



QUEEN CREEK, ARIZONA

# SPUR CROSS COMMERCIAL CORNER

Spur Cross  
Looking North

**SUBJECT  
SITE**



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



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com

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DAVE MULLARD / dave@nathanlandaz.com

QUEEN CREEK, ARIZONA

# SPUR CROSS COMMERCIAL CORNER

## LOCATION

Property is located at the northeast corner of Signal Butte Road and Ocotillo Road in the Town of Queen Creek, Arizona.

## SIZE

±3.92 Net Acres (±4.53 Gross Acres)

## ASSESSOR PARCEL NUMBER

314-13-034 (Partial)

## PRICE

\$7.00 per Square Foot (Total Price: \$1,195,286)

## TERMS

Cash

## ZONING

[Zoned C-1](#) | Town of Queen Creek

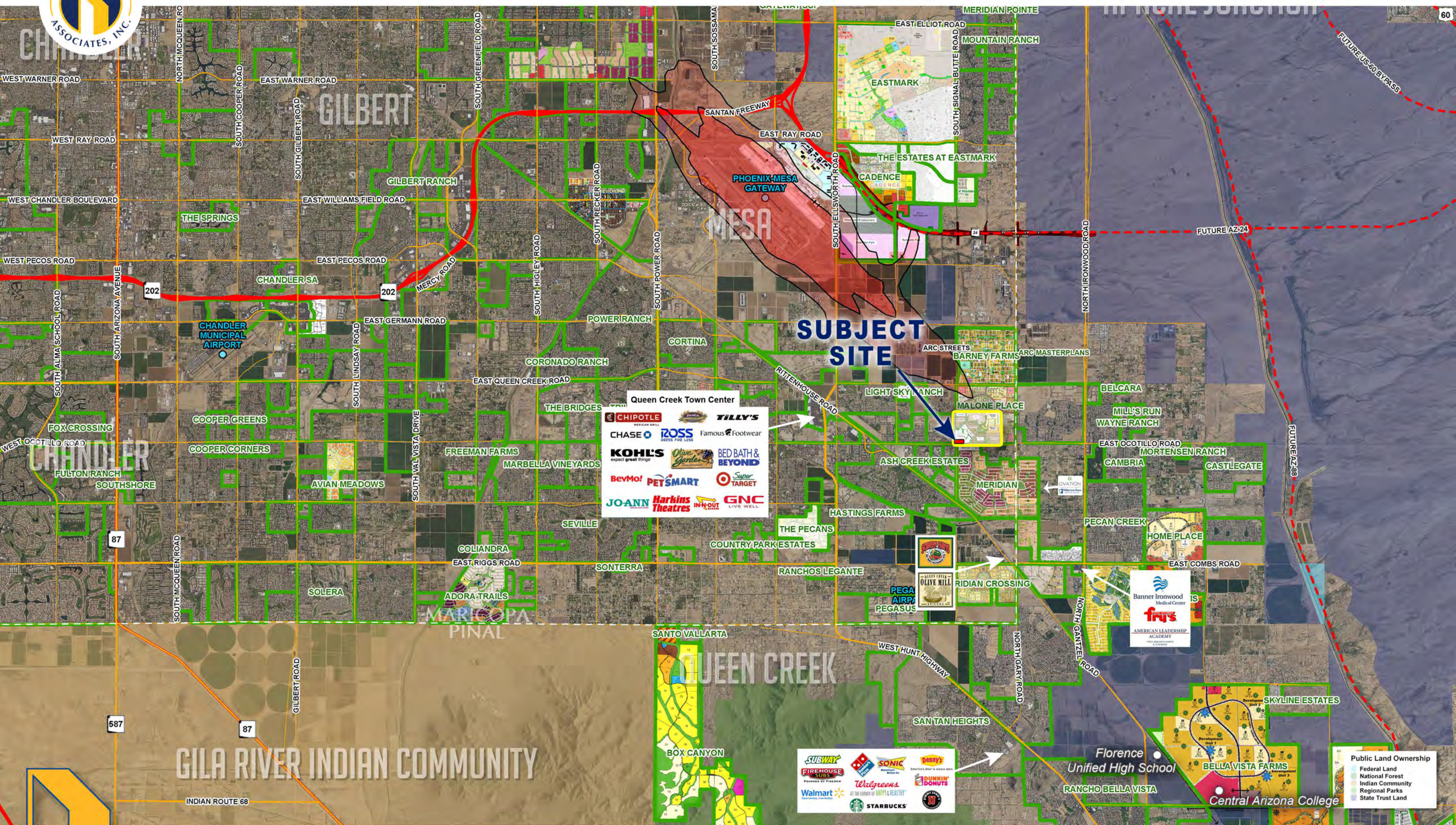
## UTILITIES

- Electricity: Salt River Project (SRP)
- Cable: Century Link, Cox Communications
- Telephone: CenturyLink, Cox Communications
- Natural Gas: City of Mesa Gas Utility
- Water: Town of Queen Creek
- Sewer: Town of Queen Creek

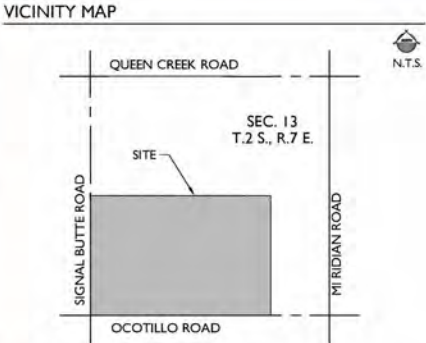
## COMMENTS

With 2024 projected average household incomes of \$150,081 (1-mile radius), this unique site within the Spur Cross master planned community offers a unique retail/restaurant/pad opportunity.









**PROJECT TEAM**

OWNER:  
MERIDIAN ESTATES, LLC  
8501 N. SCOTTSDALE ROAD, SUITE 120  
SCOTTSDALE, AZ 85253  
TEL: (602) 955-2424  
FAX: (602) 955-3543  
CONTACT: BRAD HINTON

PLANNING CONSULTANT:  
EPS GROUP, INC.  
1330 N. ALMA SCHOOL RD, SUITE 120  
MESA, AZ 85210  
TEL: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: JOSH HANNON

PROJECT DATA					
PARCEL	GROSS AREA (AC)	PROP. ZONING	LOT SIZE	MIN. LOT AREA (SF)	# OF UNITS
1	15.13	PAD: R1-5	50' x 115'	5,750	59
2	23.59	PAD: R1-5	50' x 115'	5,750	81
3	27.80	PAD: R1-5	60' x 120'	5,750	103
4	19.27	PAD: R1-7	85' x 139.5'	9,730	53
5	19.78	PAD: R1-5	50' x 115'	5,750	77
6	21.41	PAD: R1-5	60' x 120'	5,750	50
7	33.49	PAD: R1-7	70' x 139.5'	9,730	85
8	29.17	PAD: R1-9	100' x 154.5'	15,000	65
PARK	6.79	PAD: R1-7	-	-	-
SCHOOL	6.07	PAD: R1-5	-	-	-
CHURCH	6.00	PAD: R1-5	-	-	-
MULTI-FAMILY	19.64	PAD: MDR	-	-	174
COMMERCIAL	6.05	PAD: C-1	-	-	-
TOTAL	234.19	-	-	-	747

