



CORDES JUNCTION, ARIZONA

INTERSTATE 17

AND HIGHWAY 69





CORDES JUNCTION, ARIZONA

INTERSTATE 17 AND HIGHWAY 69

LOCATION:

Located at the southwest corner of Interstate 17 and Highway 69 in Cordes Junction, Arizona.

SIZE AND PARCEL NUMBERS:

SECTION 14		
Parcel	Acres *	Assessor Parcel Number
28	1.76	500-05-028A
37	3.92	500-05-037A
38	5.09	500-05-038
40	4.92	500-05-040A
41A	0.30	500-05-041A
41B	1.11	500-05-041B
42	4.24	500-05-042A
43	0.64	500-05-043A
44	2.84	500-05-044
57	4.01	500-05-057
58	4.50	500-05-058
84	13.00	500-05-084
TOTAL ACRES	46.24	

SECTION 15		
Parcel 30	4.11	500-06-030A
SECTIONS 14 & 15 TOTAL ACRES*	50.35	

SECTION 15		
Parcel	Acres*	Assessor Parcel Number
3	5.00	500-06-003
5	1.65	500-06-005A
11	4.25	500-06-011
13	1.23	500-06-013
TOTAL ACRES	12.15	

TOTAL PROJECT	62.5 ACRES	
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* Lot areas are based on information and records deemed reliable. Prospective purchasers are responsible for independently confirming area measurements.



ZONING:

RCU-2A (Residential One Unit to 2 Acres) | Yavapai County

Site lends itself well for Hotel, Retail, Restaurant, Fast Food, Gas, and Truck Stop uses.

PRICE AND TERMS:

Submit

UTILITIES:

Electric: Must be brought to property

Sewer: Wastewater treatment must be brought to property

Water: Wells on ±45-acre parcel; otherwise must be drilled

Natural Gas: Propane must be brought to property

COMMENTS:

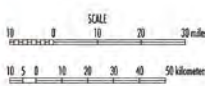
Property has frontage on both highly traveled Highway 69 (to Prescott) and I-17 on the interchange with outstanding visibility (ADOT reports 28,000 vpd on I-17 and 17,000 vpd on Highway 69; and projected to double by 2020). Access is even better with recent changes to interchange and new Arcosanti exit at the interchange.



