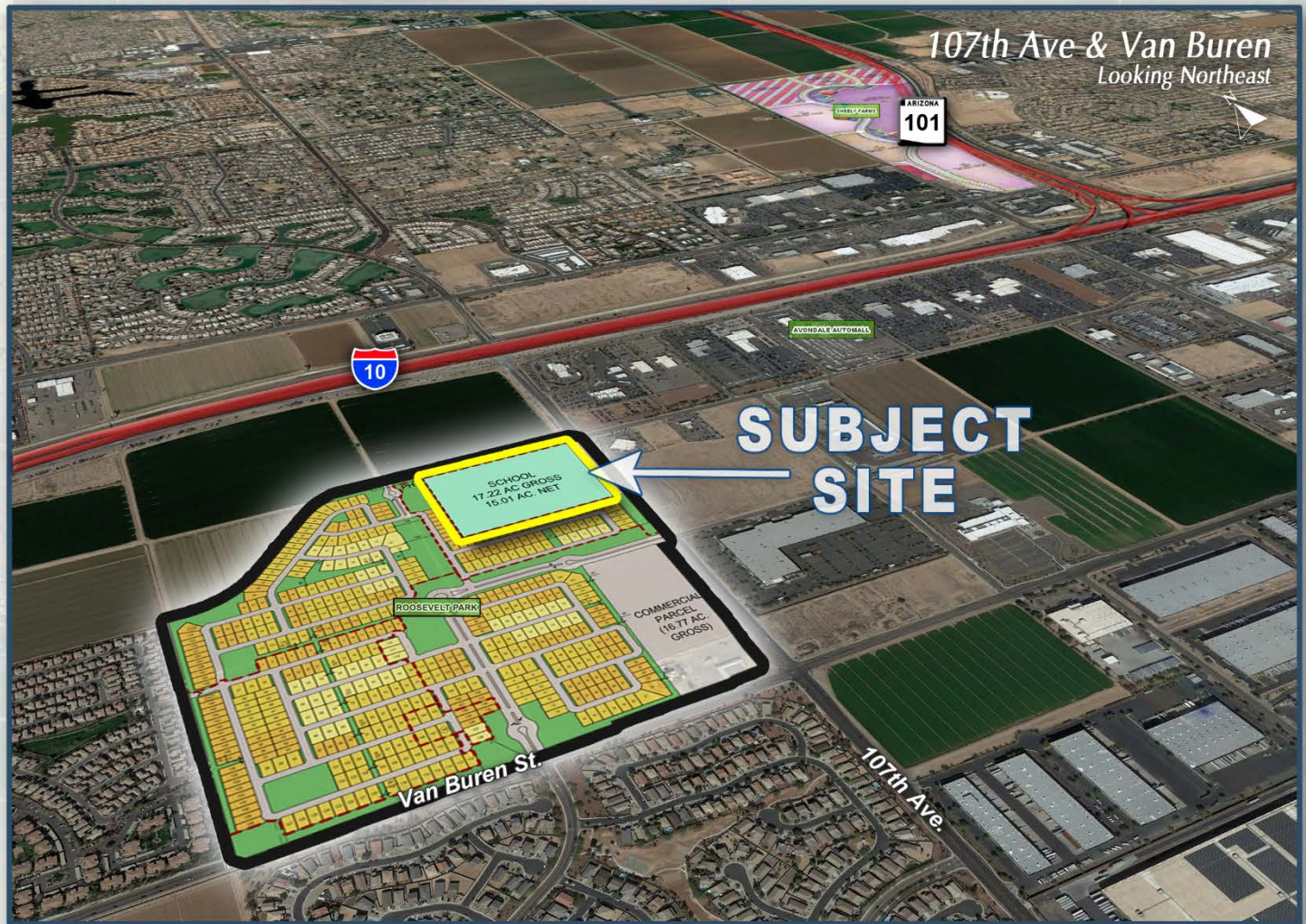


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# 107TH AVENUE AND VAN BUREN STREET

*Ideal School Site in Avondale, 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)





# 107<sup>TH</sup> AVENUE AND VAN BUREN

*Ideal School Site in Avondale, Arizona*

## **LOCATION:**

Located at the southwest corner of 107<sup>th</sup> Avenue and Roosevelt Street in the City of Avondale, Arizona.

## **SIZE:**

Currently showing 17.22 gross and 15.01 net acres but site can be adjusted to buyer's ideal size.

## **ASSESSOR PARCEL NUMBER:**

102-56-005Y (portion)

## **ZONING:**

PAD | City of Avondale

[Please click to view:](#)