**PREVIOUS DENSITY CALCULATION**

GROSS AREA (A): +/- 234.19 ACRES  
ARTERIAL & COLLECTOR ROADS (a): +/- 15.28 ACRES  
COMMERCIAL AREA (C): +/- 12.51 ACRES

TOTAL NO. OF UNITS: 722 (SINGLE-FAMILY UNITS)

DENSITY =  $\frac{DU}{A - (a + C)} = \frac{722}{234.19 - (15.28 + 12.51)} = 3.50 \text{ DU/AC}$

**PROPOSED DENSITY CALCULATION**

GROSS AREA (A): +/- 234.19 ACRES  
ARTERIAL & COLLECTOR AREA (a): +/- 15.67 ACRES  
COMMERCIAL AREA (C): +/- 4.66 ACRES

NO. OF UNITS:  
SINGLE-FAMILY: 573  
MULTI-FAMILY: 174  
TOTAL: 747

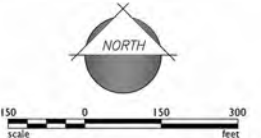
DENSITY =  $\frac{DU}{A - (a + C)} = \frac{747}{234.19 - (15.67 + 4.66)} = 3.49 \text{ DU/AC}$

**PREVIOUS OPEN SPACE SUMMARY**

NET AREA: +/- 206.40 ACRES  
OPEN SPACE: 44.59 ACRES  
OPEN SPACE (% OF NET): 22%

**PROPOSED OPEN SPACE SUMMARY**

NET AREA: +/- 213.86 ACRES  
OPEN SPACE: 44.86 ACRES  
OPEN SPACE (% OF NET): 21%



**SUBJECT SITE**





PHOTO DATE: 05.13.2020







VICINITY MAP