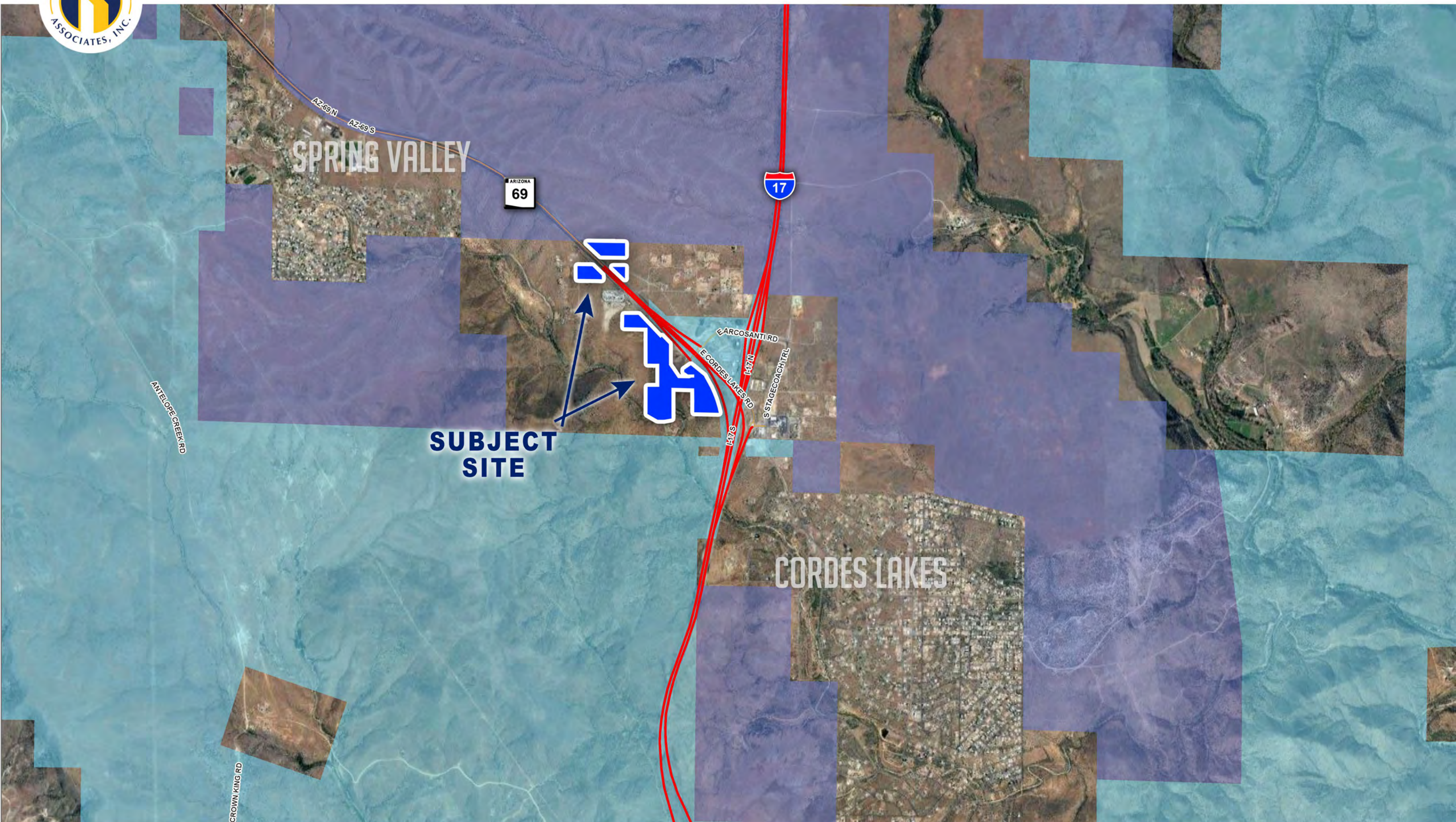
STATE OF
ARIZONA

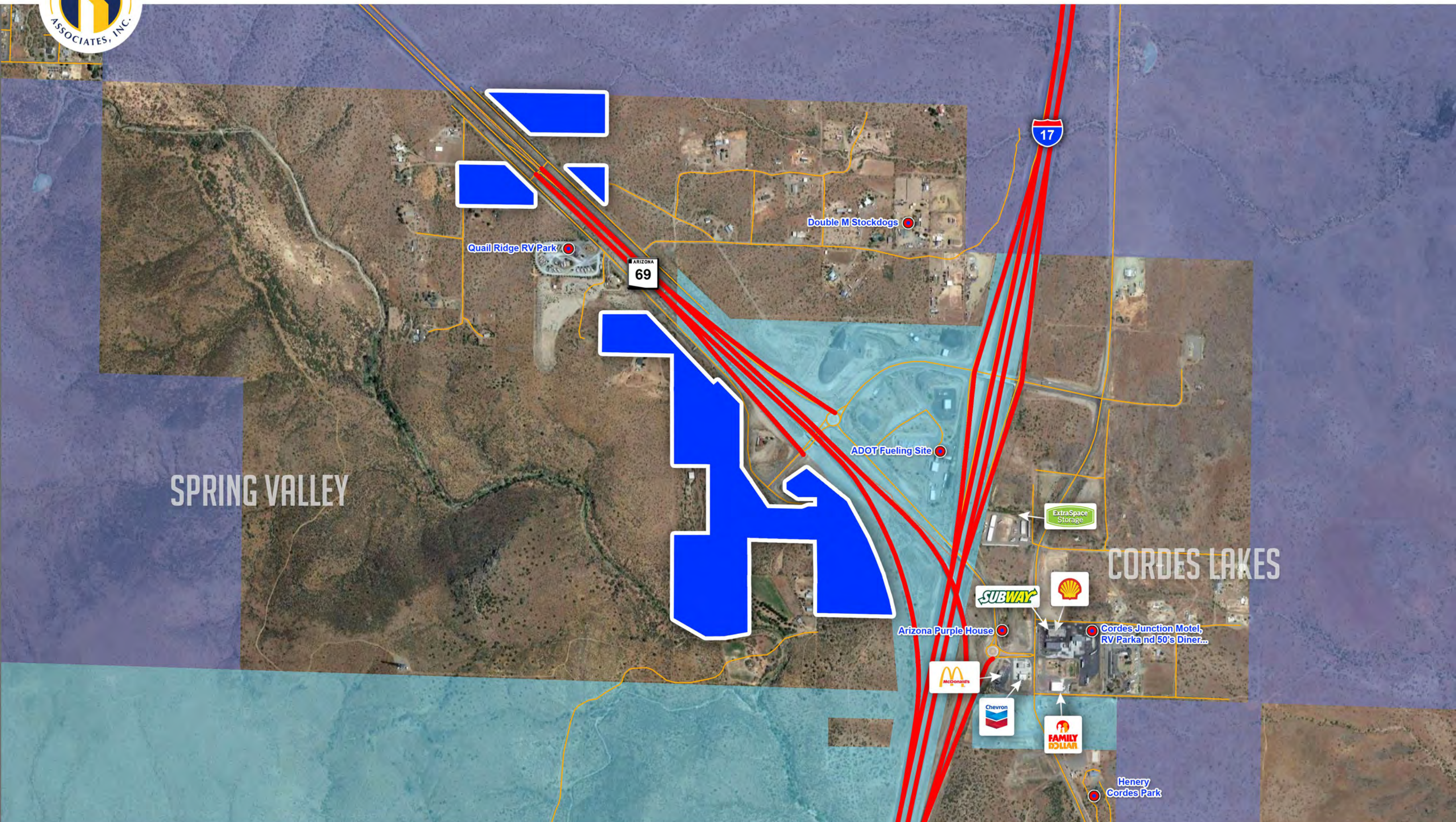
LEGEND

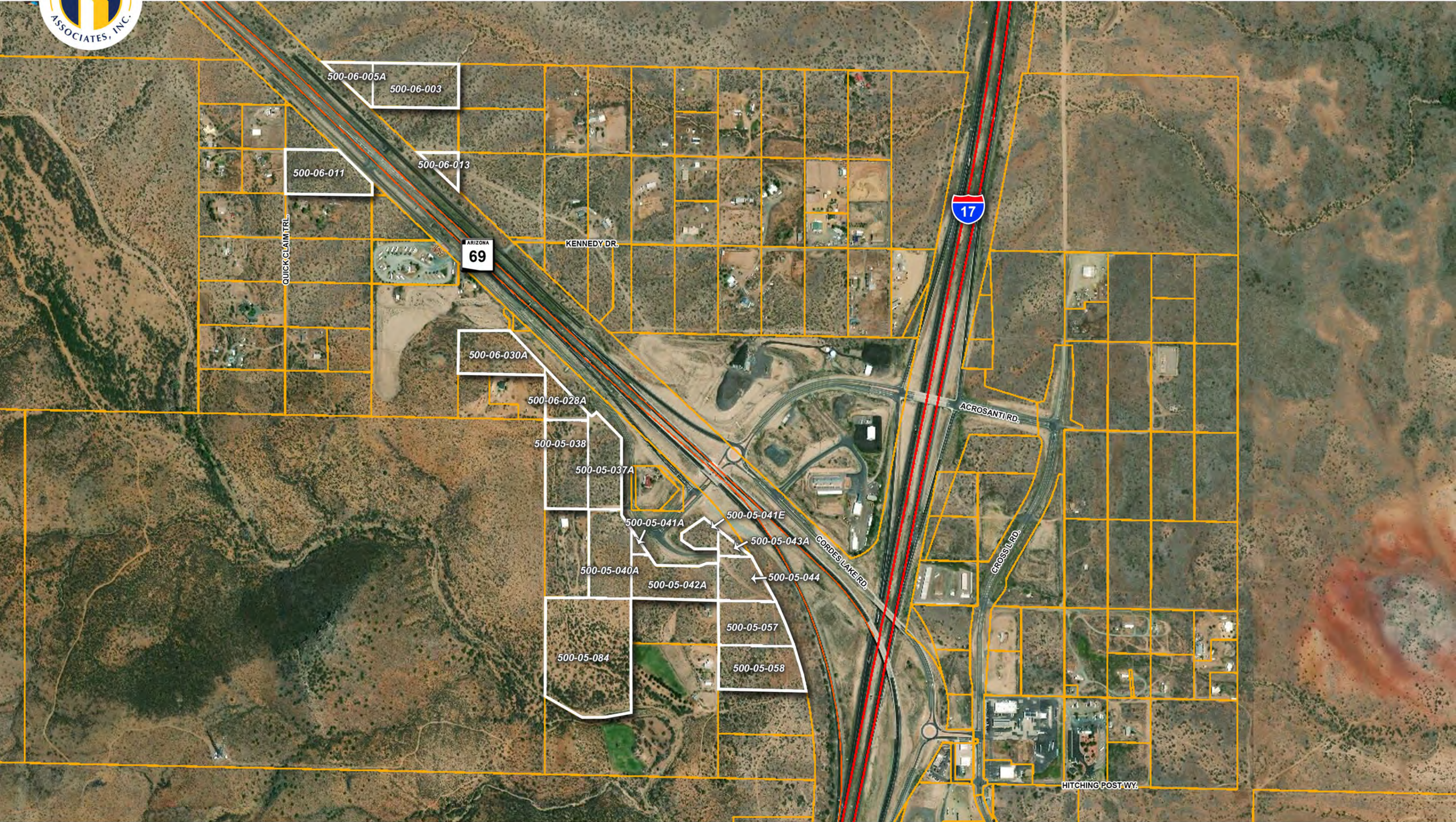
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|---------------------|--------------------|--------|------------------------|
| ● PHOENIX | STATE CAPITOL | — 10 — | INTERSTATE ROUTES |
| ● Florence | COUNTY SEAT | — 60 — | U.S. ROUTES |
| ● Tempe | 50,000+ POP. | — 85 — | STATE ROUTES |
| ● Douglas | 10,000-50,000 POP. | — 15 — | INDIAN ROUTES |
| ● El Mirage | 5,000-10,000 POP. | — — | INTERNATIONAL BOUNDARY |
| ● Clifton | 1,000-5,000 POP. | — — | STATE BOUNDARY |
| □ Alpine | UNDER 1,000 POP. | — — | COUNTY BOUNDARY |
| □ Peace | SITE OR SETTLEMENT | — — | METROPOLITAN AREAS |
| — — | LAKES & RIVERS | | |
| ▲ Old Tucson | POINTS OF INTEREST | | |



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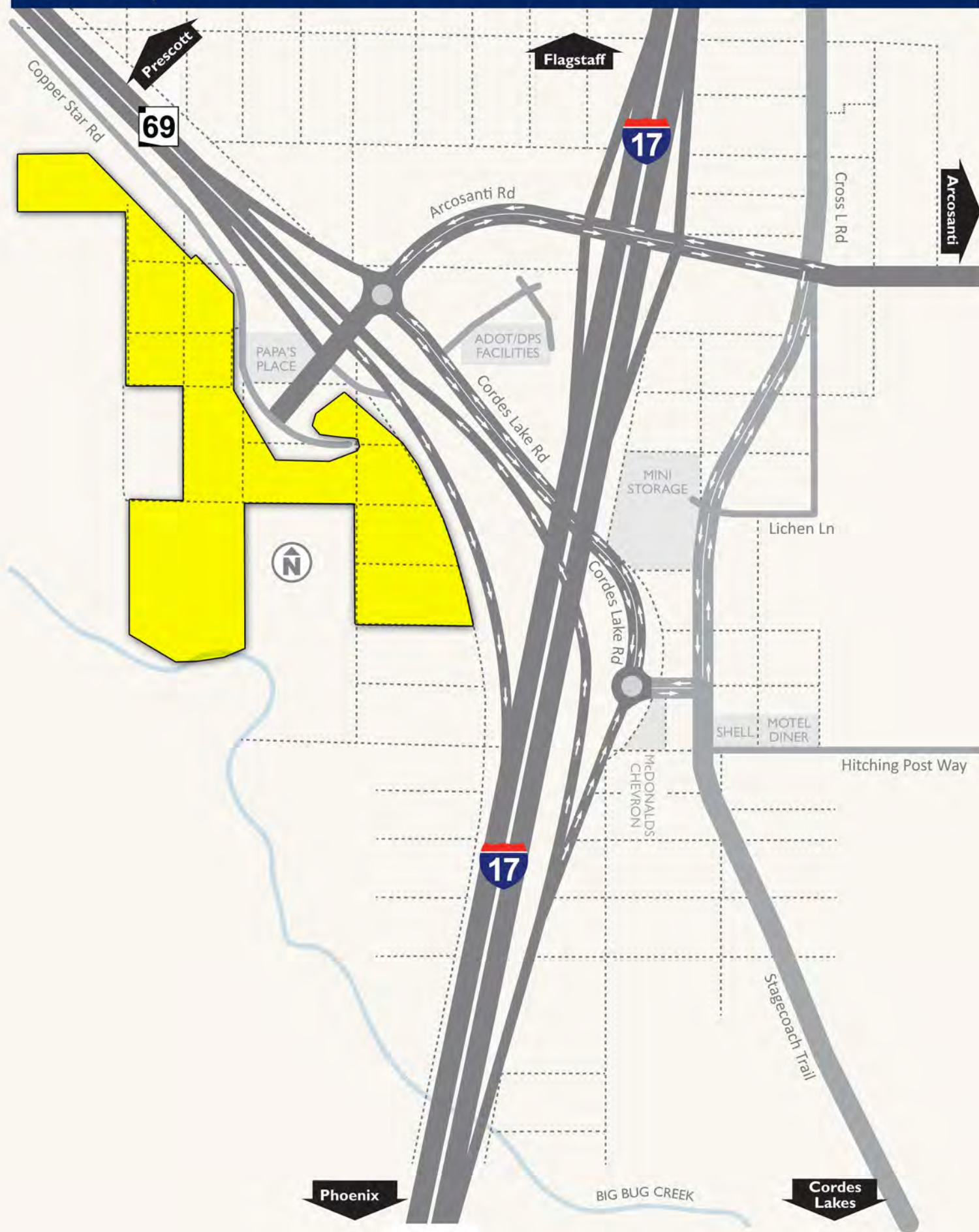




