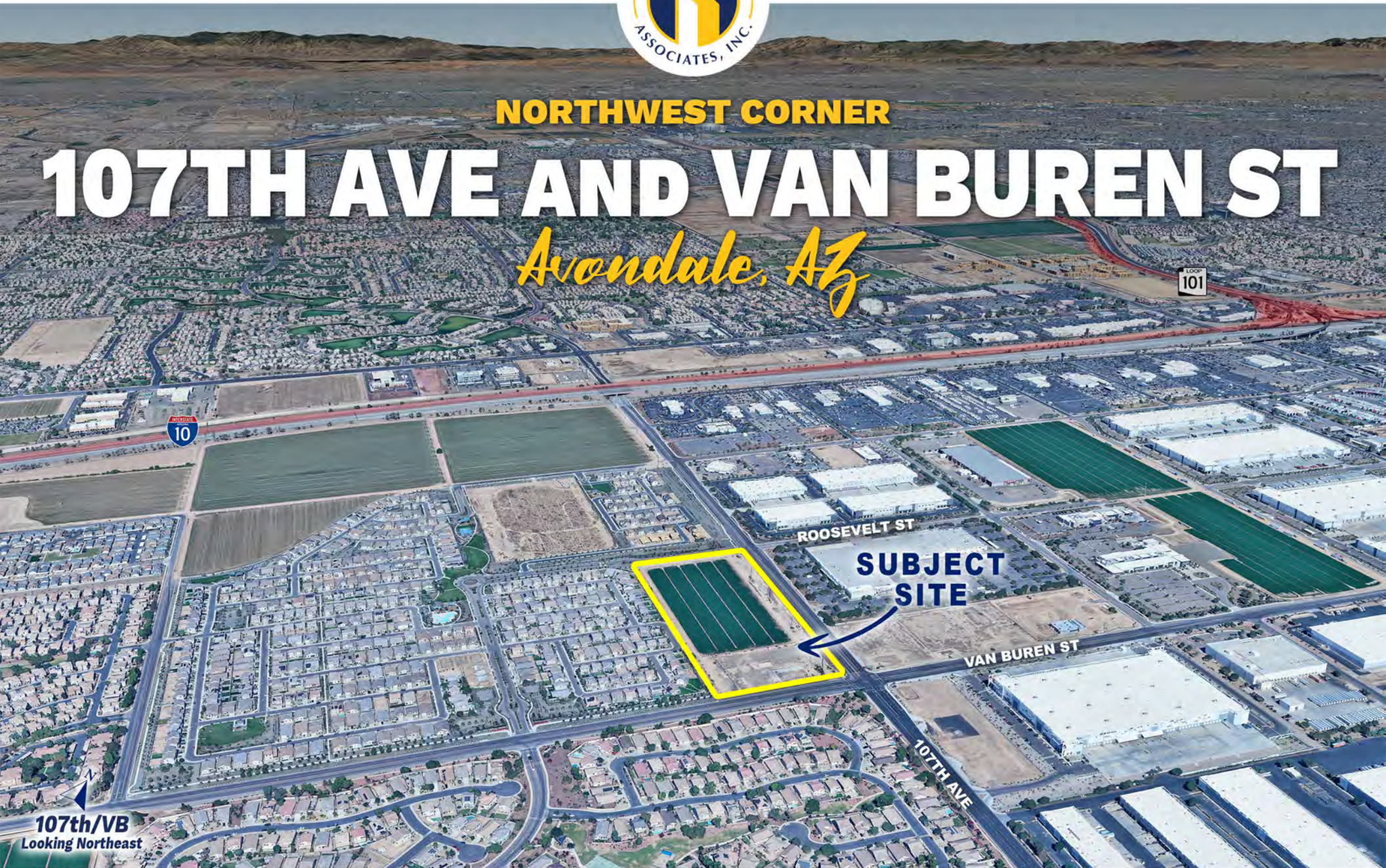




NORTHWEST CORNER

107TH AVE AND VAN BUREN ST

Avondale, AZ



107th/VB
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



COMMERCIAL CORNER IN AVONDALE, ARIZONA

107TH AVENUE AND VAN BUREN STREET

LOCATION

Located at the northwest corner of 107th Avenue and Van Buren Street in the City of Avondale, Arizona.

SIZE

±12.09 Net Acres (±526,761 SF)

PRICE

Minimum Suggested Offering Price: \$12/SF or \$6,321,132

TERMS

Cash

COMMENTS

Just south of the Interstate-10 and surrounded by Mattamy Homes wildly successful Roosevelt Park, this well-located corner offers excellent commercial development potential.

ASSESSOR PARCEL NUMBERS

102-56-005V and 005W

PROPERTY TAXES

2025 Assessment: \$1,377.34

ZONING

PAD | City of Avondale

[CLICK HERE](#) to view:

- ALTA Survey
- Roosevelt Park Development Plan
- Ordinance 798-01 adopted case Z00-011
- Minor PAD Amendment
- Roosevelt Park PAD
- PAD Zoning Stipulations
- Title Commitment



AVONDALE QUICK FACTS



POPULATION

2025 population: **96,196**
Annual population growth : **1.4%**
Median age of **31.9**



GROWTH

By 2030, **50%** of the metro's population growth will occur in the **west valley**, including Avondale.