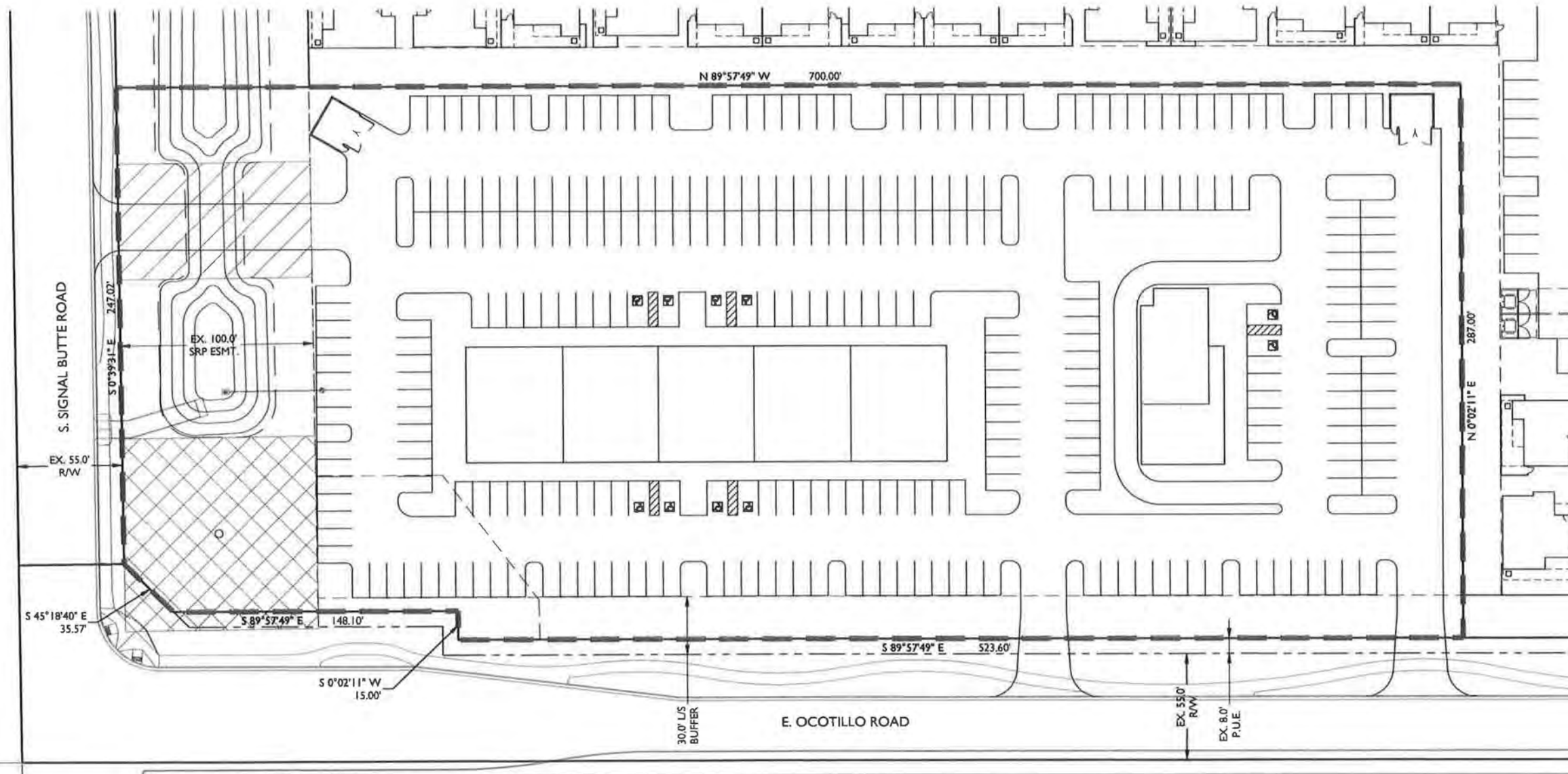


PROJECT TEAM

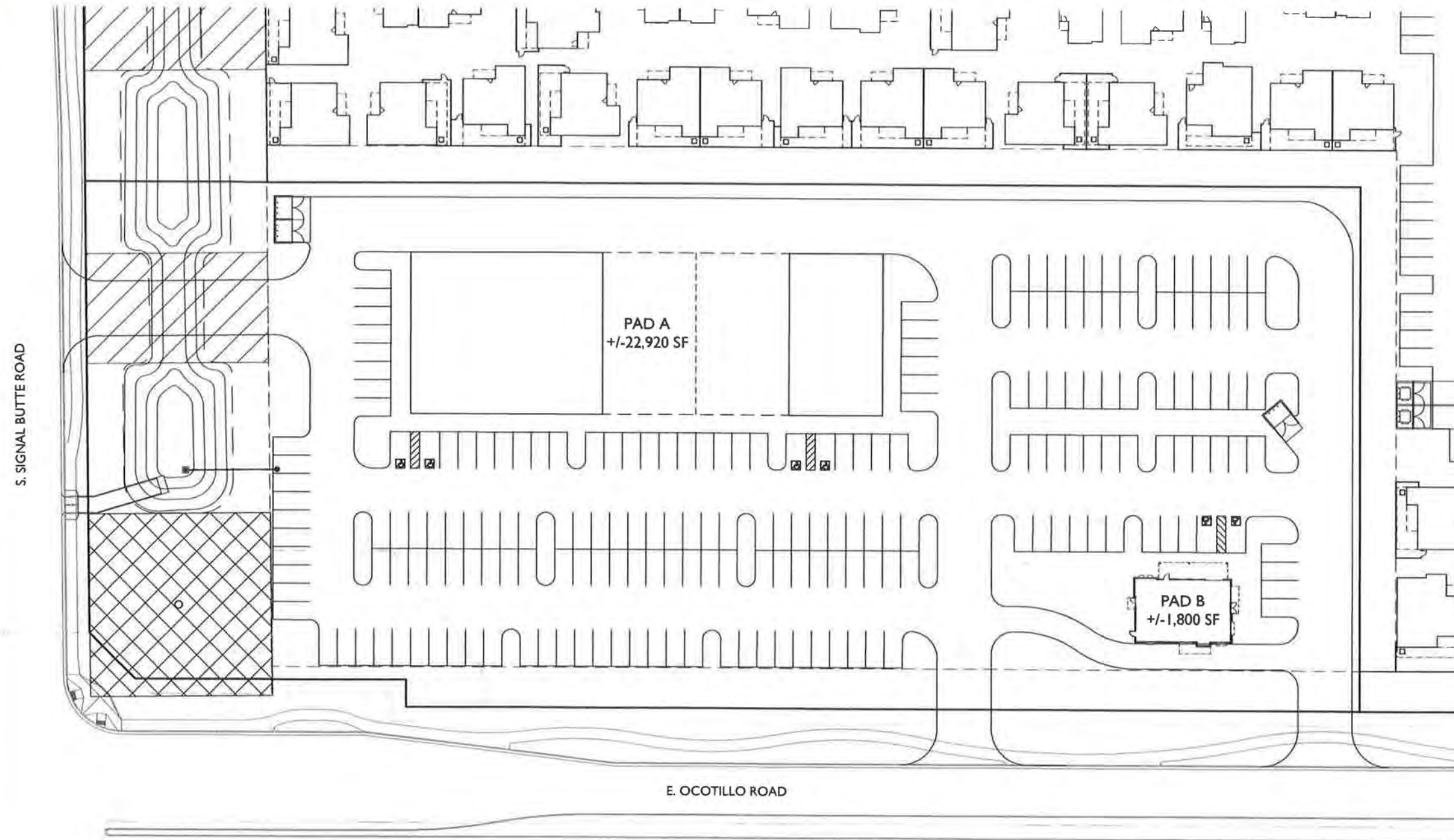
OWNER: MERIDIAN ESTATES, LLC 8501 N. SCOTTSDALE ROAD, SUITE 120 SCOTTSDALE, AZ 85253 TEL: (602)-955-2424 FAX: (602)-955-3543 CONTACT: BRAD HINTON	CONSULTANT: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON
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PROJECT DATA

GROSS AREA (INCLUDING SRP ESMT.)	± 4.53 ACRES
NET / USABLE AREA (EXCLUDING SRP ESMT.)	± 3.92 ACRES





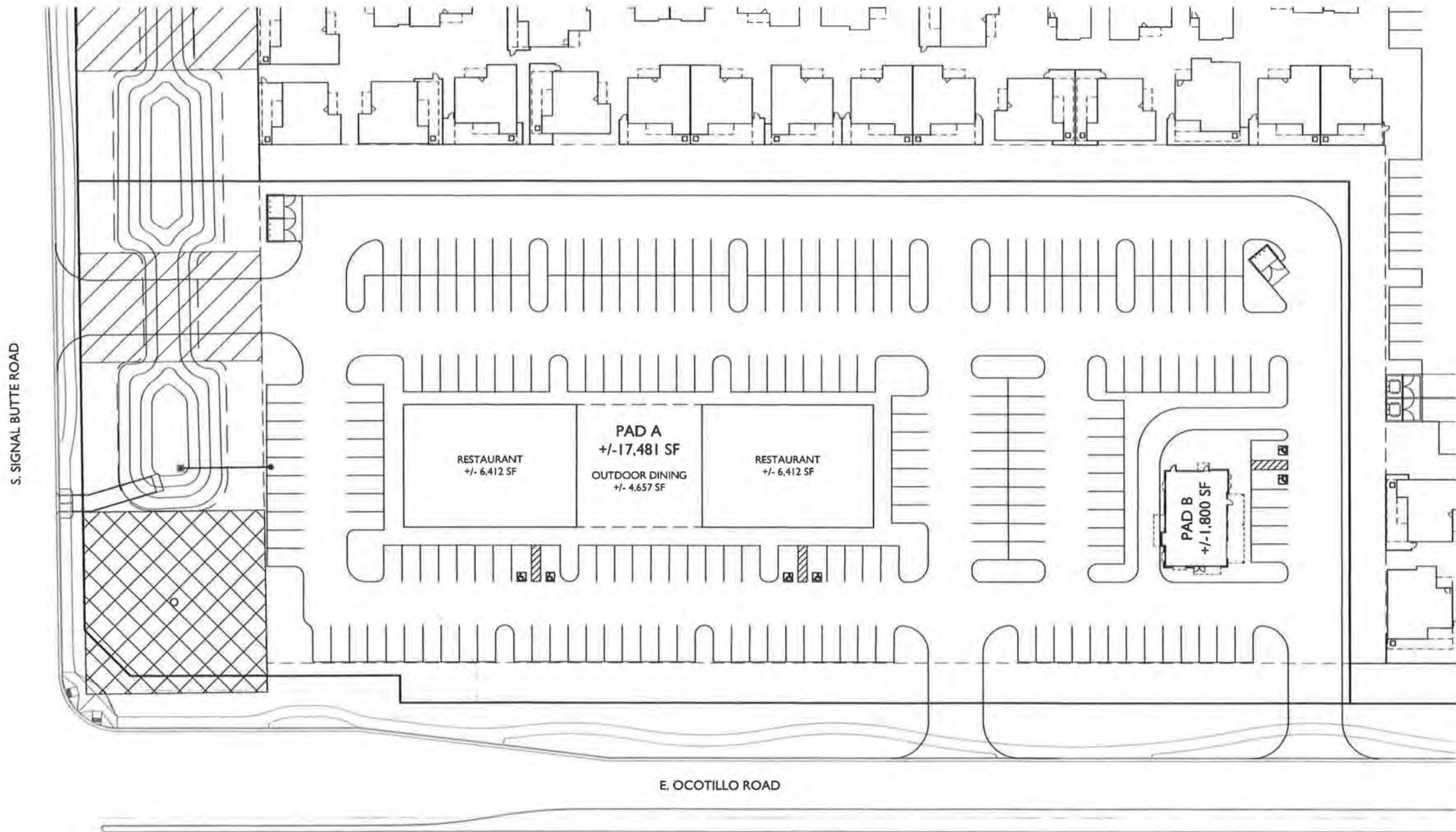


**PROJECT DATA**

PAD A AREA:	+/- 22,920 SF
PAD B AREA:	+/- 1,800 SF
<b>PARKING REQUIRED</b>	
PAD A	162 SPACES
(RETAIL - 1 SPACE PER 300 SF GFA)	
(RESTAURANT - 1 SPACE PER 75 SF GFA +	
1 SPACE PER 400 SF GFA OUTDOOR DINING AREA)	
PAD B	21 SPACES
(RESTAURANT WITH DRIVE-IN -	
1 SPACE PER 50 SF GFA OF PATRON SEATING AREA +	
1 SPACE PER 200 SF GFA OFFICE/FOOD PREP AREA)	
<b>TOTAL REQUIRED:</b>	<b>183 SPACES</b>
<b>PARKING PROVIDED:</b>	<b>202 SPACES</b>