69

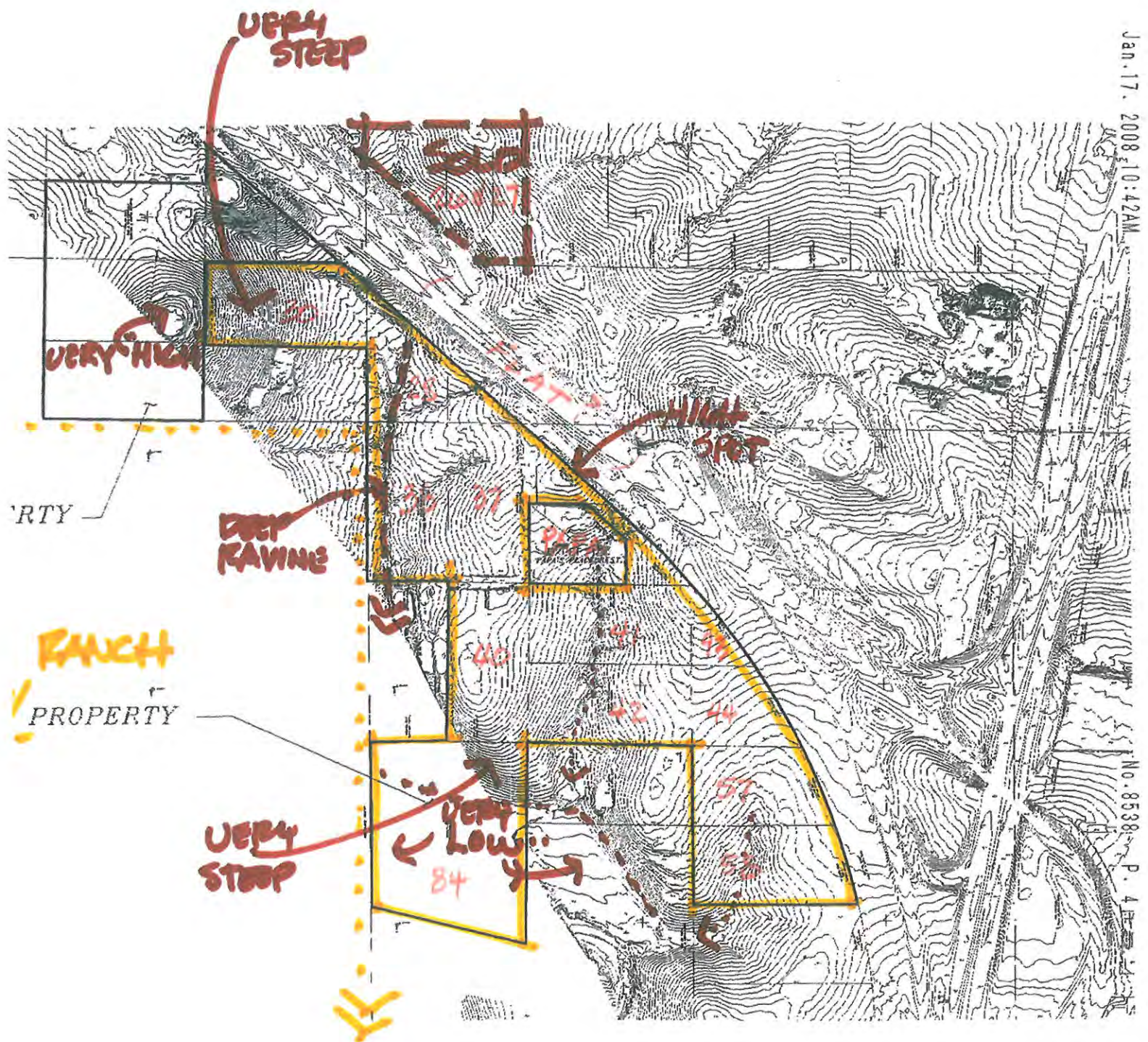


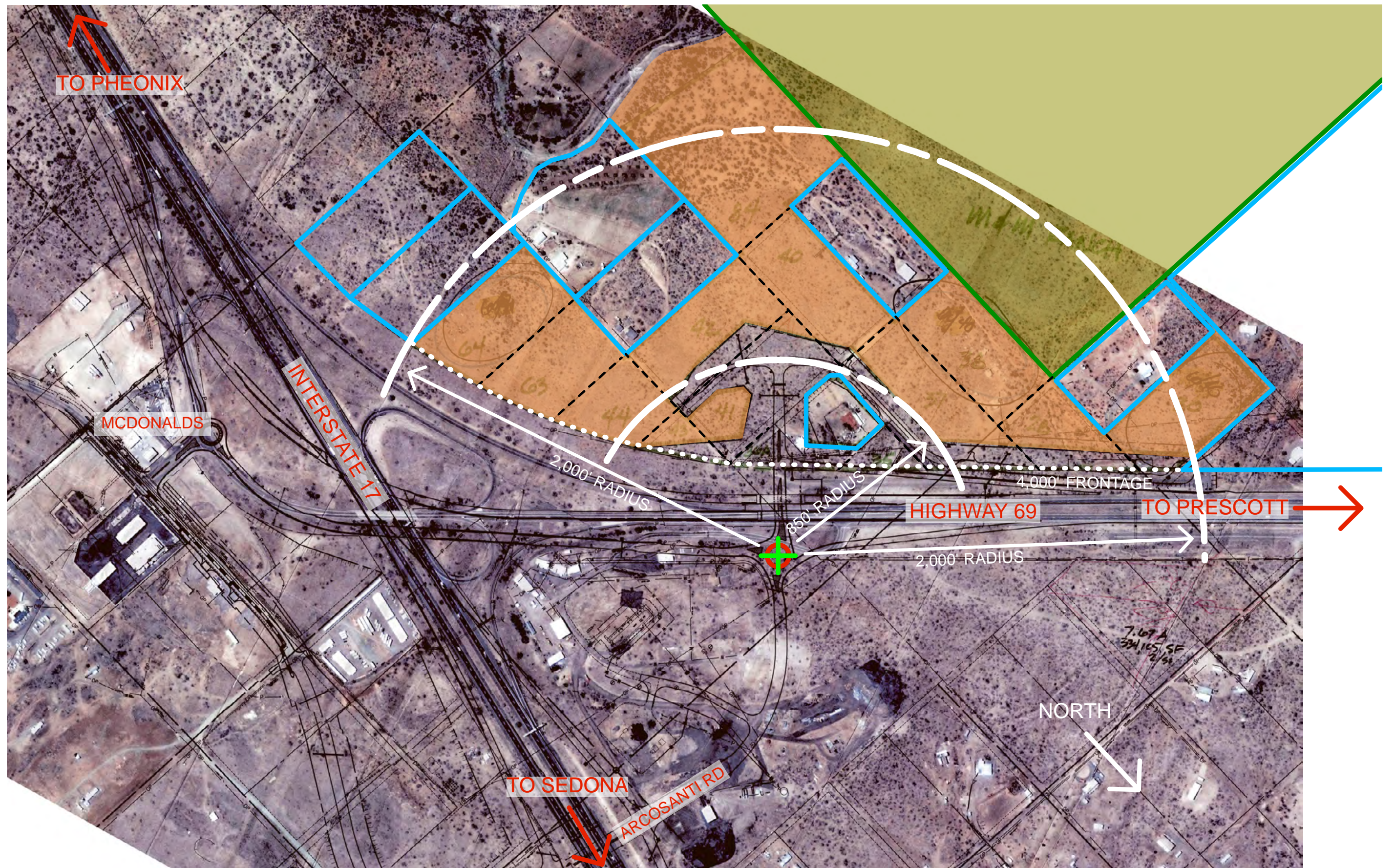
Cordes Junction - Traffic Interchange



Jan. 17, 2008 10:42AM

No. 8538 P. 4





STERLING SPRINGS PARTNERS AT CORDES JUNCTION, ARIZONA (I-17 AND HWY 69)



STATION
ARCHITECTS
PLANNERS
INTERIORS
19

STATION 19 ARCHITECTS, INC. © 2013

10 via U.S. 60 through Maricopa and La Paz Counties. State Routes 97,96 and 71 are 2-lane highways.

Major State Highway and Freeway Traffic Trends

Arizona Department of Transportation data reveal increases in Annual Average Daily Traffic Counts (AADT) on all State Highways within Yavapai County, between 1998 and 2000, as shown in the following table. Traffic counts for various sections of highways have been averaged for brevity. The table reflects trends of highway traffic. Of note are the significant increases in traffic on SR 69 (+18%-49%), SR 169 (+29%), US 93 (31%), I-40 (19%) and I-17 (+15-21%).

