



MULTI-FAMILY PARCEL 6A

SURPRISE FARMS



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Scottsdale, AZ 85258



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MULTI-FAMILY PARCEL 6A

SURPRISE FARMS

LOCATION:

Multi-Family site Parcel 6A at Surprise Farms is located at the southwest corner of Bell Road and Citrus Road.

SIZE:

Parcel 6A: 27.91 Acres

(35.411 Total Acres, Seller will retain ± 7.5 acres for commercial use).

ASSESSOR PARCEL NUMBERS:

502-01-006C, 502-01-008H and 502-84-394D

ZONING:

PAD/City of Surprise

High Density Residential (HDR; 8-18 DU/Ac).

The total allowed units in the Surprise Farms PAD master plan exceeds 7,000; the current overall unit count is $\pm 5,500$.

PRICE:

Please call for pricing information.

TERMS:

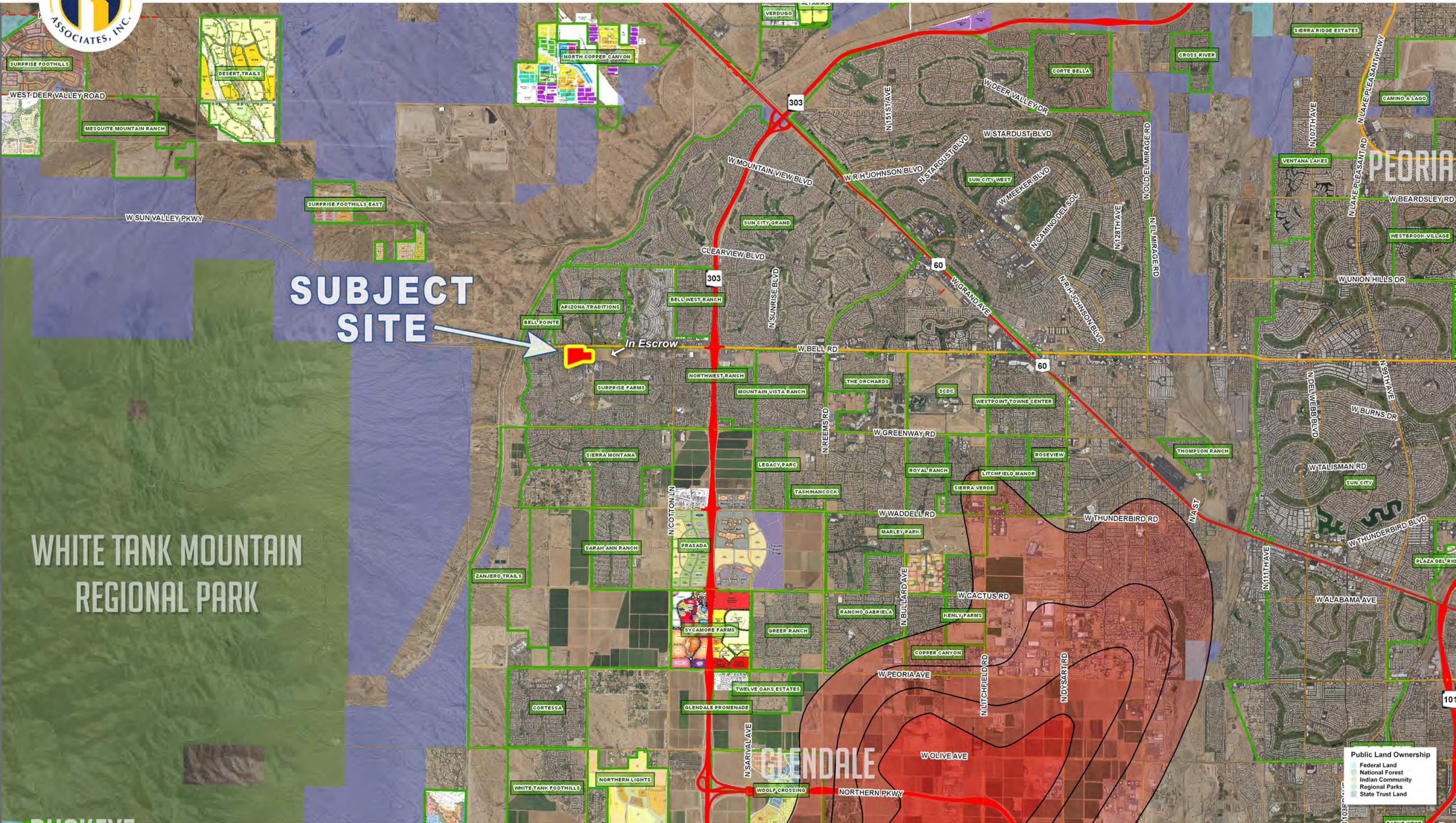
Cash

UTILITIES:

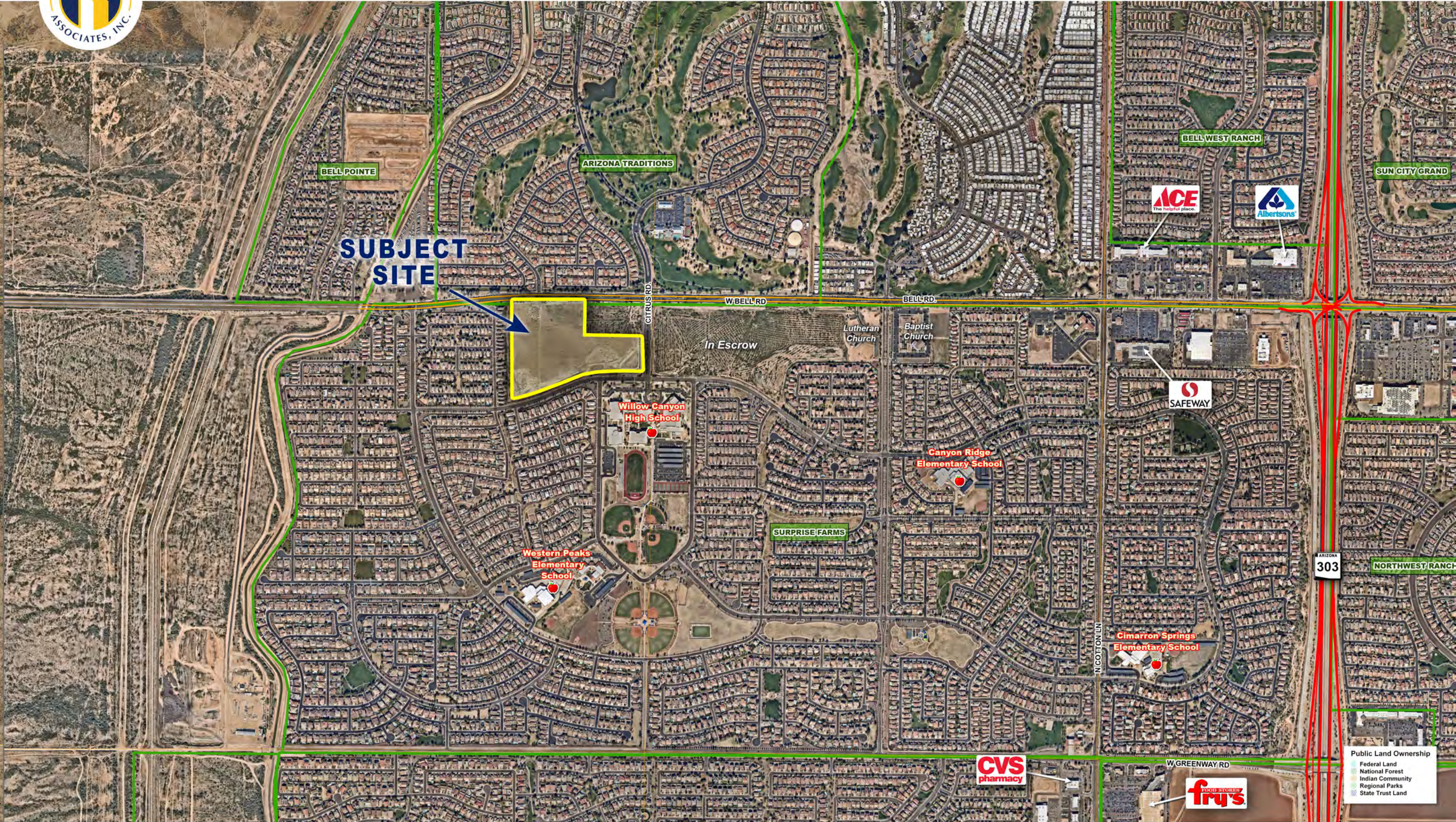
- Electricity: APS
- Telephone: Cox Communications or CenturyLink
- Water: Arizona-American Water Company
- Sewer: Arizona-American Water Company