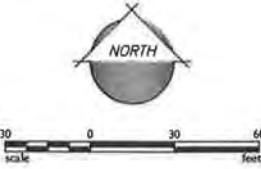






**PROJECT DATA**

PAD A AREA:	+/- 22,920 SF
PAD B AREA:	+/- 1,800 SF
<b>PARKING REQUIRED</b>	
PAD A	183 SPACES
(RESTAURANT - 1 SPACE PER 75 SF GFA + 1 SPACE PER 400 SF GFA OUTDOOR DINING AREA)	
PAD B	21 SPACES
(RESTAURANT WITH DRIVE-IN - 1 SPACE PER 50 SF GFA OF PATRON SEATING AREA + 1 SPACE PER 200 SF GFA OFFICE/FOOD PREP AREA)	
<b>TOTAL REQUIRED:</b>	<b>204 SPACES</b>
<b>PARKING PROVIDED:</b>	<b>242 SPACES</b>



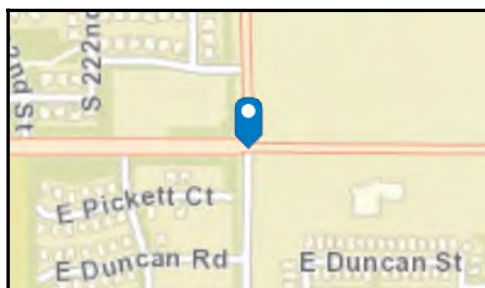
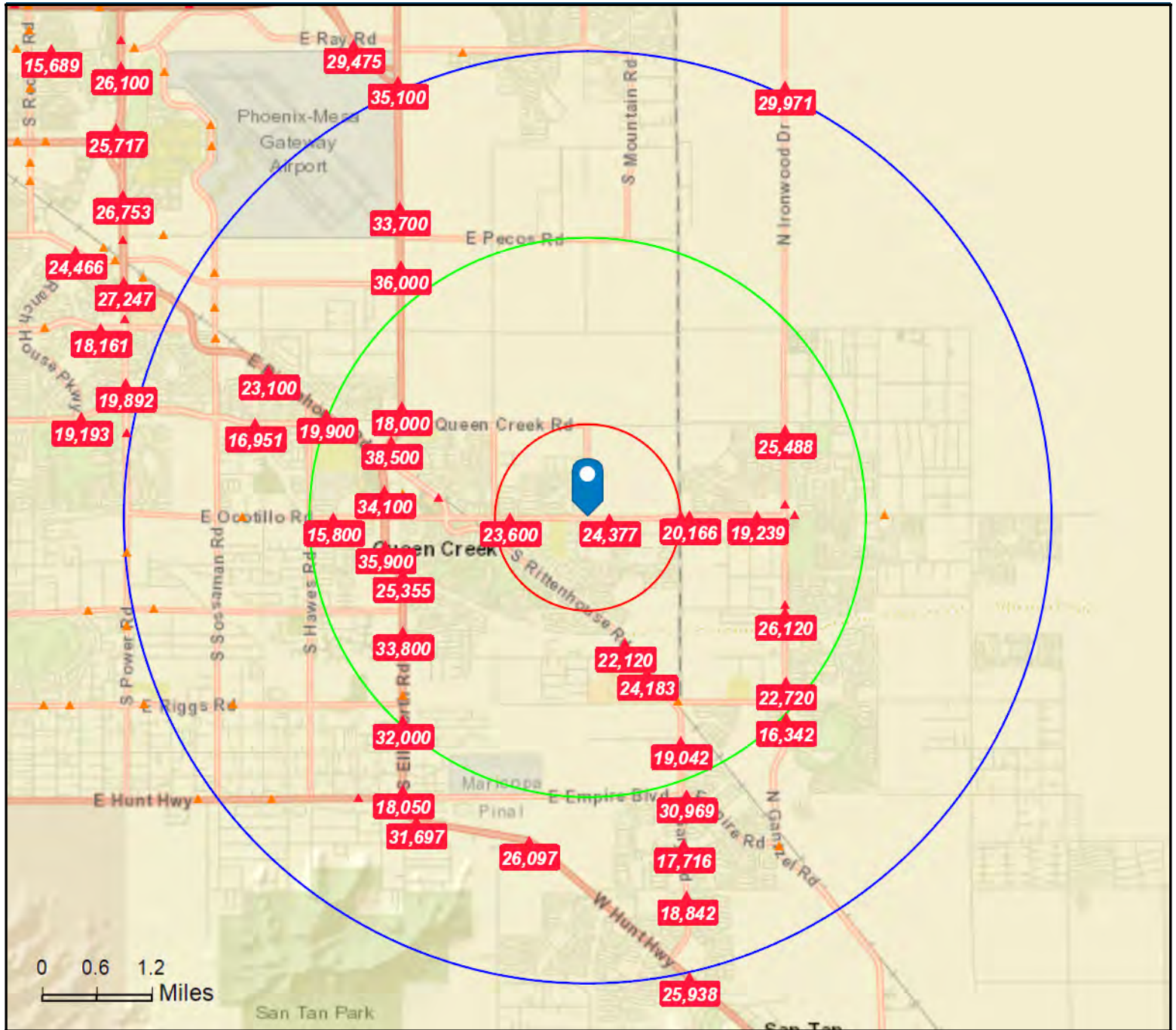


Signal Butte Road & Ocotillo Road  
 S Signal Butte Rd, Queen Creek, Arizona, 85142  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856

