



CITY OF PHOENIX, ARIZONA

# TIERRA BUENA AND GREENWAY PARKWAY



Subject Site  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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



## CITY OF PHOENIX, ARIZONA

# TIERRA BUENA AND GREENWAY PARKWAY

### LOCATION

Located west of the northwest corner of Tierra Buena Lane, West of Greenway Parkway in the City of Phoenix, Arizona.

### SIZE

±34.021 Acres (±1,481,962 SF)\*

*\*Site acreage will be reduced by a five (5) foot strip located along the northern boundary of the property (to be determined by ALTA survey, which will be provided by Seller.*

### ZONING

C-2 and S-1, Phoenix General Plan shows a designation of: 3.5-5 DU/Acre

### PRICE

Approximately \$34,085,126

### TERMS

- *Initial Earnest Money Deposit:* \$100,000 at opening of escrow
- *2nd Earnest Money Deposit:* \$400,000 after buyer's investigation period
- *3rd Earnest Money Deposit:* 18% of the purchase price (±\$6,135,322) within 2 days following vested zoning approval. All earnest money deposits will be considered non-refundable but applicable to the purchase price following vested zoning.
- *Investigation Period:* 60 Days
- *Close of Escrow:* No later than 6 months following vested zoning approval, regardless of final plat approval status.
- Seller will sell subject to rezoning and final plat for medium to high density residential.

### PROPERTY TAXES

2024 Assessment: \$62,439.84

### ASSESSOR PARCEL NUMBERS

208-13-009D\*

208-13-009F\*

208-13-012E\*

*\*Portion of parcel, to allow for five (5) foot strip reduction*



## COMMENTS

*The parcels available include (see enclosed page 5):*

- **PARCEL A (±19.31 Acres):** Intended for entitlement to a residential zoning district which may include single or multi-family densities. Parcel A can be immediately conveyed pursuant to the terms of the agreed-upon purchase and sale agreement.
- **PARCEL B (±13.44 Acres):** Available for entitlement, Parcel B is suitable for single or multi-family development.
- **PARCEL C (±1.33 Acres):** Parcel C is currently entitled for light industrial / commerce park type uses subject to approval of an administrative site plan. Rezoning of Parcel B is possible subject to approval by the Seller.

*\*Parcels A, B and C must be sold together.*

Buyer shall verify existing zoning of all parcels and will be required to obtain Seller's approval before any rezoning. The timing and order of closing shall be determined pursuant to the purchase and sale agreement.



## PHOENIX QUICK FACTS



### POPULATION

2025 population: **1,662,607**  
Population growth annually: **1.27%**  
Median age of **34.4**



### HOUSEHOLDS

Median household Income: **\$99,862**  
Number of households: **601,397**



### RANKING

**5th** largest city in the United States  
Between 2010 and 2021, employment grew an **average of 37%**  
**Fastest** growing city of the last decade



### ECONOMICS

**Phoenix** is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



### PHOENIX'S LARGE EMPLOYERS

- Banner Health
- American Express.
- Honeywell.
- Amazon
- Charles Schwab
- Dignity Health
- Chase
- Ping
- U Haul
- Phoenix Children's Hospital



### EDUCATION

Phoenix is home to the strongest academic institutions available in the region.

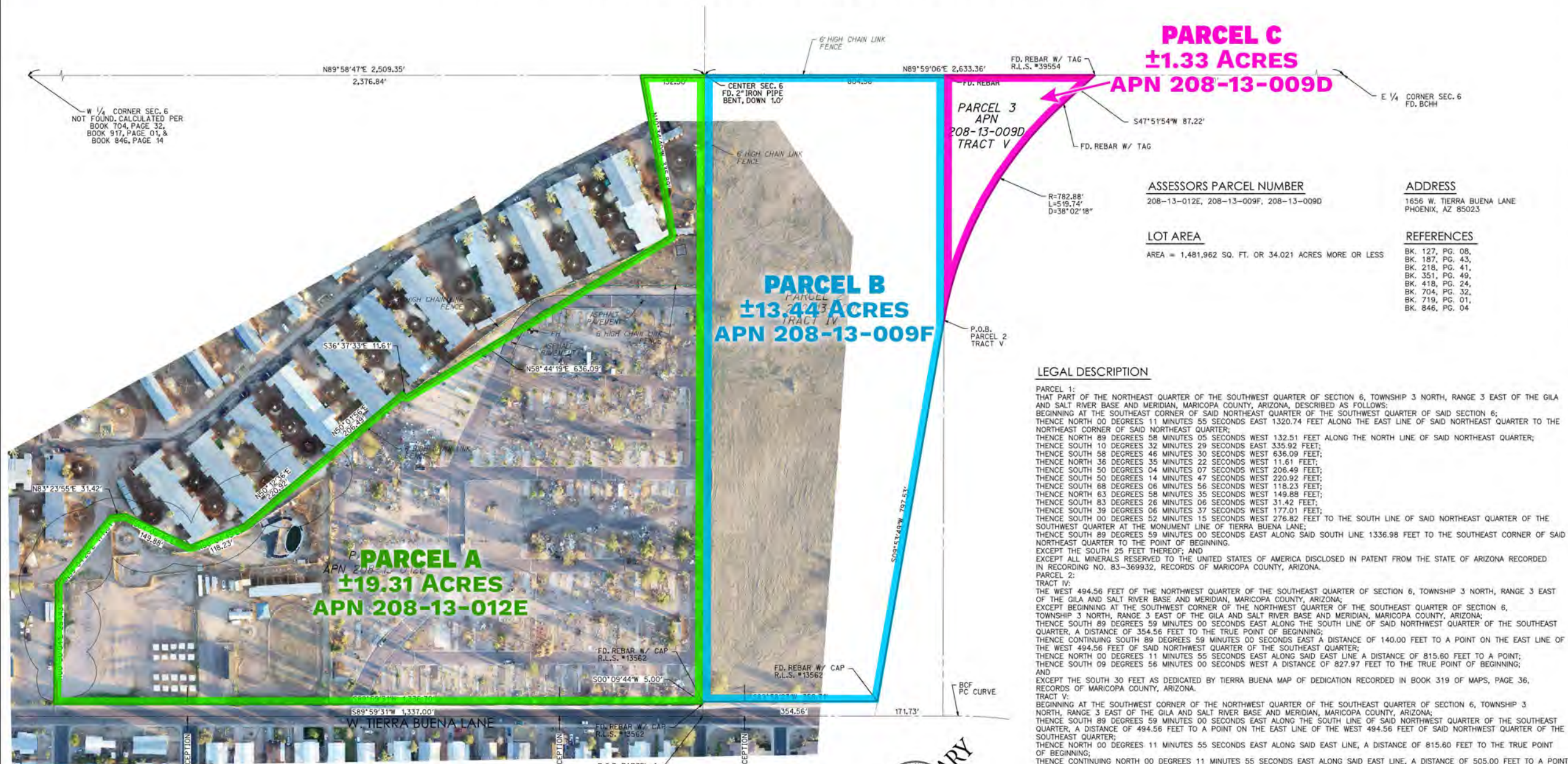
- Arizona State University **119,951**
- University of Arizona - Phoenix **45,918**
- Northern Arizona University- Phoenix **30,736**
- Grand Canyon University **102,000**
- Maricopa Community College **114,775**





# SURVEY EXHIBIT

LOCATED IN A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**PARCEL C**  
±1.33 ACRES  
APN 208-13-009D

**PARCEL B**  
±13.44 ACRES  
APN 208-13-009F

**PARCEL A**  
±19.31 ACRES  
APN 208-13-012E

ASSESSORS PARCEL NUMBER	ADDRESS
208-13-012E, 208-13-009F, 208-13-009D	1656 W. TIERRA BUENA LANE PHOENIX, AZ 85023
LOT AREA	REFERENCES
AREA = 1,481,962 SQ. FT. OR 34.021 ACRES MORE OR LESS	BK. 127, PG. 08, BK. 187, PG. 43, BK. 218, PG. 41, BK. 351, PG. 49, BK. 418, PG. 24, BK. 704, PG. 32, BK. 719, PG. 01, BK. 846, PG. 04