COMMENTS:

This parcel represents the last available residential opportunity within Surprise Farms. The 36.66-acre site at the southeast corner of Bell Road and Citrus Road is currently in escrow.

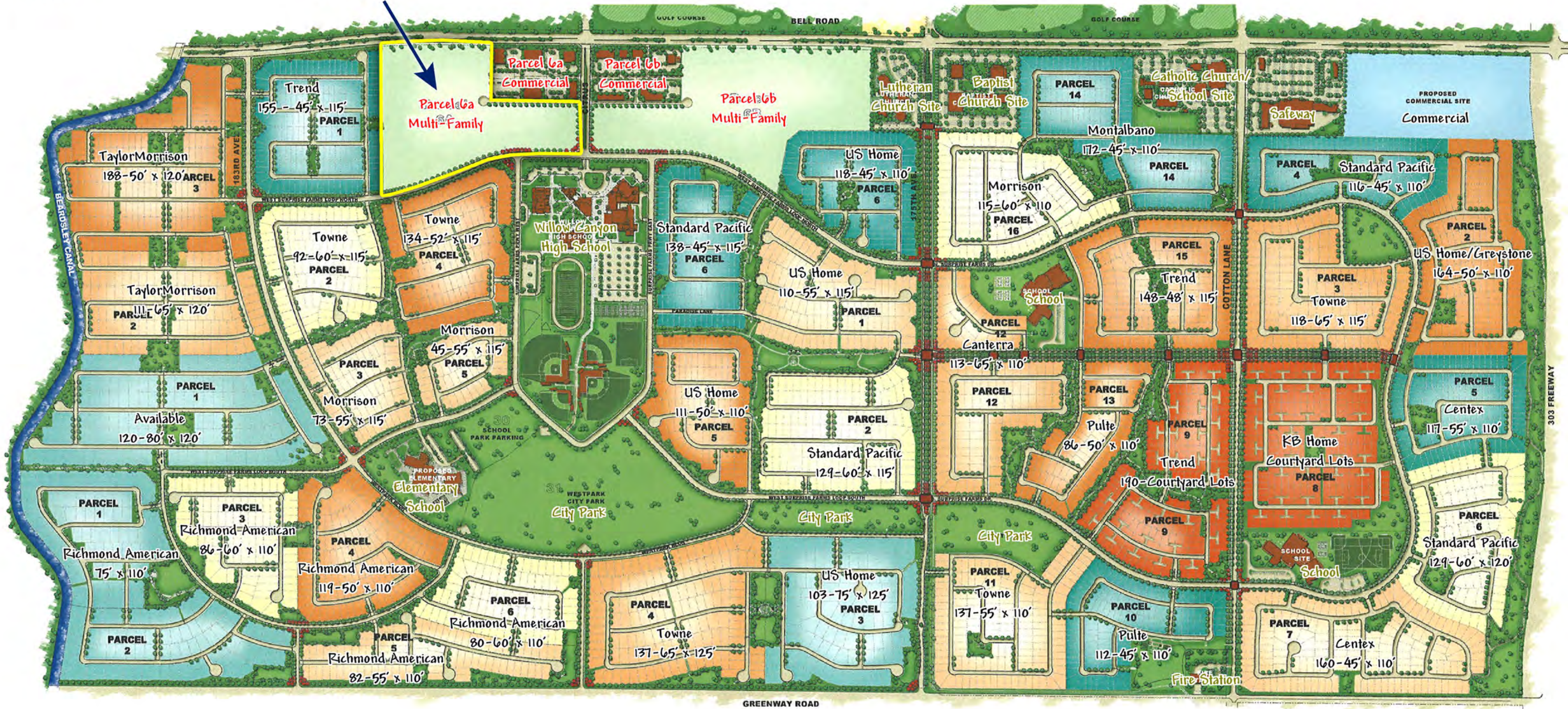


WHITE TANK MOUNTAIN
REGIONAL PARK



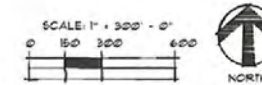


SUBJECT SITE



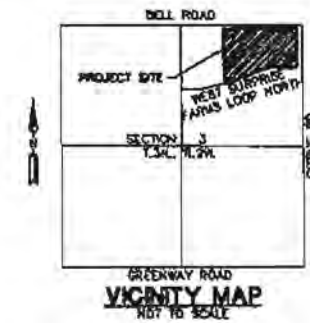
PAD Exhibit
Surprise Farms

Prepared for: Surprise Village Company, LLC



ALTA - ACSM LAND TITLE SURVEY
OF

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH A BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER THENCE NORTH 89 DEGREES 18 MINUTES 04 SECONDS WEST A DISTANCE OF 2637.83 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 18 MINUTES 04 SECONDS WEST A DISTANCE OF 130.76 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 41 MINUTES 58 SECONDS WEST A DISTANCE OF 63.00 FEET TO AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, SOUTH 44 DEGREES 14 MINUTES 20 SECONDS EAST A DISTANCE OF 28.12 FEET TO THE WEST RIGHT OF WAY LINE OF CITRUS ROAD ACCORDING TO THE MAP OF DEDICATION FOR SURPRISE FARMS HIGH SCHOOL AS RECORDED IN BOOK 853 OF MAPS, PAGE 12, RECORDS OF SAID MARICOPA COUNTY;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 48 MINUTES 28 SECONDS WEST A DISTANCE OF 808.93 FEET TO AN ANGLE POINT THEREIN;