Source: avondaleaz.gov



MEDIAN HOME PRICE

Avondale **\$425,000**
Phoenix **\$455,000**
United States **\$446,300**

Source: realtor.com



TOP RESIDENT OCCUPATIONS

Healthcare **40,900** workers
Business Services **106,400** workers
Manufacturing & Logistics **61,200** workers
Information Tech **11,700** workers

Source: avondaleaz.gov



NEARBY AMENITIES

Westgate Entertainment District
State Farm Stadium
Gila River Arena
Wildfie World Zoo & Aquarium
Desert Diamond West Valley Casino
Spring Straining Stadiums

Source: avondaleaz.gov



EDUCATION

Tolleson High School District **12,000**
Littleton Elementary School District **6,056**
Estrella Vista Elementary School **958**
Legacy Traditional School- Avondale **1,328**
Estrella Mountain Community College **9,164**
Imagine Avondale Elemenrary **567**
Glendale Community College **15,112**





107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET



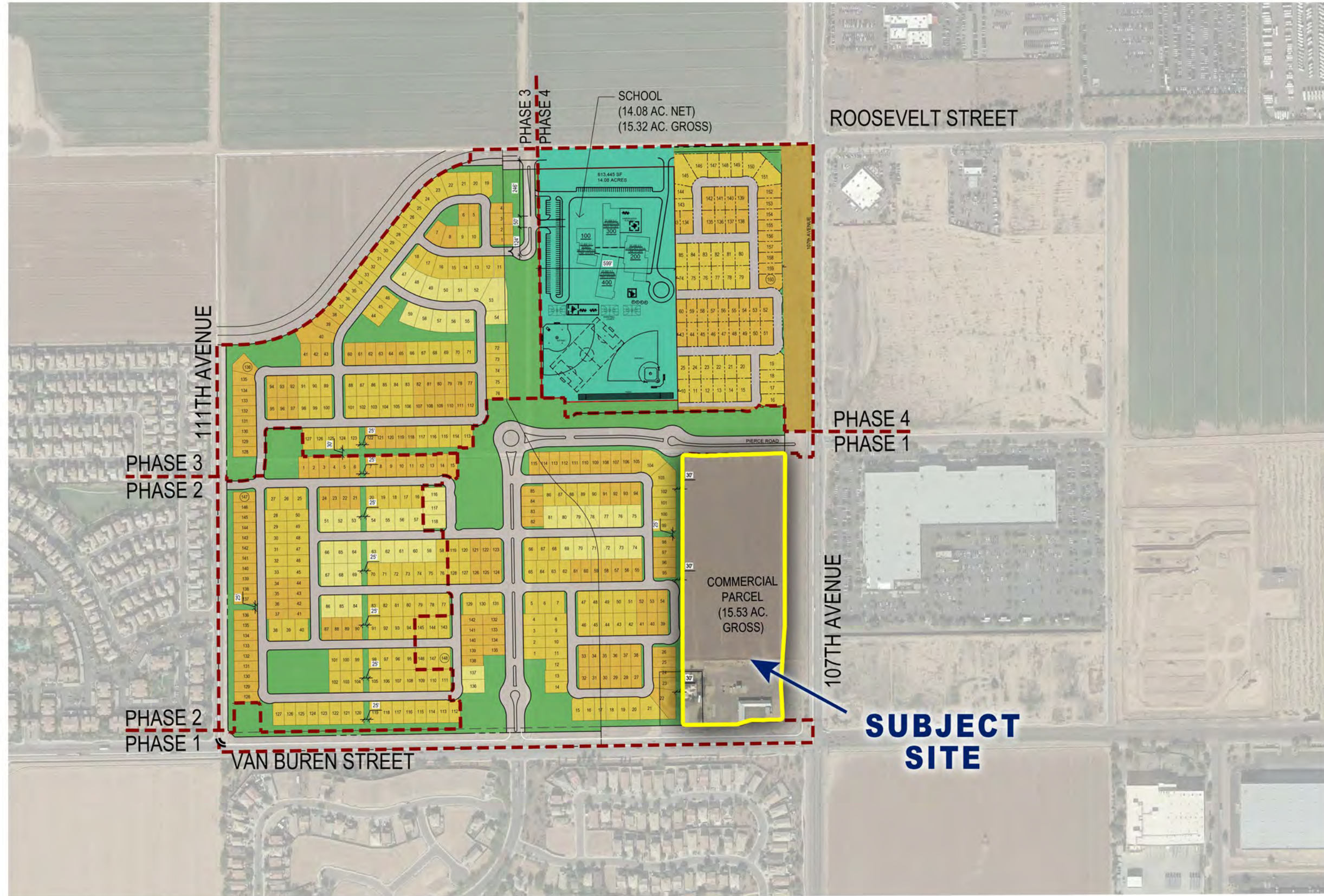


107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET





SUBJECT SITE



ROOSEVELT PARK
 Conceptual School Parcel Option 1D

Plan Scale 1 : 200 Date: 03-31-2020

ABLASTUDIO.COM



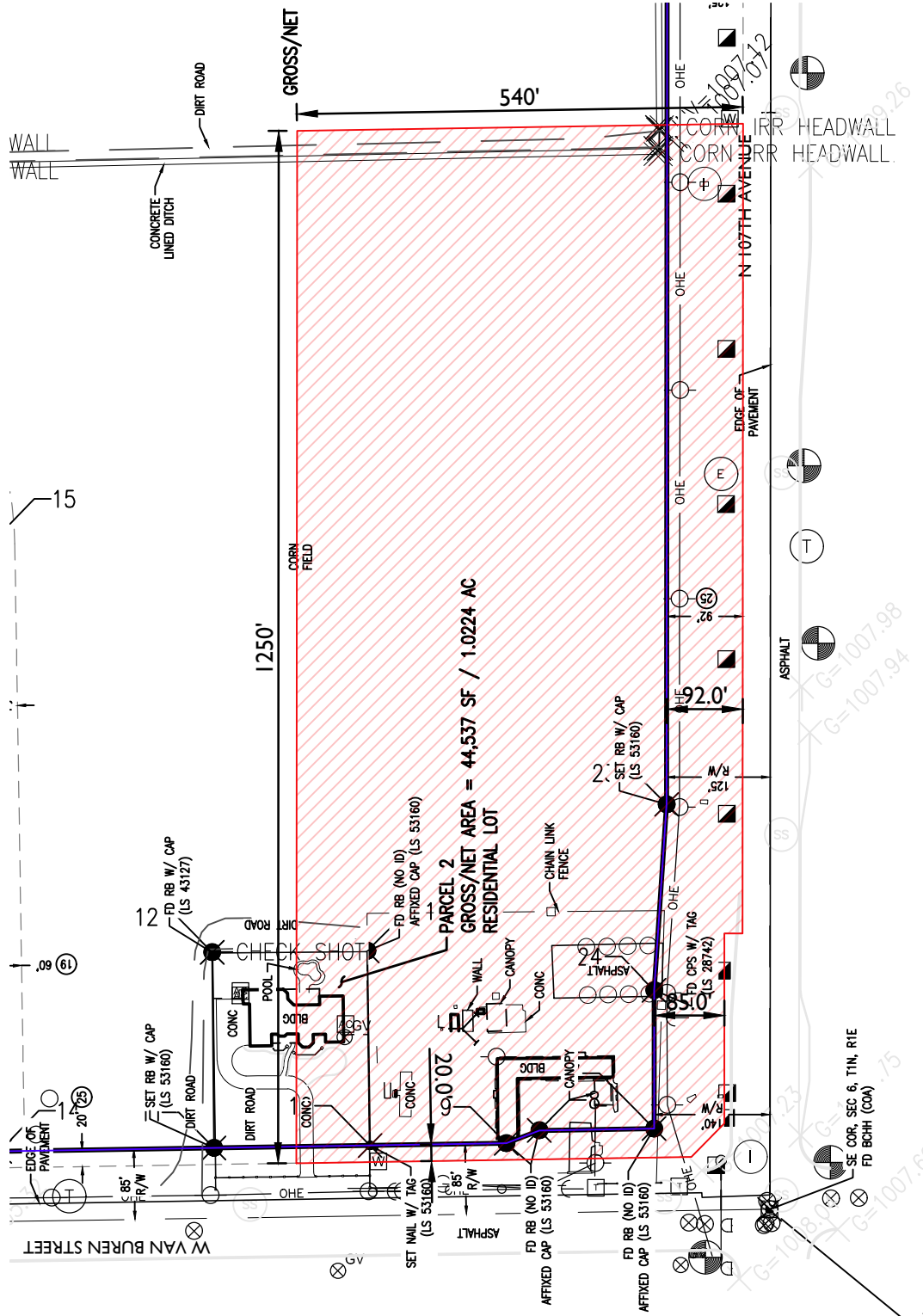
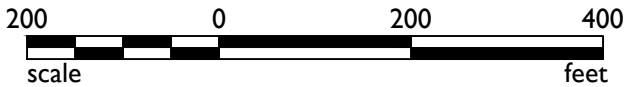
16-133

ROOSEVELT

COMMERCIAL CORNER EXHIBIT



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



IRR HEADWALL
CORNER IRR HEADWALL

ASPHALT
TG=1007.98
TG=1007.94

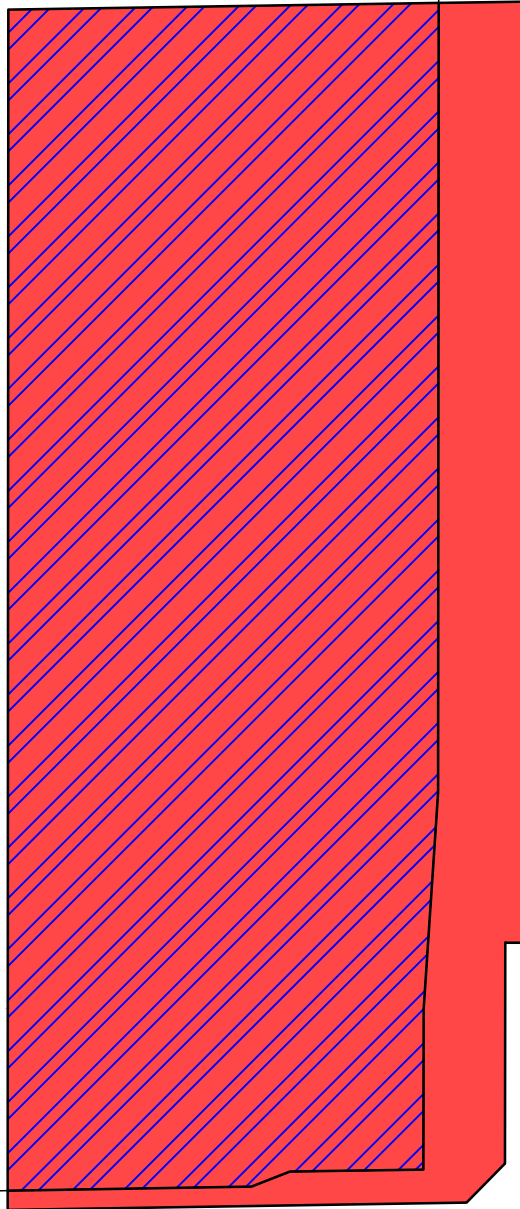
SE COR, SEC 6, T1N, R1E
FD BCHH (CON)