ROUTE & VICINITY	1998 AADT	2000 AADT	APPROX. % CHANGE
I-17 – Black Canyon City to SR 69, Cordes Jct	+/-28,180	+/-28,275	+0.3%
I-17 – SR 69, Cordes Jct to SR 260, Camp Verde	+/-20,440	+/-23,570	+15%
I-17 – SR 260, Camp Verde to SR 179 (to Sedona)	+/-22,170	+/-26,790	+21%
SR 179 – I-17 to Bell Rock Blvd, Village Oak Crk	+/-11,490	+/-12,150	+6%
SR 179 – Bell Rock Blvd to SR 89A, Sedona	+/-14,790	+/-15,900	+8%
SR 260 – SR 89A, Cottonwood to Western Dr	26,252	29,000	+10.5%
SR 260 – Western Dr to Gen Crook Rd (to I-17)	+/-13,000	+/-14,300	+10%
SR 169 – SR 69, Dewey to I-17	+/- 5,100	+/- 6,600	+29%
SR 69 – I-17, Cordes Jct to SR 169, Dewey	+/- 8,420	+/-12,520	+49%
SR 69 – SR 169, Dewey to Prescott East Hwy, PresVly	+/-20,660	+/-24,330	+18%
SR 69 – Prescott East Hwy, PV to SR 89, Prescott	+/-32,300	+/-38,700	+20%
SR 89 – US 93 to I-40, Ash Fork –see Note below	N/A	N/A	N/A
SR 89A – SR 89 to Coyote Springs Rd, Presct Valley	7,844	8,231	+5%
SR 89A – Coyote Spgs Rd, PV to Palo Verde N, Cottwd	+/- 3,870	+/- 4,060	+5%
SR 89A – Palo Verde N to Cornville Rd	+/-25,040	+/- 26,590	+6%
SR 89A – Cornville Rd to Coffee Pot Rd, Sedona	+/-12,280	+/-12,280	0%
SR 89A – Coffee Pot Rd to SR 179, Sedona	29,607	31,070	+5%
I-40 – West Seligman to East Ash Fork	+/-12,220	+/- 14,530	+19%
US 93 – SR 97 to SR 89	+/-4,820	+/-6,310	+31%

SR 89 Note: There was insufficient ADOT data available for SR 89 to offer realistic trends in traffic volumes during this period. Yavapai County Public Works Department, however, reports that traffic on SR 89 through the City of Prescott to the Town of Chino Valley has been increasing with the population growth. Several proposed, large residential developments in Chino Valley and north of the Paulden community are expected to have significant impacts on SR 89 North and will necessitate improvements. In the short term, ADOT is proposing to complete widening of SR 89 to a 5-lane section from the Prescott Lakes Parkway intersection to just north of the Willow Lake Road intersection. With an intergovernmental agreement with the City of Prescott, ADOT plans to begin construction of the widening in 2004. Other improvements for North SR 89 and for the intersection area of SR 89 and SR 69, such as traffic roundabouts, are in long-range planning.

Major County Highways

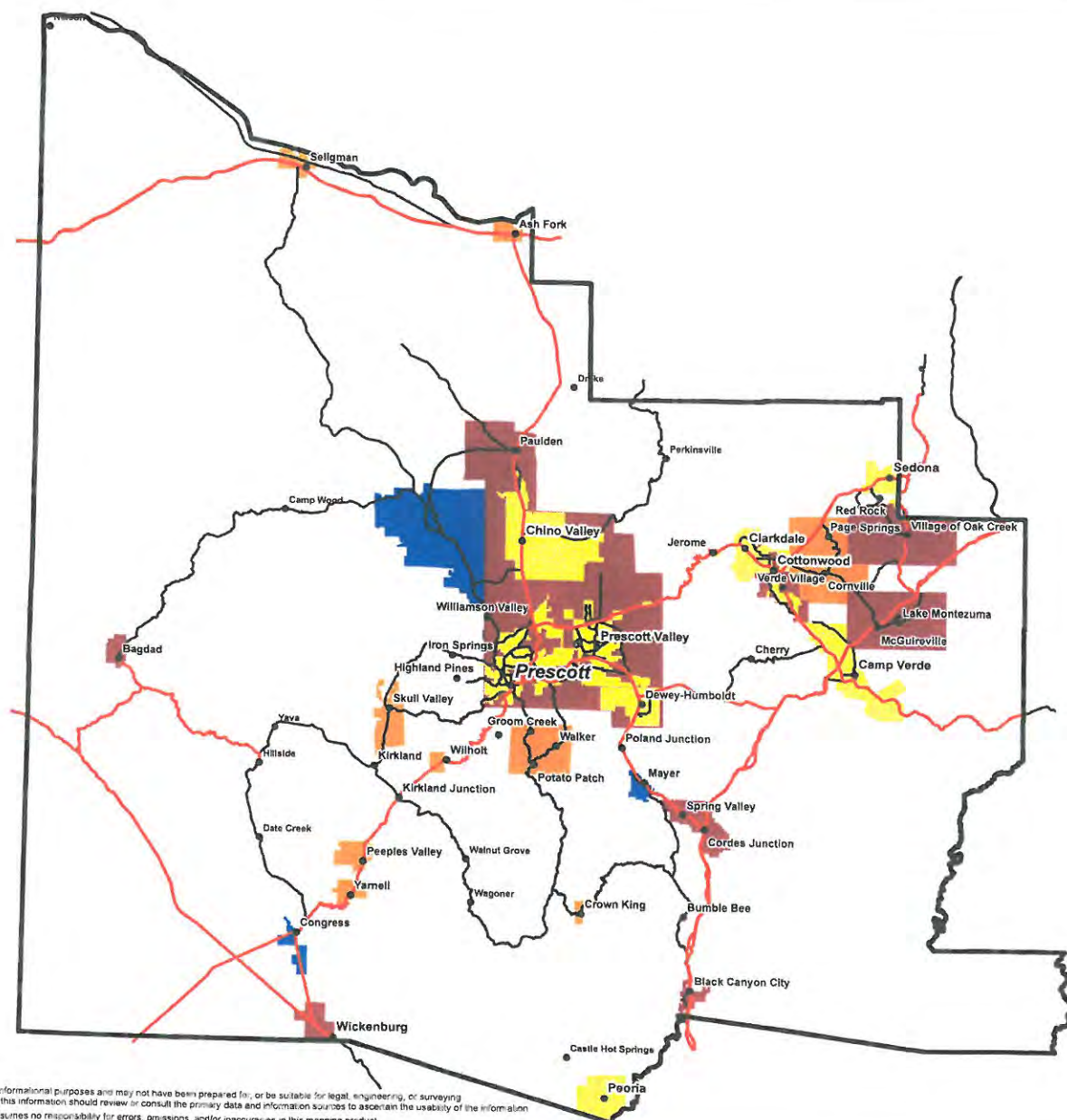
Augmenting the State and Federal highways, major County highways include Williamson Valley Road, the Outer Loop, Pioneer Parkway, Willow Creek Road, Willow Lake Road, Iron Springs Road, Kirkland Valley Road and Glassford Hill Road in the Central Region; and Cornville Road, Page Springs Road and Beaver Creek Road in the Verde Valley. Recently constructed and/or improved major County and partnered roads are the Pioneer Parkway, Reed Road, Prescott Lakes Parkway (89-69 Connector), Glassford Hill Road widening and the Airport Connector (SR 89A partial realignment) in the Central Yavapai Region; and Beaverhead Flat Road and SR 89A/Twelfth Street Traffic signal in the Verde Valley Area. More information about the major County roads is provided in the Transportation Planning section of this Element. An indication of Average Daily Traffic (ADT) for the year 2000 on major County Highways is provided in the following table:



General Land Use Plan

Legend

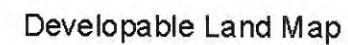
- Cities
- Interstate Highways
- State Highways
- Major Roads
- City Boundaries
- RURAL COMMUNITY AREA
- TRANSITIONAL GROWTH AREA
- MUNICIPAL GROWTH AREA
- RURAL AREA



1 inch = 11.5 miles

Updated August 8, 2012

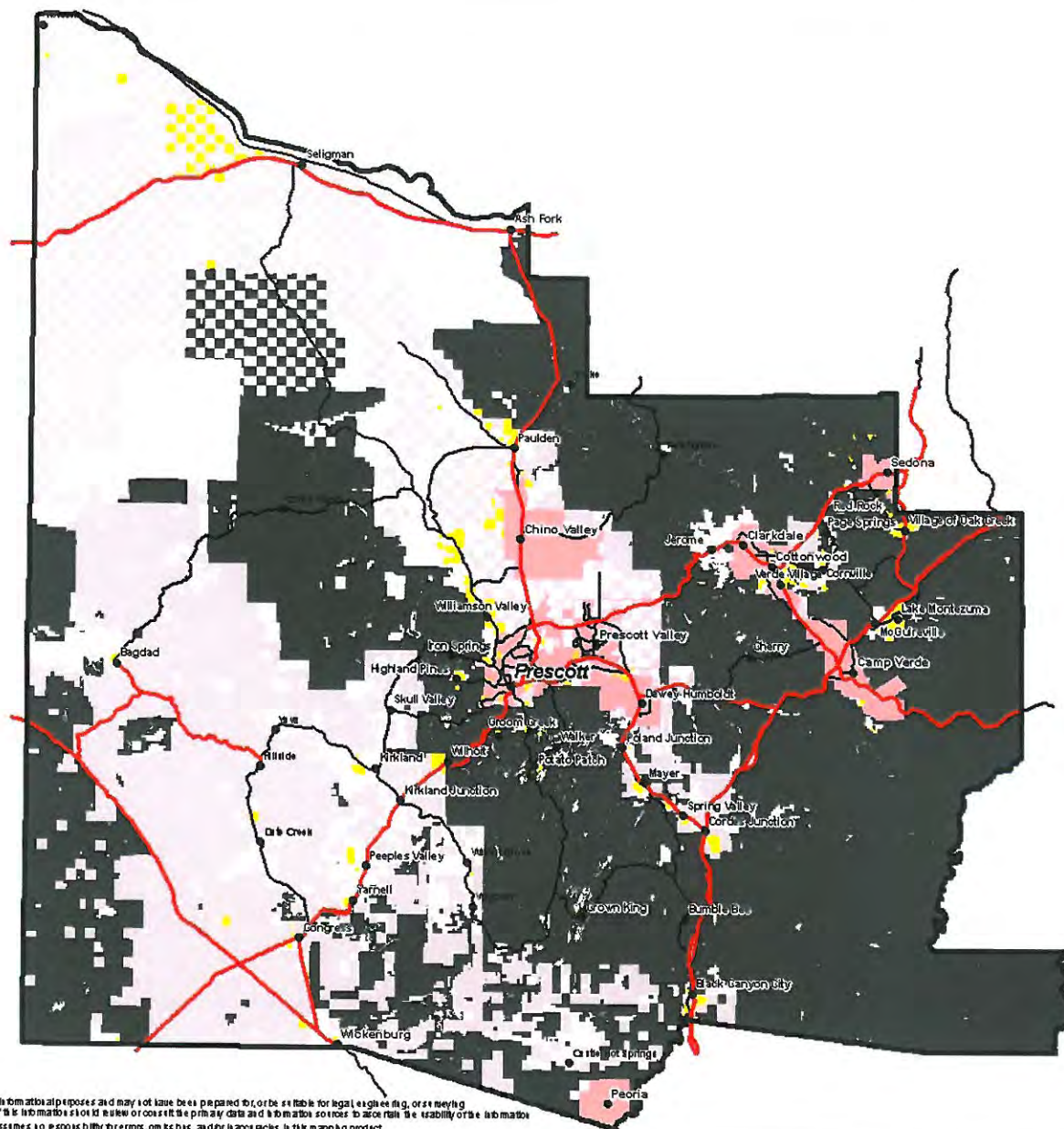
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Legend

