000+	0.0%	1.0%	2.2%
Average Household Income	\$64,306	\$68,912	\$71,495
2023 Households by Income			
Household Income Base	894	2,525	7,184
<\$15,000	6.3%	5.3%	6.3%
\$15,000 - \$24,999	3.9%	5.0%	5.4%
\$25,000 - \$34,999	9.1%	6.9%	7.7%
\$35,000 - \$49,999	16.8%	18.5%	15.8%
\$50,000 - \$74,999	27.1%	21.5%	20.7%
\$75,000 - \$99,999	14.2%	18.1%	17.8%
\$100,000 - \$149,999	16.9%	16.8%	17.3%
\$150,000 - \$199,999	6.0%	6.1%	5.7%
\$200,000+	0.0%	1.6%	3.2%
Average Household Income	\$73,811	\$79,559	\$83,467
2018 Owner Occupied Housing Units by Value			
Total	657	1,839	4,766
<\$50,000	14.5%	11.5%	15.6%
\$50,000 - \$99,999	13.1%	13.3%	10.7%
\$100,000 - \$149,999	15.7%	18.2%	17.8%
\$150,000 - \$199,999	21.9%	21.3%	20.2%
\$200,000 - \$249,999	10.8%	14.4%	12.1%
\$250,000 - \$299,999	3.8%	6.1%	6.6%
\$300,000 - \$399,999	13.2%	9.6%	9.3%
\$400,000 - \$499,999	7.0%	4.6%	3.3%
\$500,000 - \$749,999	0.0%	0.9%	3.7%
\$750,000 - \$999,999	0.0%	0.1%	0.2%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$184,018	\$182,880	\$193,405
2023 Owner Occupied Housing Units by Value			
Total	689	2,033	5,300
<\$50,000	6.4%	5.2%	12.3%
\$50,000 - \$99,999	6.4%	7.6%	6.6%
\$100,000 - \$149,999	8.3%	15.6%	12.6%
\$150,000 - \$199,999	22.1%	19.8%	18.8%
\$200,000 - \$249,999	13.6%	15.6%	13.8%
\$250,000 - \$299,999	6.0%	8.4%	8.8%
\$300,000 - \$399,999	23.2%	17.0%	14.4%
\$400,000 - \$499,999	13.9%	9.1%	6.2%
\$500,000 - \$749,999	0.0%	1.5%	5.4%
\$750,000 - \$999,999	0.0%	0.1%	0.3%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$246,730	\$230,576	\$237,896

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	2,551	6,697	17,028
0 - 4	8.0%	8.2%	7.7%
5 - 9	8.5%	8.7%	8.4%
10 - 14	7.7%	8.0%	7.8%
15 - 24	11.6%	11.6%	12.0%
25 - 34	12.3%	12.2%	12.2%
35 - 44	13.4%	13.8%	12.9%
45 - 54	14.2%	14.1%	13.5%
55 - 64	12.4%	12.2%	12.1%
65 - 74	8.2%	7.7%	8.6%
75 - 84	2.8%	2.7%	3.9%
85 +	0.9%	0.8%	1.1%
18 +	71.4%	70.3%	71.6%
2018 Population by Age			
Total	2,655	7,102	18,808
0 - 4	7.4%	7.5%	7.1%
5 - 9	7.5%	8.0%	7.3%
10 - 14	7.8%	7.7%	7.1%
15 - 24	12.1%	11.9%	11.9%
25 - 34	12.2%	12.5%	12.0%
35 - 44	12.7%	12.8%	12.2%
45 - 54	12.7%	12.4%	11.8%
55 - 64	12.5%	12.9%	13.2%
65 - 74	9.9%	9.7%	11.2%
75 - 84	4.3%	3.8%	4.9%
85 +	1.0%	0.9%	1.3%
18 +	73.1%	72.6%	74.4%
2023 Population by Age			
Total	2,732	7,718	20,503
0 - 4	7.5%	7.4%	7.0%
5 - 9	7.7%	7.8%	7.2%
10 - 14	7.9%	7.8%	7.0%
15 - 24	12.4%	11.8%	11.4%
25 - 34	12.2%	12.6%	12.6%
35 - 44	12.3%	12.4%	12.1%
45 - 54	11.9%	11.7%	11.0%
55 - 64	11.8%	12.6%	12.3%
65 - 74	9.9%	10.1%	11.8%
75 - 84	5.5%	4.9%	6.1%
85 +	1.1%	1.0%	1.4%
18 +	72.5%	72.8%	74.7%
2010 Population by Sex			
Males	1,253	3,316	8,412
Females	1,298	3,380	8,615
2018 Population by Sex			
Males	1,301	3,515	9,283
Females	1,352	3,587	9,525
2023 Population by Sex			
Males	1,337	3,825	10,136
Females	1,396	3,896	10,366

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	2,553	6,696	17,027
White Alone	77.2%	76.8%	74.6%
Black Alone	4.0%	4.0%	3.7%
American Indian Alone	4.3%	3.7%	3.6%
Asian Alone	1.1%	1.7%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.8%	10.2%	12.5%
Two or More Races	3.5%	3.6%	3.7%
Hispanic Origin	30.8%	31.4%	33.8%
Diversity Index	65.6	66.2	69.1
2018 Population by Race/Ethnicity			
Total	2,654	7,101	18,808
White Alone	75.2%	74.9%	72.8%