12.50 NET ACRES PER ALTA SURVEY DONE BY EPS GROUP



15.34 GROSS ACRES PER DOC 2014-188072 (ORDINANCE) AND DOC. 2014-667821 (DEED)



107TH AVENUE

VAN BUREN STREET

PROJ.NO.:	
DATE:	JUNE 2017
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

ROOSEVELT

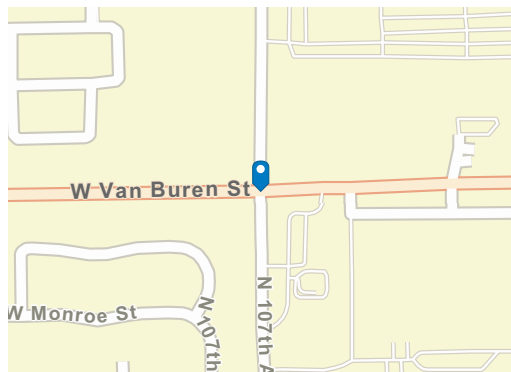
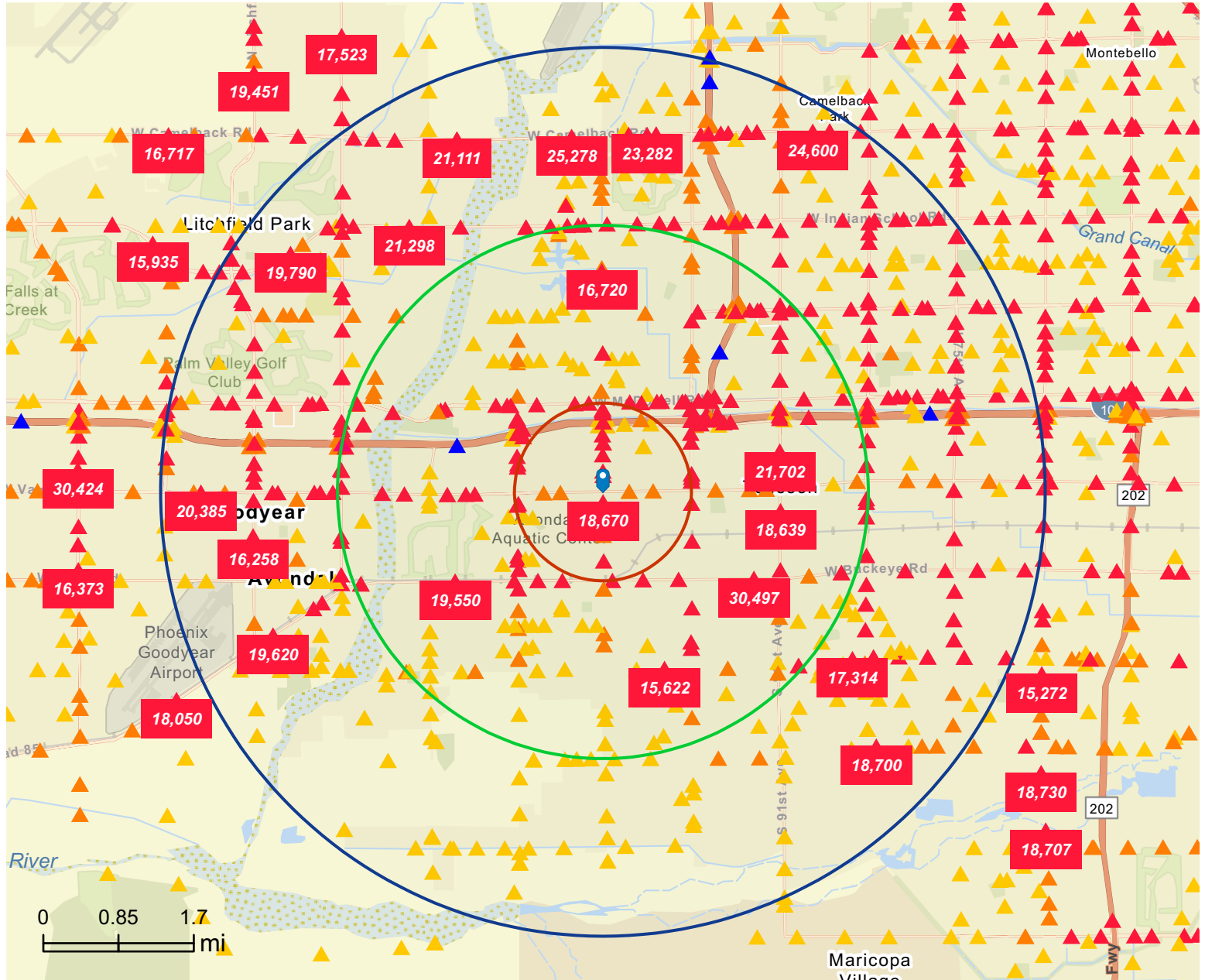
EXHIBIT



HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

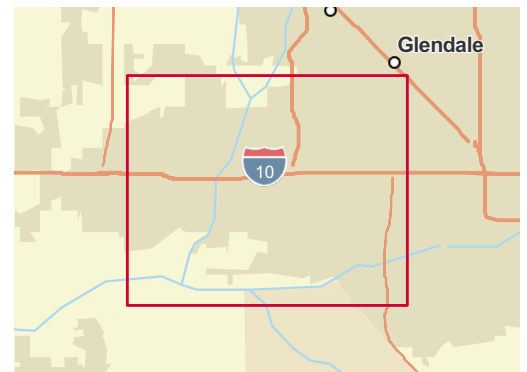
Traffic Count Map

Van Buren and 107th Avenue
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 Source: Traffic Counts (2025)

Traffic Count Profile



Van Buren and 107th Avenue
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.10	South 107th Avenue	W Monroe St	2017	18,670
0.20	North 107th Avenue	W Van Buren St	2018	17,458
0.20	North 107th Avenue	W Van Buren St	2017	17,574
0.30	West Roosevelt Parkway South	N 108th Ave	2017	1,610
0.30	W Van Buren St	104th Ave	2014	9,373
0.40	North 107th Avenue	Roosevelt St	2018	17,920
0.50	West Van Buren Street	111th Ave	2017	11,510
0.50	South 107th Avenue	Roosevelt Pkwy S	2017	12,320
0.60	N 107th Ave	Roosevelt St	2014	16,005
0.60	North 107th Avenue	Roosevelt St	2018	21,207
0.60	West Van Buren Street	N 103rd Ave	2017	12,250
0.60	North 107th Avenue	Dealer Dr	2017	20,500
0.70	W Van Buren St	111th Ave	2014	9,602
0.70	Roosevelt St	103rd Ave	2014	3,002
0.70	West Roosevelt Street	103rd Ave	2018	4,359
0.70	West Papago Freeway	N 107th Ave	2022	4,268
0.70		N 107th Ave	2022	6,119
0.80	S 107th Ave	W Tonto Ln	2015	18,518
0.80		I- 10	2022	26,747
0.80		N 107th Ave	2022	5,725
0.80		N 107th Ave	2022	6,871
0.80	West Papago Freeway	N 107th Ave	2022	3,201
0.80	West Coldwater Springs Boulevard	114th Ave	2017	1,489
0.80	I 10	104th Ave	2020	166,652
0.90	North 107th Avenue	Frontage Rd	2018	19,579
0.90	North 107th Avenue	Frontage Rd	2019	19,888
0.90	107TH AVE Crossover	Frontage Rd	2020	22,539
0.90		N 107th Ave	2022	9,264