- Roosevelt Park PAD
- Development Plan
- Zoning Stipulations

## **PRICE:**

\$8.00 per Square Foot

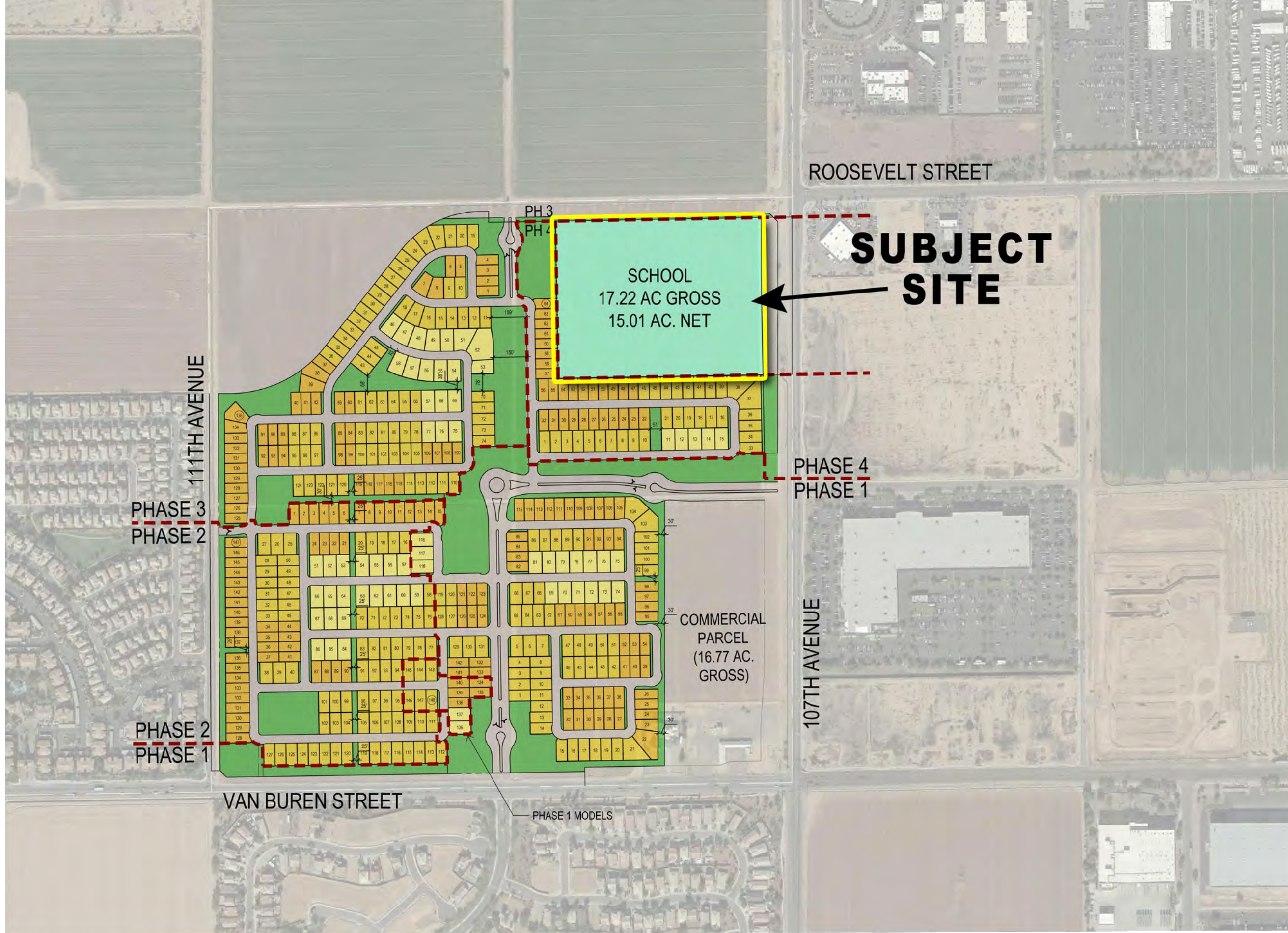
## **TERMS:**

Cash

## **COMMENTS:**

Located within Mattamy Home's master planned community, Roosevelt Park, this property is in a high growth submarket and is ideally suited for a charter school site.





Summary		
PHASE 1		
GROSS ACREAGE	40.46 Ac.	3.66 U.P.A.
NET ACREAGE	37.52 Ac.	3.94 U.P.A.
OPEN SPACE	10.55 Ac.	28.12%
USE	AMOUNT	PERCENTAGE
45'x97' SF	68 D.U.	45.95%
50'x97' SF	62 D.U.	41.89%
60'x97' SF	18 D.U.	12.16%
TOTAL UNIT COUNT	148 D.U.	
UNITS PER ACRE	3.66	

PHASE 2		
GROSS ACREAGE	25.13 Ac.	5.85 U.P.A.
NET ACREAGE	24.21 Ac.	6.07 U.P.A.
OPEN SPACE	2.73 Ac.	11.28%
USE	AMOUNT	PERCENTAGE
45'x97' SF	51 D.U.	34.69%
50'x97' SF	75 D.U.	51.02%
60'x97' SF	21 D.U.	14.29%
TOTAL UNIT COUNT	147 D.U.	
UNITS PER ACRE	5.85	

PHASE 3		
GROSS ACREAGE	31.73 Ac.	4.25 U.P.A.
NET ACREAGE	28.86 Ac.	4.68 U.P.A.
OPEN SPACE	7.60 Ac.	26.33%
USE	AMOUNT	PERCENTAGE
45'x97' SF	46 D.U.	34.07%
50'x97' SF	70 D.U.	51.85%
60'x97' SF	19 D.U.	14.07%
TOTAL UNIT COUNT	135 D.U.	
UNITS PER ACRE	4.25	

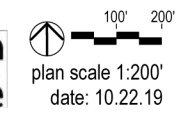
PHASE 4		
GROSS ACREAGE	12.89 Ac.	4.97 U.P.A.
NET ACREAGE	11.52 Ac.	5.56 U.P.A.
OPEN SPACE	2.44 Ac.	21.18%
USE	AMOUNT	PERCENTAGE
45'x97' SF	29 D.U.	45.31%
50'x97' SF	30 D.U.	46.88%
60'x97' SF	5 D.U.	7.81%
TOTAL UNIT COUNT	64 D.U.	
UNITS PER ACRE	4.97	

TOTAL		
GROSS ACREAGE	110.21 Ac.	4.48 U.P.A.
NET ACREAGE	102.11 Ac.	4.84 U.P.A.
OPEN SPACE	23.32 Ac.	22.84%
USE	AMOUNT	PERCENTAGE
45'x97' SF	194 D.U.	39.27%
50'x97' SF	237 D.U.	47.98%
60'x97' SF	63 D.U.	12.75%
TOTAL UNIT COUNT	494 D.U.	
UNITS PER ACRE	4.48	



# ROOSEVELT PARK

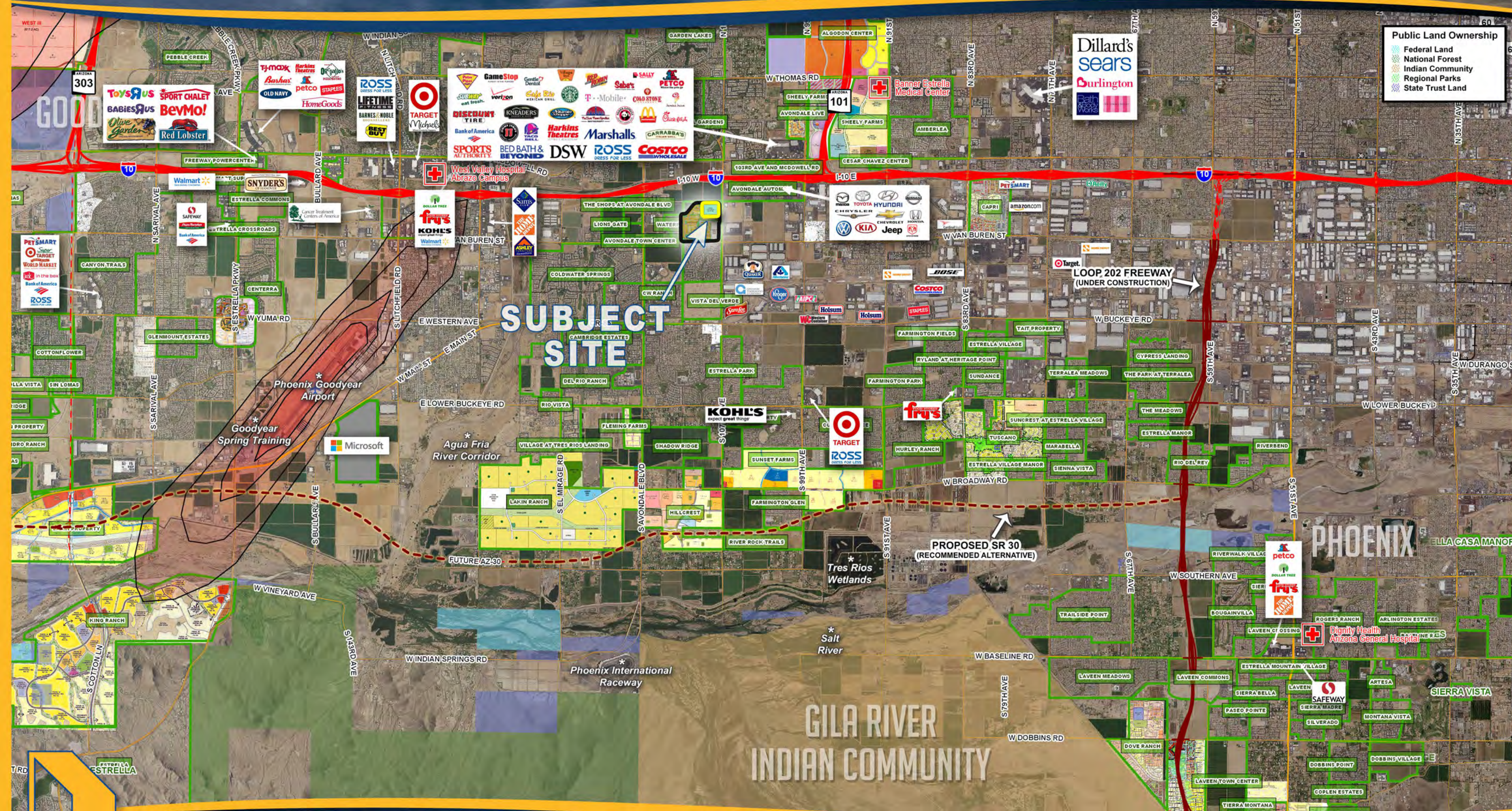
Conceptual Site Plan Option  
4D With School Site