### LEGAL DESCRIPTION

PARCEL 1:  
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;  
THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 1320.74 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;  
THENCE NORTH 89 DEGREES 58 MINUTES 05 SECONDS WEST 132.51 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 10 DEGREES 32 MINUTES 29 SECONDS EAST 335.92 FEET;  
THENCE SOUTH 58 DEGREES 46 MINUTES 30 SECONDS WEST 636.09 FEET;  
THENCE NORTH 36 DEGREES 35 MINUTES 22 SECONDS WEST 11.61 FEET;  
THENCE SOUTH 50 DEGREES 04 MINUTES 07 SECONDS WEST 206.49 FEET;  
THENCE SOUTH 50 DEGREES 14 MINUTES 47 SECONDS WEST 220.92 FEET;  
THENCE SOUTH 88 DEGREES 06 MINUTES 56 SECONDS WEST 118.23 FEET;  
THENCE NORTH 83 DEGREES 58 MINUTES 35 SECONDS WEST 149.88 FEET;  
THENCE SOUTH 83 DEGREES 26 MINUTES 06 SECONDS WEST 31.42 FEET;  
THENCE SOUTH 39 DEGREES 06 MINUTES 37 SECONDS WEST 177.01 FEET;  
THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS WEST 276.82 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AT THE MONUMENT LINE OF TIERRA BUENA LANE;  
THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE 1336.98 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.  
EXCEPT THE SOUTH 25 FEET THEREOF; AND  
EXCEPT ALL MINERALS RESERVED TO THE UNITED STATES OF AMERICA DISCLOSED IN PATENT FROM THE STATE OF ARIZONA RECORDED IN RECORDING NO. 83-369932, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:  
TRACT IV:  
THE WEST 494.56 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 354.56 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 140.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 494.56 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 815.60 FEET TO A POINT;  
THENCE SOUTH 09 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 827.97 FEET TO THE TRUE POINT OF BEGINNING;  
AND  
EXCEPT THE SOUTH 30 FEET AS DEDICATED BY TIERRA BUENA MAP OF DEDICATION RECORDED IN BOOK 319 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

TRACT V:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 494.56 FEET TO A POINT ON THE EAST LINE OF THE WEST 494.56 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 815.60 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 505.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 310.00 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 87.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CONCAVE HAVING A RADIUS OF 782.88 FEET AND A RADIUS POINT WHICH BEARS SOUTH 42 DEGREES 01 MINUTES 16 SECONDS EAST FROM THE POINT OF CURVATURE;  
THENCE CONTINUING SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38 DEGREES 02 MINUTES 45 SECONDS, A DISTANCE OF 519.85 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.  
EXCEPT FROM SAID PARCELS 1 AND 2, ANY PORTIONS THEREOF LYING WITHIN THE PROPERTIES DESCRIBED IN THE FOLLOWING INSTRUMENTS OF RECORDS:  
A) QUIT-CLAIM DEEDS TO MARICOPA COUNTY RECORDED JULY 20, 1971 IN DOCKET 8830, PAGE 659 AND IN DOCKET 8830, PAGE 661, RECORDS OF MARICOPA COUNTY, ARIZONA.  
B) AGREEMENT (DEED) TO THE CITY OF PHOENIX, RECORDED SEPTEMBER 7, 1971 IN DOCKET 8931, PAGE 205 AND QUIT-CLAIM DEEDS TO THE CITY OF PHOENIX, RECORDED SEPTEMBER 7, 1971 IN DOCKET 8931, PAGE 208 AND IN DOCKET 8931, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.  
C) QUIT-CLAIM DEEDS TO THE CITY OF PHOENIX, RECORDED SEPTEMBER 7, 1971 IN DOCKET 8931, PAGE 209 AND IN DOCKET 8931, PAGE 211, RECORDS OF MARICOPA COUNTY, ARIZONA.  
D) QUIT-CLAIM DEED TO THE CITY OF PHOENIX, RECORDED JULY 6, 1987 IN RECORDING NO. 87-427413, RECORDS OF MARICOPA COUNTY, ARIZONA.  
E) QUIT-CLAIM DEED TO THE CITY OF PHOENIX, RECORDED JANUARY 22, 1988 IN RECORDING NO. 88-031486, RECORDS OF MARICOPA COUNTY, ARIZONA.  
F) QUIT-CLAIM DEED TO THE CITY OF PHOENIX, RECORDED JANUARY 22, 1988 IN RECORDING NO. 88-031492, RECORDS OF MARICOPA COUNTY, ARIZONA.  
G) WARRANTY DEED TO THE CITY OF PHOENIX, RECORDED JULY 21, 1992 IN RECORDING NO. 92-399139, RECORDS OF MARICOPA COUNTY, ARIZONA.  
EXCEPT ALL MINERALS RESERVED TO THE UNITED STATES OF AMERICA DISCLOSED IN PATENT FROM THE STATE OF ARIZONA RECORDED IN RECORDING NO. 83-369932, RECORDS OF MARICOPA COUNTY, ARIZONA.

### LEGEND

- PROPERTY / BOUNDARY LINE
- EXISTING FENCE
- EXISTING ASPHALT PAVEMENT EDGE
- EXISTING FIRE HYDRANT
- UNABLE TO ACCESS
- INDICATES BRASS CAP IN HANDHOLE
- INDICATES BRASS CAP FLUSH

### NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY COMPANY FILE NO: AZ-FMPC-IMP-N/A-1-21-35002965, COMMITMENT DATE: JANUARY 8, 2021 AT 7:30 A.M.



BRUIN CORPORATION LAND  
APN 208-13-012E, 208-13-009F, & 208-13-009D  
SURVEY EXHIBIT

300engineering  
civil engineering  
surveying  
planning

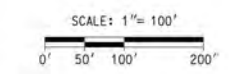
300ENGINEERING LLC  
4810 E. BUCKLEBOURNE ROAD  
SUITE 100  
SCOTTSDALE, ARIZONA 85268  
PHONE: (480) 384-4267  
FAX: (480) 384-4268  
WWW.300ENGINEERING.COM

DATE: 02/08/21

PROJECT NO:  
**2016**

SURVEYOR: J. LOHME  
CAD TECH: PHILIP P.