Closest locations 1-28, Table 1 of 2

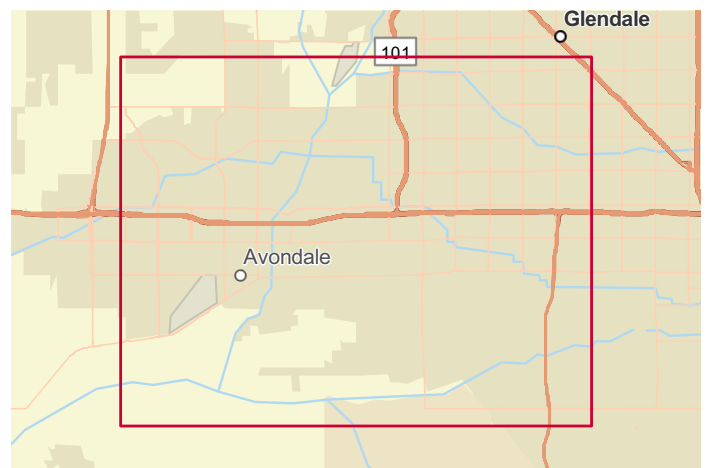
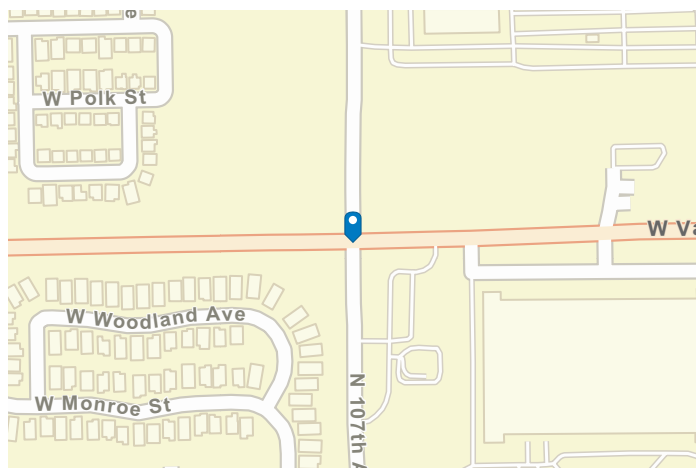
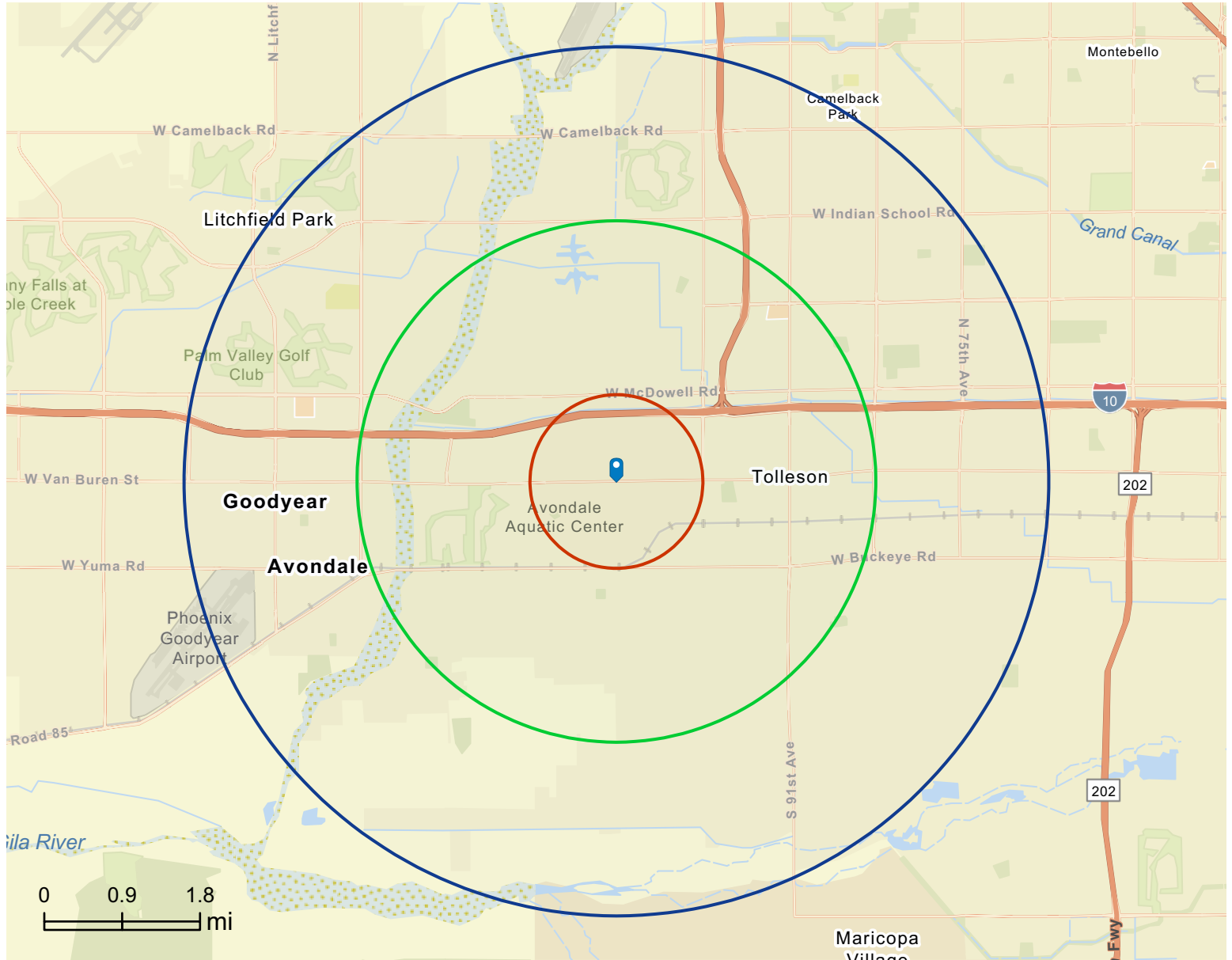
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90	North 107th Avenue	W McDowell Rd	2017	18,690
0.90	I- 10	N 107th Ave	2016	185,186
0.90	N 107th Ave	W McDowell Rd	2015	17,800
0.90	Coldwater Springs Boulevard	N 115th Ave	2018	1,393
0.90	Frontage Rd	N 99th Ave	2010	6,694
1.00	North Avondale Boulevard	W Van Buren St	2018	26,525
1.00	North Avondale Boulevard	W Coldwater Springs Blvd	2017	28,370
1.00	N 115th Ave	W Roosevelt St	2015	33,937
1.00	Mc 85	Buckeye Rd	2015	15,859
1.00	N 99th Ave	W Van Buren St	2015	26,200
1.00	North 99th Avenue	W Van Buren St	2018	24,358
1.00	North 99th Avenue	S 99th Ave	2018	26,963
1.00	North Avondale Boulevard	W Roosevelt St	2018	22,328
1.00	North 99th Avenue	W Pierce St	2018	26,505
1.00	West McDowell Road	N 108th Ave	2018	17,341
1.00	North 99th Avenue	W Pierce St	2018	27,969
1.00	North 99th Avenue	W Pierce St	2018	29,787
1.00	West McDowell Road	N 109th Ave	2017	17,750
1.00	North Avondale Boulevard	W Roosevelt St	2017	25,780
1.10	West McDowell Road	N 103rd Ave	2017	28,961
1.10	West Buckeye Road	S 103rd Ave	2018	19,121
1.10	South 107th Avenue	W Papago St	2018	14,065