THENCE ALONG SAID WEST LINE, SOUTH 45 DEGREES 48 MINUTES 42 SECONDS WEST A DISTANCE OF 33.38 FEET TO THE NORTH RIGHT OF WAY LINE OF LUMBERG STREET ACCORDING TO SAID MAP OF DEDICATION FOR SURPRISE FARMS HIGH SCHOOL;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST A DISTANCE OF 410.34 FEET NORTHERLY FRONT OF WAY LINE OF WEST SURPRISE FARMS LOOP NORTH ACCORDING TO THE MAP OF DEDICATION FOR SURPRISE FARMS PHASE 3 AS RECORDED IN BOOK 863 OF MAPS, PAGE 34, RECORDS OF SAID MARICOPA COUNTY;

THENCE ALONG SAID NORTHERLY LINE, NORTH 00 DEGREES 41 MINUTES 57 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 320.00 FEET, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 00 SECONDS AN ARC LENGTH OF 388.07 FEET TO A POINT OF TANGENCY;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 08 DEGREES 31 MINUTES 01 SECONDS WEST A DISTANCE OF 335.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1980.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 14 DEGREES 03 MINUTES 00 SECONDS AN ARC LENGTH OF 480.63 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 162.03 FEET;

THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST A DISTANCE OF 304.72 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 485.52 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BELL ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 8735.00 FEET, THE CENTER OF WHICH BEARS SOUTH 03 DEGREES 48 MINUTES 40 SECONDS EAST;

THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 04 DEGREES 30 MINUTES 36 SECONDS AN ARC LENGTH OF 530.14 FEET TO A POINT OF TANGENCY;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 18 MINUTES 04 SECONDS EAST A DISTANCE OF 1088.13 FEET TO THE POINT OF BEGINNING.

SCHEDULE "B" - EXCEPTIONS

① EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BOOK 853 OF MAPS, PAGE 12

SCHEDULE "B" - ITEMS NOT SHOWN
(ALL ITEMS LISTED AFFECT UNLESS OTHERWISE NOTED)

④ EASEMENT FOR CANALS, LATERALS AND DITCHES (DOES NOT EFFECT) BOOK 24 OF MAPS, PAGE 3, BOOK 14 OF MAPS, PAGE 35, BOOK 287 OF DEEDS, PAGE 287

⑤ EASEMENT FOR EXISTING POWER LINES, POLES AND ROADWAYS (DOES NOT EFFECT) DOCUMENT NO. 63-234532

⑥ DEVELOPMENT AGREEMENT DOCUMENT NO. 95-0411252

⑦ DEVELOPMENT AGREEMENT (BLANKET IN NATURE) DOCUMENT NO. 99-1090885

⑧ SURPRISE FARMS DEVELOPMENT AGREEMENT DOCUMENT NO. 99-1092981

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. MCS-149347-4332, DATED MARCH 03, 2006.

CMX LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. CMX LLC AND KENT C. OTHERS (R/L) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

BASIS OF BEARING

BASE OF BEARING IS N09°18'04"W BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, T.3N., R.2W., S.3R.3N.

NOTES

- AREA IS 1,542,534 SQ. FT OR 35,4117 ACRES
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- NO VISIBLE EVIDENCE OF WASTE DUMP OR LANDFILL WAS NOTED ON THE SITE.

SURVEYOR'S CERTIFICATION

- TO:
- CAREFREE PARTNERS
 - SURPRISE VILLAGE COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
 - FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1998 AND MODIFIED ITEMS 1, 2, 4, 9, 10, 11(a), 15 (THIS SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED STREET RIGHT-OF-WAY LINE CHANGES. NO INQUIRY HAS BEEN MADE CONCERNING PROPOSED RIGHT-OF-WAY CHANGES) AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSTOOD FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

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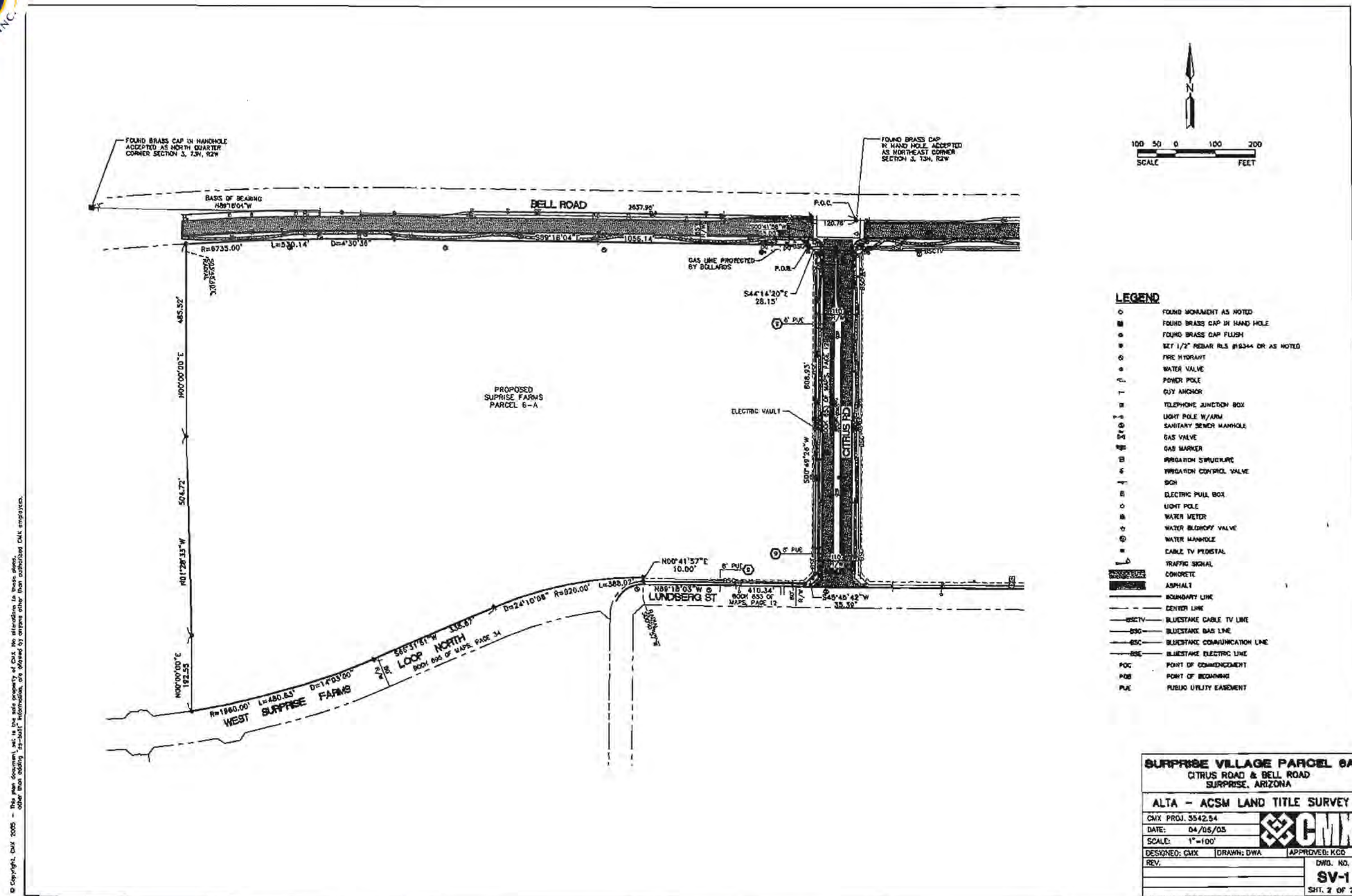