# SOUTHWEST VALLEY AMENITIES MAP

107TH AVENUE AND VAN BUREN STREET | SCHOOL SITE



**Public Land Ownership**

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

**SUBJECT SITE**

Dillard's  
sears  
Burlington

KOHL'S  
expect great things

Target

Fry's

PHOENIX

GILA RIVER  
INDIAN COMMUNITY



# 107TH AVENUE AND VAN BUREN STREET SCHOOL SITE



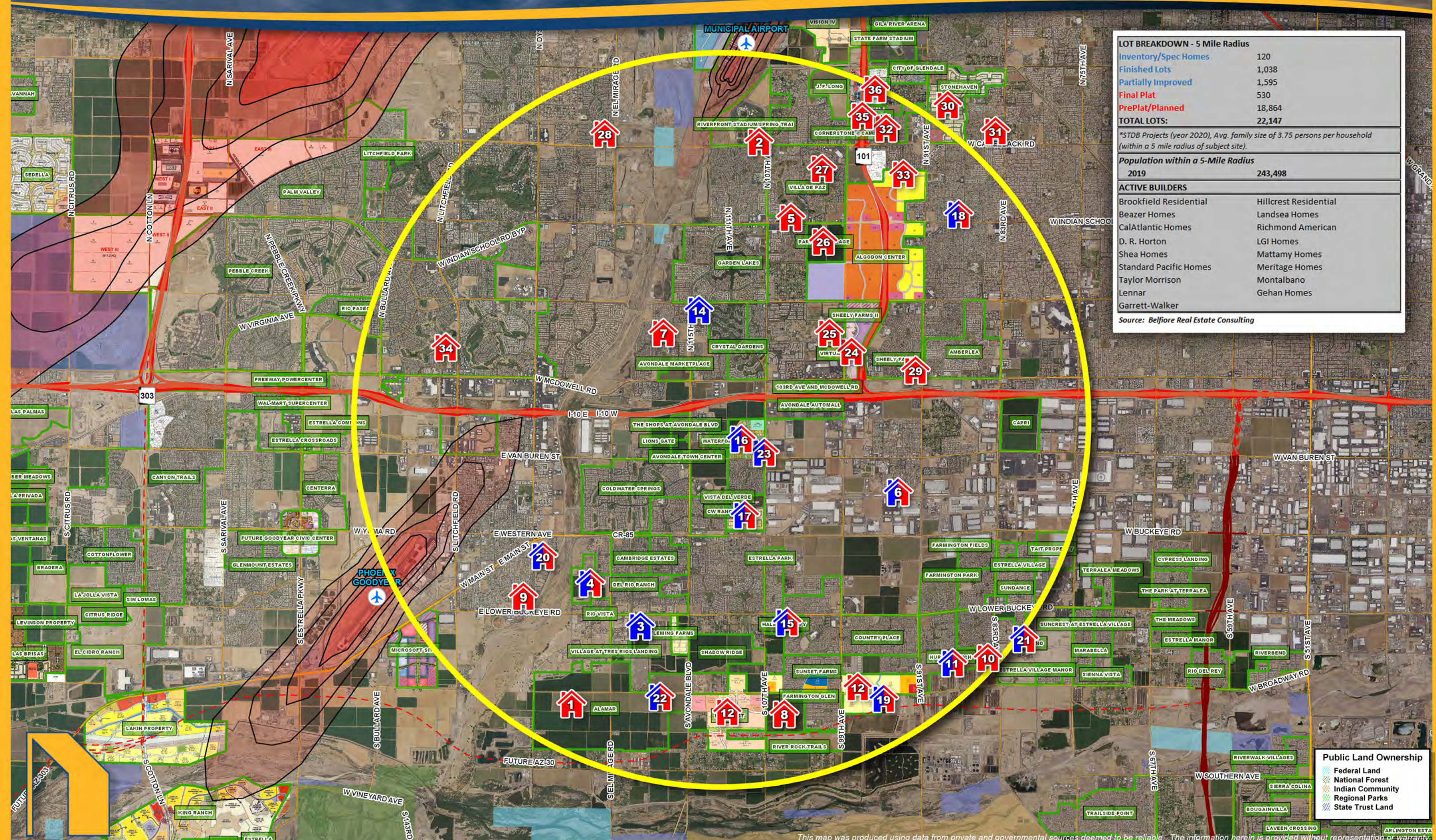
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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



# 107TH AVENUE AND VAN BUREN STREET SCHOOL SITE | 5-MILE RADIUS

LOT BREAKDOWN - 5 Mile Radius	
Inventory/Spec Homes	120
Finished Lots	1,038
Partially Improved	1,595
Final Plat	530
PrePlat/Planned	18,864
<b>TOTAL LOTS:</b>	<b>22,147</b>
*STDB Projects (year 2020), Avg. family size of 3.75 persons per household (within a 5 mile radius of subject site).	
Population within a 5-Mile Radius	
2019	243,498
ACTIVE BUILDERS	
Brookfield Residential	Hillcrest Residential
Beazer Homes	Landsea Homes
CalAtlantic Homes	Richmond American
D. R. Horton	LGI Homes
Shea Homes	Mattamy Homes
Standard Pacific Homes	Meritage Homes
Taylor Morrison	Montalbano
Lennar	Gehan Homes
Garrett-Walker	
Source: Belfiore Real Estate Consulting	



**Public Land Ownership**

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

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# 107th Ave. & Van Buren - 5 Mile Radius

**ACTIVE : Finished/Inventory/Partially Improved**

**INACTIVE: Final Plat/PrePlat**

Map #	MPC Name	BUILDER/DEVELOPER/INVESTOR	Inventory Homes (Spec)	Finished Lots	Partially Improved Lots	Final Plat Lots	PrePlat & Plannd Lots
#1	<i>Alamar</i>	Brookfield Residential	0	0	0	0	3695
#2	<i>Camelback Ranch</i>	Mattamy Homes	0	0	0	0	199
#3	<i>Cantada Ranch</i>	Montalbano Homes	0	120	0	0	0
#4	<i>Del Rio Ranch</i>	DC Holdings Inc	0	89	0	152	1489
		Beazer Homes					
		DC Holdings Inc					
		Beazer Homes					
		DC Holdings Inc					
		Ladera at Del Rio Ranch LLC					
#5	<i>Trials</i>	Virtua Elite	0	0	0	0	130
#6	<i>Encanta</i>	Landsea Homes	7	23	0	0	71
#7	<i>Encanto Crossing</i>	Avondale Recovery Acquisition LLC	0	0	0	0	217
#8	<i>Flemming Farms</i>	TGV Investments LLC	0	0	0	0	147
#9	<i>Greyhound Park (Marbella Park)</i>	TRS 13 LLC	0	0	0	60	0
#10	<i>Hatfield Ranch</i>	83rd Ave Partners LLC	0	0	0	0	63
#11	<i>Hurley Ranch</i>	PTH Properties LLC	6	0	0	318	929
		Standard Pacific Homes					
#12	<i>Jacquelynn Ranch</i>	Jacquelynn Acomazzo	0	0	0	0	353