Site Map

Van Buren and 107th Avenue
N 107th Ave & W Van Buren St, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,
Latitude: 33.44993
Longitude: -112.28985



Executive Summary

Van Buren and 107th Avenue
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	3,271	84,277	214,641
2020 Population	4,140	102,181	256,737
2025 Population	7,175	116,774	296,237
2030 Population	8,154	127,910	317,064
2010-2020 Annual Rate	2.38%	1.95%	1.81%
2020-2025 Annual Rate	11.04%	2.58%	2.76%
2025-2030 Annual Rate	2.59%	1.84%	1.37%

Age	1 mile	3 miles	5 miles
2025 Median Age	31.4	31.6	31.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	31.3%	31.5%	31.9%
Black Alone	16.4%	11.0%	9.7%
American Indian Alone	1.9%	2.2%	2.3%
Asian Alone	5.0%	3.7%	3.5%
Pacific Islander Alone	0.7%	0.4%	0.4%
Some Other Race Alone	27.0%	29.3%	30.5%
Two or More Races	17.8%	22.0%	21.8%
Hispanic Origin	54.7%	62.2%	63.2%
Diversity Index	88.3	86.9	86.4

Households	1 mile	3 miles	5 miles
2010 Total Households	1,008	25,216	63,339
2020 Total Households	1,203	29,722	75,090
2025 Total Households	2,215	34,365	88,217
2030 Total Households	2,557	38,073	95,678
2010-2020 Annual Rate	1.78%	1.66%	1.72%
2020-2025 Annual Rate	12.33%	2.80%	3.12%
2025-2030 Annual Rate	2.91%	2.07%	1.64%
2025 Average Household Size	3.23	3.39	3.35
Wealth Index	85	76	77

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.


Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	29.1%	28.0%	29.0%
Median Household Income			
2025 Median Household Income	\$96,086	\$92,503	\$86,385
2030 Median Household Income	\$117,193	\$105,811	\$101,921
2025-2030 Annual Rate	4.05%	2.72%	3.36%
Average Household Income			
2025 Average Household Income	\$122,501	\$108,730	\$106,604
2030 Average Household Income	\$139,372	\$122,514	\$122,198
Per Capita Income			
2025 Per Capita Income	\$37,563	\$32,032	\$31,809
2030 Per Capita Income	\$43,432	\$36,504	\$36,950
2025-2030 Annual Rate	2.95%	2.65%	3.04%
Income Equality			
2025 Gini Index	40.2	38.2	39.9
Socioeconomic Status			
2025 Socioeconomic Status Index	48.2	44.2	42.4
Housing Unit Summary			
Housing Affordability Index	86	89	86
2010 Total Housing Units	1,200	28,521	72,915
2010 Owner Occupied Hus (%)	54.6%	62.8%	61.7%
2010 Renter Occupied Hus (%)	45.3%	37.2%	38.3%
2010 Vacant Housing Units (%)	16.0%	11.6%	13.1%
2020 Housing Units	1,340	31,210	79,410
2020 Owner Occupied HUs (%)	55.6%	63.1%	60.9%
2020 Renter Occupied HUs (%)	44.4%	36.9%	39.1%
Vacant Housing Units	8.7%	4.7%	5.3%
2025 Housing Units	2,748	36,770	94,284
Owner Occupied Housing Units	66.9%	63.0%	62.9%
Renter Occupied Housing Units	33.1%	37.0%	37.1%
Vacant Housing Units	19.4%	6.5%	6.4%
2030 Total Housing Units	3,061	40,444	101,798
2030 Owner Occupied Housing Units	1,543	23,197	59,340
2030 Renter Occupied Housing Units	1,014	14,876	36,337
2030 Vacant Housing Units	504	2,371	6,120

Market Profile

Van Buren and 107th Avenue
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	3,271	84,277	214,641
2020 Total Population	4,140	102,181	256,737
2020 Group Quarters	11	106	648
2025 Total Population	7,175	116,774	296,237
2025 Group Quarters	19	118	721
2030 Total Population	8,154	127,910	317,064
2025-2030 Annual Rate	2.59%	1.84%	1.37%
2025 Total Daytime Population	8,635	99,055	250,189
Workers	4,938	41,668	99,910
Residents	3,697	57,387	150,279
Household Summary			
2010 Total Households	1,008	25,216	63,339
2010 Average Household Size	3.25	3.34	3.38
2020 Total Households	1,203	29,722	75,090
2020 Average Household Size	3.43	3.43	3.41
2025 Total Households	2,215	34,365	88,217
2025 Average Household Size	3.23	3.39	3.35
2030 Total Households	2,557	38,073	95,678
2030 Average Household Size	3.18	3.36	3.31
2025-2030 Annual Rate	2.91%	2.07%	1.64%
2025 Families	1,710	26,986	68,088
2025 Average Family Size	3.58	3.70	3.71
2030 Families	1,971	29,741	73,389
2030 Average Family Size	3.52	3.67	3.67
2025-2030 Growth Rate	2.9%	2.0%	1.5%
Median Household Income			
2025	\$96,086	\$92,503	\$86,385
2030	\$117,193	\$105,811	\$101,921