Longitude: -111.60003



**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 03, 2020





## Traffic Count Profile

Signal Butte Road & Ocotillo Road  
S Signal Butte Rd, Queen Creek, Arizona, 85142  
Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.24	E Ocotillo Rd	S Signal Butte Rd (0.23999999 miles W)	2015	24,377
0.45	S Signal Butte Rd	E Nightingale Dr (0.14 miles N)	2010	7,499
0.84	E Ocotillo Rd	S 218th Pl (0.09 miles E)	2015	23,600
0.98	S Rittenhouse Rd	Chuparosa Cir (0.07 miles NW)	2015	25,700
1.00	W Ocotillo Rd	Barnes Pkwy (0.50999999 miles E)	2008	16,114
1.01	E Queen Creek Rd	108th St (0.19 miles W)	1999	307
1.10	W Ocotillo Rd	Barnes Pkwy (0.41 miles E)	2014	20,166
1.29	E Queen Creek Rd	S Crismon Rd (0.2 miles W)	2007	3,000
1.40	S Rittenhouse Rd	E Via de Palmas (0.13 miles NW)	2015	22,120
1.61	E Cloud Rd	S 220th St (0.1 miles E)	2009	3,685
1.62	S Rittenhouse Rd	E Rittenhouse Rd (0.01 miles SE)	2015	29,100
1.77	S Rittenhouse Rd	E Cloud Rd (0.2 miles NW)	2015	24,183
1.82	W Ocotillo Rd	N Prince Ave (0.16 miles E)	2014	19,239
1.83	E Ocotillo Rd	S 208th Pl (0.07 miles W)	2007	8,000
2.01	S Ellsworth Rd	E Ocotillo Rd (0.25 miles S)	2007	15,000
2.04	E Queen Creek Rd	S Ellsworth Rd (0.23 miles W)	2007	6,000
2.08	S Ellsworth Rd	S Ellsworth Loop Rd (0.07 miles S)	2015	25,355
2.12	S Ellsworth Rd	E Barnes Pkwy (0.04 miles N)	2007	15,000
2.12	N Gantzel Rd	W Marilyn Way (0.56999999 miles S)	2014	27,108
2.13	Ironwood Rd	E Ocotillo Rd (0.12 miles S)	2014	27,074
2.14	E Germann Rd	S Merrill Rd (0.23999999 miles E)	1999	3,763
2.20	S Ellsworth Loop Rd	E Ocotillo Rd (0.30000001 miles N)	2015	35,900
2.20	E Riggs Rd	S Meridian Rd (0.04 miles E)	2015	12,895
2.21	S Ellsworth Loop Rd	E Maya Rd (0.08 miles N)	2015	34,100
2.22	E Ocotillo Rd	Ironwood Rd (0.1 miles W)	2015	21,385
2.26	S Rittenhouse Rd	S Ellsworth Loop Rd (0.05 miles NW)	2009	16,951
2.27	S Ellsworth Loop Rd	S Ellsworth Rd (0.05 miles NE)	2015	38,500
2.32	N Gantzel Rd	W Chandler Heights Rd (0.04 miles S)	2011	23,317
2.33	Ironwood Rd	N Ironwood Rd (0.34 miles S)	2014	25,488
2.33	S Ellsworth Rd	E Via de Palmas (0.0 miles N)	2015	33,800

**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 03, 2020





## Executive Summary

Signal Butte Road & Ocotillo Road  
S Signal Butte Rd, Queen Creek, Arizona, 85142  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	282	2,414	9,210
2010 Population	1,494	30,681	82,353
2019 Population	8,139	56,025	128,338
2024 Population	10,740	66,232	147,842
2000-2010 Annual Rate	18.14%	28.95%	24.49%
2010-2019 Annual Rate	20.11%	6.73%	4.91%
2019-2024 Annual Rate	5.70%	3.40%	2.87%
2019 Male Population	49.2%	49.2%	49.5%
2019 Female Population	50.8%	50.8%	50.5%
2019 Median Age	31.3	30.0	30.3

In the identified area, the current year population is 128,338. In 2010, the Census count in the area was 82,353. The rate of change since 2010 was 4.91% annually. The five-year projection for the population in the area is 147,842 representing a change of 2.87% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	85.3%	79.5%	78.1%
2019 Black Alone	6.4%	4.6%	4.3%
2019 American Indian/Alaska Native Alone	0.7%	0.9%	1.1%
2019 Asian Alone	1.9%	2.4%	2.4%
2019 Pacific Islander Alone	0.3%	0.2%	0.2%
2019 Other Race	3.1%	8.2%	9.7%
2019 Two or More Races	2.4%	4.2%	4.2%
2019 Hispanic Origin (Any Race)	12.1%	21.8%	24.5%

Persons of Hispanic origin represent 24.5% 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 61.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	153	96	94
2000 Households	72	719	2,748
2010 Households	376	9,324	24,680
2019 Total Households	1,889	16,228	37,909
2024 Total Households	2,475	18,974	43,427
2000-2010 Annual Rate	17.97%	29.21%	24.55%
2010-2019 Annual Rate	19.07%	6.17%	4.75%
2019-2024 Annual Rate	5.55%	3.18%	2.76%
2019 Average Household Size	4.31	3.45	3.38

The household count in this area has changed from 24,680 in 2010 to 37,909 in the current year, a change of 4.75% annually. The five-year projection of households is 43,427, a change of 2.76% annually from the current year total. Average household size is currently 3.38, compared to 3.34 in the year 2010. The number of families in the current year is 31,066 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 03, 2020





## Executive Summary

Signal Butte Road & Ocotillo Road  
S Signal Butte Rd, Queen Creek, Arizona, 85142  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.5%	16.9%	16.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$108,094	\$79,002	\$75,524
2024 Median Household Income	\$114,916	\$89,180	\$82,822
2019-2024 Annual Rate	1.23%	2.45%	1.86%
<b>Average Household Income</b>			
2019 Average Household Income	\$131,624	\$97,349	\$93,146
2024 Average Household Income	\$150,081	\$112,745	\$107,062
2019-2024 Annual Rate	2.66%	2.98%	2.82%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$30,453	\$28,357	\$27,524
2024 Per Capita Income	\$34,472	\$32,514	\$31,453
2019-2024 Annual Rate	2.51%	2.77%	2.70%

### Households by Income

Current median household income is \$75,524 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,822 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$93,146 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$107,062 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,524 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,453 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	141	145	145
2000 Total Housing Units	76	789	2,996
2000 Owner Occupied Housing Units	64	630	2,438
2000 Renter Occupied Housing Units	9	90	310
2000 Vacant Housing Units	3	69	248
2010 Total Housing Units	404	10,604	28,162
2010 Owner Occupied Housing Units	293	7,091	19,584
2010 Renter Occupied Housing Units	83	2,233	5,096
2010 Vacant Housing Units	28	1,280	3,482
2019 Total Housing Units	1,953	18,008	42,618
2019 Owner Occupied Housing Units	1,802	13,338	31,259
2019 Renter Occupied Housing Units	86	2,890	6,651
2019 Vacant Housing Units	64	1,780	4,709
2024 Total Housing Units	2,509	21,029	49,005
2024 Owner Occupied Housing Units	2,387	15,946	36,491
2024 Renter Occupied Housing Units	88	3,029	6,936
2024 Vacant Housing Units	34	2,055	5,578

Currently, 73.3% of the 42,618 housing units in the area are owner occupied; 15.6%, renter occupied; and 11.0% 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 28,162 housing units in the area - 69.5% owner occupied, 18.1% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 20.22%. Median home value in the area is \$260,601, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.85% annually to \$299,946.