Map #	MPC Name	BUILDER/DEVELOPER/INVESTOR	Inventory Homes (Spec)	Finished Lots	Partially Improved Lots	Final Plat Lots	PrePlat & Plannd Lots
#13	<b>Lakin Property</b>	Brookfield Residential	0	27	434	0	1119
		Landsea Homes					
		Shea Homes					
		Brookfield Residential					
		Gehan Homes					
		Taylor Morrison					
		Brookfield Residential					
		Brookfield Residential					
#14	<b>Oak Park</b>	Avondale Recovery Acquisition LLC	0	65	0	0	0
#15	<b>Park Forest</b>	Garrett-Walker Homes	12	176	0	0	283
#16	<b>Roosevelt Park</b>	Mattamy Homes	0	0	146	0	607
#17	<b>Roys Place</b>	Beazer Homes	0	0	301	0	0
		VDV Recovery Acquisition LLC					
#18	<b>Seasons</b>	Richmond American Homes	1	0	0	0	51
#19	<b>Sunset Farms</b>	Meritage Homes	24	155	0	0	704
		Meritage Homes					
		New Era Phoenix LLC					
		New Era Phoenix LLC					
		Lennar					
		Lennar					
#20	<b>Tres Rios Landing</b>	Palo Duro Homes	0	50	0	0	369
#21	<b>Tuscano</b>	LGI Homes	66	302	456	0	1496
		Richmond American Homes					
		D. R. Horton					
		Tuscano Recovery Acquisition LLC					



Map #	MPC Name	BUILDER/DEVELOPER/INVESTOR	Inventory Homes (Spec)	Finished Lots	Partially Improved Lots	Final Plat Lots	PrePlat & Plannd Lots
		D. R. Horton					
#22	<b>Verde Trails</b>	Hillcrest Residential	0	0	0	0	847
#23	<b>Vista Del Verde</b>	Richmond American Homes	4	31	258	0	435
		Richmond American Homes					
		VDV Recovery Acquisition LLC					
		VDV Recovery Acquisition LLC					
		VDV Recovery Acquisition LLC					
		Meritage Homes					
		CalAtlantic Homes					
#24	<b>Sheely Center</b>		0	0	0	0	1375
#25	<b>Virtua 99</b>	<i>*Single Family &amp; Multi Family Combined</i>	0	0	0	0	528
#26	<b>Parkside Village</b>		0	0	0	0	784
#27	<b>Avilla Homes</b>	<i>NexMetro (for rent)</i>	0	0	0	0	122
#28	<b>Christopher Todd Communities on Camelback</b>	<i>Chrsitopher Todd (for rent)</i>	0	0	0	0	173
#29	<b>WestAcre</b>	<i>Christopher Todd (for rent)</i>	0	0	0	0	166
#30	<b>Stonehaven</b>	<i>Pulte Homes</i>	0	0	0	0	1392
#31	<b>Camelback Village</b>	<i>Hillston Homes</i>	0	0	0	0	53
#32	<b>Copper Falls Commercial Center Apartments</b>	<i>Copper Falls Apartments</i>	0	0	0	0	240



Map #	MPC Name	BUILDER/DEVELOPER/INVESTOR	Inventory Homes (Spec)	Finished Lots	Partially Improved Lots	Final Plat Lots	PrePlat & Plannd Lots
#33	Western Enclave	Lennar	0	0	0	0	524
#34	Vistas at Palm Valley	Meritage	0	0	0	0	197
#35	Urban 95 (Multi-Family)	Lva Urban Design Studio Cardinal Land Holdings li, LLC	0	0	0	0	710
#36	CBD101	IBM					
<b>TOTAL:</b>			<b>120</b>	<b>1038</b>	<b>1595</b>	<b>530</b>	<b>18864</b>

LOT BREAKDOWN - 5 Mile Radius	
Inventory/Spec Homes	120
Finished Lots	1,038
Partially Improved	1,595
Final Plat	530
PrePlat/Planned	18,864
<b>TOTAL LOTS:</b>	<b>22,147</b>

\*STDB Projects (year 2020), Avg. family size of 3.75 persons per household (within a 5 mile radius of subject site).

Population within a 5-Mile Radius	
<b>2019</b>	<b>243,498</b>

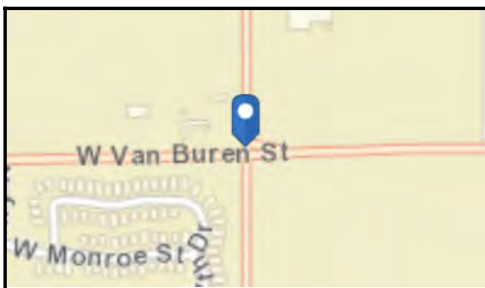
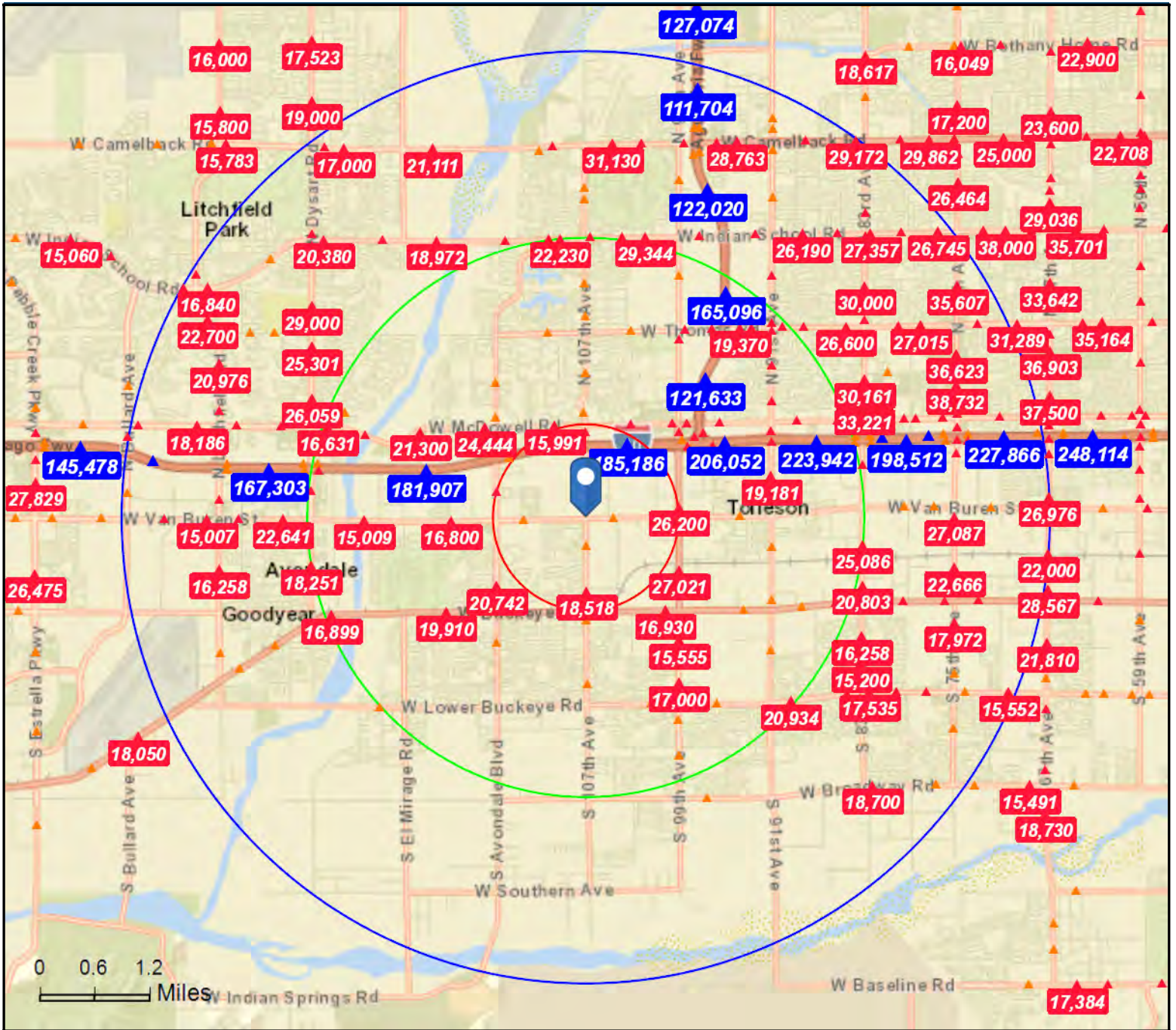
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Source: Belfiore Real Estate Consulting