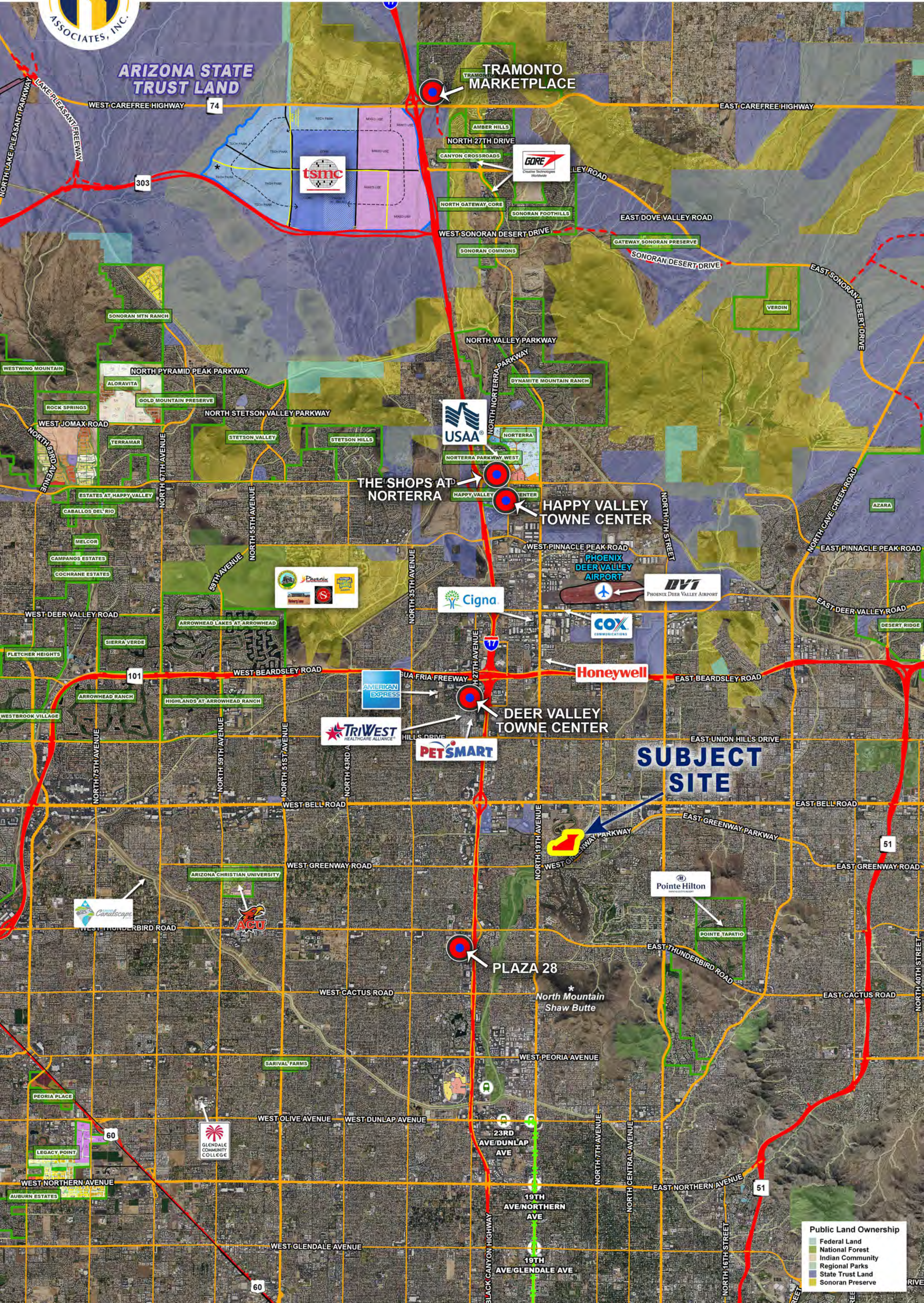
SHEET NO:  
**1 of 1**



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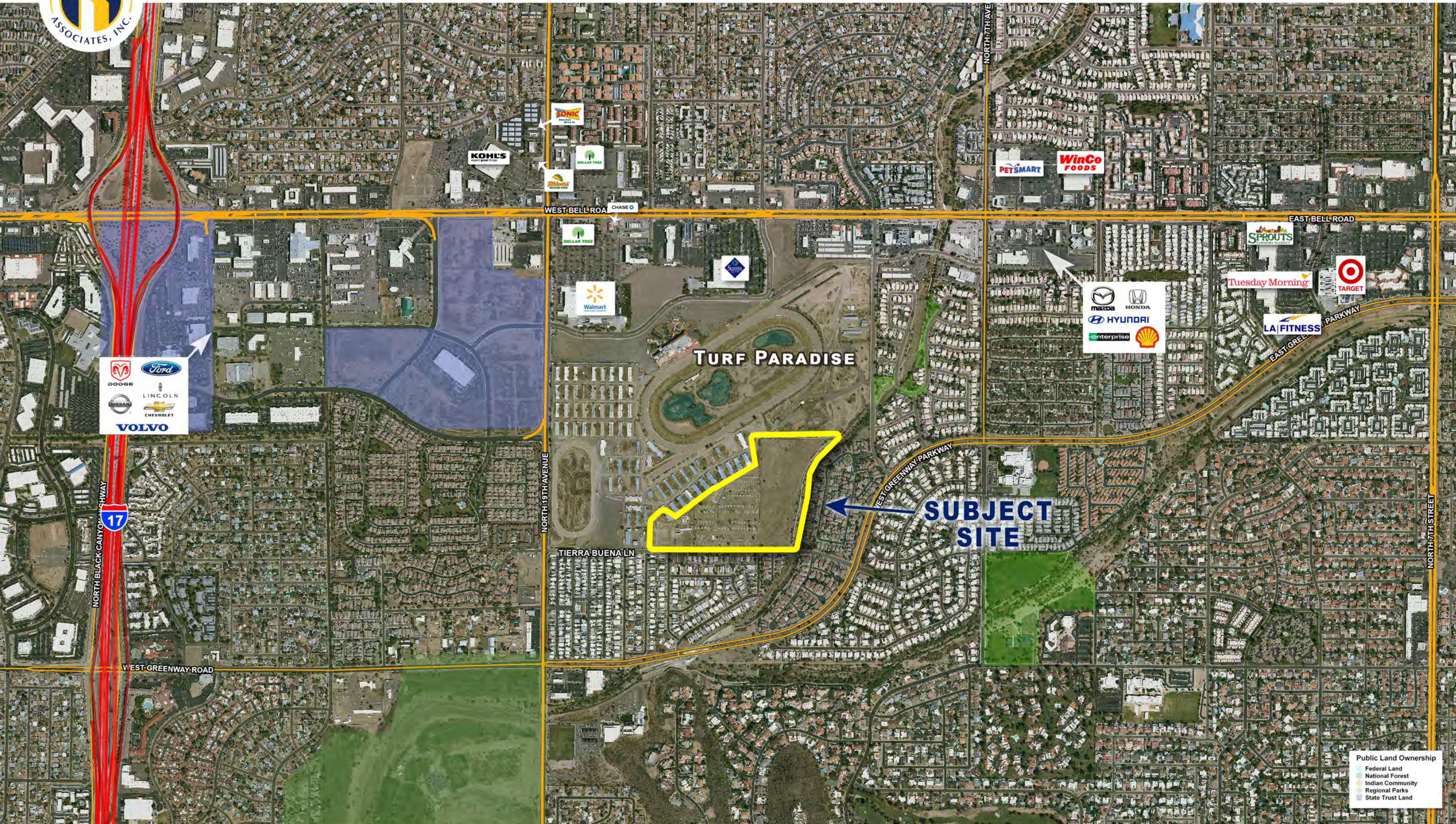