**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 03, 2020

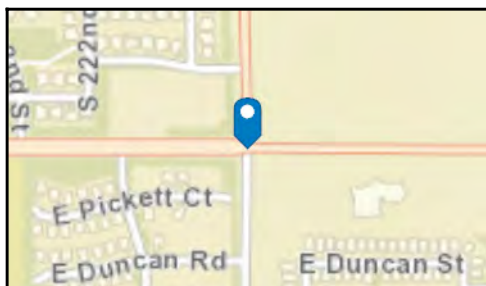
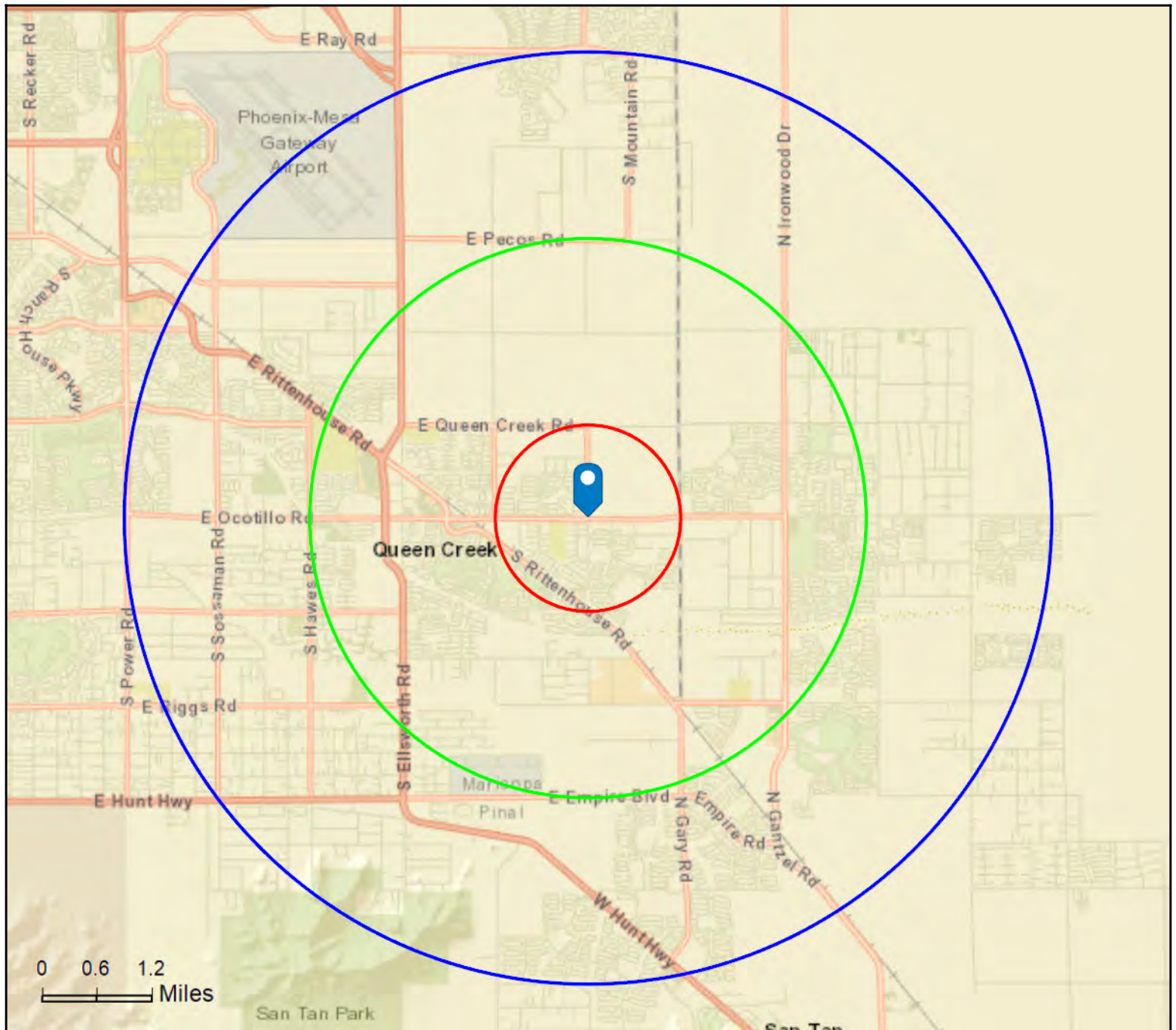


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## Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	282	2,414	9,210
2010 Total Population	1,494	30,681	82,353
2019 Total Population	8,139	56,025	128,338
2019 Group Quarters	0	5	23
2024 Total Population	10,740	66,232	147,842
2019-2024 Annual Rate	5.70%	3.40%	2.87%
2019 Total Daytime Population	5,452	42,617	90,936
Workers	640	11,059	17,909
Residents	4,812	31,558	73,027
<b>Household Summary</b>			
2000 Households	72	719	2,748
2000 Average Household Size	3.92	3.36	3.35
2010 Households	376	9,324	24,680
2010 Average Household Size	3.97	3.29	3.34
2019 Households	1,889	16,228	37,909
2019 Average Household Size	4.31	3.45	3.38
2024 Households	2,475	18,974	43,427
2024 Average Household Size	4.34	3.49	3.40
2019-2024 Annual Rate	5.55%	3.18%	2.76%
2010 Families	338	7,592	20,393
2010 Average Family Size	4.14	3.61	3.64
2019 Families	1,720	13,200	31,066
2019 Average Family Size	4.43	3.79	3.70
2024 Families	2,250	15,413	35,508
2024 Average Family Size	4.46	3.84	3.73
2019-2024 Annual Rate	5.52%	3.15%	2.71%
<b>Housing Unit Summary</b>			
2000 Housing Units	76	789	2,996
Owner Occupied Housing Units	84.2%	79.8%	81.4%
Renter Occupied Housing Units	11.8%	11.4%	10.3%
Vacant Housing Units	3.9%	8.7%	8.3%
2010 Housing Units	404	10,604	28,162
Owner Occupied Housing Units	72.5%	66.9%	69.5%
Renter Occupied Housing Units	20.5%	21.1%	18.1%
Vacant Housing Units	6.9%	12.1%	12.4%
2019 Housing Units	1,953	18,008	42,618
Owner Occupied Housing Units	92.3%	74.1%	73.3%
Renter Occupied Housing Units	4.4%	16.0%	15.6%
Vacant Housing Units	3.3%	9.9%	11.0%
2024 Housing Units	2,509	21,029	49,005
Owner Occupied Housing Units	95.1%	75.8%	74.5%
Renter Occupied Housing Units	3.5%	14.4%	14.2%
Vacant Housing Units	1.4%	9.8%	11.4%
<b>Median Household Income</b>			
2019	\$108,094	\$79,002	\$75,524
2024	\$114,916	\$89,180	\$82,822
<b>Median Home Value</b>			
2019	\$386,457	\$272,893	\$260,601
2024	\$414,631	\$311,661	\$299,946
<b>Per Capita Income</b>			
2019	\$30,453	\$28,357	\$27,524
2024	\$34,472	\$32,514	\$31,453
<b>Median Age</b>			
2010	25.8	28.1	28.6
2019	31.3	30.0	30.3
2024	31.0	29.2	30.1