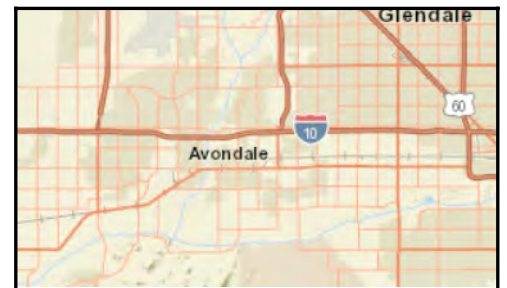


107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.45005  
 Longitude: -112.28981



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 28, 2019





# Traffic Count Profile

107th Avenue & Van Buren  
300-318 N 107th Ave, Avondale, Arizona, 85323  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45005  
Longitude: -112.28981

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.18	N 107th Ave	W Van Buren St (0.19 miles S)	2014	12,047
0.29	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.30	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.55	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16,005
0.67	W Van Buren St	111th Ave (0.17 miles E)	2014	9,602
0.68	Roosevelt St	103rd Ave (0.06 miles E)	2014	3,002
0.75	I- 10	N 107th Ave (0.1 miles E)	2015	4,801
0.75	Frontage Rd	N 107th Ave (0.14 miles W)	2013	2,895
0.79	Frontage Rd	N 107th Ave (0.20999999 miles W)	2015	5,244
0.79	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18,518
0.81	I- 10	N 107th Ave (0.1 miles E)	2015	5,447
0.83	Frontage Rd	N 107th Ave (0.16 miles W)	2013	2,448
0.90	I- 10	N 107th Ave (0.40000001 miles W)	2013	6,391
0.92	I- 10	N 107th Ave (0.44999999 miles W)	2016	185,186
0.93	N 107th Ave	W McDowell Rd (0.07 miles N)	2015	17,800
0.93	Frontage Rd	N 99th Ave (0.46000001 miles E)	2010	6,694
1.00	N 99th Ave	W Van Buren St (0.1 miles S)	2015	26,200
1.00	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
1.01	Mc 85	Buckeye Rd (0.1 miles W)	2015	15,859
1.04	W McDowell Rd	N 109th Ave (0.08 miles E)	2014	15,991
1.05	I- 10	N Avondale Blvd (0.14 miles W)	2015	14,318
1.08	I- 10	N Avondale Blvd (0.15000001 miles W)	2015	14,573
1.10	S 107th Ave	W Papago St (0.09 miles S)	2015	12,236
1.12	W McDowell Rd	N 103rd Ave (0.01 miles E)	2014	22,379
1.13	N 107th Ave	Crystal Gardens Pkwy (0.12 miles NW)	2014	11,990
1.15	S 99th Ave	W Harrison St (0.12 miles N)	2015	27,021
1.21	S 115th Ave	Coldwater Ranch Blvd (0.03 miles S)	2014	20,742
1.22	I- 10	N Avondale Blvd (0.11 miles NE)	2015	3,661
1.24		(0.0 miles )	2015	3,711
1.25	Mc 85	S 113th Ave (0.02 miles E)	2015	18,182

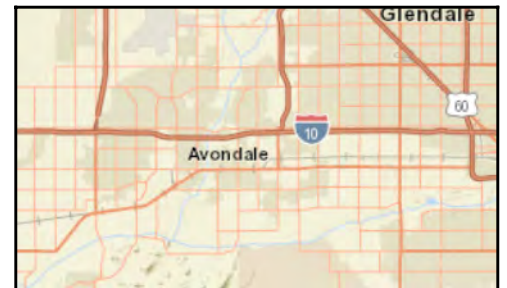
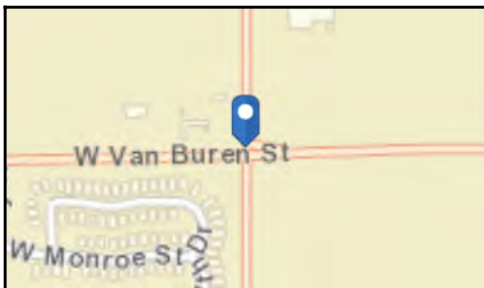
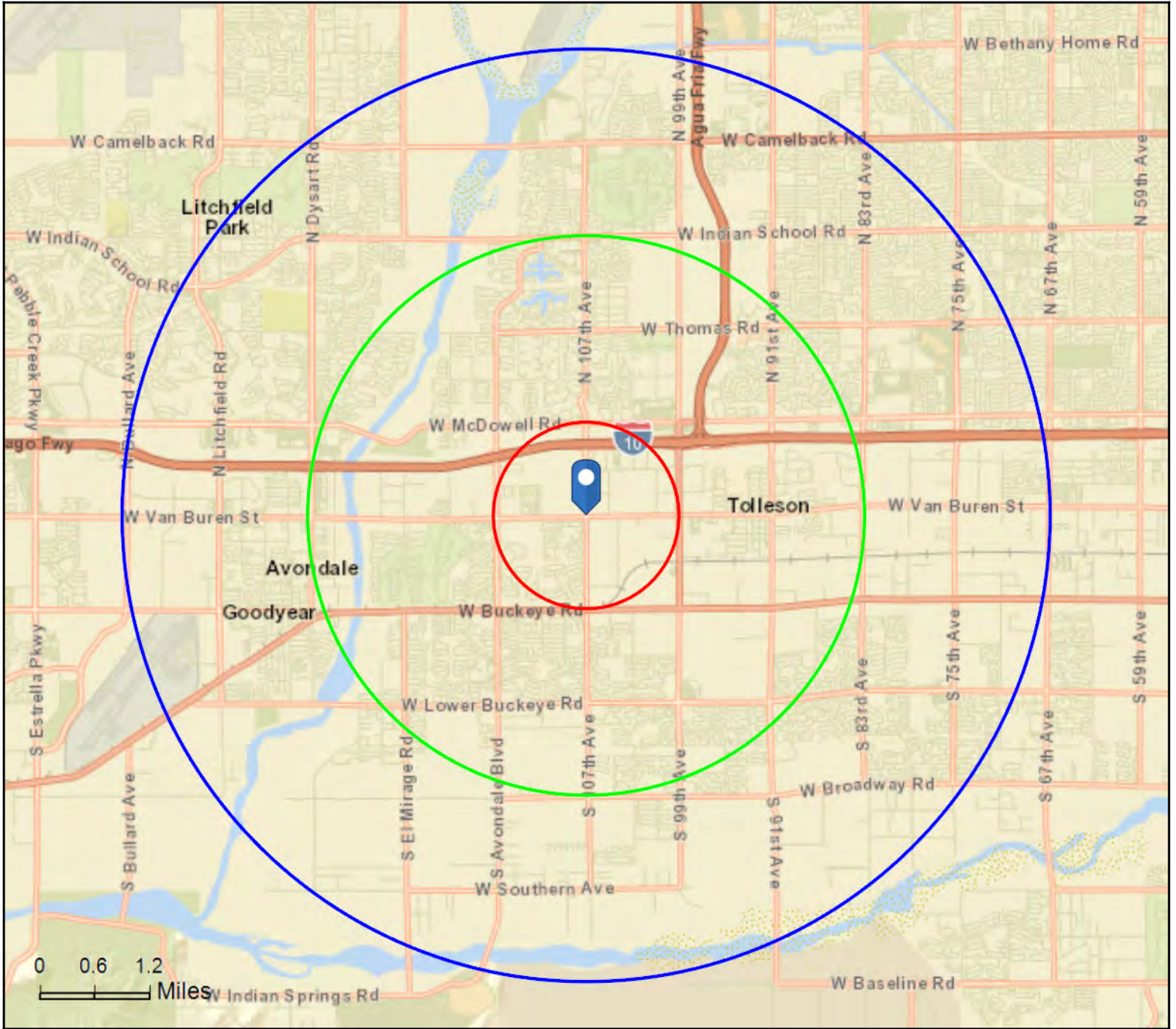
**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2019 Kalibrate Technologies (Q2 2019).