# TIERRA BUENA AND GREENWAY PARKWAY / WEST VALLEY SUBMARKET



**Public Land Ownership**

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



TURF PARADISE

SUBJECT SITE



TIERRA BUENA LANE, WEST OF GREENWAY PARKWAY / LOOKING SOUTHEAST



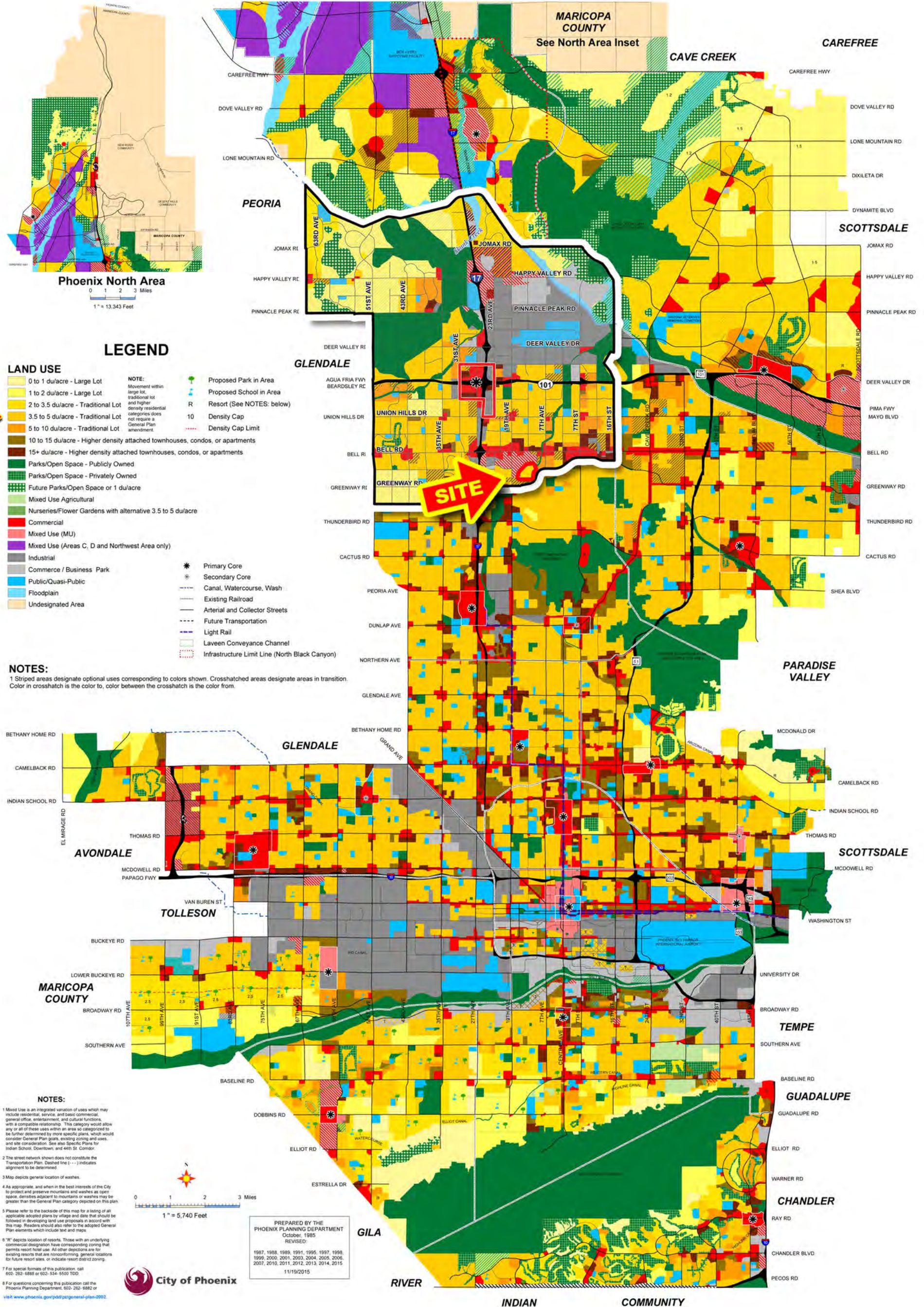




# CITY OF PHOENIX GENERAL PLAN

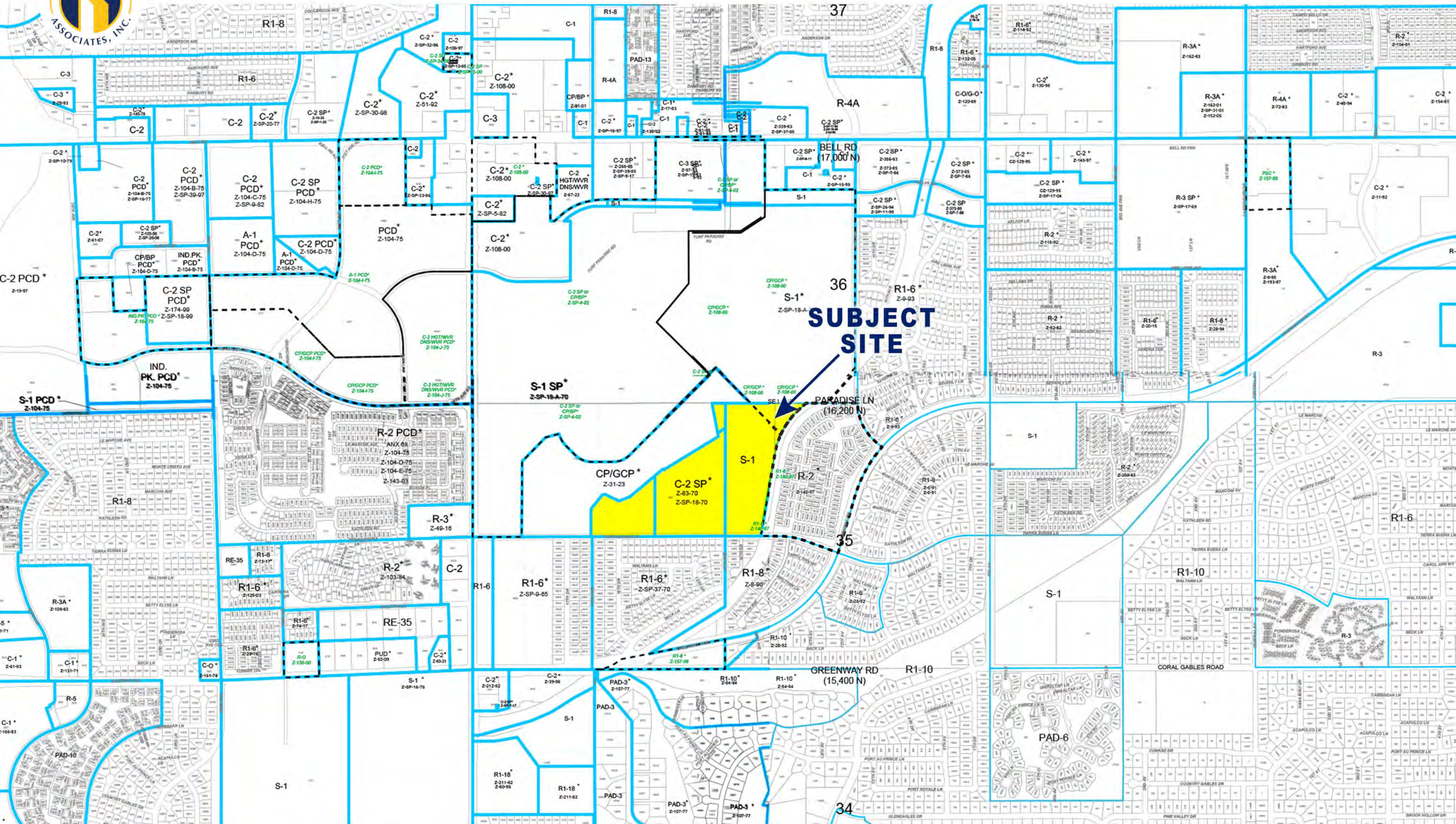
## A Vision for the Future

### DEER VALLEY VILLAGE





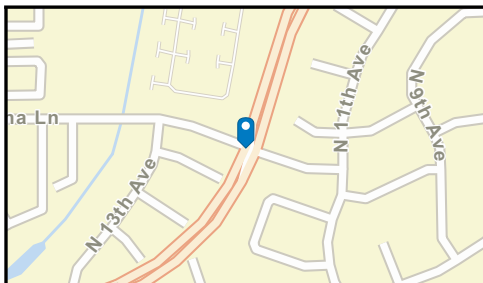
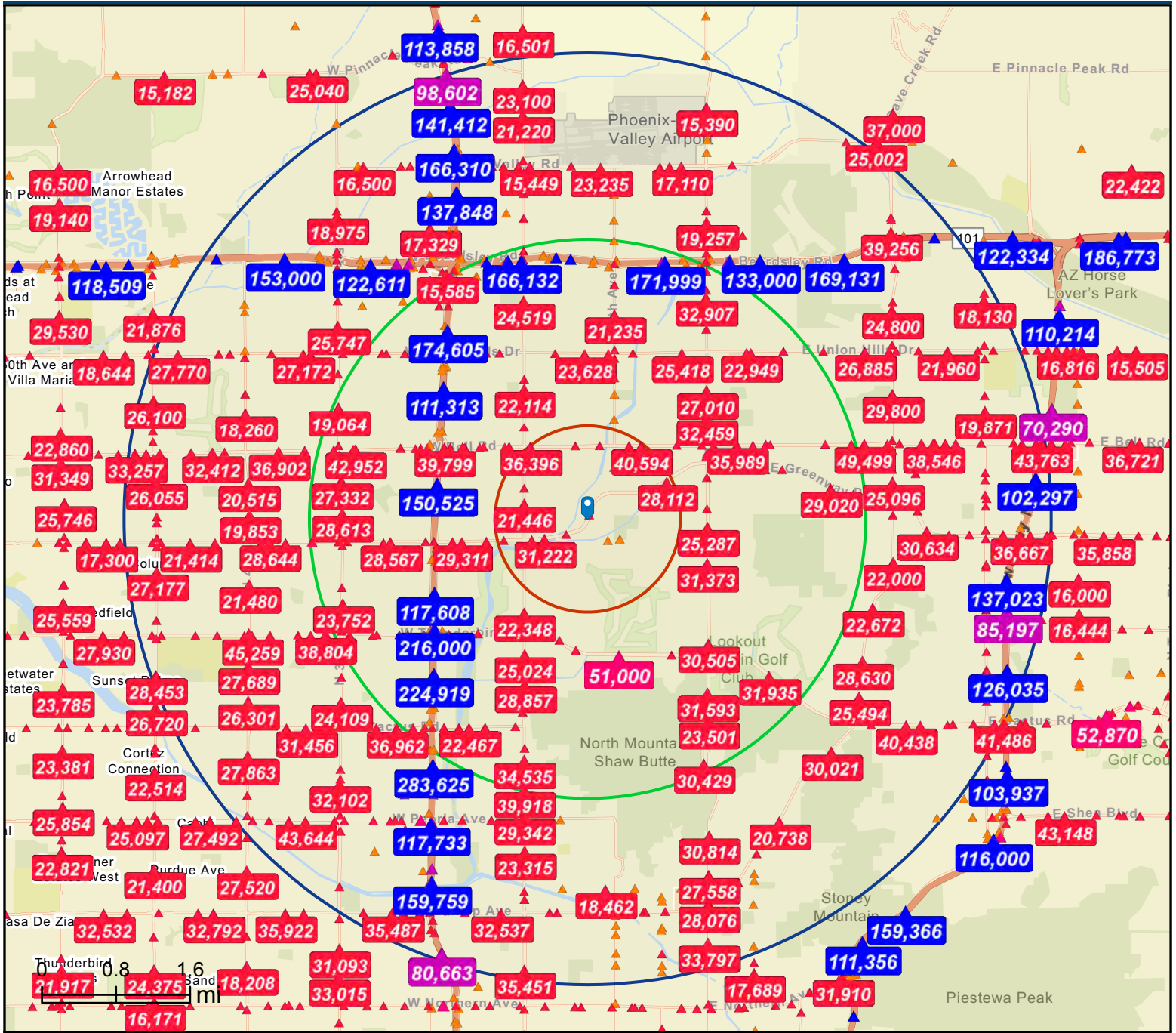
# TIERRA BUENA LANE, WEST OF GREENWAY PARKWAY / CITY OF PHOENIX ZONING MAP