**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.

June 03, 2020





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Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	1,889	16,228	37,909
<\$15,000	4.1%	5.2%	5.6%
\$15,000 - \$24,999	1.9%	4.7%	4.6%
\$25,000 - \$34,999	0.3%	5.9%	6.6%
\$35,000 - \$49,999	10.2%	11.3%	12.4%
\$50,000 - \$74,999	7.6%	19.6%	20.2%
\$75,000 - \$99,999	17.0%	16.1%	16.9%
\$100,000 - \$149,999	34.1%	21.9%	20.0%
\$150,000 - \$199,999	9.1%	8.2%	7.1%
\$200,000+	15.9%	7.1%	6.5%
Average Household Income	\$131,624	\$97,349	\$93,146
<b>2024 Households by Income</b>			
Household Income Base	2,475	18,974	43,427
<\$15,000	4.0%	4.6%	5.0%
\$15,000 - \$24,999	1.6%	3.7%	3.8%
\$25,000 - \$34,999	0.2%	4.7%	5.4%
\$35,000 - \$49,999	8.8%	9.5%	10.7%
\$50,000 - \$74,999	6.4%	17.3%	18.6%
\$75,000 - \$99,999	15.0%	15.9%	16.7%
\$100,000 - \$149,999	32.8%	24.1%	21.9%
\$150,000 - \$199,999	10.8%	10.7%	9.3%
\$200,000+	20.4%	9.4%	8.5%
Average Household Income	\$150,081	\$112,745	\$107,062
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	1,802	13,338	31,259
<\$50,000	0.0%	0.8%	0.9%
\$50,000 - \$99,999	0.0%	0.9%	1.1%
\$100,000 - \$149,999	0.1%	5.5%	5.5%
\$150,000 - \$199,999	1.9%	15.0%	19.3%
\$200,000 - \$249,999	5.9%	19.5%	20.1%
\$250,000 - \$299,999	11.7%	17.9%	14.4%
\$300,000 - \$399,999	35.2%	16.4%	18.0%
\$400,000 - \$499,999	26.8%	10.4%	10.1%
\$500,000 - \$749,999	17.0%	11.3%	9.0%
\$750,000 - \$999,999	0.1%	1.9%	1.4%
\$1,000,000 - \$1,499,999	1.3%	0.2%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$416,135	\$323,993	\$306,355
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	2,387	15,946	36,491
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.2%	0.3%
\$100,000 - \$149,999	0.0%	1.4%	1.7%
\$150,000 - \$199,999	0.5%	6.8%	10.1%
\$200,000 - \$249,999	3.0%	17.1%	20.1%
\$250,000 - \$299,999	8.5%	21.9%	17.7%
\$300,000 - \$399,999	33.2%	21.6%	22.4%
\$400,000 - \$499,999	32.9%	13.7%	14.0%
\$500,000 - \$749,999	21.2%	15.3%	12.3%
\$750,000 - \$999,999	0.1%	1.6%	1.1%
\$1,000,000 - \$1,499,999	0.5%	0.2%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$435,698	\$364,542	\$344,813

**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 03, 2020





## Market Profile

Signal Butte Road & Ocotillo Road  
S Signal Butte Rd, Queen Creek, Arizona, 85142  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	1,492	30,681	82,353
0 - 4	12.4%	11.8%	11.7%
5 - 9	13.8%	11.3%	11.3%
10 - 14	11.5%	9.7%	9.3%
15 - 24	11.5%	12.1%	11.7%
25 - 34	15.5%	18.6%	18.2%
35 - 44	16.6%	15.6%	15.6%
45 - 54	8.3%	9.2%	9.8%
55 - 64	6.7%	6.6%	7.2%
65 - 74	2.4%	3.7%	3.6%
75 - 84	1.1%	1.2%	1.2%
85 +	0.3%	0.3%	0.3%
18 +	56.6%	62.7%	63.1%
<b>2019 Population by Age</b>			
Total	8,138	56,027	128,336
0 - 4	9.7%	10.2%	10.3%
5 - 9	10.4%	10.3%	10.2%
10 - 14	10.3%	9.6%	9.3%
15 - 24	12.4%	12.7%	12.3%
25 - 34	12.0%	14.7%	15.4%
35 - 44	17.7%	16.8%	16.2%
45 - 54	13.1%	11.3%	10.8%
55 - 64	7.8%	7.3%	8.0%
65 - 74	4.7%	4.8%	5.3%
75 - 84	1.4%	1.7%	1.8%
85 +	0.4%	0.4%	0.4%
18 +	64.7%	65.2%	65.8%
<b>2024 Population by Age</b>			
Total	10,742	66,234	147,843
0 - 4	10.0%	10.6%	10.5%
5 - 9	10.6%	10.4%	10.2%
10 - 14	9.7%	9.7%	9.3%
15 - 24	12.0%	12.9%	12.3%
25 - 34	14.7%	17.0%	17.0%
35 - 44	16.5%	15.7%	15.6%
45 - 54	12.8%	10.8%	10.3%
55 - 64	7.0%	6.4%	7.2%
65 - 74	4.5%	4.3%	5.1%
75 - 84	1.8%	1.8%	2.1%
85 +	0.4%	0.4%	0.4%
18 +	64.7%	64.4%	65.4%
<b>2010 Population by Sex</b>			
Males	759	15,260	41,115
Females	735	15,421	41,238
<b>2019 Population by Sex</b>			
Males	4,007	27,556	63,543
Females	4,131	28,469	64,795
<b>2024 Population by Sex</b>			
Males	5,255	32,357	72,919
Females	5,486	33,874	74,923

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 03, 2020





## Market Profile

Signal Butte Road & Ocotillo Road  
S Signal Butte Rd, Queen Creek, Arizona, 85142  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	1,493	30,682	82,353
White Alone	85.9%	81.1%	80.5%
Black Alone	4.8%	4.1%	4.0%
American Indian Alone	0.5%	0.9%	1.0%
Asian Alone	1.5%	2.2%	2.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.4%	7.6%	8.3%
Two or More Races	2.7%	3.9%	3.8%
Hispanic Origin	12.8%	20.3%	21.7%
Diversity Index	42.5	55.4	57.1
<b>2019 Population by Race/Ethnicity</b>			
Total	8,139	56,024	128,337
White Alone	85.3%	79.5%	78.1%
Black Alone	6.4%	4.6%	4.3%
American Indian Alone	0.7%	0.9%	1.1%
Asian Alone	1.9%	2.4%	2.4%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	3.1%	8.2%	9.7%
Two or More Races	2.4%	4.2%	4.2%
Hispanic Origin	12.1%	21.8%	24.5%
Diversity Index	42.5	58.2	61.5
<b>2024 Population by Race/Ethnicity</b>			
Total	10,740	66,232	147,843
White Alone	83.2%	77.8%	76.3%
Black Alone	7.4%	5.0%	4.6%
American Indian Alone	0.7%	1.0%	1.2%
Asian Alone	2.3%	2.6%	2.5%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	3.4%	8.9%	10.6%
Two or More Races	2.6%	4.5%	4.5%
Hispanic Origin	13.4%	23.7%	26.7%
Diversity Index	46.4	61.2	64.4
<b>2010 Population by Relationship and Household Type</b>			
Total	1,494	30,681	82,353
In Households	100.0%	100.0%	100.0%
In Family Households	96.1%	92.1%	92.6%
Householder	22.5%	24.6%	24.8%
Spouse	19.5%	19.5%	20.0%
Child	47.7%	41.1%	40.9%
Other relative	4.0%	4.1%	4.3%
Nonrelative	2.4%	2.7%	2.6%
In Nonfamily Households	3.9%	7.9%	7.3%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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

