



PHOENIX-MESA
GATEWAY AIRPORT

EASTMARK

FUTURE AUTO MALL IN MESA, ARIZONA

SR 24 AND MERIDIAN



FUJIFILM
FUJIFILM Electronic Materials

BRIDGESTONE

CRM
GROUP FINANCIAL MANUFACTURES

MATHESON
The Gas Professionals

**SUBJECT
SITE**

Pecos & Meridian
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FUTURE AUTO MALL IN MESA, ARIZONA

SR 24 AND MERIDIAN

LOCATION

Located at the north and south of the future State Route 24, west of Meridian Road in the City of Mesa, Arizona.

SIZE

Total Site: ±68.25 Acres

Parcel	Acres
1	9.35
2	10.35
3	8.05
4	8.05

Parcel	Acres
5	6.89
6	8.87
7	8.32
8	8.37

ASSESSOR PARCEL NUMBERS

304-34-033B, 304-34-033C, 304-34-057D and 304-34-057E

ZONING

GI (General Industrial) | City of Mesa

PRICE

Submit

TERMS

Cash

ARIZONA OPPORTUNITY ZONE

Site is located in an Arizona Opportunity Zone (for more details, see page 10).

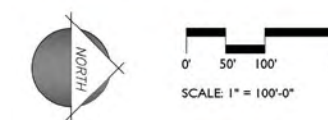
MESA EMPLOYMENT DISTRICT

Site is located in the Mesa Employment Opportunity District. For more details: <https://www.mesaaz.gov/home/showdocument?id=20555>

ADDITIONAL DOCUMENTS

[Please Click to View](#)

- SR 24 Williams Gateway Freeway Schedule, ADOT
- Phoenix Mesa Gateway Airport Strategic Development Plan Summary, 12/2008
- Phoenix Mesa Gateway Airport Construction Update, 3/2013