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1 inch = 11.5 miles
DECEMBER 2011



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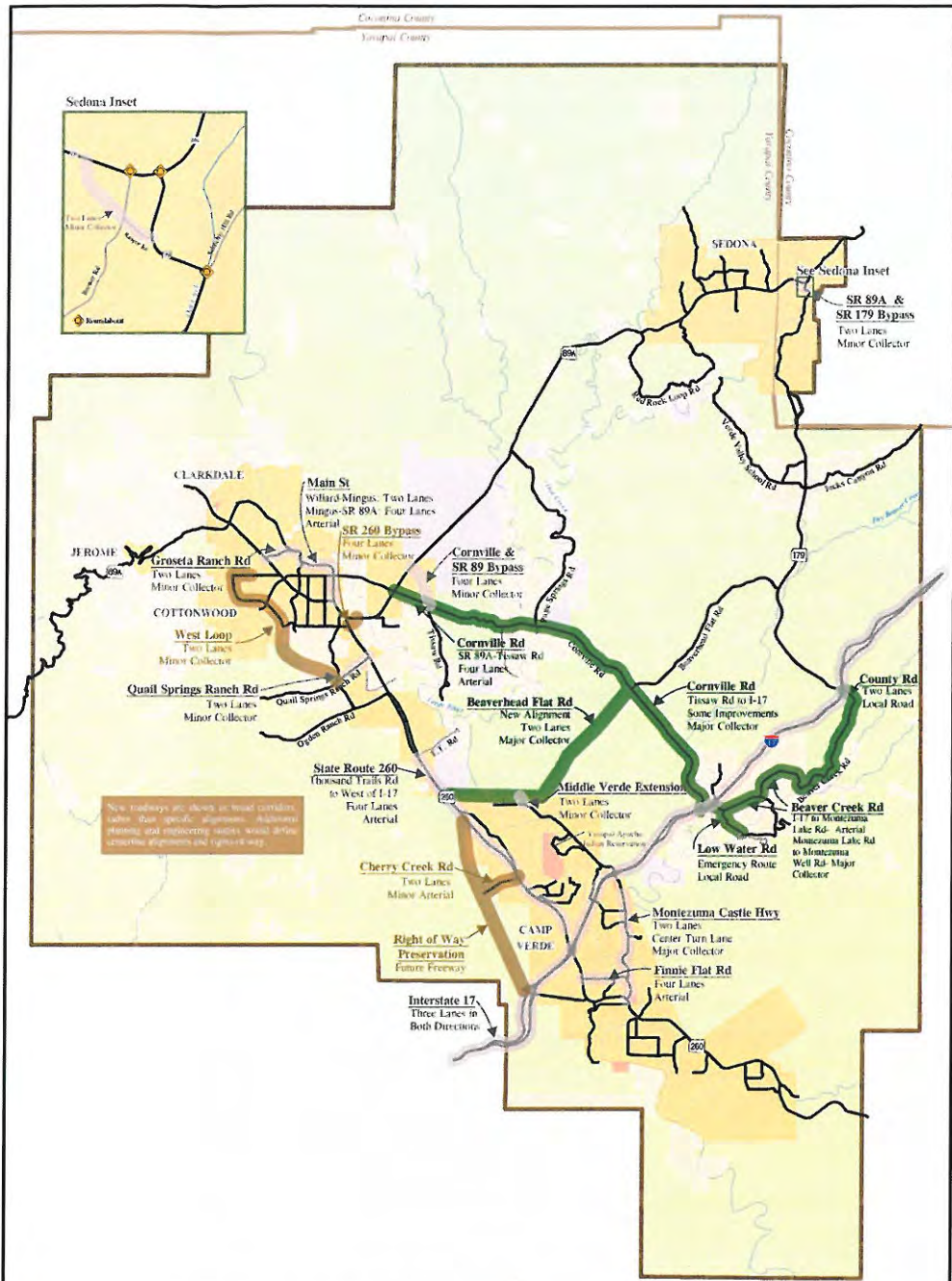
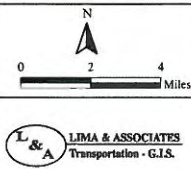


FIGURE 4-7. VERDE VALLEY 2030 RECOMMENDED PROJECTS

1-5-2009



Central Yavapai Metropolitan Planning Organization 2030 Regional System

Legend

- Access Controlled Facility
- Future Highways
- Widen / Improve Existing Highways
- Local Projects
- Long Range Corridor Study
- Existing Regional Routes

SCALE: 0 2 4 8 Miles

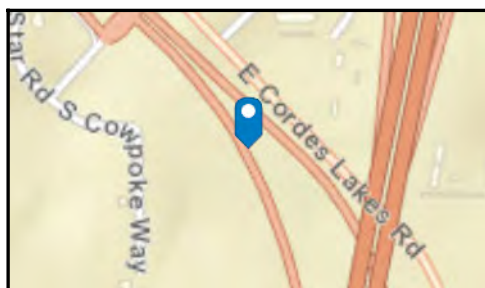
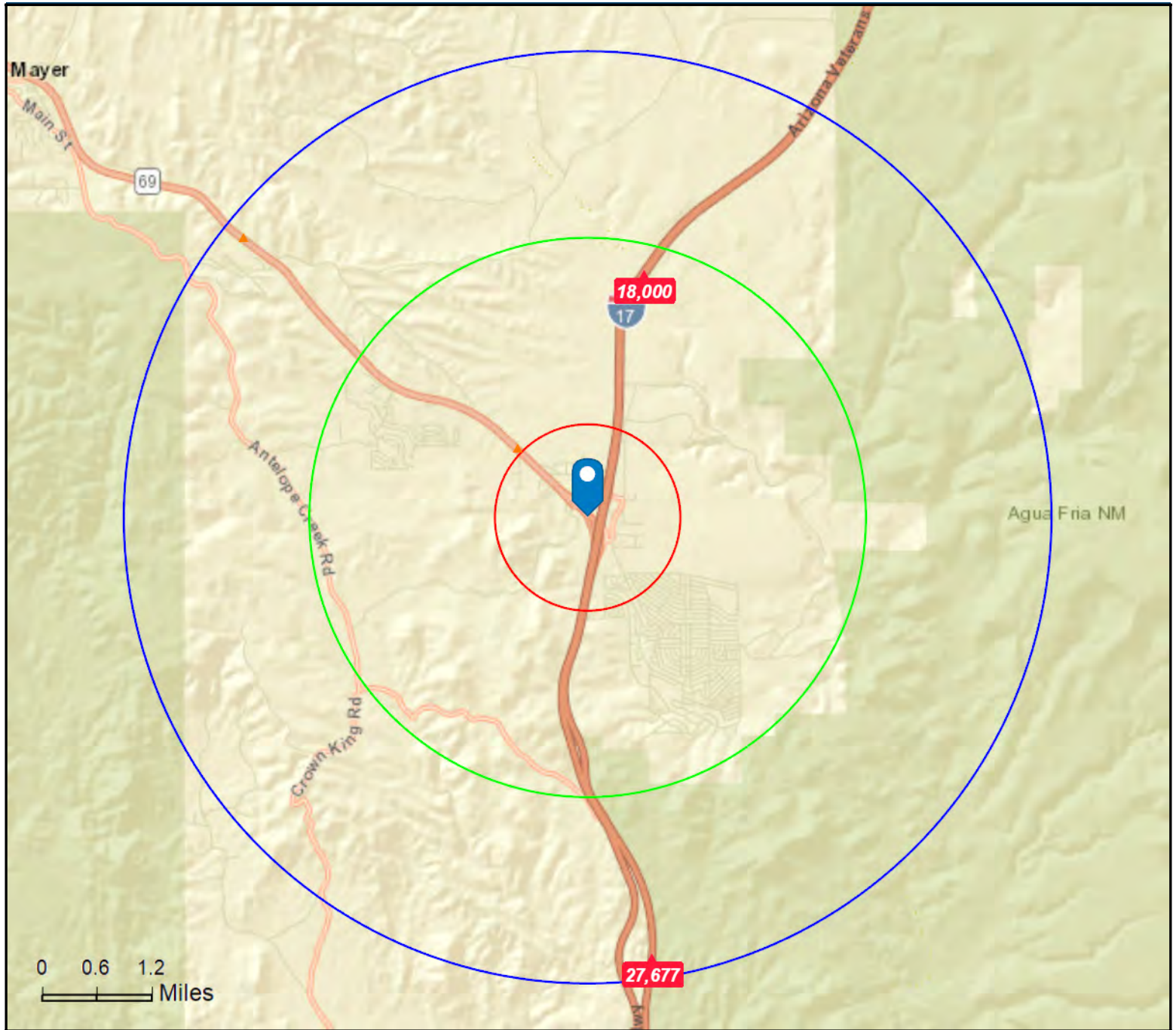


SR 69 & I-17
 E Cordes Lakes Rd, Mayer, Arizona, 86333
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026

Longitude: -112.12330



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 (Q4 2019).