# Traffic Count Map

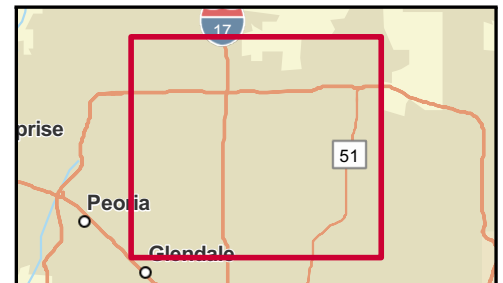
Tierra Buena Ln & Greenway Pkwy  
Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.62887  
Longitude: -112.08783



**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: ©2024 Kalibrate Technologies (Q3 2024).

January 21, 2025



# Traffic Count Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	W Greenway Pkwy	W Tierra Buena Ln (0.04 miles S)	2010	27905
0.29	W Greenway Pkwy	N 14th Ave (0.08 miles E)	2011	28143
0.29	N 7th Ave	W Tierra Buena Ln (0.09 miles N)	2011	7598
0.32	W Coral Gables Dr	N 7th Dr (0.04 miles E)	2011	8557
0.32	West Coral Gables Drive	N 7th Dr (0.04 miles E)	2018	3061
0.41	W Coral Gables Dr	N 6th Ln (0.03 miles W)	2011	8979
0.51	West Greenway Road	N 17th Dr (0.04 miles W)	2018	31222
0.52	W Gleneagles Dr	N 8th Ave (0.05 miles E)	2011	644
0.62	N 7th Ave	W Aire Libre Ave (0.01 miles N)	2018	12603
0.64	W Greenway Rd	N 19th Ave (0.08 miles W)	2011	28143
0.69	N 19th Ave	W Waltann Ln (0.06 miles S)	2011	24901
0.69	N 19th Ave	W Carol Ann Way (0.06 miles S)	2011	25255
0.70	North 19th Avenue	W Carol Ann Way (0.06 miles S)	2019	21446
0.73	N 11th Ave	W Phelps Rd (0.05 miles S)	2011	1326
0.75	W Greenway Pkwy	N 1st Dr (0.02 miles NE)	2012	28486
0.76	N 19th Ave	W Grandview Rd (0.05 miles S)	2015	22656
0.79	W Bell Rd	N 15th Ave (0.08 miles W)	2018	32474
0.80	W Bell Rd	N 11th Ave (0.09 miles W)	2011	35592
0.81	N 19th Ave	W Mandalay Ln (0.2 miles S)	2016	20381
0.85	E Coral Gables Dr	N Central Ave (0.04 miles W)	2012	5470
0.90	W Bell Rd	N 3rd Ave (0.09 miles E)	2010	38565
0.90	West Coral Gables Drive	N Piping Rock Ct (0.01 miles N)	2018	3318
0.93	West Greenway Road	N 22nd Ave (0.13 miles W)	2018	32149
0.94	East Greenway Parkway	W Grandview Rd (0.0 miles )	2019	28112
0.97	W Bell Rd	N 3rd Ave (0.04 miles W)	2018	40594
0.98	N 19th Ave	W Bell Rd (0.07 miles N)	2015	22317
1.00	N Coral Gables Dr	N Piping Rock Ct (0.05 miles N)	2018	3237
1.00	W Bell Rd	N 19th Ave (0.07 miles W)	2010	36396
1.11	N 7th Ave	W Angela Dr (0.08 miles N)	2012	14569
1.12	W Greenway Rd	N 22nd Ave (0.05 miles E)	2019	30117

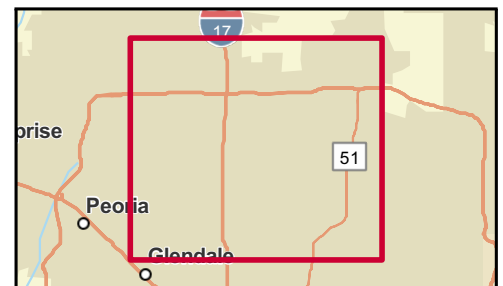
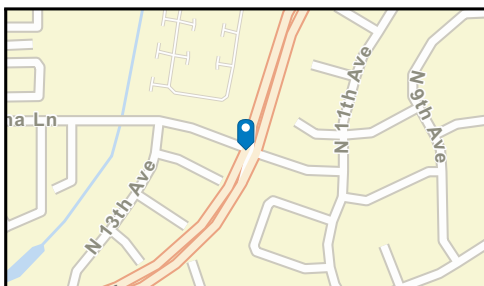
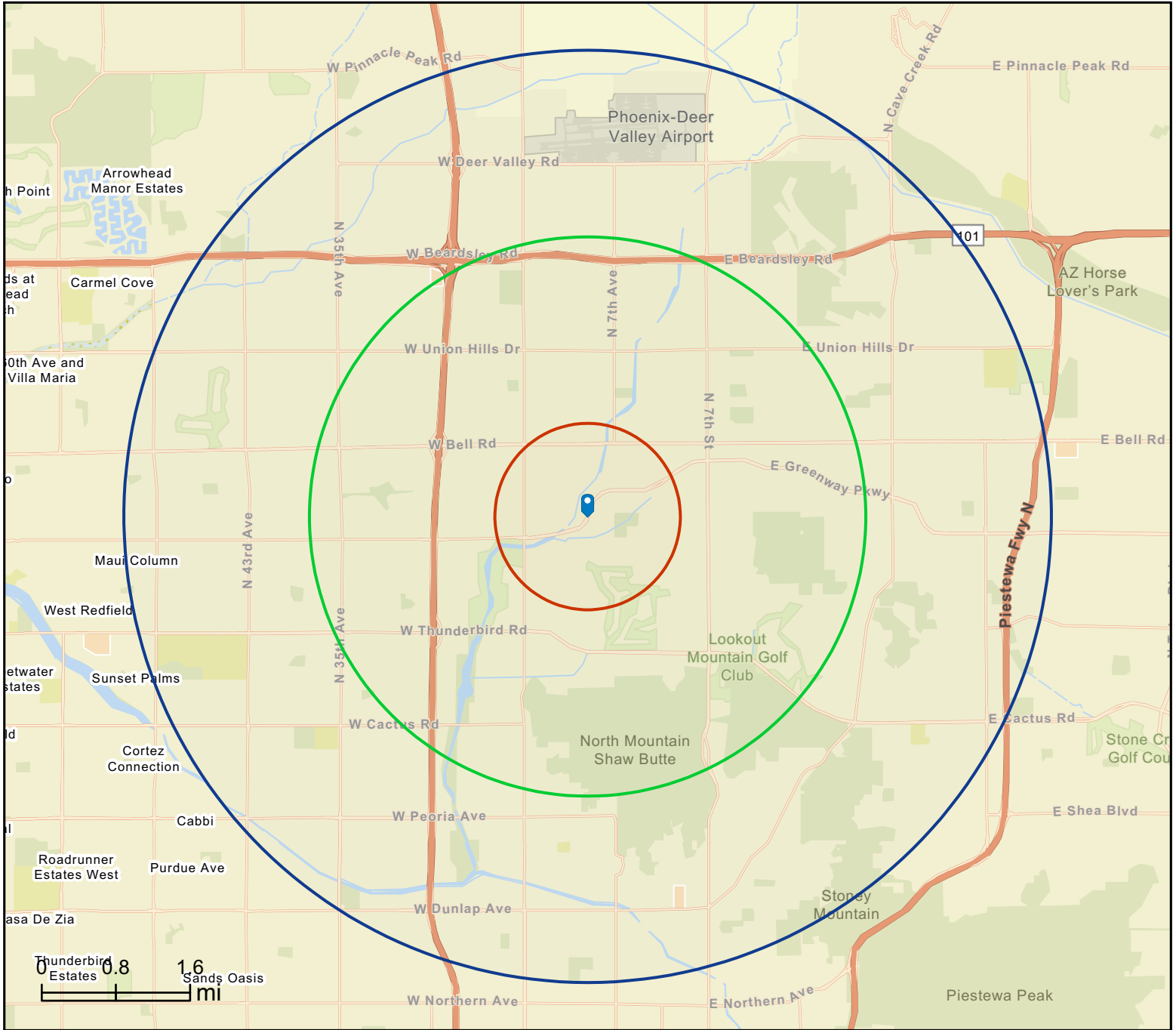
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are 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.