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2025	\$37,563	\$32,032	\$31,809
2030	\$43,432	\$36,504	\$36,950

2025 Households by Income

Household Income Base	1 mile	3 miles	5 miles
<\$10,000	4.0%	3.9%	4.0%
\$10,000-14,999	2.4%	2.1%	1.9%
\$15,000-19,999	2.2%	1.4%	1.4%
\$20,000-24,999	1.1%	1.9%	2.0%
\$25,000-29,999	0.5%	2.0%	2.3%
\$30,000-34,999	4.2%	2.3%	3.0%
\$35,000-39,999	3.9%	2.7%	2.9%
\$40,000-44,999	2.9%	3.2%	4.0%
\$45,000-49,999	1.9%	3.4%	3.6%
\$50,000-59,999	5.9%	6.9%	7.4%
\$60,000-74,999	11.0%	9.8%	9.8%
\$75000-99999	11.4%	13.9%	15.0%
\$100,000-124,999	9.0%	14.2%	13.1%
\$125,000-149,999	7.8%	9.4%	8.3%
\$150000-199999	16.3%	13.0%	11.4%
\$200,000-249,999	10.3%	6.5%	6.1%
\$250,000-299,999	2.2%	1.3%	1.5%
\$300,000-399,999	1.3%	0.9%	1.1%
\$400,000-499,999	0.5%	0.3%	0.3%
\$500,000+	1.2%	1.0%	1.3%
Average Household Income	\$122,501	\$108,730	\$106,604

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	86	89	86
Percent of Income for Mortgage	29.1%	28.0%	29.0%
Wealth Index	85	76	77

Median Home Value

2025	\$446,258	\$413,193	\$399,780
2030	\$490,810	\$494,011	\$486,277



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	1,482	21,653	55,491
<\$50,000	0.1%	3.5%	3.6%
\$50,000 - \$99,999	0.0%	0.5%	0.8%
\$100,000 - \$149,999	0.1%	0.5%	1.5%
\$150,000 - \$199,999	0.3%	1.5%	3.3%
\$200,000 - \$249,999	2.3%	5.6%	7.9%
\$250,000 - \$299,999	3.6%	7.7%	7.5%
\$300,000 - \$399,999	19.5%	26.5%	25.4%
\$400,000 - \$499,999	52.3%	31.7%	26.6%
\$500,000 - \$749,999	21.4%	17.7%	17.7%
\$750,000 - \$999,999	0.4%	2.0%	3.4%
\$1,000,000 - \$1,499,999	0.0%	0.9%	0.9%
\$1,500,000 - \$1,999,999	0.1%	0.3%	0.3%
\$2,000,000 +	0.0%	1.6%	1.0%
Average Home Value	\$457,878	\$454,146	\$435,944

Housing Unit Summary

2010 Total Housing Units	1,200	28,521	72,915
Owner Occupied Housing Units	54.6%	62.8%	61.7%
Renter Occupied Housing Units	45.3%	37.2%	38.3%
Vacant Housing Units	16.0%	11.6%	13.1%
2020 Housing Units	1,340	31,210	79,410
Owner Occupied Housing Units	55.6%	63.1%	60.9%
Renter Occupied Housing Units	44.4%	36.9%	39.1%
Vacant Housing Units	9.6%	4.8%	5.4%
2025 Housing Units	2,748	36,770	94,284
Owner Occupied Housing Units	66.9%	63.0%	62.9%
Renter Occupied Housing Units	33.1%	37.0%	37.1%
Vacant Housing Units	19.4%	6.5%	6.4%
2030 Total Housing Units	3,061	40,444	101,798
Owner Occupied Housing Units	60.3%	60.9%	62.0%
Renter Occupied Housing Units	39.7%	39.1%	38.0%
Vacant Housing Units	16.5%	5.9%	6.0%



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	1 mile	3 miles	5 miles
Males	3,602	57,899	147,157
Females	3,573	58,875	149,080

Median Age	1 mile	3 miles	5 miles
2010	25.8	27.5	27.5
2020	28.3	29.9	29.9
2025	31.4	31.6	31.6
2030	33.1	33.1	33.0

2025 Population by Age	1 mile	3 miles	5 miles
Total	7,175	116,775	296,239
0 - 4	7.6%	7.5%	7.4%
5 - 9	7.8%	7.5%	7.4%
10 - 14	8.1%	7.6%	7.8%
15 - 24	15.0%	15.8%	16.2%
25 - 34	17.7%	17.4%	16.9%
35 - 44	15.2%	14.2%	13.8%
45 - 54	13.2%	11.9%	11.9%
55 - 64	8.4%	9.1%	9.3%
65 - 74	5.1%	5.9%	6.1%
75 - 84	2.4%	2.6%	2.8%
85 +	0.5%	0.6%	0.7%
18 +	71.9%	72.6%	72.5%

2025 Population 15+ by Marital Status	1 mile	3 miles	5 miles
Total	5,488	90,344	229,481
Never Married	39.3%	41.1%	41.3%
Married	51.5%	47.0%	45.9%
Widowed	1.4%	3.3%	3.6%
Divorced	7.8%	8.7%	9.2%



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	4,410	71,875	181,539
Less than 9th Grade	4.9%	8.1%	8.6%
9th - 12th Grade, No Diploma	7.5%	7.5%	8.6%
High School Graduate	15.5%	24.4%	25.6%
GED/Alternative Credential	5.1%	5.2%	5.3%
Some College, No Degree	19.0%	22.4%	20.6%
Associate Degree	14.7%	10.9%	11.1%
Bachelor's Degree	24.2%	14.7%	13.4%
Graduate/Professional Degree	9.2%	6.9%	6.8%