June 25, 2020



Traffic Count Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 34.33026
Longitude: -112.12330

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.79	E Sierra Dr	Gold Dust Trl (0.02 miles NW)	1996	7
0.83	E Conestoga Dr	E Sierra Dr (0.02 miles NE)	1996	7
0.88	E Antelope Rd	E Saddleback Ln (0.02 miles NW)	1996	72
0.98	E Zaragoza Dr	E Conestoga Dr (0.04 miles SW)	1995	59
1.03	E Fremont Dr	Thunderbird Trl (0.02 miles NW)	1996	45
1.06	State Hwy 69	Exit 262 (0.87 miles SE)	2002	12,377
1.29	E Cactus Wren Dr	S Black Mountain Rd (0.03 miles W)	1995	143
1.37	E Horseshoe Ln	Mingus Dr (0.06 miles SE)	1996	1,642
1.41	E Sierra Dr	S Cordes Lakes Dr (0.03 miles E)	1996	16
1.45	E Sierra Dr	S Cordes Lakes Dr (0.02 miles W)	1996	207
1.48	E Conestoga Dr	S Cordes Lakes Dr (0.03 miles E)	1996	46
1.49	S Cordes Lakes Dr	E Conestoga Dr (0.02 miles S)	1996	5
1.51	E Conestoga Dr	S Cordes Lakes Dr (0.01 miles W)	1996	85
1.52	E Stagecoach Trl	S Indian Bend Dr (0.01 miles W)	1996	3,005
1.56	E Conestoga Dr	S Cordes Lakes Dr (0.08 miles W)	1996	85
1.62	E Sierra Dr	S Red Rock Ln (0.01 miles E)	1996	79
1.63	E Zaragoza Dr	S Red Rock Ln (0.03 miles E)	1995	62
1.68	E Zaragoza Dr	S Red Rock Ln (0.03 miles W)	1995	37
1.71	S Red Rock Ln	E Conestoga Dr (0.02 miles N)	1995	358
1.73	E Cactus Wren Dr	S Rolling Ridge Dr (0.04 miles E)	1995	35
1.78	S Rolling Ridge Dr	E Cactus Wren Dr (0.02 miles N)	1996	269
1.96	E Jackrabbit Rd	S Mesquite Trl (0.01 miles W)	1996	91
2.02	E Antelope Rd	E Lakeside Rd (0.02 miles NW)	1996	101
2.35	E Fremont Dr	S Cordes Lakes Dr (0.03 miles NE)	1996	27
2.41	E Trl End	S Spring Ln (0.03 miles NW)	1996	383
2.41	E Hillside Dr	S Spring Ln (0.01 miles W)	1995	50
2.41	E Meadow Ln	S Spring Ln (0.01 miles SW)	1996	480
2.43	E Duffers Dr	S Duffers Cir (0.03 miles W)	1996	150
2.49	Rabbit Rd	Spring Ln (0.02 miles E)	1996	186
2.49	S Spring Ln	E Spring Valley Rd (0.01 miles SW)	1996	1,992

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 (Q4 2019).

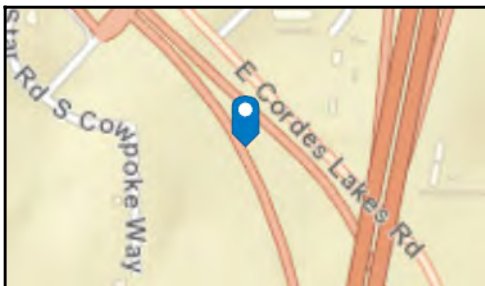
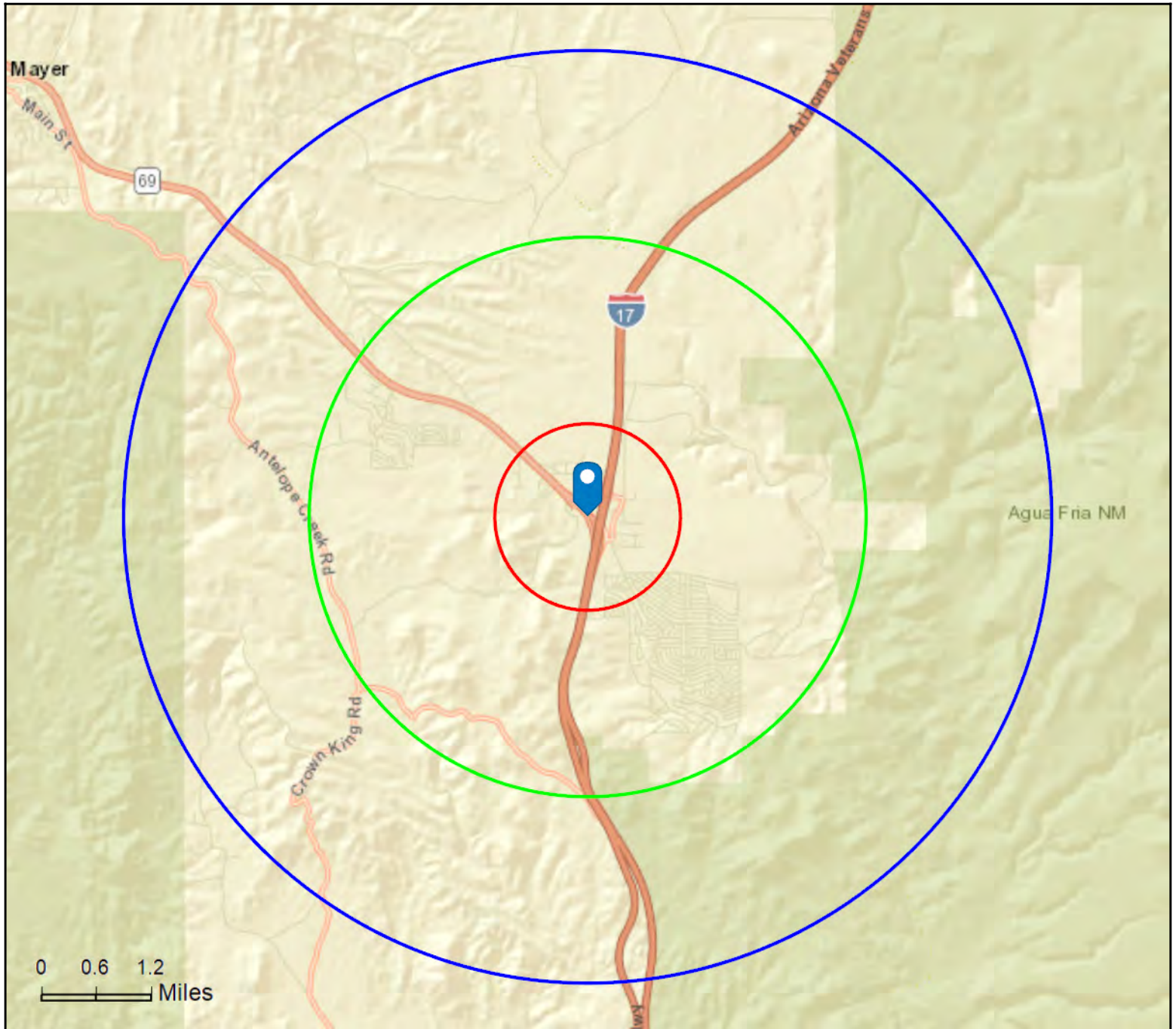
June 25, 2020

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026

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Executive Summary

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
Population			
2000 Population	140	2,987	3,245
2010 Population	169	3,650	3,924
2019 Population	195	3,999	4,405
2024 Population	203	4,148	4,578
2000-2010 Annual Rate	1.90%	2.02%	1.92%
2010-2019 Annual Rate	1.56%	0.99%	1.26%
2019-2024 Annual Rate	0.81%	0.73%	0.77%
2019 Male Population	51.3%	51.7%	51.6%
2019 Female Population	48.2%	48.3%	48.4%
2019 Median Age	55.1	54.6	54.8

In the identified area, the current year population is 4,405. In 2010, the Census count in the area was 3,924. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 4,578 representing a change of 0.77% annually from 2019 to 2024. Currently, the population is 51.6% male and 48.4% female.

Median Age

The median age in this area is 55.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	91.8%	91.8%	91.9%
2019 Black Alone	1.0%	1.1%	1.1%
2019 American Indian/Alaska Native Alone	1.5%	1.5%	1.5%
2019 Asian Alone	0.5%	0.4%	0.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	2.1%	2.2%	2.2%
2019 Two or More Races	3.1%	2.9%	2.9%
2019 Hispanic Origin (Any Race)	8.2%	8.6%	8.4%

Persons of Hispanic origin represent 8.4% 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 28.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	54	52	53
2000 Households	52	1,261	1,369
2010 Households	64	1,587	1,709
2019 Total Households	75	1,755	1,945
2024 Total Households	78	1,827	2,028
2000-2010 Annual Rate	2.10%	2.33%	2.24%
2010-2019 Annual Rate	1.73%	1.09%	1.41%
2019-2024 Annual Rate	0.79%	0.81%	0.84%
2019 Average Household Size	2.56	2.24	2.23

The household count in this area has changed from 1,709 in 2010 to 1,945 in the current year, a change of 1.41% annually. The five-year projection of households is 2,028, a change of 0.84% annually from the current year total. Average household size is currently 2.23, compared to 2.26 in the year 2010. The number of families in the current year is 1,170 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.