Black Alone	4.1%	4.1%	3.9%
American Indian Alone	4.9%	4.2%	4.1%
Asian Alone	1.1%	1.6%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.7%	11.2%	13.5%
Two or More Races	3.8%	3.9%	4.0%
Hispanic Origin	33.2%	33.8%	35.7%
Diversity Index	68.3	68.8	71.1
2023 Population by Race/Ethnicity			
Total	2,732	7,722	20,500
White Alone	73.6%	73.4%	71.4%
Black Alone	4.2%	4.3%	4.1%
American Indian Alone	5.5%	4.6%	4.5%
Asian Alone	1.1%	1.7%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.6%	11.9%	14.2%
Two or More Races	3.9%	4.1%	4.2%
Hispanic Origin	36.0%	36.6%	38.2%
Diversity Index	70.5	70.9	72.9
2010 Population by Relationship and Household Type			
Total	2,551	6,696	17,027
In Households	100.0%	100.0%	99.9%
In Family Households	89.4%	90.3%	88.6%
Householder	26.5%	26.3%	26.5%
Spouse	20.2%	20.6%	20.5%
Child	33.6%	35.1%	33.7%
Other relative	5.9%	5.4%	5.0%
Nonrelative	3.0%	2.9%	2.8%
In Nonfamily Households	10.6%	9.7%	11.3%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Population 25+ by Educational Attainment			
Total	1,729	4,606	12,518
Less than 9th Grade	7.7%	5.6%	3.9%
9th - 12th Grade, No Diploma	4.5%	7.0%	8.1%
High School Graduate	18.2%	21.2%	20.7%
GED/Alternative Credential	8.0%	7.4%	5.8%
Some College, No Degree	28.7%	25.3%	29.4%
Associate Degree	19.4%	14.3%	12.8%
Bachelor's Degree	9.5%	12.6%	13.8%
Graduate/Professional Degree	4.0%	6.6%	5.5%
2018 Population 15+ by Marital Status			
Total	2,051	5,452	14,758
Never Married	30.7%	28.3%	28.2%
Married	54.9%	58.0%	57.2%
Widowed	3.3%	4.4%	4.1%
Divorced	11.0%	9.2%	10.6%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.1%	93.6%	93.9%
Civilian Unemployed (Unemployment Rate)	5.9%	6.4%	6.1%
2018 Employed Population 16+ by Industry			
Total	1,255	3,019	7,979
Agriculture/Mining	1.9%	1.9%	5.6%
Construction	7.5%	9.5%	5.9%
Manufacturing	11.4%	11.5%	10.9%
Wholesale Trade	0.2%	1.1%	2.4%
Retail Trade	24.9%	20.4%	15.0%
Transportation/Utilities	2.3%	5.0%	6.5%
Information	1.8%	1.6%	2.2%
Finance/Insurance/Real Estate	2.9%	4.7%	6.0%
Services	32.7%	32.6%	36.2%
Public Administration	14.4%	11.7%	9.4%
2018 Employed Population 16+ by Occupation			
Total	1,255	3,021	7,978
White Collar	57.6%	59.8%	52.0%
Management/Business/Financial	11.8%	13.6%	13.4%
Professional	14.3%	14.4%	14.3%
Sales	19.7%	16.1%	11.3%
Administrative Support	11.9%	15.7%	13.0%
Services	19.6%	16.4%	21.7%
Blue Collar	22.8%	23.9%	26.3%
Farming/Forestry/Fishing	1.4%	0.9%	2.5%
Construction/Extraction	8.1%	8.1%	5.1%
Installation/Maintenance/Repair	4.5%	4.5%	3.6%
Production	5.3%	6.4%	7.4%
Transportation/Material Moving	3.6%	4.0%	7.7%
2010 Population By Urban/ Rural Status			
Total Population	2,551	6,696	17,027
Population Inside Urbanized Area	83.3%	83.4%	88.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	16.7%	16.6%	11.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	844	2,233	5,947
Households with 1 Person	17.8%	16.3%	19.2%
Households with 2+ People	82.2%	83.7%	80.8%
Family Households	76.7%	78.3%	75.2%
Husband-wife Families	58.4%	61.3%	58.2%
With Related Children	25.5%	28.4%	25.5%
Other Family (No Spouse Present)	18.2%	17.0%	17.0%
Other Family with Male Householder	7.9%	6.9%	6.1%
With Related Children	5.8%	4.9%	4.4%
Other Family with Female Householder	10.3%	10.2%	10.9%
With Related Children	6.9%	7.0%	7.7%