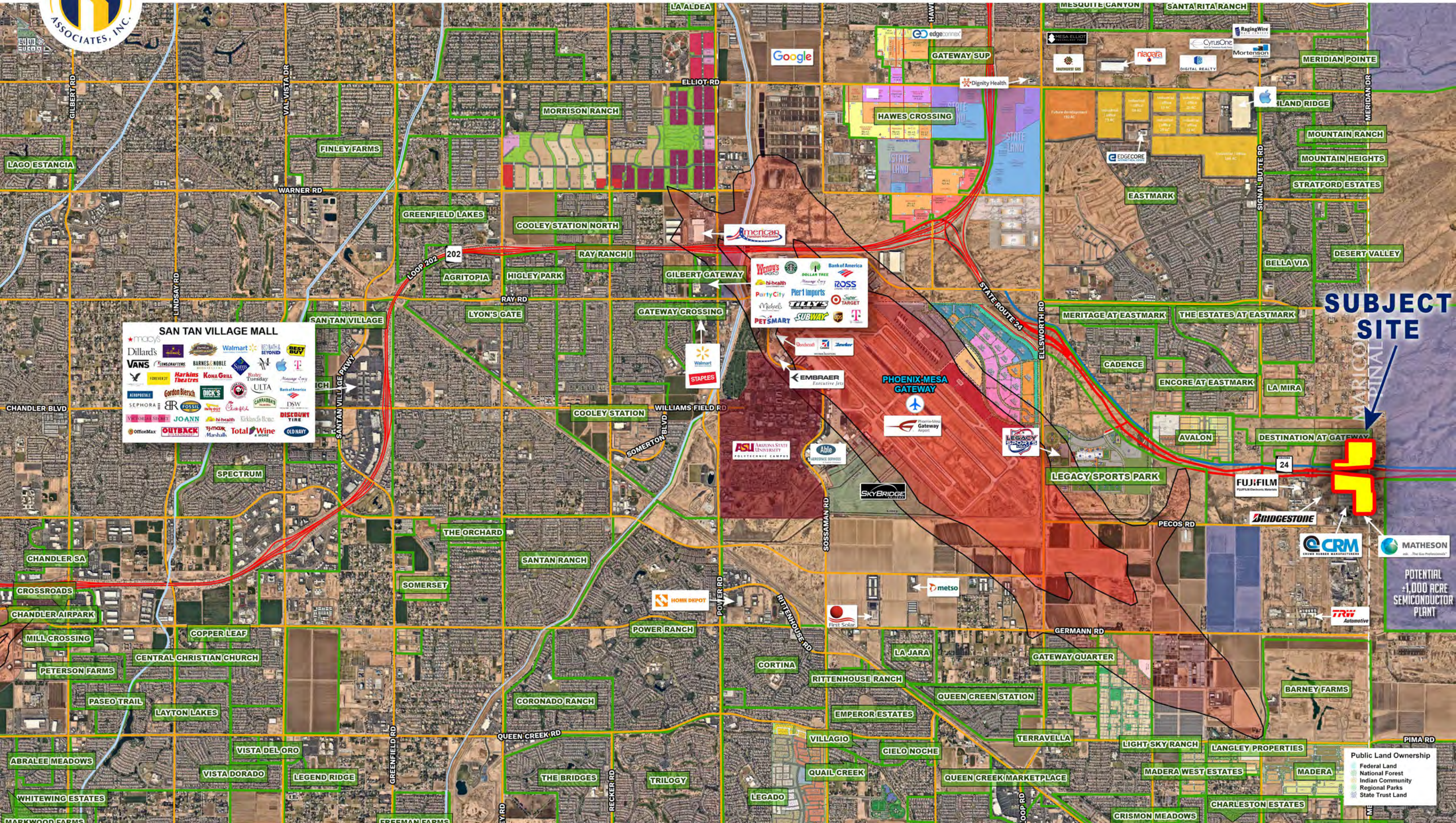


Destination Automall

City, State Illustrative Plan

L-0.01
05.06.2021





SAN TAN VILLAGE MALL

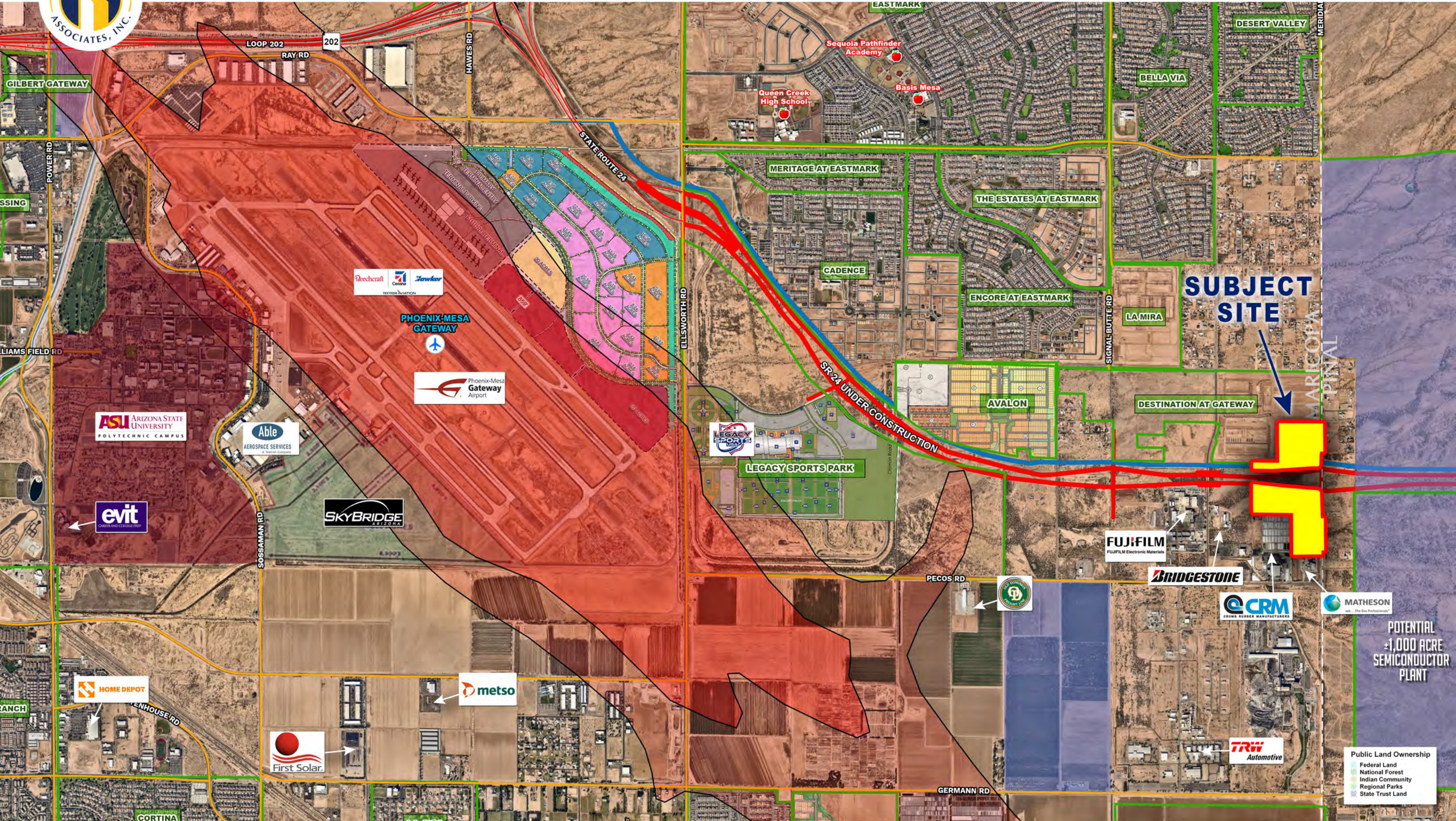
macy's
 Dillard's
 VANS
 FOREVER 21
 SEPHORA
 VICTOR'S SECRET
 JOANN
 OfficeMax
 Walmart
 RED BATH & BEYOND
 BEST BUY
 Harkins Theatres
 KONA GRILL
 Dick's
 ULTA
 DISCOUNT TIRE
 Total Wine & More
 Old Navy
 Target
 Party City
 PetSmart
 Staples
 Home Depot
 Costco
 Kroger
 Fry's
 Safeway
 Albert Heijn
 Publix
 HEB
 Aldi
 Lidl
 Dollar Tree
 Dollar General
 Family Dollar
 Five Star
 Party City
 PetSmart
 Staples
 Home Depot
 Costco
 Kroger
 Fry's
 Safeway
 Albert Heijn
 Publix
 HEB
 Aldi
 Lidl