**Source:** ©2024 Kalibrate Technologies (Q3 2024).

# Site Map

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783



# Executive Summary

Tierra Buena Ln & Greenway Pkwy  
Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.62887  
Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	11,369	131,697	337,939
2020 Population	12,289	143,586	364,226
2024 Population	12,333	144,133	364,098
2029 Population	12,310	144,212	365,140
2010-2020 Annual Rate	0.78%	0.87%	0.75%
2020-2024 Annual Rate	0.08%	0.09%	-0.01%
2024-2029 Annual Rate	-0.04%	0.01%	0.06%
2020 Male Population	48.9%	49.1%	49.4%
2020 Female Population	51.1%	50.9%	50.6%
2020 Median Age	41.5	37.1	36.9
2024 Male Population	49.4%	49.8%	50.2%
2024 Female Population	50.6%	50.2%	49.8%
2024 Median Age	42.3	38.0	37.8

In the identified area, the current year population is 364,098. In 2020, the Census count in the area was 364,226. The rate of change since 2020 was -0.01% annually. The five-year projection for the population in the area is 365,140 representing a change of 0.06% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	64.9%	62.1%	60.0%
2024 Black Alone	3.9%	6.3%	6.0%
2024 American Indian/Alaska Native Alone	1.6%	2.1%	2.3%
2024 Asian Alone	6.2%	4.7%	4.4%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	9.9%	11.2%	13.4%
2024 Two or More Races	13.3%	13.3%	13.8%
2024 Hispanic Origin (Any Race)	23.9%	26.3%	29.0%

Persons of Hispanic origin represent 29.0% of the population in the identified area compared to 19.6% 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 76.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	146	86	79
2010 Households	4,865	53,937	134,505
2020 Households	5,019	59,169	145,510
2024 Households	5,056	59,834	146,772
2029 Households	5,110	60,711	149,513
2010-2020 Annual Rate	0.31%	0.93%	0.79%
2020-2024 Annual Rate	0.17%	0.26%	0.20%
2024-2029 Annual Rate	0.21%	0.29%	0.37%
2024 Average Household Size	2.43	2.40	2.46

The household count in this area has changed from 145,510 in 2020 to 146,772 in the current year, a change of 0.20% annually. The five-year projection of households is 149,513, a change of 0.37% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 87,671 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	30.5%	33.9%	34.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$96,400	\$72,637	\$72,560
2029 Median Household Income	\$110,253	\$84,838	\$85,179
2024-2029 Annual Rate	2.72%	3.15%	3.26%
<b>Average Household Income</b>			
2024 Average Household Income	\$132,899	\$98,979	\$95,916
2029 Average Household Income	\$156,721	\$115,951	\$112,915
2024-2029 Annual Rate	3.35%	3.22%	3.32%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$53,593	\$41,002	\$38,643
2029 Per Capita Income	\$63,952	\$48,699	\$46,205
2024-2029 Annual Rate	3.60%	3.50%	3.64%
<b>GINI Index</b>			
2024 Gini Index	38.5	39.3	39.0

Current median household income is \$72,560 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,179 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$95,916 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$112,915 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,643 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,205 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	85	76	75
2010 Total Housing Units	5,257	59,890	150,706
2010 Owner Occupied Housing Units	3,505	31,778	78,711
2010 Renter Occupied Housing Units	1,359	22,158	55,793
2010 Vacant Housing Units	392	5,953	16,201
2020 Total Housing Units	5,292	63,237	155,241
2020 Owner Occupied Housing Units	3,506	32,242	80,386
2020 Renter Occupied Housing Units	1,513	26,927	65,124
2020 Vacant Housing Units	296	4,106	9,754
2024 Total Housing Units	5,279	63,357	155,017
2024 Owner Occupied Housing Units	3,730	34,839	86,755
2024 Renter Occupied Housing Units	1,326	24,995	60,017
2024 Vacant Housing Units	223	3,523	8,245
2029 Total Housing Units	5,336	64,337	157,939
2029 Owner Occupied Housing Units	3,905	37,030	91,925
2029 Renter Occupied Housing Units	1,205	23,681	57,589
2029 Vacant Housing Units	226	3,626	8,426

<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	51.0	46.8	45.4

Currently, 56.0% of the 155,017 housing units in the area are owner occupied; 38.7%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 155,241 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is -0.03%. Median home value in the area is \$400,452, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.74% annually to \$504,823.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Market Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,369	131,697	337,939
2020 Total Population	12,289	143,586	364,226
2020 Group Quarters	62	663	3,612
2024 Total Population	12,333	144,133	364,098
2024 Group Quarters	64	689	3,758
2029 Total Population	12,310	144,212	365,140
2024-2029 Annual Rate	-0.04%	0.01%	0.06%
2024 Total Daytime Population	11,174	123,896	350,892
Workers	5,017	55,710	177,987
Residents	6,157	68,186	172,905
<b>Household Summary</b>			
2010 Households	4,865	53,937	134,505
2010 Average Household Size	2.33	2.43	2.50
2020 Total Households	5,019	59,169	145,510
2020 Average Household Size	2.44	2.42	2.48
2024 Households	5,056	59,834	146,772
2024 Average Household Size	2.43	2.40	2.46
2029 Households	5,110	60,711	149,513
2029 Average Household Size	2.40	2.36	2.42
2024-2029 Annual Rate	0.21%	0.29%	0.37%
2010 Families	3,115	32,639	81,846
2010 Average Family Size	2.89	3.04	3.11
2024 Families	3,241	35,422	87,671
2024 Average Family Size	2.93	3.02	3.08
2029 Families	3,283	35,997	89,362
2029 Average Family Size	2.88	2.96	3.01
2024-2029 Annual Rate	0.26%	0.32%	0.38%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,265	56,357	141,667
Owner Occupied Housing Units	70.1%	60.1%	60.3%
Renter Occupied Housing Units	24.3%	34.1%	34.2%
Vacant Housing Units	5.6%	5.8%	5.5%
2010 Housing Units	5,257	59,890	150,706
Owner Occupied Housing Units	66.7%	53.1%	52.2%
Renter Occupied Housing Units	25.9%	37.0%	37.0%
Vacant Housing Units	7.5%	9.9%	10.8%
2020 Housing Units	5,292	63,237	155,241
Owner Occupied Housing Units	66.3%	51.0%	51.8%
Renter Occupied Housing Units	28.6%	42.6%	42.0%
Vacant Housing Units	5.6%	6.5%	6.3%
2024 Housing Units	5,279	63,357	155,017
Owner Occupied Housing Units	70.7%	55.0%	56.0%
Renter Occupied Housing Units	25.1%	39.5%	38.7%
Vacant Housing Units	4.2%	5.6%	5.3%
2029 Housing Units	5,336	64,337	157,939
Owner Occupied Housing Units	73.2%	57.6%	58.2%
Renter Occupied Housing Units	22.6%	36.8%	36.5%
Vacant Housing Units	4.2%	5.6%	5.3%