SURPRISE VILLAGE PARCEL 6A
CITRUS ROAD & BELL ROAD
SURPRISE, ARIZONA

ALTA - ACSM LAND TITLE SURVEY

CMX PROJ: 554234 DATE: 04/06/05 SCALE: N.T.S.
DESIGNED: CMX DRAWN: DWA APPROVED: KCO
REV.

DWG. NO. SV-1
SHT. 1 OF 2

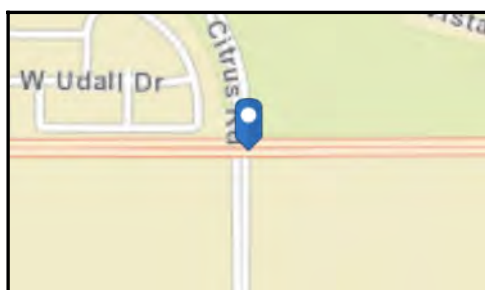
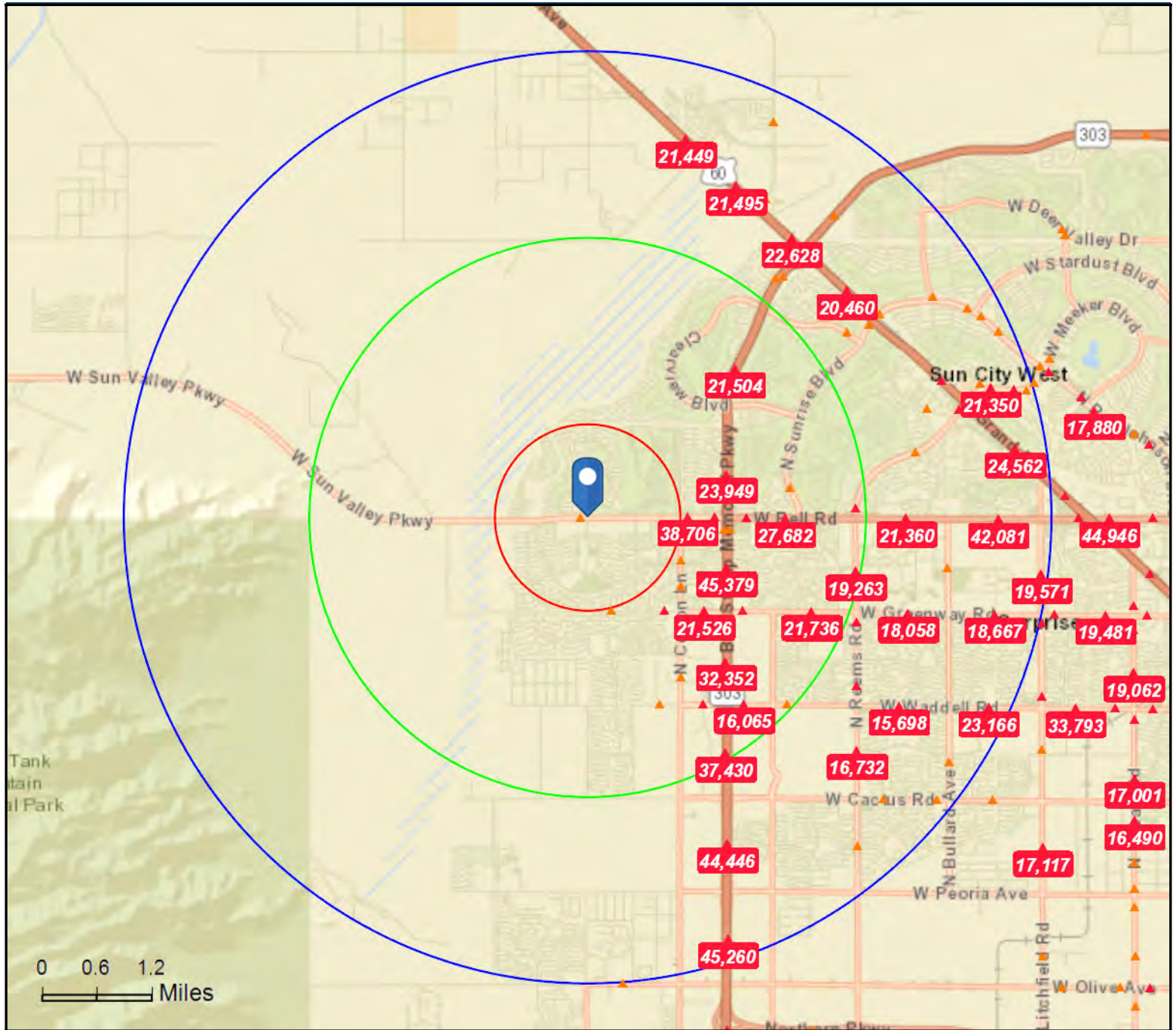


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Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

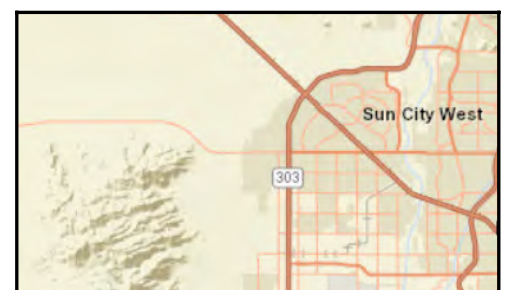
Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410



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 (Q1 2019).