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

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## Market Profile

Signal Butte Road & Ocotillo Road  
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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	4,654	31,971	74,355
Less than 9th Grade	5.2%	2.8%	2.7%
9th - 12th Grade, No Diploma	6.4%	5.2%	5.2%
High School Graduate	19.6%	20.9%	21.6%
GED/Alternative Credential	3.3%	3.8%	3.6%
Some College, No Degree	23.9%	25.5%	27.2%
Associate Degree	8.7%	12.3%	11.1%
Bachelor's Degree	21.0%	18.3%	18.6%
Graduate/Professional Degree	11.9%	11.2%	9.9%
<b>2019 Population 15+ by Marital Status</b>			
Total	5,664	39,106	90,130
Never Married	34.5%	32.6%	32.6%
Married	49.1%	53.6%	54.3%
Widowed	4.7%	3.8%	3.7%
Divorced	11.7%	10.0%	9.4%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.2%	96.1%	95.7%
Civilian Unemployed (Unemployment Rate)	4.8%	3.9%	4.3%
<b>2019 Employed Population 16+ by Industry</b>			
Total	3,386	24,869	56,319
Agriculture/Mining	0.4%	0.4%	0.7%
Construction	11.3%	7.2%	7.9%
Manufacturing	6.3%	7.0%	7.8%
Wholesale Trade	1.7%	2.3%	2.5%
Retail Trade	10.5%	12.3%	12.1%
Transportation/Utilities	3.6%	5.4%	4.7%
Information	1.1%	1.3%	1.4%
Finance/Insurance/Real Estate	8.3%	8.4%	8.2%
Services	52.0%	50.2%	49.3%
Public Administration	4.7%	5.5%	5.4%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	3,387	24,869	56,320
White Collar	66.4%	66.2%	64.9%
Management/Business/Financial	17.6%	15.9%	15.1%
Professional	22.3%	22.9%	21.9%
Sales	10.1%	10.9%	11.8%
Administrative Support	16.5%	16.5%	16.1%
Services	16.0%	17.8%	19.6%
Blue Collar	17.6%	16.0%	15.5%
Farming/Forestry/Fishing	0.3%	0.1%	0.4%
Construction/Extraction	4.0%	4.1%	4.2%
Installation/Maintenance/Repair	3.7%	4.4%	4.1%
Production	3.3%	3.0%	3.0%
Transportation/Material Moving	6.4%	4.4%	3.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	1,494	30,681	82,353
Population Inside Urbanized Area	82.5%	96.5%	96.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	17.5%	3.5%	3.6%

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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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	375	9,324	24,680
Households with 1 Person	5.9%	12.9%	12.1%
Households with 2+ People	94.1%	87.1%	87.9%
Family Households	90.1%	81.4%	82.6%
Husband-wife Families	78.1%	64.6%	66.7%
With Related Children	54.4%	42.5%	43.1%
Other Family (No Spouse Present)	12.0%	16.8%	15.9%
Other Family with Male Householder	5.3%	6.2%	5.9%
With Related Children	4.0%	4.7%	4.4%
Other Family with Female Householder	6.7%	10.6%	10.0%
With Related Children	5.3%	8.1%	7.5%
Nonfamily Households	4.0%	5.7%	5.3%
All Households with Children	64.4%	55.9%	55.7%
Multigenerational Households	7.7%	5.3%	5.7%
Unmarried Partner Households	6.1%	8.4%	8.0%
Male-female	5.6%	7.6%	7.2%
Same-sex	0.5%	0.8%	0.8%
<b>2010 Households by Size</b>			
Total	375	9,324	24,679
1 Person Household	5.9%	12.9%	12.1%
2 Person Household	22.1%	26.5%	27.0%
3 Person Household	15.2%	18.0%	17.6%
4 Person Household	20.8%	19.9%	20.1%
5 Person Household	14.4%	12.6%	12.9%
6 Person Household	11.5%	6.0%	6.1%
7 + Person Household	10.1%	4.1%	4.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	376	9,324	24,680
Owner Occupied	77.9%	76.1%	79.4%
Owned with a Mortgage/Loan	71.3%	70.2%	72.8%
Owned Free and Clear	6.6%	5.9%	6.6%
Renter Occupied	22.1%	23.9%	20.6%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	404	10,604	28,162
Housing Units Inside Urbanized Area	83.2%	96.6%	96.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	16.8%	3.4%	3.8%

**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 03, 2020





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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.24856  
Longitude: -111.60003

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Boomburbs (1C)Up and Coming Families (7A)Up and Coming Families (7A)		
2.	Up and Coming Families (7A)	Boomburbs (1C)	Boomburbs (1C)
3.	Top Tier (1A)	Senior Escapes (9D)	Southern Satellites (10A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$6,236,239	\$40,153,026	\$89,465,321
Average Spent	\$3,301.34	\$2,474.31	\$2,360.00
Spending Potential Index	154	116	110
Education: Total \$	\$4,477,358	\$25,806,402	\$57,601,676
Average Spent	\$2,370.23	\$1,590.24	\$1,519.47
Spending Potential Index	149	100	95
Entertainment/Recreation: Total \$	\$9,090,662	\$58,916,349	\$132,111,983
Average Spent	\$4,812.42	\$3,630.54	\$3,484.98
Spending Potential Index	147	111	107
Food at Home: Total \$	\$13,766,648	\$92,450,230	\$207,717,749
Average Spent	\$7,287.80	\$5,696.96	\$5,479.38
Spending Potential Index	141	110	106
Food Away from Home: Total \$	\$10,705,875	\$69,248,046	\$154,413,415
Average Spent	\$5,667.48	\$4,267.20	\$4,073.27
Spending Potential Index	154	116	111
Health Care: Total \$	\$15,509,124	\$104,494,346	\$236,133,528
Average Spent	\$8,210.23	\$6,439.14	\$6,228.96
Spending Potential Index	138	109	105
HH Furnishings & Equipment: Total \$	\$6,307,899	\$41,204,331	\$91,876,159
Average Spent	\$3,339.28	\$2,539.09	\$2,423.60
Spending Potential Index	157	119	114
Personal Care Products & Services: Total \$	\$2,657,366	\$17,144,295	\$38,226,061
Average Spent	\$1,406.76	\$1,056.46	\$1,008.36
Spending Potential Index	159	119	114
Shelter: Total \$	\$50,511,773	\$324,661,699	\$724,507,407
Average Spent	\$26,739.95	\$20,006.27	\$19,111.75
Spending Potential Index	145	108	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,807,280	\$45,249,989	\$101,830,515
Average Spent	\$3,603.64	\$2,788.39	\$2,686.18
Spending Potential Index	145	112	108
Travel: Total \$	\$6,674,539	\$41,322,839	\$92,018,034
Average Spent	\$3,533.37	\$2,546.39	\$2,427.34
Spending Potential Index	157	113	108
Vehicle Maintenance & Repairs: Total \$	\$3,057,883	\$20,713,134	\$46,527,934
Average Spent	\$1,618.78	\$1,276.38	\$1,227.36
Spending Potential Index	141	112	107

**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 03, 2020