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

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

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 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
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	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	5,056	59,834	146,770
<\$15,000	4.8%	7.1%	7.6%
\$15,000 - \$24,999	5.8%	6.2%	6.0%
\$25,000 - \$34,999	6.6%	7.0%	6.9%
\$35,000 - \$49,999	10.1%	12.4%	12.1%
\$50,000 - \$74,999	14.0%	18.5%	18.7%
\$75,000 - \$99,999	9.8%	14.8%	14.8%
\$100,000 - \$149,999	21.9%	18.4%	18.5%
\$150,000 - \$199,999	9.1%	7.1%	8.1%
\$200,000+	17.9%	8.5%	7.3%
Average Household Income	\$132,899	\$98,979	\$95,916
<b>2029 Households by Income</b>			
Household Income Base	5,110	60,711	149,511
<\$15,000	3.6%	5.5%	5.9%
\$15,000 - \$24,999	3.7%	4.3%	4.0%
\$25,000 - \$34,999	5.0%	5.5%	5.5%
\$35,000 - \$49,999	8.1%	10.0%	9.8%
\$50,000 - \$74,999	13.0%	17.5%	17.5%
\$75,000 - \$99,999	9.8%	15.5%	15.3%
\$100,000 - \$149,999	23.4%	21.5%	21.7%
\$150,000 - \$199,999	11.5%	9.9%	11.4%
\$200,000+	21.9%	10.3%	9.0%
Average Household Income	\$156,721	\$115,951	\$112,915
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	3,730	34,807	86,706
<\$50,000	8.5%	5.7%	5.2%
\$50,000 - \$99,999	2.8%	2.5%	2.7%
\$100,000 - \$149,999	1.6%	2.4%	2.2%
\$150,000 - \$199,999	3.7%	4.0%	3.2%
\$200,000 - \$249,999	3.7%	5.7%	5.4%
\$250,000 - \$299,999	4.2%	7.8%	7.3%
\$300,000 - \$399,999	9.4%	23.4%	23.9%
\$400,000 - \$499,999	23.2%	19.6%	20.2%
\$500,000 - \$749,999	25.9%	19.4%	20.8%
\$750,000 - \$999,999	10.1%	5.3%	5.4%
\$1,000,000 - \$1,499,999	4.0%	1.8%	1.3%
\$1,500,000 - \$1,999,999	1.3%	0.7%	0.7%
\$2,000,000 +	1.5%	1.7%	1.7%
Average Home Value	\$527,287	\$458,354	\$462,619
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	3,905	36,989	91,862
<\$50,000	3.2%	2.2%	2.4%
\$50,000 - \$99,999	0.4%	0.5%	0.5%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.2%	0.4%	0.3%
\$200,000 - \$249,999	0.2%	0.9%	1.1%
\$250,000 - \$299,999	2.9%	2.7%	2.8%
\$300,000 - \$399,999	13.0%	18.0%	16.9%
\$400,000 - \$499,999	22.4%	26.1%	25.3%
\$500,000 - \$749,999	34.5%	30.7%	32.6%
\$750,000 - \$999,999	14.4%	10.2%	10.5%
\$1,000,000 - \$1,499,999	5.6%	3.7%	2.9%
\$1,500,000 - \$1,999,999	1.5%	1.5%	1.6%
\$2,000,000 +	1.6%	3.0%	3.1%
Average Home Value	\$631,016	\$612,089	\$613,564

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$96,400	\$72,637	\$72,560
2029	\$110,253	\$84,838	\$85,179
<b>Median Home Value</b>			
2024	\$469,204	\$393,592	\$400,452
2029	\$555,453	\$496,622	\$504,823
<b>Per Capita Income</b>			
2024	\$53,593	\$41,002	\$38,643
2029	\$63,952	\$48,699	\$46,205
<b>Median Age</b>			
2010	42.0	35.6	35.0
2020	41.5	37.1	36.9
2024	42.3	38.0	37.8
2029	43.5	39.5	39.3
<b>2020 Population by Age</b>			
Total	12,289	143,586	364,226
0 - 4	5.6%	5.9%	5.9%
5 - 9	6.2%	6.0%	6.1%
10 - 14	6.5%	6.1%	6.3%
15 - 24	10.7%	12.4%	13.0%
25 - 34	12.0%	16.5%	16.0%
35 - 44	13.5%	13.2%	13.3%
45 - 54	12.0%	11.8%	12.2%
55 - 64	13.7%	12.9%	12.8%
65 - 74	11.8%	9.5%	9.1%
75 - 84	6.0%	4.3%	4.1%
85 +	1.8%	1.4%	1.3%
18 +	78.2%	78.6%	78.1%
<b>2024 Population by Age</b>			
Total	12,330	144,133	364,096
0 - 4	5.5%	5.9%	5.8%
5 - 9	5.8%	5.7%	5.8%
10 - 14	6.2%	5.6%	5.8%
15 - 24	11.4%	12.0%	12.5%
25 - 34	11.7%	16.4%	15.9%
35 - 44	13.4%	14.3%	14.3%
45 - 54	12.4%	11.5%	11.9%
55 - 64	12.7%	12.0%	12.1%
65 - 74	12.0%	10.0%	9.6%
75 - 84	7.0%	5.2%	4.9%
85 +	2.0%	1.6%	1.4%
18 +	79.0%	79.6%	79.2%
<b>2029 Population by Age</b>			
Total	12,313	144,213	365,140
0 - 4	5.3%	5.7%	5.7%
5 - 9	5.3%	5.4%	5.5%
10 - 14	5.9%	5.5%	5.6%
15 - 24	11.5%	11.8%	12.1%
25 - 34	11.3%	14.6%	14.5%
35 - 44	12.5%	15.0%	14.9%
45 - 54	13.5%	12.0%	12.2%
55 - 64	11.4%	10.8%	11.0%
65 - 74	12.2%	10.8%	10.6%
75 - 84	8.4%	6.5%	6.1%
85 +	2.6%	1.9%	1.8%
18 +	79.9%	80.1%	79.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 21, 2025



# Market Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	6,012	70,442	180,107
Females	6,277	73,144	184,119
<b>2024 Population by Sex</b>			
Males	6,098	71,774	182,636
Females	6,235	72,359	181,462
<b>2029 Population by Sex</b>			
Males	6,047	71,422	181,974
Females	6,264	72,791	183,166
<b>2010 Population by Race/Ethnicity</b>			
Total	11,370	131,697	337,939
White Alone	81.1%	78.4%	77.1%
Black Alone	2.8%	3.8%	3.9%
American Indian Alone	1.1%	1.8%	1.9%
Asian Alone	4.2%	2.9%	3.2%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	8.4%	9.7%	10.4%
Two or More Races	2.3%	3.3%	3.3%
Hispanic Origin	18.2%	21.7%	24.4%
Diversity Index	53.0	58.6	61.6
<b>2020 Population by Race/Ethnicity</b>			
Total	12,289	143,586	364,226
White Alone	67.0%	64.3%	62.1%
Black Alone	3.7%	6.0%	5.8%
American Indian Alone	1.5%	2.0%	2.2%
Asian Alone	5.8%	4.4%	4.1%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	9.2%	10.5%	12.6%
Two or More Races	12.6%	12.6%	13.1%
Hispanic Origin	22.5%	24.8%	27.5%
Diversity Index	68.9	72.0	74.5
<b>2024 Population by Race/Ethnicity</b>			
Total	12,334	144,134	364,099
White Alone	64.9%	62.1%	60.0%
Black Alone	3.9%	6.3%	6.0%
American Indian Alone	1.6%	2.1%	2.3%
Asian Alone	6.2%	4.7%	4.4%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	9.9%	11.2%	13.4%
Two or More Races	13.3%	13.3%	13.8%
Hispanic Origin	23.9%	26.3%	29.0%
Diversity Index	71.1	74.1	76.3
<b>2029 Population by Race/Ethnicity</b>			
Total	12,309	144,212	365,141
White Alone	62.9%	60.0%	57.9%
Black Alone	3.9%	6.3%	6.0%
American Indian Alone	1.6%	2.2%	2.3%
Asian Alone	6.6%	5.1%	4.7%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	10.5%	12.1%	14.3%
Two or More Races	14.1%	14.1%	14.5%
Hispanic Origin	25.4%	28.1%	30.9%
Diversity Index	73.1	76.1	78.0

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

# Market Profile

Tierra Buena Ln & Greenway Pkwy  
Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
Rings: 1, 3, 5 mile radii