June 25, 2020



Executive Summary

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E Cordes Lakes Rd, Mayer, Arizona, 86333
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Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.8%	18.1%	18.0%
Median Household Income			
2019 Median Household Income	\$37,321	\$36,650	\$37,039
2024 Median Household Income	\$41,126	\$40,251	\$40,751
2019-2024 Annual Rate	1.96%	1.89%	1.93%
Average Household Income			
2019 Average Household Income	\$51,176	\$50,127	\$50,681
2024 Average Household Income	\$59,910	\$58,447	\$59,084
2019-2024 Annual Rate	3.20%	3.12%	3.12%
Per Capita Income			
2019 Per Capita Income	\$22,520	\$22,037	\$22,361
2024 Per Capita Income	\$26,318	\$25,782	\$26,148
2019-2024 Annual Rate	3.17%	3.19%	3.18%

Households by Income

Current median household income is \$37,039 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$40,751 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,681 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$59,084 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,361 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$26,148 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	141	139	140
2000 Total Housing Units	67	1,531	1,654
2000 Owner Occupied Housing Units	42	1,022	1,110
2000 Renter Occupied Housing Units	10	240	259
2000 Vacant Housing Units	15	269	285
2010 Total Housing Units	86	2,002	2,149
2010 Owner Occupied Housing Units	49	1,231	1,323
2010 Renter Occupied Housing Units	15	356	386
2010 Vacant Housing Units	22	415	440
2019 Total Housing Units	94	2,219	2,451
2019 Owner Occupied Housing Units	59	1,390	1,535
2019 Renter Occupied Housing Units	16	365	410
2019 Vacant Housing Units	19	464	506
2024 Total Housing Units	99	2,325	2,573
2024 Owner Occupied Housing Units	62	1,465	1,621
2024 Renter Occupied Housing Units	16	362	407
2024 Vacant Housing Units	21	498	545

Currently, 62.6% of the 2,451 housing units in the area are owner occupied; 16.7%, renter occupied; and 20.6% 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 2,149 housing units in the area - 61.6% owner occupied, 18.0% renter occupied, and 20.5% vacant. The annual rate of change in housing units since 2010 is 6.02%. Median home value in the area is \$136,053, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 6.74% annually to \$188,502.

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.

June 25, 2020



Market Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	140	2,987	3,245
2010 Total Population	169	3,650	3,924
2019 Total Population	195	3,999	4,405
2019 Group Quarters	3	62	64
2024 Total Population	203	4,148	4,578
2019-2024 Annual Rate	0.81%	0.73%	0.77%
2019 Total Daytime Population	210	3,080	3,489
Workers	83	485	613
Residents	127	2,595	2,876
Household Summary			
2000 Households	52	1,261	1,369
2000 Average Household Size	2.63	2.32	2.32
2010 Households	64	1,587	1,709
2010 Average Household Size	2.61	2.27	2.26
2019 Households	75	1,755	1,945
2019 Average Household Size	2.56	2.24	2.23
2024 Households	78	1,827	2,028
2024 Average Household Size	2.56	2.24	2.23
2019-2024 Annual Rate	0.79%	0.81%	0.84%
2010 Families	39	975	1,050
2010 Average Family Size	3.23	2.79	2.78
2019 Families	45	1,056	1,170
2019 Average Family Size	3.18	2.78	2.76
2024 Families	46	1,083	1,203
2024 Average Family Size	3.22	2.78	2.77
2019-2024 Annual Rate	0.44%	0.51%	0.56%
Housing Unit Summary			
2000 Housing Units	67	1,531	1,654
Owner Occupied Housing Units	62.7%	66.8%	67.1%
Renter Occupied Housing Units	14.9%	15.7%	15.7%
Vacant Housing Units	22.4%	17.6%	17.2%
2010 Housing Units	86	2,002	2,149
Owner Occupied Housing Units	57.0%	61.5%	61.6%
Renter Occupied Housing Units	17.4%	17.8%	18.0%
Vacant Housing Units	25.6%	20.7%	20.5%
2019 Housing Units	94	2,219	2,451
Owner Occupied Housing Units	62.8%	62.6%	62.6%
Renter Occupied Housing Units	17.0%	16.4%	16.7%
Vacant Housing Units	20.2%	20.9%	20.6%
2024 Housing Units	99	2,325	2,573
Owner Occupied Housing Units	62.6%	63.0%	63.0%
Renter Occupied Housing Units	16.2%	15.6%	15.8%
Vacant Housing Units	21.2%	21.4%	21.2%
Median Household Income			
2019	\$37,321	\$36,650	\$37,039
2024	\$41,126	\$40,251	\$40,751
Median Home Value			
2019	\$135,417	\$135,338	\$136,053
2024	\$187,500	\$185,460	\$188,502
Per Capita Income			
2019	\$22,520	\$22,037	\$22,361
2024	\$26,318	\$25,782	\$26,148
Median Age			
2010	50.0	50.0	50.1
2019	55.1	54.6	54.8
2024	56.2	55.8	56.0

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.

June 25, 2020



Market Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	75	1,755	1,945
<\$15,000	12.0%	12.9%	12.8%
\$15,000 - \$24,999	20.0%	21.9%	21.2%
\$25,000 - \$34,999	12.0%	12.2%	12.4%
\$35,000 - \$49,999	18.7%	19.2%	19.2%
\$50,000 - \$74,999	17.3%	17.5%	17.6%
\$75,000 - \$99,999	6.7%	6.6%	6.8%
\$100,000 - \$149,999	5.3%	5.0%	5.3%
\$150,000 - \$199,999	2.7%	3.6%	3.4%
\$200,000+	1.3%	1.1%	1.2%
Average Household Income	\$51,176	\$50,127	\$50,681
2024 Households by Income			
Household Income Base	78	1,827	2,028
<\$15,000	10.3%	11.1%	10.9%
\$15,000 - \$24,999	19.2%	19.8%	19.1%
\$25,000 - \$34,999	11.5%	10.9%	11.0%
\$35,000 - \$49,999	19.2%	18.8%	18.7%
\$50,000 - \$74,999	19.2%	18.8%	18.9%
\$75,000 - \$99,999	7.7%	7.6%	7.9%
\$100,000 - \$149,999	7.7%	6.4%	6.8%
\$150,000 - \$199,999	5.1%	5.1%	4.8%
\$200,000+	1.3%	1.6%	1.7%
Average Household Income	\$59,910	\$58,447	\$59,084
2019 Owner Occupied Housing Units by Value			
Total	59	1,390	1,535
<\$50,000	20.3%	22.2%	21.1%
\$50,000 - \$99,999	15.3%	15.8%	15.5%
\$100,000 - \$149,999	20.3%	17.1%	18.6%
\$150,000 - \$199,999	6.8%	7.0%	6.8%
\$200,000 - \$249,999	6.8%	7.3%	6.9%
\$250,000 - \$299,999	1.7%	1.8%	1.9%
\$300,000 - \$399,999	16.9%	14.5%	15.3%
\$400,000 - \$499,999	0.0%	0.0%	0.1%
\$500,000 - \$749,999	11.9%	14.0%	13.3%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$207,203	\$216,014	\$216,270
2024 Owner Occupied Housing Units by Value			
Total	62	1,465	1,621
<\$50,000	16.1%	18.1%	16.8%
\$50,000 - \$99,999	9.7%	11.7%	10.9%
\$100,000 - \$149,999	9.7%	8.6%	8.7%
\$150,000 - \$199,999	19.4%	16.3%	17.7%
\$200,000 - \$249,999	11.3%	11.5%	11.8%
\$250,000 - \$299,999	1.6%	2.0%	2.2%
\$300,000 - \$399,999	12.9%	12.1%	12.3%
\$400,000 - \$499,999	0.0%	0.0%	0.0%
\$500,000 - \$749,999	19.4%	19.2%	19.1%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 - \$1,499,999	0.0%	0.5%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$253,226	\$252,867	\$256,520

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.

June 25, 2020



Market Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	168	3,648	3,923
0 - 4	4.8%	4.9%	4.9%
5 - 9	4.2%	4.1%	4.1%
10 - 14	5.4%	5.6%	5.6%
15 - 24	10.1%	10.1%	10.0%
25 - 34	7.1%	7.1%	7.1%
35 - 44	11.3%	10.7%	10.8%
45 - 54	15.5%	16.0%	16.0%
55 - 64	17.3%	17.0%	17.2%
65 - 74	16.7%	16.4%	16.5%
75 - 84	6.5%	6.6%	6.6%
85 +	1.2%	1.5%	1.5%
18 +	82.7%	82.0%	82.0%
2019 Population by Age			
Total	193	3,999	4,405
0 - 4	4.1%	4.2%	4.1%
5 - 9	3.6%	3.5%	3.5%
10 - 14	4.7%	4.9%	4.8%
15 - 24	8.3%	8.8%	8.6%
25 - 34	6.7%	7.0%	6.9%
35 - 44	9.3%	9.4%	9.4%
45 - 54	13.0%	13.0%	13.0%
55 - 64	18.7%	18.3%	18.5%
65 - 74	22.8%	22.1%	22.2%
75 - 84	7.3%	7.3%	7.3%
85 +	1.6%	1.7%	1.7%
18 +	85.5%	84.6%	84.7%
2024 Population by Age			
Total	203	4,149	4,579
0 - 4	3.9%	4.1%	4.0%
5 - 9	3.4%	3.3%	3.3%
10 - 14	4.4%	4.7%	4.7%
15 - 24	7.9%	8.4%	8.2%
25 - 34	6.9%	6.7%	6.7%
35 - 44	9.9%	9.6%	9.7%
45 - 54	11.8%	11.9%	11.9%
55 - 64	17.2%	17.0%	17.2%
65 - 74	23.6%	23.5%	23.6%
75 - 84	8.9%	9.0%	8.9%
85 +	2.0%	1.7%	1.7%
18 +	85.2%	85.1%	85.2%
2010 Population by Sex			
Males	87	1,874	2,013
Females	82	1,776	1,911
2019 Population by Sex			
Males	100	2,068	2,275
Females	94	1,931	2,130
2024 Population by Sex			
Males	105	2,148	2,367
Females	98	2,001	2,211