107th Avenue & Van Buren  
300-318 N 107th Ave, Avondale, Arizona, 85323  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.45005  
Longitude: -112.28981







# Executive Summary

107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.45005  
 Longitude: -112.28981

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	51	31,653	114,642
2010 Population	3,230	83,771	213,586
2019 Population	3,735	95,961	243,498
2024 Population	4,055	104,256	264,253
2000-2010 Annual Rate	51.41%	10.22%	6.42%
2010-2019 Annual Rate	1.58%	1.48%	1.43%
2019-2024 Annual Rate	1.66%	1.67%	1.65%
2019 Male Population	50.9%	49.3%	49.4%
2019 Female Population	49.1%	50.7%	50.6%
2019 Median Age	26.9	29.8	29.5

In the identified area, the current year population is 243,498. In 2010, the Census count in the area was 213,586. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 264,253 representing a change of 1.65% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 26.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	44.2%	52.0%	51.6%
2019 Black Alone	15.7%	11.3%	9.7%
2019 American Indian/Alaska Native Alone	2.3%	1.7%	1.8%
2019 Asian Alone	5.8%	3.8%	3.4%
2019 Pacific Islander Alone	0.4%	0.4%	0.2%
2019 Other Race	27.1%	25.9%	28.6%
2019 Two or More Races	4.6%	4.9%	4.8%
2019 Hispanic Origin (Any Race)	53.6%	57.8%	60.8%

Persons of Hispanic origin represent 60.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	60	60	60
2000 Households	14	9,471	34,005
2010 Households	1,008	25,025	62,935
2019 Total Households	1,169	28,320	71,126
2024 Total Households	1,269	30,686	76,956
2000-2010 Annual Rate	53.37%	10.20%	6.35%
2010-2019 Annual Rate	1.61%	1.35%	1.33%
2019-2024 Annual Rate	1.66%	1.62%	1.59%
2019 Average Household Size	3.20	3.39	3.42

The household count in this area has changed from 62,935 in 2010 to 71,126 in the current year, a change of 1.33% annually. The five-year projection of households is 76,956, a change of 1.59% annually from the current year total. Average household size is currently 3.42, compared to 3.39 in the year 2010. The number of families in the current year is 55,054 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.1%	16.5%	17.0%
<b>Median Household Income</b>			
2019 Median Household Income	\$72,225	\$61,670	\$56,984
2024 Median Household Income	\$81,683	\$69,630	\$64,027
2019-2024 Annual Rate	2.49%	2.46%	2.36%
<b>Average Household Income</b>			
2019 Average Household Income	\$82,861	\$73,631	\$70,899
2024 Average Household Income	\$94,497	\$84,422	\$81,878
2019-2024 Annual Rate	2.66%	2.77%	2.92%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,720	\$21,756	\$20,753
2024 Per Capita Income	\$29,328	\$24,877	\$23,894
2019-2024 Annual Rate	2.66%	2.72%	2.86%

### Households by Income

Current median household income is \$56,984 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$64,027 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$70,899 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$81,878 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,753 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$23,894 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	168	147	143
2000 Total Housing Units	16	10,145	35,877
2000 Owner Occupied Housing Units	6	7,995	26,354
2000 Renter Occupied Housing Units	7	1,476	7,651
2000 Vacant Housing Units	3	674	1,872
2010 Total Housing Units	1,194	28,302	72,445
2010 Owner Occupied Housing Units	555	15,720	38,836
2010 Renter Occupied Housing Units	453	9,305	24,099
2010 Vacant Housing Units	186	3,277	9,510
2019 Total Housing Units	1,316	31,031	79,351
2019 Owner Occupied Housing Units	631	17,858	43,663
2019 Renter Occupied Housing Units	539	10,461	27,463
2019 Vacant Housing Units	147	2,711	8,225
2024 Total Housing Units	1,425	33,426	85,458
2024 Owner Occupied Housing Units	692	19,629	48,245
2024 Renter Occupied Housing Units	577	11,057	28,711
2024 Vacant Housing Units	156	2,740	8,502

Currently, 55.0% of the 79,351 housing units in the area are owner occupied; 34.6%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 72,445 housing units in the area - 53.6% owner occupied, 33.3% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 4.13%. Median home value in the area is \$198,235, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.99% annually to \$229,665.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.





# Market Profile

107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45005  
 Longitude: -112.28981

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	51	31,653	114,642
2010 Total Population	3,230	83,771	213,586
2019 Total Population	3,735	95,961	243,498
2019 Group Quarters	0	57	433
2024 Total Population	4,055	104,256	264,253
2019-2024 Annual Rate	1.66%	1.67%	1.65%
2019 Total Daytime Population	7,339	82,541	209,207
Workers	5,402	32,758	78,621
Residents	1,937	49,783	130,586
<b>Household Summary</b>			
2000 Households	14	9,471	34,005
2000 Average Household Size	3.64	3.34	3.37
2010 Households	1,008	25,025	62,935
2010 Average Household Size	3.20	3.35	3.39
2019 Households	1,169	28,320	71,126
2019 Average Household Size	3.20	3.39	3.42
2024 Households	1,269	30,686	76,956
2024 Average Household Size	3.20	3.40	3.43
2019-2024 Annual Rate	1.66%	1.62%	1.59%
2010 Families	731	19,626	49,291
2010 Average Family Size	3.66	3.70	3.76
2019 Families	836	22,048	55,054
2019 Average Family Size	3.67	3.76	3.81
2024 Families	904	23,810	59,396
2024 Average Family Size	3.67	3.77	3.83
2019-2024 Annual Rate	1.58%	1.55%	1.53%
<b>Housing Unit Summary</b>			
2000 Housing Units	16	10,145	35,877
Owner Occupied Housing Units	37.5%	78.8%	73.5%
Renter Occupied Housing Units	43.8%	14.5%	21.3%
Vacant Housing Units	18.8%	6.6%	5.2%
2010 Housing Units	1,194	28,302	72,445
Owner Occupied Housing Units	46.5%	55.5%	53.6%
Renter Occupied Housing Units	37.9%	32.9%	33.3%
Vacant Housing Units	15.6%	11.6%	13.1%
2019 Housing Units	1,316	31,031	79,351
Owner Occupied Housing Units	47.9%	57.5%	55.0%
Renter Occupied Housing Units	41.0%	33.7%	34.6%
Vacant Housing Units	11.2%	8.7%	10.4%
2024 Housing Units	1,425	33,426	85,458
Owner Occupied Housing Units	48.6%	58.7%	56.5%
Renter Occupied Housing Units	40.5%	33.1%	33.6%
Vacant Housing Units	10.9%	8.2%	9.9%
<b>Median Household Income</b>			
2019	\$72,225	\$61,670	\$56,984
2024	\$81,683	\$69,630	\$64,027
<b>Median Home Value</b>			
2019	\$208,043	\$208,164	\$198,235
2024	\$230,000	\$237,013	\$229,665
<b>Per Capita Income</b>			
2019	\$25,720	\$21,756	\$20,753
2024	\$29,328	\$24,877	\$23,894
<b>Median Age</b>			
2010	25.6	27.5	27.5
2019	26.9	29.8	29.5
2024	26.5	30.5	30.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