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Latitude: 33.62887  
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	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	12,289	143,586	364,226
In Households	99.5%	99.5%	99.0%
Householder	40.0%	41.0%	39.9%
Opposite-Sex Spouse	19.0%	15.4%	15.0%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	2.9%	3.8%	3.7%
Same-Sex Unmarried Partner	0.3%	0.3%	0.2%
Biological Child	26.0%	24.8%	25.4%
Adopted Child	0.6%	0.6%	0.6%
Stepchild	1.2%	1.3%	1.2%
Grandchild	1.6%	2.3%	2.3%
Brother or Sister	1.3%	1.7%	1.7%
Parent	1.3%	1.7%	1.6%
Parent-in-law	0.4%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.3%	0.4%	0.4%
Other Relatives	1.0%	1.4%	1.5%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.0%	4.2%	4.5%
In Group Quarters	0.5%	0.5%	1.0%
Institutionalized	0.1%	0.2%	0.3%
Noninstitutionalized	0.4%	0.2%	0.7%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	8,772	102,125	255,034
Less than 9th Grade	3.0%	3.1%	4.1%
9th - 12th Grade, No Diploma	6.3%	5.9%	5.9%
High School Graduate	16.8%	21.5%	21.3%
GED/Alternative Credential	2.5%	4.6%	4.7%
Some College, No Degree	17.3%	22.4%	22.4%
Associate Degree	7.3%	10.8%	10.8%
Bachelor's Degree	26.5%	21.6%	20.5%
Graduate/Professional Degree	20.3%	10.2%	10.2%
<b>2024 Population 15+ by Marital Status</b>			
Total	10,181	119,363	300,701
Never Married	32.1%	36.6%	37.6%
Married	49.1%	44.7%	43.9%
Widowed	6.2%	5.1%	5.0%
Divorced	12.6%	13.6%	13.6%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	6,524	80,486	202,983
Population 16+ Employed	96.1%	96.1%	95.8%
Population 16+ Unemployment rate	3.9%	3.9%	4.2%
Population 16-24 Employed	13.6%	13.6%	13.8%
Population 16-24 Unemployment rate	3.7%	5.8%	7.6%
Population 25-54 Employed	59.1%	64.6%	64.4%
Population 25-54 Unemployment rate	5.0%	4.1%	3.9%
Population 55-64 Employed	18.7%	15.5%	15.4%
Population 55-64 Unemployment rate	2.1%	2.2%	2.6%
Population 65+ Employed	8.6%	6.3%	6.5%
Population 65+ Unemployment rate	0.0%	2.0%	3.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 21, 2025

# Market Profile

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Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.62887  
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	1 mile	3 miles	5 miles
<b>2024 Employed Population 16+ by Industry</b>			
Total	6,270	77,320	194,494
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	7.7%	7.5%	8.6%
Manufacturing	4.5%	6.2%	6.3%
Wholesale Trade	1.7%	1.7%	1.7%
Retail Trade	12.9%	13.1%	12.7%
Transportation/Utilities	4.5%	5.9%	5.3%
Information	1.6%	1.6%	1.5%
Finance/Insurance/Real Estate	12.3%	11.1%	10.8%
Services	52.4%	49.2%	49.7%
Public Administration	2.2%	3.4%	3.4%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	6,270	77,320	194,493
White Collar	75.3%	62.2%	61.9%
Management/Business/Financial	24.6%	18.8%	17.7%
Professional	26.9%	21.6%	22.2%
Sales	10.9%	9.7%	9.2%
Administrative Support	12.9%	12.2%	12.8%
Services	11.5%	17.8%	18.2%
Blue Collar	13.2%	19.9%	19.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.1%	5.2%	6.0%
Installation/Maintenance/Repair	3.1%	3.4%	3.1%
Production	2.8%	3.3%	3.3%
Transportation/Material Moving	4.2%	8.0%	7.4%
<b>2020 Households by Type</b>			
Total	5,019	59,169	145,510
Married Couple Households	47.9%	38.2%	38.3%
With Own Children <18	18.0%	14.0%	14.5%
Without Own Children <18	29.9%	24.3%	23.7%
Cohabiting Couple Households	7.7%	9.9%	9.8%
With Own Children <18	2.4%	3.2%	3.1%
Without Own Children <18	5.3%	6.7%	6.6%
Male Householder, No Spouse/Partner	17.8%	22.0%	22.6%
Living Alone	11.7%	13.9%	14.1%
65 Years and over	3.4%	3.5%	3.5%
With Own Children <18	1.6%	2.0%	2.1%
Without Own Children <18, With Relatives	2.7%	3.6%	3.7%
No Relatives Present	1.8%	2.5%	2.6%
Female Householder, No Spouse/Partner	26.6%	29.9%	29.4%
Living Alone	15.7%	16.0%	15.3%
65 Years and over	8.3%	6.7%	6.3%
With Own Children <18	3.8%	5.3%	5.4%
Without Own Children <18, With Relatives	5.9%	6.9%	7.0%
No Relatives Present	1.2%	1.7%	1.6%
<b>2020 Households by Size</b>			
Total	5,019	59,169	145,510
1 Person Household	27.4%	29.9%	29.4%
2 Person Household	35.5%	34.0%	33.1%
3 Person Household	15.3%	15.5%	15.7%
4 Person Household	12.4%	11.1%	11.5%
5 Person Household	5.2%	5.3%	5.8%
6 Person Household	2.5%	2.5%	2.6%
7 + Person Household	1.8%	1.7%	1.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
 Longitude: -112.08783

	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	5,019	59,169	145,510
Owner Occupied	69.9%	54.5%	55.2%
Owned with a Mortgage/Loan	48.5%	40.1%	40.9%
Owned Free and Clear	21.3%	14.3%	14.4%
Renter Occupied	30.1%	45.5%	44.8%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	85	76	75
Percent of Income for Mortgage	30.5%	33.9%	34.5%
Wealth Index	146	86	79
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	5,292	63,237	155,241
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	12,289	143,586	364,226
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

Tierra Buena Ln & Greenway Pkwy  
 Greenway Pkwy & W Tierra Buena Ln, Phoenix, Arizona, 85023  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.62887  
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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Exurbanites (1E)	Young and Restless (11B)	Young and Restless (11B)
2.	Metro Fusion (11C)	Home Improvement (4B)	Home Improvement (4B)
3.	Down the Road (10D)	Urban Edge Families (7C)	Rustbelt Traditions (5D)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,089,579	\$130,589,022	\$309,348,779
Average Spent	\$2,786.70	\$2,182.52	\$2,107.68
Spending Potential Index	117	92	88
Education: Total \$	\$10,234,122	\$88,773,697	\$210,819,261
Average Spent	\$2,024.15	\$1,483.67	\$1,436.37
Spending Potential Index	117	86	83
Entertainment/Recreation: Total \$	\$24,335,396	\$211,731,317	\$504,365,141
Average Spent	\$4,813.17	\$3,538.65	\$3,436.39
Spending Potential Index	118	87	84
Food at Home: Total \$	\$43,265,969	\$392,407,703	\$933,012,208
Average Spent	\$8,557.35	\$6,558.27	\$6,356.88
Spending Potential Index	117	90	87
Food Away from Home: Total \$	\$23,427,196	\$214,724,783	\$508,582,720
Average Spent	\$4,633.54	\$3,588.68	\$3,465.12
Spending Potential Index	119	92	89
Health Care: Total \$	\$45,762,952	\$393,897,041	\$939,588,930
Average Spent	\$9,051.22	\$6,583.16	\$6,401.69
Spending Potential Index	118	86	83
HH Furnishings & Equipment: Total \$	\$18,911,336	\$166,744,578	\$396,396,019
Average Spent	\$3,740.38	\$2,786.79	\$2,700.76
Spending Potential Index	118	88	85
Personal Care Products & Services: Total \$	\$6,034,313	\$54,581,431	\$129,095,408
Average Spent	\$1,193.50	\$912.21	\$879.56
Spending Potential Index	120	92	88
Shelter: Total \$	\$158,976,636	\$1,432,968,044	\$3,399,074,400
Average Spent	\$31,443.16	\$23,949.06	\$23,158.87
Spending Potential Index	118	90	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,349,571	\$176,017,035	\$419,710,929
Average Spent	\$4,222.62	\$2,941.76	\$2,859.61
Spending Potential Index	121	84	82
Travel: Total \$	\$17,912,144	\$155,045,159	\$369,501,036
Average Spent	\$3,542.75	\$2,591.26	\$2,517.52
Spending Potential Index	117	85	83
Vehicle Maintenance & Repairs: Total \$	\$8,969,247	\$80,179,964	\$190,339,213
Average Spent	\$1,773.98	\$1,340.04	\$1,296.84
Spending Potential Index	120	90	88

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.