2020 Population by Race/Ethnicity

Total	4,140	102,181	256,737
White Alone	33.9%	33.7%	33.6%
Black Alone	16.3%	10.7%	9.4%
American Indian Alone	2.0%	2.1%	2.2%
Asian Alone	5.2%	3.6%	3.2%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	24.8%	28.0%	29.7%
Two or More Races	24.8%	28.0%	29.7%
Hispanic Origin	53.7%	60.7%	62.3%
Diversity Index	88.1	86.8	86.3

2025 Population by Race/Ethnicity

Total	7,176	116,774	296,236
White Alone	31.3%	31.5%	31.9%
Black Alone	16.4%	11.0%	9.7%
American Indian Alone	1.9%	2.2%	2.3%
Asian Alone	5.0%	3.7%	3.5%
Pacific Islander Alone	0.7%	0.4%	0.4%
Some Other Race Alone	27.0%	29.3%	30.5%
Two or More Races	17.8%	22.0%	21.8%
Hispanic Origin	54.7%	62.2%	63.2%
Diversity Index	88.3	86.9	86.4



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

	1 mile	3 miles	5 miles
Total	3,595	62,400	153,563
White Collar	59.2%	54.4%	52.9%
Management/Business/Financial	17.1%	14.1%	13.9%
Professional	18.6%	16.7%	17.2%
Sales	7.8%	7.6%	8.2%
Administrative Support	15.6%	15.9%	13.7%
Services	12.6%	16.9%	17.3%

2025 Employed Pop 16+ by Occupation

Total	3,595	62,400	153,563
Blue Collar	28.2%	28.8%	29.7%
Farming/Forestry/Fishing	0.0%	0.2%	0.3%
Construction/Extraction	7.3%	6.4%	7.4%
Installation/Maintenance/Repair	3.8%	3.5%	4.1%
Production	3.9%	5.1%	5.5%
Transportation/Material Moving	13.1%	13.5%	12.4%
White Collar	59.2%	54.4%	52.9%
Management/Business/Financial	17.1%	14.1%	13.9%
Professional	18.6%	16.7%	17.2%
Sales	7.8%	7.6%	8.2%
Administrative Support	15.6%	15.9%	13.7%
Services	12.6%	16.9%	17.3%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	3,595	62,400	153,563
Population 16+ Employed	97.3%	96.5%	96.3%
Population 16+ Unemployment rate	2.7%	3.5%	3.7%
Population 16-24 Employed	16.5%	16.0%	16.1%
Population 16-24 Unemployment rate	5.1%	6.6%	7.6%
Population 25-54 Employed	68.8%	65.9%	65.7%
Population 25-54 Unemployment rate	2.6%	2.9%	2.9%
Population 55-64 Employed	11%	11%	11%
Population 55-64 Unemployment rate	0.0%	2.5%	2.6%
Population 65+ Employed	1%	3%	3%
Population 65+ Unemployment rate	0.0%	2.3%	4.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	3,498	60,219	147,844
Agriculture/Mining	0.1%	0.5%	0.6%
Construction	11.9%	10.2%	10.7%
Manufacturing	4.0%	6.5%	7.3%
Wholesale Trade	1.2%	1.8%	1.7%
Retail Trade	15.5%	13.7%	12.9%
Transportation/Utilities	8.9%	10.0%	9.8%
Information	1%	1%	1%
Finance/Insurance/Real Estate	12.4%	9.4%	8.3%
Services	35.9%	41.3%	42.5%
Public Administration	9.6%	5.2%	4.8%

2025 Consumer Spending

Apparel & Services: Total \$	\$6,041,351	\$81,764,345	\$205,434,630
Average Spent	\$2,727.47	\$2,379.29	\$2,328.74
Spending Potential Index	111	97	95
Education: Total \$	\$3,865,995	\$50,557,236	\$126,164,110
Average Spent	\$1,745.37	\$1,471.18	\$1,430.16
Spending Potential Index	98	82	80
Entertainment/Recreation: Total \$	\$9,315,203	\$128,606,748	\$323,968,849
Average Spent	\$4,205.51	\$3,742.38	\$3,672.41
Spending Potential Index	102	91	89
Food at Home: Total \$	\$17,638,225	\$238,585,073	\$602,985,034
Average Spent	\$7,963.08	\$6,942.68	\$6,835.25
Spending Potential Index	107	93	92
Food Away from Home: Total \$	\$10,127,962	\$139,350,731	\$353,093,165
Average Spent	\$4,572.44	\$4,055.02	\$4,002.55
Spending Potential Index	111	98	97
Health Care: Total \$	\$17,035,957	\$241,617,928	\$609,259,184
Average Spent	\$7,691.18	\$7,030.93	\$6,906.37
Spending Potential Index	99	91	89
HH Furnishings & Equipment: Total \$	\$6,767,727	\$94,672,872	\$237,976,083
Average Spent	\$3,055.41	\$2,754.92	\$2,697.62
Spending Potential Index	105	95	93
Personal Care Products & Services: Total \$	\$2,523,405	\$34,820,072	\$87,401,110
Average Spent	\$1,139.23	\$1,013.24	\$990.75
Spending Potential Index	109	97	95

2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$64,516,168	\$863,519,608	\$2,179,299,956
Average Spent	\$29,126.94	\$25,127.88	\$24,703.85
Spending Potential Index	109	94	93
Support Payments/Gifts in Kind: Total \$	\$7,536,557	\$111,309,529	\$279,737,186
Average Spent	\$3,402.51	\$3,239.04	\$3,171.01
Spending Potential Index	103	98	96
Travel: Total \$	\$8,161,719	\$110,603,562	\$277,359,611
Average Spent	\$3,684.75	\$3,218.49	\$3,144.06
Spending Potential Index	102	89	87
Vehicle Maintenance & Repairs: Total \$	\$3,198,418	\$44,763,108	\$112,916,936
Average Spent	\$1,443.98	\$1,302.58	\$1,279.99
Spending Potential Index	107	97	95

Top Tapestry Segment


1 mile	3 miles	5 miles
Diverse Horizons (C5):	Up and Coming Families (G2):	Up and Coming Families (G2):
This segment is characterized by large families in urban rental neighborhoods.	This segment is characterized by Southern suburbanites with diverse family structures, education, and employment.	This segment is characterized by Southern suburbanites with diverse family structures, education, and employment.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.