Nonfamily Households	5.6%	5.5%	5.6%
All Households with Children	39.0%	40.9%	38.1%
Multigenerational Households	7.0%	7.1%	5.9%
Unmarried Partner Households	8.2%	7.7%	8.0%
Male-female	7.4%	7.0%	7.3%
Same-sex	0.8%	0.7%	0.6%
2010 Households by Size			
Total	842	2,235	5,946
1 Person Household	17.8%	16.2%	19.2%
2 Person Household	35.6%	35.5%	36.6%
3 Person Household	15.7%	15.8%	14.8%
4 Person Household	14.0%	14.7%	13.6%
5 Person Household	9.0%	9.3%	8.3%
6 Person Household	4.8%	4.8%	4.4%
7 + Person Household	3.1%	3.6%	3.2%
2010 Households by Tenure and Mortgage Status			
Total	843	2,234	5,946
Owner Occupied	78.5%	81.1%	77.3%
Owned with a Mortgage/Loan	58.4%	63.3%	56.6%
Owned Free and Clear	20.2%	17.8%	20.6%
Renter Occupied	21.5%	18.9%	22.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	985	2,688	7,193
Housing Units Inside Urbanized Area	86.3%	83.9%	89.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	13.7%	16.1%	11.0%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Pinal Avenue and Ghost Ranch Road
 W Ghost Ranch Rd, Casa Grande, Arizona, 85122
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 32.98195
 Longitude: -111.75704

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Southern Satellites (10A)	Up and Coming Families
2.	Southern Satellites (10A)	Middleburg (4C)	Southern Satellites (10A)
3.	Top Tier (1A)	Up and Coming Families	Middleburg (4C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$1,478,283	\$4,268,242	\$12,330,920
Average Spent	\$1,697.23	\$1,818.59	\$1,864.93
Spending Potential Index	78	84	86
Education: Total \$	\$864,049	\$2,476,737	\$7,286,107
Average Spent	\$992.02	\$1,055.28	\$1,101.95
Spending Potential Index	69	73	76
Entertainment/Recreation: Total \$	\$2,209,227	\$6,365,020	\$18,675,918
Average Spent	\$2,536.43	\$2,711.98	\$2,824.55
Spending Potential Index	79	84	88
Food at Home: Total \$	\$3,459,208	\$9,952,229	\$29,097,446
Average Spent	\$3,971.54	\$4,240.40	\$4,400.70
Spending Potential Index	79	84	88
Food Away from Home: Total \$	\$2,420,071	\$6,973,602	\$20,195,547
Average Spent	\$2,778.50	\$2,971.28	\$3,054.38
Spending Potential Index	79	85	87
Health Care: Total \$	\$4,097,129	\$11,698,834	\$34,254,147
Average Spent	\$4,703.94	\$4,984.59	\$5,180.60
Spending Potential Index	82	87	90
HH Furnishings & Equipment: Total \$	\$1,436,837	\$4,143,114	\$12,156,394
Average Spent	\$1,649.64	\$1,765.28	\$1,838.54
Spending Potential Index	79	85	88
Personal Care Products & Services: Total \$	\$570,897	\$1,640,296	\$4,782,762
Average Spent	\$655.45	\$698.89	\$723.35
Spending Potential Index	79	84	87
Shelter: Total \$	\$10,694,071	\$30,852,949	\$91,121,143
Average Spent	\$12,277.92	\$13,145.70	\$13,781.18
Spending Potential Index	73	78	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,686,963	\$4,823,498	\$14,028,304
Average Spent	\$1,936.81	\$2,055.18	\$2,121.64
Spending Potential Index	78	83	85
Travel: Total \$	\$1,377,822	\$3,999,218	\$11,961,543
Average Spent	\$1,581.89	\$1,703.97	\$1,809.07
Spending Potential Index	73	79	84
Vehicle Maintenance & Repairs: Total \$	\$752,978	\$2,164,397	\$6,320,076
Average Spent	\$864.50	\$922.20	\$955.85
Spending Potential Index	80	86	89

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 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.