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	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	1,169	28,320	71,126
<\$15,000	2.8%	6.4%	7.7%
\$15,000 - \$24,999	3.5%	5.6%	7.1%
\$25,000 - \$34,999	9.8%	8.9%	10.1%
\$35,000 - \$49,999	13.0%	14.8%	16.2%
\$50,000 - \$74,999	22.6%	24.7%	23.6%
\$75,000 - \$99,999	16.9%	17.3%	15.4%
\$100,000 - \$149,999	23.6%	16.2%	13.9%
\$150,000 - \$199,999	5.3%	4.4%	3.7%
\$200,000+	2.4%	1.7%	2.4%
Average Household Income	\$82,861	\$73,631	\$70,899
<b>2024 Households by Income</b>			
Household Income Base	1,269	30,686	76,956
<\$15,000	2.0%	5.0%	6.1%
\$15,000 - \$24,999	2.8%	4.5%	5.7%
\$25,000 - \$34,999	7.6%	7.2%	8.2%
\$35,000 - \$49,999	11.0%	13.3%	14.6%
\$50,000 - \$74,999	20.8%	23.7%	23.2%
\$75,000 - \$99,999	17.0%	18.5%	16.9%
\$100,000 - \$149,999	28.4%	19.2%	16.8%
\$150,000 - \$199,999	6.9%	6.3%	5.2%
\$200,000+	3.2%	2.4%	3.2%
Average Household Income	\$94,497	\$84,422	\$81,878
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	631	17,858	43,657
<\$50,000	0.3%	2.8%	3.4%
\$50,000 - \$99,999	0.5%	2.8%	6.0%
\$100,000 - \$149,999	4.9%	7.7%	13.5%
\$150,000 - \$199,999	38.4%	32.1%	28.2%
\$200,000 - \$249,999	36.5%	28.6%	23.1%
\$250,000 - \$299,999	17.6%	16.1%	12.1%
\$300,000 - \$399,999	1.6%	8.0%	8.7%
\$400,000 - \$499,999	0.0%	1.0%	2.6%
\$500,000 - \$749,999	0.2%	0.1%	1.5%
\$750,000 - \$999,999	0.0%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$210,952	\$219,481	\$220,066
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	692	19,629	48,238
<\$50,000	0.1%	2.2%	1.9%
\$50,000 - \$99,999	0.1%	1.8%	3.3%
\$100,000 - \$149,999	1.3%	1.9%	5.9%
\$150,000 - \$199,999	23.7%	20.7%	22.8%
\$200,000 - \$249,999	41.2%	31.5%	27.1%
\$250,000 - \$299,999	29.8%	24.0%	17.7%
\$300,000 - \$399,999	3.3%	14.0%	12.8%
\$400,000 - \$499,999	0.0%	2.4%	4.6%
\$500,000 - \$749,999	0.4%	0.3%	2.7%
\$750,000 - \$999,999	0.0%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.0%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$232,117	\$250,512	\$256,242

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





# Market Profile

107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.45005  
 Longitude: -112.28981

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	3,231	83,770	213,585
0 - 4	11.8%	9.8%	9.8%
5 - 9	9.4%	9.5%	9.7%
10 - 14	8.0%	9.2%	9.4%
15 - 24	19.4%	17.2%	17.0%
25 - 34	22.0%	16.9%	16.2%
35 - 44	14.6%	14.6%	14.5%
45 - 54	8.1%	11.0%	11.2%
55 - 64	4.7%	7.1%	7.2%
65 - 74	1.6%	3.2%	3.3%
75 - 84	0.4%	1.3%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	66.3%	66.4%	65.7%
<b>2019 Population by Age</b>			
Total	3,735	95,962	243,499
0 - 4	10.7%	9.2%	9.3%
5 - 9	9.9%	8.8%	8.9%
10 - 14	8.1%	8.2%	8.3%
15 - 24	17.5%	14.7%	15.1%
25 - 34	20.7%	18.7%	18.1%
35 - 44	15.5%	14.5%	13.8%
45 - 54	9.0%	10.9%	11.0%
55 - 64	5.0%	8.2%	8.3%
65 - 74	2.8%	4.9%	5.0%
75 - 84	0.6%	1.6%	1.8%
85 +	0.1%	0.4%	0.5%
18 +	67.1%	69.4%	69.1%
<b>2024 Population by Age</b>			
Total	4,054	104,257	264,254
0 - 4	10.8%	9.4%	9.4%
5 - 9	9.9%	8.9%	8.9%
10 - 14	8.6%	8.4%	8.4%
15 - 24	17.8%	13.8%	14.2%
25 - 34	20.2%	18.6%	18.2%
35 - 44	16.1%	15.8%	14.9%
45 - 54	8.6%	10.1%	10.2%
55 - 64	4.5%	7.6%	7.8%
65 - 74	2.7%	5.1%	5.1%
75 - 84	0.6%	2.0%	2.2%
85 +	0.1%	0.4%	0.5%
18 +	66.1%	69.0%	68.7%
<b>2010 Population by Sex</b>			
Males	1,625	41,306	105,564
Females	1,605	42,465	108,022
<b>2019 Population by Sex</b>			
Males	1,901	47,294	120,298
Females	1,834	48,667	123,200
<b>2024 Population by Sex</b>			
Males	2,073	51,232	130,280
Females	1,982	53,024	133,972

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





# Market Profile

107th Avenue & Van Buren  
 300-318 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45005  
 Longitude: -112.28981

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	3,230	83,772	213,587
White Alone	48.6%	56.2%	55.5%
Black Alone	13.8%	9.8%	8.4%
American Indian Alone	2.2%	1.6%	1.7%
Asian Alone	5.3%	3.3%	3.0%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	25.4%	24.1%	26.9%
Two or More Races	4.2%	4.5%	4.4%
Hispanic Origin	51.3%	55.0%	58.2%
Diversity Index	87.0	83.5	83.8
<b>2019 Population by Race/Ethnicity</b>			
Total	3,734	95,961	243,499
White Alone	44.2%	52.0%	51.6%
Black Alone	15.7%	11.3%	9.7%
American Indian Alone	2.3%	1.7%	1.8%
Asian Alone	5.8%	3.8%	3.4%
Pacific Islander Alone	0.4%	0.4%	0.2%
Some Other Race Alone	27.1%	25.9%	28.6%
Two or More Races	4.6%	4.9%	4.8%
Hispanic Origin	53.6%	57.8%	60.8%
Diversity Index	88.8	85.4	85.5
<b>2024 Population by Race/Ethnicity</b>			
Total	4,056	104,257	264,253
White Alone	42.0%	50.0%	49.7%
Black Alone	16.7%	12.1%	10.4%
American Indian Alone	2.4%	1.8%	1.8%
Asian Alone	6.1%	4.1%	3.7%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	27.7%	26.5%	29.1%
Two or More Races	4.7%	5.2%	5.0%
Hispanic Origin	54.6%	59.1%	62.1%
Diversity Index	89.5	86.2	86.3
<b>2010 Population by Relationship and Household Type</b>			
Total	3,230	83,771	213,586
In Households	100.0%	99.9%	99.8%
In Family Households	86.7%	90.6%	90.8%
Householder	22.4%	23.5%	23.1%
Spouse	15.0%	15.7%	15.2%
Child	37.2%	40.3%	40.8%
Other relative	8.3%	7.3%	7.7%
Nonrelative	3.7%	3.8%	4.0%
In Nonfamily Households	13.3%	9.3%	9.0%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