August 14, 2019



Traffic Count Profile

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	W Bell Rd	N Citrus Rd (0.08 miles E)	2016	13,007
0.75	N Beardsley Canal Rd	W Bell Rd (0.14 miles NE)	1999	4,176
0.95	W Paradise Ln	N 171st Ln (0.06 miles E)	2016	1,996
1.02	N Cotton Ln	W Surprise Farms Loop N (0.06 miles S)	2016	8,637
1.03	15400 N	N 178th Ave (0.13 miles W)	2015	10,231
1.07	W Bell Rd	N Cotton Ln (0.07 miles W)	2016	38,706
1.10	N Cotton Ln	W Paradise Ln (0.02 miles S)	2007	13,000
1.20	W Paradise Ln	N 170th Ave (0.03 miles E)	2016	1,328
1.24	N Cotton Ln	W Surprise Farms Loop S (0.09 miles S)	2016	11,256
1.30	15400 N	N Cotton Ln (0.17 miles E)	2016	15,496
1.36	W Bell Rd	Loop 303 (0.11 miles E)	2016	27,077
1.47	Loop 303	W Bell Rd (0.07 miles S)	2015	3,323
1.47	Loop 303	W Bell Rd (0.13 miles N)	2015	10,525
1.51	N Cotton Ln	W Carmel Dr (0.03 miles N)	2015	5,489
1.53		(0.0 miles)	2015	10,733
1.54		(0.0 miles)	2015	3,301
1.56	Loop 303	W Bell Rd (0.46000001 miles S)	2015	23,949
1.58	Loop 303	15400 N (0.47 miles S)	2017	45,379
1.60	15400 N	Loop 303 (0.22 miles E)	2016	21,526
1.67	W Clearview Blvd	N Cotton Ln (0.03 miles NW)	2015	6,241
1.69	N Cotton Ln	W Hermosa Dr (0.04 miles NW)	2015	5,487
1.70	W Bell Rd	Loop 303 (0.23999999 miles W)	2016	42,664
1.78	Sun Valley Pkwy	N 195th Ave (0.20999999 miles W)	2015	4,513
1.80		(0.0 miles)	2015	2,934
1.82	Loop 303	15400 N (0.07 miles N)	2015	6,981
1.87		(0.0 miles)	2015	6,164
1.94	15400 N	Loop 303 (0.19 miles W)	2016	21,122
1.98	N Cotton Ln	W Acoma Dr (0.23 miles N)	2015	8,297
2.01	W Waddell Rd	N 180th Ave (0.04 miles W)	2012	1,223
2.01	N Sarival Rd	W Northwest Ranch Pkwy (0.07 miles S)	2015	4,167

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 1919 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 (Q1 2019).

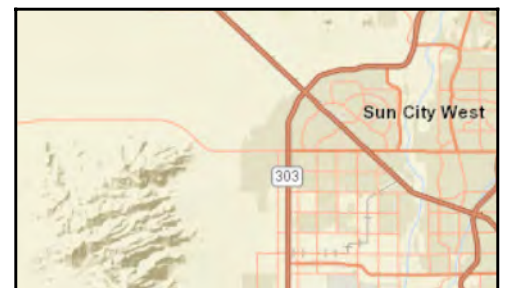
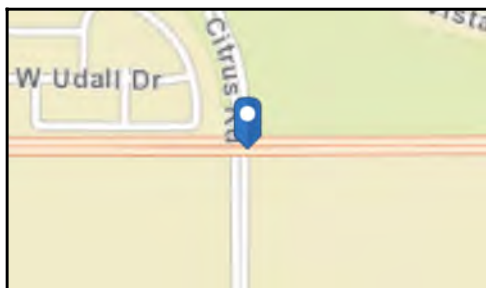
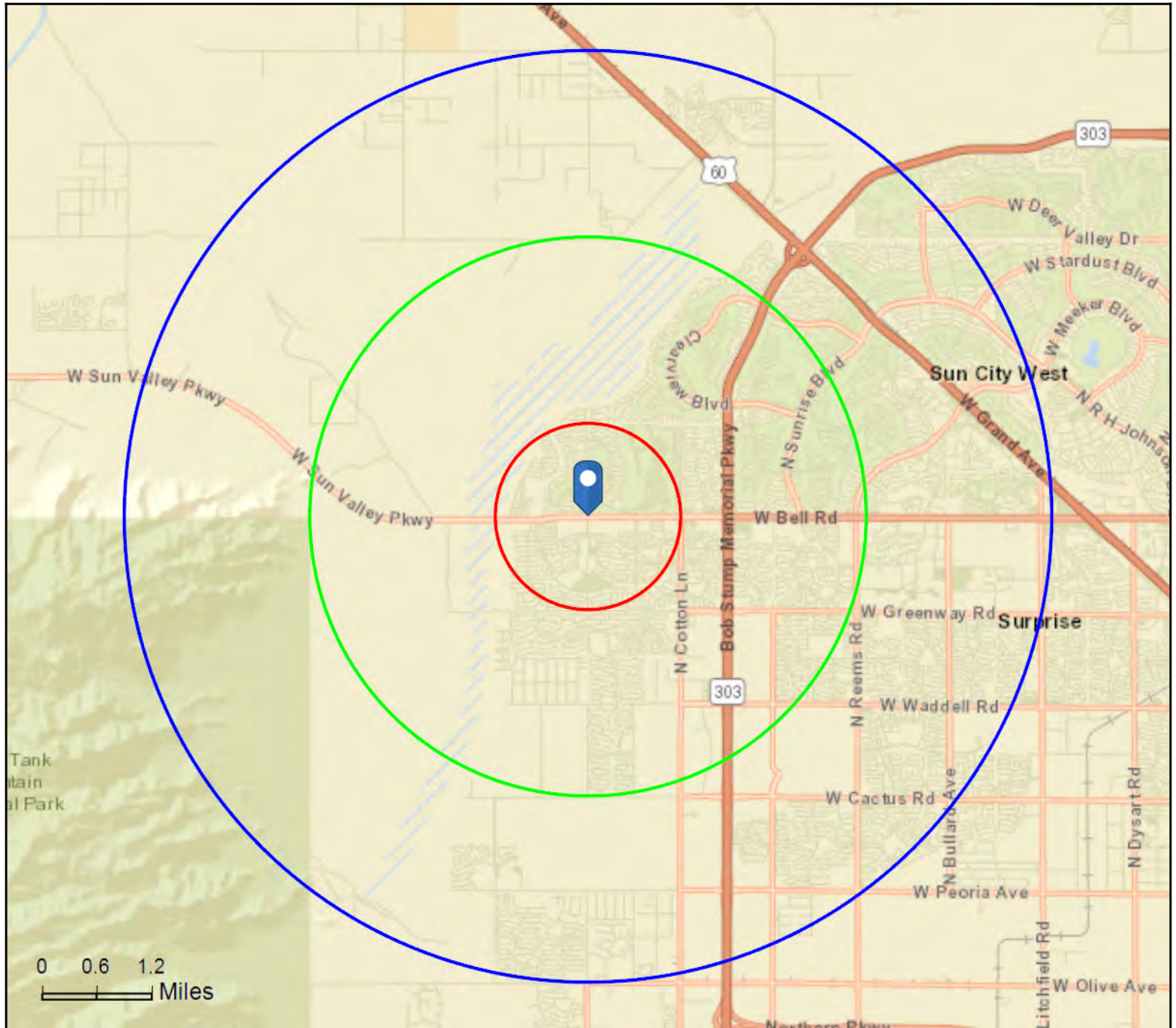
August 14, 2019

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63877

Longitude: -112.44410



August 14, 2019



Executive Summary

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410

	1 mile	3 miles	5 miles
Population			
2000 Population	2,392	9,637	28,329
2010 Population	10,273	48,722	101,743
2019 Population	13,560	56,513	121,671
2024 Population	15,003	61,088	133,242
2000-2010 Annual Rate	15.69%	17.59%	13.64%
2010-2019 Annual Rate	3.05%	1.62%	1.95%
2019-2024 Annual Rate	2.04%	1.57%	1.83%
2019 Male Population	48.3%	48.4%	48.0%
2019 Female Population	51.7%	51.6%	52.0%
2019 Median Age	42.9	42.1	41.3