SUBJECT SITE

POTENTIAL
~1,000 ACRE
SEMICONDUCTOR
PLANT

Public Land Ownership

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



SUBJECT SITE

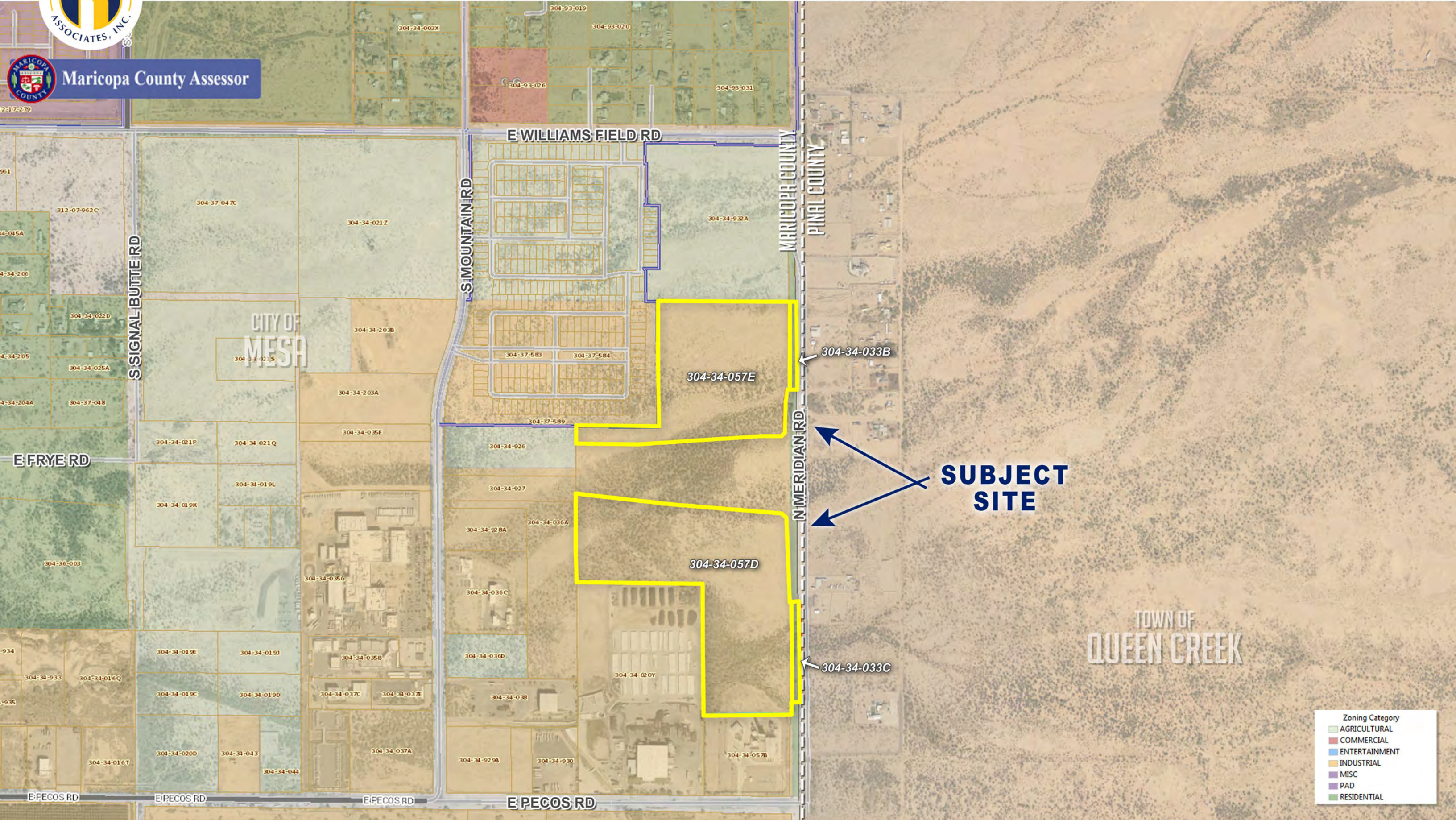
POTENTIAL
±1,000 ACRE
SEMICONDUCTOR
PLANT

Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land





Maricopa County Assessor



Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL



MESA QUICK FACTS



POPULATION

2020 population: **518,012**
Population growth 2010 - 2020: **17.7%**
Median age of **35.8**



GROWTH

Population estimate 2025: **551,151**
Number of Mesa households: **191,162**



RANKING

19th best run city in the nation.
A top 10 city for startups.
#32 of the **Top 100** Best Places to Live in the country.



TECH

Named one of the Top **10** Digital Cities in the US.