# Market Profile

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	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	2,006	56,712	142,320
Less than 9th Grade	4.8%	7.3%	9.6%
9th - 12th Grade, No Diploma	9.5%	10.3%	12.4%
High School Graduate	22.7%	24.7%	24.7%
GED/Alternative Credential	4.1%	4.4%	4.3%
Some College, No Degree	26.6%	26.2%	24.3%
Associate Degree	12.4%	8.5%	8.1%
Bachelor's Degree	11.9%	12.8%	11.3%
Graduate/Professional Degree	7.9%	5.7%	5.4%
<b>2019 Population 15+ by Marital Status</b>			
Total	2,660	70,810	179,205
Never Married	48.1%	37.4%	38.6%
Married	43.1%	48.6%	47.4%
Widowed	2.3%	3.0%	3.2%
Divorced	6.5%	11.0%	10.7%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	97.5%	95.3%	94.2%
Civilian Unemployed (Unemployment Rate)	2.5%	4.7%	5.8%
<b>2019 Employed Population 16+ by Industry</b>			
Total	1,835	46,907	114,546
Agriculture/Mining	0.0%	0.7%	0.6%
Construction	7.5%	8.7%	9.9%
Manufacturing	8.1%	7.7%	7.4%
Wholesale Trade	0.7%	3.2%	3.0%
Retail Trade	19.6%	13.7%	13.4%
Transportation/Utilities	10.1%	10.2%	9.3%
Information	0.5%	1.6%	1.5%
Finance/Insurance/Real Estate	5.8%	8.6%	7.8%
Services	37.9%	39.7%	41.5%
Public Administration	9.9%	6.0%	5.5%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	1,834	46,907	114,545
White Collar	63.2%	56.2%	52.5%
Management/Business/Financial	6.4%	11.1%	10.3%
Professional	16.9%	14.0%	13.4%
Sales	19.5%	9.9%	10.4%
Administrative Support	20.4%	21.3%	18.4%
Services	14.9%	17.2%	19.5%
Blue Collar	21.9%	26.5%	28.0%
Farming/Forestry/Fishing	0.0%	0.4%	0.5%
Construction/Extraction	4.4%	5.4%	7.1%
Installation/Maintenance/Repair	4.6%	3.8%	4.1%
Production	3.3%	4.6%	5.5%
Transportation/Material Moving	9.5%	12.3%	10.7%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	3,230	83,771	213,586
Population Inside Urbanized Area	100.0%	99.9%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	1,009	25,025	62,934
Households with 1 Person	16.7%	14.6%	15.2%
Households with 2+ People	83.3%	85.4%	84.8%
Family Households	72.4%	78.4%	78.3%
Husband-wife Families	48.6%	52.6%	51.7%
With Related Children	34.2%	32.8%	32.6%
Other Family (No Spouse Present)	23.8%	25.8%	26.6%
Other Family with Male Householder	7.2%	8.1%	8.5%
With Related Children	4.7%	5.7%	6.1%
Other Family with Female Householder	16.6%	17.7%	18.1%
With Related Children	13.9%	13.6%	14.0%
Nonfamily Households	10.8%	7.0%	6.5%
All Households with Children	53.5%	52.9%	53.4%
Multigenerational Households	8.2%	9.0%	9.4%
Unmarried Partner Households	11.5%	10.4%	10.4%
Male-female	10.6%	9.5%	9.5%
Same-sex	0.9%	0.9%	0.8%
<b>2010 Households by Size</b>			
Total	1,009	25,025	62,934
1 Person Household	16.7%	14.6%	15.2%
2 Person Household	24.7%	25.0%	24.3%
3 Person Household	18.4%	18.2%	17.5%
4 Person Household	18.7%	18.4%	18.1%
5 Person Household	10.5%	12.1%	12.3%
6 Person Household	5.8%	6.2%	6.5%
7 + Person Household	5.1%	5.5%	6.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,008	25,025	62,935
Owner Occupied	55.1%	62.8%	61.7%
Owned with a Mortgage/Loan	53.4%	56.4%	54.4%
Owned Free and Clear	1.7%	6.5%	7.3%
Renter Occupied	44.9%	37.2%	38.3%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,194	28,302	72,445
Housing Units Inside Urbanized Area	100.0%	99.9%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.2%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)		
2.	NeWest Residents (13C)	Metro Fusion (11C)	Barrios Urbanos (7D)
3.	Top Tier (1A)	Soccer Moms (4A)	American Dreamers (7C)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,657,113	\$54,043,004	\$131,924,944
Average Spent	\$2,272.98	\$1,908.30	\$1,854.81
Spending Potential Index	106	89	87
Education: Total \$	\$1,605,342	\$35,011,842	\$84,437,883
Average Spent	\$1,373.26	\$1,236.29	\$1,187.16
Spending Potential Index	86	78	74
Entertainment/Recreation: Total \$	\$3,554,006	\$77,146,095	\$186,589,767
Average Spent	\$3,040.21	\$2,724.09	\$2,623.37
Spending Potential Index	93	83	80
Food at Home: Total \$	\$6,160,388	\$126,760,108	\$309,029,144
Average Spent	\$5,269.79	\$4,475.99	\$4,344.81
Spending Potential Index	102	87	84
Food Away from Home: Total \$	\$4,507,194	\$92,524,275	\$225,941,101
Average Spent	\$3,855.60	\$3,267.10	\$3,176.63
Spending Potential Index	105	89	86
Health Care: Total \$	\$6,180,669	\$137,620,875	\$334,259,185
Average Spent	\$5,287.14	\$4,859.49	\$4,699.54
Spending Potential Index	89	82	79
HH Furnishings & Equipment: Total \$	\$2,502,768	\$53,520,751	\$130,431,250
Average Spent	\$2,140.95	\$1,889.86	\$1,833.81
Spending Potential Index	100	89	86
Personal Care Products & Services: Total \$	\$1,051,386	\$22,289,640	\$53,952,623
Average Spent	\$899.39	\$787.06	\$758.55
Spending Potential Index	101	89	86
Shelter: Total \$	\$21,341,660	\$445,490,721	\$1,077,602,317
Average Spent	\$18,256.34	\$15,730.60	\$15,150.61
Spending Potential Index	99	85	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,593,371	\$57,712,392	\$139,073,816
Average Spent	\$2,218.45	\$2,037.87	\$1,955.32
Spending Potential Index	89	82	79
Travel: Total \$	\$2,348,661	\$52,667,962	\$126,052,567
Average Spent	\$2,009.12	\$1,859.74	\$1,772.24
Spending Potential Index	90	83	79
Vehicle Maintenance & Repairs: Total \$	\$1,311,442	\$27,788,573	\$67,737,096
Average Spent	\$1,121.85	\$981.23	\$952.35
Spending Potential Index	98	86	83

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.