In the identified area, the current year population is 121,671. In 2010, the Census count in the area was 101,743. The rate of change since 2010 was 1.95% annually. The five-year projection for the population in the area is 133,242 representing a change of 1.83% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	79.3%	80.1%	78.9%
2019 Black Alone	5.5%	5.9%	6.2%
2019 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2019 Asian Alone	3.9%	3.0%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	6.6%	5.9%	6.2%
2019 Two or More Races	3.8%	4.1%	4.4%
2019 Hispanic Origin (Any Race)	18.3%	16.8%	17.8%

Persons of Hispanic origin represent 17.8% 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 55.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	95	99	103
2000 Households	1,108	4,479	13,474
2010 Households	3,977	18,564	39,451
2019 Total Households	5,063	21,127	45,857
2024 Total Households	5,546	22,645	49,694
2000-2010 Annual Rate	13.63%	15.28%	11.34%
2010-2019 Annual Rate	2.64%	1.41%	1.64%
2019-2024 Annual Rate	1.84%	1.40%	1.62%
2019 Average Household Size	2.68	2.67	2.64

The household count in this area has changed from 39,451 in 2010 to 45,857 in the current year, a change of 1.64% annually. The five-year projection of households is 49,694, a change of 1.62% annually from the current year total. Average household size is currently 2.64, compared to 2.57 in the year 2010. The number of families in the current year is 34,275 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.

August 14, 2019



Executive Summary

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.4%	18.3%	18.9%
Median Household Income			
2019 Median Household Income	\$67,863	\$68,706	\$67,294
2024 Median Household Income	\$77,606	\$77,886	\$77,792
2019-2024 Annual Rate	2.72%	2.54%	2.94%
Average Household Income			
2019 Average Household Income	\$80,282	\$81,929	\$82,168
2024 Average Household Income	\$93,158	\$94,874	\$96,249
2019-2024 Annual Rate	3.02%	2.98%	3.21%
Per Capita Income			
2019 Per Capita Income	\$29,895	\$30,672	\$30,983
2024 Per Capita Income	\$34,334	\$35,236	\$35,911
2019-2024 Annual Rate	2.81%	2.81%	3.00%

Households by Income

Current median household income is \$67,294 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$77,792 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$82,168 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$96,249 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,983 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,911 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	134	135	131
2000 Total Housing Units	1,820	6,362	16,744
2000 Owner Occupied Housing Units	1,045	4,250	12,543
2000 Renter Occupied Housing Units	63	229	931
2000 Vacant Housing Units	712	1,883	3,270
2010 Total Housing Units	5,121	22,534	47,832
2010 Owner Occupied Housing Units	3,549	15,552	32,408
2010 Renter Occupied Housing Units	428	3,012	7,043
2010 Vacant Housing Units	1,144	3,970	8,381
2019 Total Housing Units	6,135	24,697	53,677
2019 Owner Occupied Housing Units	4,570	17,796	37,816
2019 Renter Occupied Housing Units	493	3,331	8,040
2019 Vacant Housing Units	1,072	3,570	7,820
2024 Total Housing Units	6,665	26,307	57,790
2024 Owner Occupied Housing Units	5,055	19,354	41,598
2024 Renter Occupied Housing Units	491	3,291	8,096
2024 Vacant Housing Units	1,119	3,662	8,096

Currently, 70.5% of the 53,677 housing units in the area are owner occupied; 15.0%, renter occupied; and 14.6% 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 47,832 housing units in the area - 67.8% owner occupied, 14.7% renter occupied, and 17.5% vacant. The annual rate of change in housing units since 2010 is 5.26%. Median home value in the area is \$259,340, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.06% annually to \$287,219.

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.

August 14, 2019



Market Profile

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,392	9,637	28,329
2010 Total Population	10,273	48,722	101,743
2019 Total Population	13,560	56,513	121,671
2019 Group Quarters	5	69	390
2024 Total Population	15,003	61,088	133,242
2019-2024 Annual Rate	2.04%	1.57%	1.83%
2019 Total Daytime Population	9,605	43,136	98,220
Workers	1,072	8,184	22,798
Residents	8,533	34,952	75,422
Household Summary			
2000 Households	1,108	4,479	13,474
2000 Average Household Size	2.16	2.15	2.09
2010 Households	3,977	18,564	39,451
2010 Average Household Size	2.58	2.62	2.57
2019 Households	5,063	21,127	45,857
2019 Average Household Size	2.68	2.67	2.64
2024 Households	5,546	22,645	49,694
2024 Average Household Size	2.70	2.69	2.67
2019-2024 Annual Rate	1.84%	1.40%	1.62%
2010 Families	3,111	14,439	29,590
2010 Average Family Size	2.89	2.95	2.95
2019 Families	3,960	16,319	34,275
2019 Average Family Size	3.00	3.01	3.04
2024 Families	4,336	17,461	37,149
2024 Average Family Size	3.03	3.04	3.07
2019-2024 Annual Rate	1.83%	1.36%	1.62%
Housing Unit Summary			
2000 Housing Units	1,820	6,362	16,744
Owner Occupied Housing Units	57.4%	66.8%	74.9%
Renter Occupied Housing Units	3.5%	3.6%	5.6%
Vacant Housing Units	39.1%	29.6%	19.5%
2010 Housing Units	5,121	22,534	47,832
Owner Occupied Housing Units	69.3%	69.0%	67.8%
Renter Occupied Housing Units	8.4%	13.4%	14.7%
Vacant Housing Units	22.3%	17.6%	17.5%
2019 Housing Units	6,135	24,697	53,677
Owner Occupied Housing Units	74.5%	72.1%	70.5%
Renter Occupied Housing Units	8.0%	13.5%	15.0%
Vacant Housing Units	17.5%	14.5%	14.6%
2024 Housing Units	6,665	26,307	57,790
Owner Occupied Housing Units	75.8%	73.6%	72.0%
Renter Occupied Housing Units	7.4%	12.5%	14.0%
Vacant Housing Units	16.8%	13.9%	14.0%
Median Household Income			
2019	\$67,863	\$68,706	\$67,294
2024	\$77,606	\$77,886	\$77,792
Median Home Value			
2019	\$255,421	\$256,478	\$259,340
2024	\$277,835	\$284,635	\$287,219
Per Capita Income			
2019	\$29,895	\$30,672	\$30,983
2024	\$34,334	\$35,236	\$35,911
Median Age			
2010	43.6	40.3	40.0
2019	42.9	42.1	41.3
2024	40.4	40.0	39.1

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.