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

June 25, 2020



Market Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
Longitude: -112.12330

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	168	3,650	3,924
White Alone	93.5%	92.9%	93.0%
Black Alone	0.6%	0.8%	0.8%
American Indian Alone	1.2%	1.5%	1.4%
Asian Alone	0.6%	0.3%	0.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	2.0%	2.0%
Two or More Races	2.4%	2.5%	2.5%
Hispanic Origin	7.7%	7.7%	7.6%
Diversity Index	25.9	25.9	25.7
2019 Population by Race/Ethnicity			
Total	195	4,000	4,405
White Alone	91.8%	91.8%	91.9%
Black Alone	1.0%	1.1%	1.1%
American Indian Alone	1.5%	1.5%	1.5%
Asian Alone	0.5%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	2.2%	2.2%
Two or More Races	3.1%	2.9%	2.9%
Hispanic Origin	8.2%	8.6%	8.4%
Diversity Index	28.4	28.8	28.5
2024 Population by Race/Ethnicity			
Total	202	4,147	4,578
White Alone	91.1%	90.9%	90.9%
Black Alone	1.5%	1.4%	1.4%
American Indian Alone	1.5%	1.6%	1.6%
Asian Alone	0.5%	0.5%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.5%	2.5%	2.5%
Two or More Races	3.0%	3.1%	3.2%
Hispanic Origin	9.4%	9.5%	9.3%
Diversity Index	31.7	31.6	31.3
2010 Population by Relationship and Household Type			
Total	169	3,650	3,924
In Households	98.8%	98.6%	98.6%
In Family Households	78.1%	77.9%	77.9%
Householder	26.6%	26.7%	26.8%
Spouse	20.1%	19.8%	19.8%
Child	24.3%	23.9%	23.9%
Other relative	4.1%	4.0%	3.9%
Nonrelative	3.6%	3.4%	3.4%
In Nonfamily Households	20.7%	20.7%	20.7%
In Group Quarters	1.2%	1.4%	1.4%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	1.2%	1.4%	1.4%

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.

June 25, 2020



Market Profile

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Latitude: 34.33026
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	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	155	3,151	3,481
Less than 9th Grade	6.5%	7.2%	6.8%
9th - 12th Grade, No Diploma	10.3%	10.4%	10.5%
High School Graduate	30.3%	30.5%	30.4%
GED/Alternative Credential	3.9%	4.1%	4.1%
Some College, No Degree	29.0%	29.0%	29.0%
Associate Degree	7.1%	6.6%	6.8%
Bachelor's Degree	9.0%	8.3%	8.6%
Graduate/Professional Degree	3.9%	3.9%	3.8%
2019 Population 15+ by Marital Status			
Total	171	3,499	3,861
Never Married	20.5%	21.0%	20.7%
Married	50.3%	50.5%	50.4%
Widowed	9.9%	9.1%	9.6%
Divorced	19.3%	19.4%	19.3%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	93.2%	92.8%	92.9%
Civilian Unemployed (Unemployment Rate)	6.8%	7.2%	7.1%
2019 Employed Population 16+ by Industry			
Total	68	1,419	1,544
Agriculture/Mining	0.0%	0.5%	0.6%
Construction	11.8%	11.2%	11.2%
Manufacturing	1.5%	2.0%	1.9%
Wholesale Trade	0.0%	0.4%	0.5%
Retail Trade	13.2%	10.6%	11.9%
Transportation/Utilities	2.9%	2.7%	2.9%
Information	1.5%	1.7%	1.7%
Finance/Insurance/Real Estate	2.9%	3.2%	3.0%
Services	57.4%	60.5%	59.3%
Public Administration	7.4%	7.3%	7.1%
2019 Employed Population 16+ by Occupation			
Total	70	1,419	1,545
White Collar	42.6%	39.5%	40.3%
Management/Business/Financial	17.6%	16.8%	16.5%
Professional	10.3%	9.7%	9.8%
Sales	2.9%	2.7%	3.1%
Administrative Support	11.8%	10.4%	10.9%
Services	39.7%	40.4%	39.2%
Blue Collar	20.6%	20.2%	20.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	8.8%	8.6%	8.6%
Installation/Maintenance/Repair	1.5%	1.6%	1.9%
Production	2.9%	3.2%	3.0%
Transportation/Material Moving	7.4%	6.8%	7.0%
2010 Population By Urban/ Rural Status			
Total Population	169	3,650	3,924
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	100.0%	100.0%	100.0%

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

June 25, 2020



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	63	1,588	1,708
Households with 1 Person	30.2%	30.4%	30.4%
Households with 2+ People	69.8%	69.6%	69.6%
Family Households	61.9%	61.4%	61.5%
Husband-wife Families	46.0%	45.4%	45.5%
With Related Children	12.7%	12.7%	12.6%
Other Family (No Spouse Present)	15.9%	16.0%	16.0%
Other Family with Male Householder	6.3%	6.0%	6.0%
With Related Children	3.2%	3.6%	3.5%
Other Family with Female Householder	9.5%	10.1%	10.0%
With Related Children	4.8%	4.8%	4.9%
Nonfamily Households	7.9%	8.2%	8.1%
All Households with Children	21.9%	21.7%	21.7%
Multigenerational Households	4.7%	4.0%	3.9%
Unmarried Partner Households	9.4%	9.3%	9.2%
Male-female	7.8%	8.1%	8.1%
Same-sex	1.6%	1.2%	1.2%
2010 Households by Size			
Total	63	1,586	1,708
1 Person Household	30.2%	30.5%	30.4%
2 Person Household	42.9%	42.1%	42.2%
3 Person Household	11.1%	11.3%	11.3%
4 Person Household	7.9%	8.7%	8.7%
5 Person Household	4.8%	4.2%	4.2%
6 Person Household	1.6%	1.8%	1.8%
7 + Person Household	1.6%	1.4%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	64	1,587	1,709
Owner Occupied	76.6%	77.6%	77.4%
Owned with a Mortgage/Loan	48.4%	49.0%	48.7%
Owned Free and Clear	28.1%	28.6%	28.7%
Renter Occupied	23.4%	22.4%	22.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	86	2,002	2,149
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	100.0%	100.0%	100.0%

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

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

June 25, 2020



Market Profile

SR 69 & I-17
E Cordes Lakes Rd, Mayer, Arizona, 86333
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.33026
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Senior Escapes (9D)	Senior Escapes (9D)	Senior Escapes (9D)
2.	Top Tier (1A)	Top Tier (1A)	Top Tier (1A)
3.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$98,481	\$2,166,948	\$2,429,382
Average Spent	\$1,313.08	\$1,234.73	\$1,249.04
Spending Potential Index	61	58	58
Education: Total \$	\$55,198	\$1,214,554	\$1,361,645
Average Spent	\$735.97	\$692.05	\$700.07
Spending Potential Index	46	43	44
Entertainment/Recreation: Total \$	\$158,581	\$3,489,357	\$3,911,944
Average Spent	\$2,114.41	\$1,988.24	\$2,011.28
Spending Potential Index	65	61	62
Food at Home: Total \$	\$255,627	\$5,624,722	\$6,305,918
Average Spent	\$3,408.36	\$3,204.97	\$3,242.12
Spending Potential Index	66	62	63
Food Away from Home: Total \$	\$170,003	\$3,740,695	\$4,193,721
Average Spent	\$2,266.71	\$2,131.45	\$2,156.15
Spending Potential Index	62	58	59
Health Care: Total \$	\$306,370	\$6,741,274	\$7,557,693
Average Spent	\$4,084.93	\$3,841.18	\$3,885.70
Spending Potential Index	69	65	65
HH Furnishings & Equipment: Total \$	\$101,876	\$2,241,637	\$2,513,116
Average Spent	\$1,358.35	\$1,277.29	\$1,292.09
Spending Potential Index	64	60	61
Personal Care Products & Services: Total \$	\$43,259	\$951,867	\$1,067,145
Average Spent	\$576.79	\$542.37	\$548.66
Spending Potential Index	65	61	62
Shelter: Total \$	\$852,159	\$18,750,629	\$21,021,470
Average Spent	\$11,362.12	\$10,684.12	\$10,807.95
Spending Potential Index	61	58	58
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$122,882	\$2,703,847	\$3,031,303
Average Spent	\$1,638.43	\$1,540.65	\$1,558.51
Spending Potential Index	66	62	63
Travel: Total \$	\$106,341	\$2,339,903	\$2,623,283
Average Spent	\$1,417.88	\$1,333.28	\$1,348.73
Spending Potential Index	63	59	60
Vehicle Maintenance & Repairs: Total \$	\$56,233	\$1,237,339	\$1,387,190
Average Spent	\$749.77	\$705.04	\$713.21
Spending Potential Index	66	62	62

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.

June 25, 2020