August 14, 2019



Market Profile

Bell Road & Citrus Road
W Bell Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5,063	21,127	45,857
<\$15,000	5.5%	4.6%	4.8%
\$15,000 - \$24,999	3.8%	4.7%	5.7%
\$25,000 - \$34,999	6.9%	7.8%	7.9%
\$35,000 - \$49,999	13.6%	12.6%	13.7%
\$50,000 - \$74,999	25.5%	24.8%	23.2%
\$75,000 - \$99,999	18.2%	19.1%	17.6%
\$100,000 - \$149,999	20.6%	19.0%	18.7%
\$150,000 - \$199,999	3.1%	4.3%	5.0%
\$200,000+	2.8%	3.1%	3.5%
Average Household Income	\$80,282	\$81,929	\$82,168
2024 Households by Income			
Household Income Base	5,546	22,645	49,694
<\$15,000	4.3%	3.7%	3.8%
\$15,000 - \$24,999	2.9%	3.6%	4.4%
\$25,000 - \$34,999	5.3%	6.1%	6.1%
\$35,000 - \$49,999	11.4%	10.6%	11.5%
\$50,000 - \$74,999	23.5%	23.0%	21.4%
\$75,000 - \$99,999	18.5%	19.4%	18.0%
\$100,000 - \$149,999	25.5%	22.9%	22.4%
\$150,000 - \$199,999	4.6%	6.5%	7.4%
\$200,000+	4.0%	4.3%	5.0%
Average Household Income	\$93,158	\$94,874	\$96,249
2019 Owner Occupied Housing Units by Value			
Total	4,570	17,796	37,816
<\$50,000	0.5%	0.4%	0.4%
\$50,000 - \$99,999	0.3%	0.4%	0.9%
\$100,000 - \$149,999	2.4%	2.7%	3.1%
\$150,000 - \$199,999	14.7%	15.2%	15.6%
\$200,000 - \$249,999	28.6%	28.4%	25.9%
\$250,000 - \$299,999	32.5%	22.3%	21.9%
\$300,000 - \$399,999	15.9%	18.4%	19.3%
\$400,000 - \$499,999	3.3%	6.4%	7.3%
\$500,000 - \$749,999	1.4%	4.6%	4.5%
\$750,000 - \$999,999	0.5%	0.5%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.7%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$266,257	\$291,364	\$291,663
2024 Owner Occupied Housing Units by Value			
Total	5,055	19,354	41,598
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.1%	0.1%	0.4%
\$100,000 - \$149,999	0.4%	0.6%	1.1%
\$150,000 - \$199,999	6.0%	7.4%	7.1%
\$200,000 - \$249,999	22.7%	24.3%	21.4%
\$250,000 - \$299,999	37.3%	25.2%	26.8%
\$300,000 - \$399,999	24.0%	24.7%	24.9%
\$400,000 - \$499,999	6.6%	10.0%	10.9%
\$500,000 - \$749,999	2.4%	6.6%	6.5%
\$750,000 - \$999,999	0.4%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.6%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$297,329	\$321,693	\$322,679

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.

August 14, 2019



Market Profile

Bell Road & Citrus Road
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Prepared by Nathan and Associates, Inc.

Latitude: 33.63877
Longitude: -112.44410

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,274	48,723	101,746
0 - 4	6.5%	7.0%	7.1%
5 - 9	7.3%	7.6%	7.6%
10 - 14	6.3%	7.0%	6.8%
15 - 24	7.6%	8.6%	8.7%
25 - 34	11.7%	12.3%	12.5%
35 - 44	11.9%	13.1%	12.8%
45 - 54	8.0%	8.7%	8.4%
55 - 64	12.3%	12.2%	10.9%
65 - 74	18.5%	15.8%	14.3%
75 - 84	8.4%	6.6%	8.4%
85 +	1.4%	1.2%	2.4%
18 +	76.8%	74.9%	75.0%
2019 Population by Age			
Total	13,557	56,514	121,671
0 - 4	6.6%	6.6%	6.8%
5 - 9	6.6%	6.7%	6.9%
10 - 14	6.2%	6.4%	6.5%
15 - 24	9.5%	10.0%	10.0%
25 - 34	11.5%	11.4%	11.9%
35 - 44	12.1%	12.4%	12.5%
45 - 54	9.2%	9.7%	9.6%
55 - 64	10.0%	9.8%	9.0%
65 - 74	17.4%	17.0%	14.7%
75 - 84	9.2%	8.5%	9.1%
85 +	1.7%	1.5%	3.2%
18 +	77.3%	76.8%	76.3%
2024 Population by Age			
Total	15,002	61,088	133,241
0 - 4	7.0%	7.0%	7.2%
5 - 9	6.8%	6.8%	7.0%
10 - 14	6.4%	6.5%	6.6%
15 - 24	9.4%	9.8%	9.8%
25 - 34	13.9%	14.0%	14.0%
35 - 44	11.5%	11.5%	12.1%
45 - 54	8.7%	8.9%	8.8%
55 - 64	8.2%	7.9%	7.6%
65 - 74	14.5%	14.0%	12.3%
75 - 84	11.4%	11.5%	11.1%
85 +	2.2%	2.1%	3.3%
18 +	76.5%	76.2%	75.6%
2010 Population by Sex			
Males	4,961	23,609	48,839
Females	5,312	25,113	52,904
2019 Population by Sex			
Males	6,552	27,377	58,379
Females	7,008	29,136	63,292
2024 Population by Sex			
Males	7,189	29,361	63,625
Females	7,814	31,727	69,617

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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Latitude: 33.63877
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	10,273	48,723	101,744
White Alone	84.2%	84.3%	83.5%
Black Alone	4.1%	4.6%	4.8%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	2.7%	2.2%	2.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	5.3%	4.8%	5.1%
Two or More Races	2.9%	3.2%	3.5%
Hispanic Origin	14.9%	14.0%	14.7%
Diversity Index	46.9	45.8	47.6
2019 Population by Race/Ethnicity			
Total	13,560	56,513	121,671
White Alone	79.3%	80.1%	78.9%
Black Alone	5.5%	5.9%	6.2%
American Indian Alone	0.8%	0.8%	0.7%
Asian Alone	3.9%	3.0%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	6.6%	5.9%	6.2%
Two or More Races	3.8%	4.1%	4.4%
Hispanic Origin	18.3%	16.8%	17.8%
Diversity Index	55.6	53.5	55.6
2024 Population by Race/Ethnicity			
Total	15,003	61,089	133,242
White Alone	76.7%	77.6%	76.3%
Black Alone	6.3%	6.8%	7.1%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	4.5%	3.5%	4.0%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	7.1%	6.5%	6.7%
Two or More Races	4.3%	4.5%	4.9%
Hispanic Origin	19.9%	18.5%	19.5%
Diversity Index	59.5	57.5	59.6
2010 Population by Relationship and Household Type			
Total	10,273	48,722	101,743
In Households	100.0%	99.9%	99.7%
In Family Households	89.4%	89.3%	87.8%
Householder	30.2%	29.7%	29.1%
Spouse	26.7%	25.3%	24.5%
Child	27.3%	29.3%	29.0%
Other relative	3.5%	3.2%	3.3%
Nonrelative	1.7%	1.9%	2.0%
In Nonfamily Households	10.6%	10.6%	11.8%
In Group Quarters	0.0%	0.1%	0.3%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.1%

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

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

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2019 Population 25+ by Educational Attainment			
Total	9,650	39,724	85,034
Less than 9th Grade	1.5%	1.5%	1.6%
9th - 12th Grade, No Diploma	4.5%	4.8%	4.6%
High School Graduate	19.3%	20.6%	21.4%
GED/Alternative Credential	3.1%	3.5%	3.0%
Some College, No Degree	32.0%	29.1%	28.9%
Associate Degree	10.5%	8.9%	9.8%
Bachelor's Degree	19.0%	20.3%	20.0%
Graduate/Professional Degree	10.0%	11.3%	10.6%
2019 Population 15+ by Marital Status			
Total	10,935	45,392	97,155
Never Married	19.3%	19.9%	21.1%
Married	66.9%	64.3%	61.4%
Widowed	6.0%	5.7%	6.7%
Divorced	7.7%	10.0%	10.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	93.2%	94.6%	94.5%
Civilian Unemployed (Unemployment Rate)	6.8%	5.4%	5.5%
2019 Employed Population 16+ by Industry			
Total	5,024	21,618	46,578
Agriculture/Mining	0.1%	0.2%	0.3%
Construction	5.7%	6.9%	6.6%
Manufacturing	4.9%	5.9%	5.2%
Wholesale Trade	5.3%	3.5%	2.8%
Retail Trade	13.5%	15.4%	15.0%
Transportation/Utilities	5.7%	5.5%	5.8%
Information	0.7%	1.6%	1.6%
Finance/Insurance/Real Estate	10.4%	9.3%	10.2%
Services	50.0%	46.2%	47.0%
Public Administration	3.9%	5.6%	5.6%
2019 Employed Population 16+ by Occupation			
Total	5,024	21,619	46,580
White Collar	69.0%	68.4%	67.5%
Management/Business/Financial	16.3%	15.6%	15.4%
Professional	21.6%	20.2%	20.2%
Sales	16.1%	15.6%	13.7%
Administrative Support	15.0%	17.0%	18.2%
Services	12.8%	15.3%	16.0%
Blue Collar	18.2%	16.4%	16.5%
Farming/Forestry/Fishing	0.8%	0.2%	0.2%
Construction/Extraction	2.9%	3.6%	3.5%
Installation/Maintenance/Repair	2.7%	3.7%	4.0%
Production	4.3%	3.7%	3.2%
Transportation/Material Moving	7.6%	5.2%	5.6%
2010 Population By Urban/ Rural Status			
Total Population	10,273	48,722	101,743
Population Inside Urbanized Area	92.8%	98.3%	98.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	7.2%	1.7%	1.7%

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
2010 Households by Type			
Total	3,978	18,564	39,452
Households with 1 Person	17.3%	17.8%	20.5%
Households with 2+ People	82.7%	82.2%	79.5%
Family Households	78.2%	77.8%	75.0%
Husband-wife Families	69.2%	66.3%	63.2%
With Related Children	23.0%	24.0%	23.0%
Other Family (No Spouse Present)	9.0%	11.4%	11.8%
Other Family with Male Householder	2.9%	3.4%	3.6%
With Related Children	1.9%	2.4%	2.6%
Other Family with Female Householder	6.2%	8.0%	8.2%
With Related Children	3.6%	5.6%	5.9%
Nonfamily Households	4.4%	4.4%	4.5%
All Households with Children	29.1%	32.5%	31.8%
Multigenerational Households	3.6%	3.5%	3.4%
Unmarried Partner Households	5.2%	5.6%	5.7%
Male-female	4.8%	4.9%	4.9%
Same-sex	0.5%	0.7%	0.7%
2010 Households by Size			
Total	3,978	18,563	39,452
1 Person Household	17.3%	17.8%	20.5%
2 Person Household	48.3%	45.5%	43.8%
3 Person Household	11.5%	12.4%	12.1%
4 Person Household	11.8%	12.9%	12.4%
5 Person Household	6.3%	7.0%	6.7%
6 Person Household	2.9%	2.9%	2.8%
7 + Person Household	1.9%	1.7%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	3,977	18,564	39,451
Owner Occupied	89.2%	83.8%	82.1%
Owned with a Mortgage/Loan	62.1%	61.3%	57.9%
Owned Free and Clear	27.1%	22.5%	24.2%
Renter Occupied	10.8%	16.2%	17.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,121	22,534	47,832
Housing Units Inside Urbanized Area	94.0%	98.4%	98.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	6.0%	1.6%	1.4%

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
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)		
2.	The Elders (9C)	The Elders (9C)	The Elders (9C)
3.	Middleburg (4C)	Boomburbs (1C)	Middleburg (4C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$9,951,224	\$42,599,206	\$92,593,240
Average Spent	\$1,965.48	\$2,016.34	\$2,019.17
Spending Potential Index	92	94	94
Education: Total \$	\$6,022,185	\$25,992,258	\$56,401,883
Average Spent	\$1,189.45	\$1,230.29	\$1,229.95
Spending Potential Index	75	77	77
Entertainment/Recreation: Total \$	\$15,324,558	\$65,126,773	\$141,834,365
Average Spent	\$3,026.77	\$3,082.63	\$3,092.97
Spending Potential Index	93	94	95
Food at Home: Total \$	\$24,449,658	\$103,639,048	\$226,064,789
Average Spent	\$4,829.09	\$4,905.53	\$4,929.78
Spending Potential Index	93	95	95
Food Away from Home: Total \$	\$17,436,529	\$74,422,471	\$161,855,873
Average Spent	\$3,443.91	\$3,522.62	\$3,529.58
Spending Potential Index	94	96	96
Health Care: Total \$	\$29,441,682	\$123,669,083	\$270,415,890
Average Spent	\$5,815.07	\$5,853.60	\$5,896.94
Spending Potential Index	98	99	99
HH Furnishings & Equipment: Total \$	\$10,426,424	\$44,480,194	\$96,767,737
Average Spent	\$2,059.34	\$2,105.37	\$2,110.21
Spending Potential Index	97	99	99
Personal Care Products & Services: Total \$	\$4,497,335	\$19,096,789	\$41,580,953
Average Spent	\$888.27	\$903.90	\$906.75
Spending Potential Index	100	102	102
Shelter: Total \$	\$85,661,751	\$364,232,040	\$794,060,837
Average Spent	\$16,919.17	\$17,240.12	\$17,316.02
Spending Potential Index	91	93	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,719,853	\$53,597,133	\$116,968,416
Average Spent	\$2,512.32	\$2,536.90	\$2,550.72
Spending Potential Index	101	102	103
Travel: Total \$	\$10,777,077	\$45,927,948	\$99,882,945
Average Spent	\$2,128.60	\$2,173.90	\$2,178.14
Spending Potential Index	95	97	97
Vehicle Maintenance & Repairs: Total \$	\$5,473,996	\$23,205,096	\$50,618,252
Average Spent	\$1,081.18	\$1,098.36	\$1,103.83
Spending Potential Index	95	96	96

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.

August 14, 2019