EDUCATION

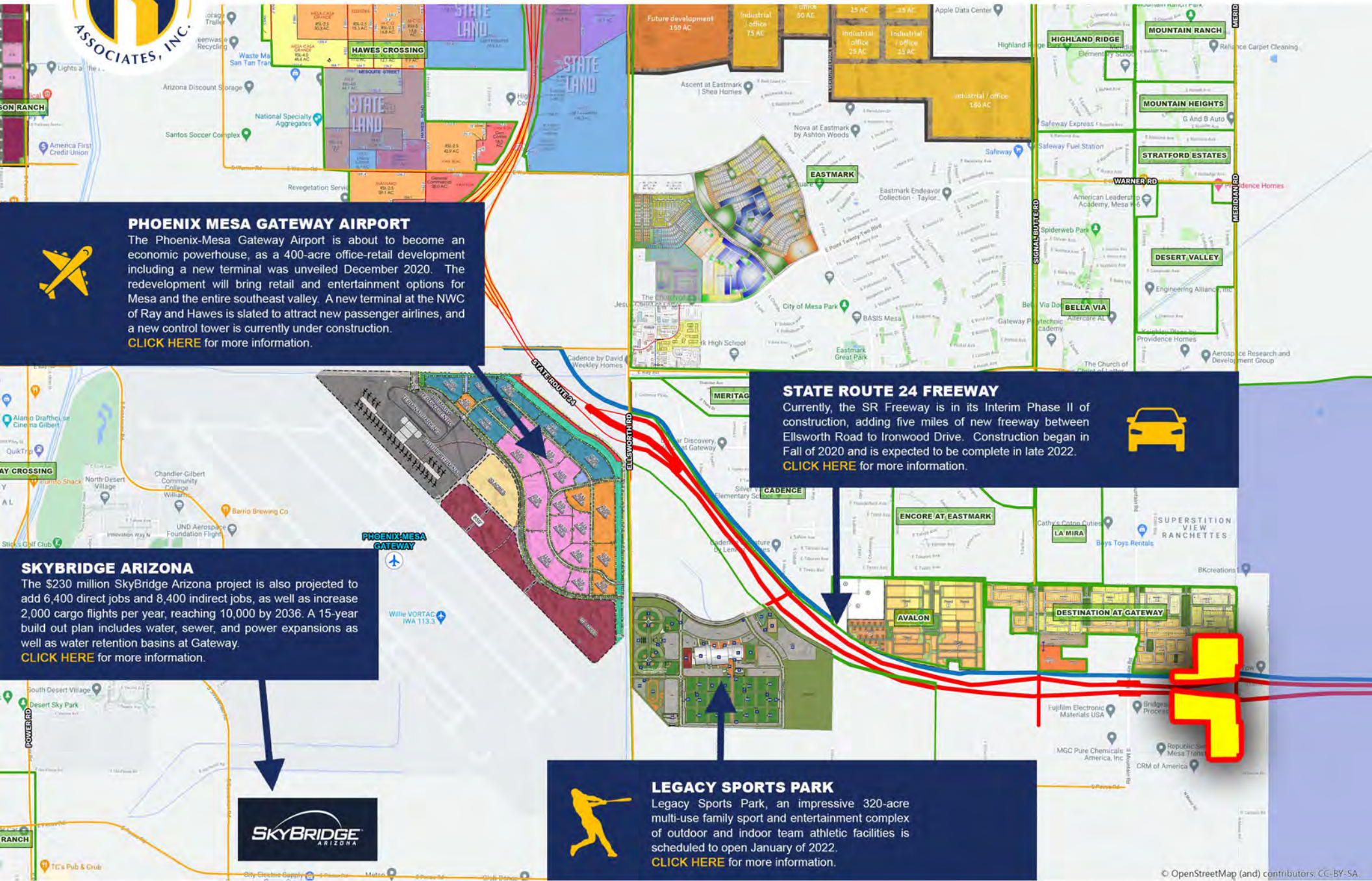
Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University **350**



MESA'S LARGE EMPLOYERS

Banner Health System **8,275**
The Boeing Company **3,642**
Drivetime Automotive **1,276**
24-7 Intouch **1,200**
Mountain Vista Medical Center **820**
Empire Southwest **733**
Salt River Project **614**
Dexcom **580**
AT&T **576**
On Source Virtual HR **557**
Santander Consumer USA **515**





PHOENIX MESA GATEWAY AIRPORT

The Phoenix-Mesa Gateway Airport is about to become an economic powerhouse, as a 400-acre office-retail development including a new terminal was unveiled December 2020. The redevelopment will bring retail and entertainment options for Mesa and the entire southeast valley. A new terminal at the NWC of Ray and Hawes is slated to attract new passenger airlines, and a new control tower is currently under construction. [CLICK HERE](#) for more information.



STATE ROUTE 24 FREEWAY

Currently, the SR Freeway is in its Interim Phase II of construction, adding five miles of new freeway between Ellsworth Road to Ironwood Drive. Construction began in Fall of 2020 and is expected to be complete in late 2022. [CLICK HERE](#) for more information.



SKYBRIDGE ARIZONA

The \$230 million SkyBridge Arizona project is also projected to add 6,400 direct jobs and 8,400 indirect jobs, as well as increase 2,000 cargo flights per year, reaching 10,000 by 2036. A 15-year build out plan includes water, sewer, and power expansions as well as water retention basins at Gateway. [CLICK HERE](#) for more information.



LEGACY SPORTS PARK

Legacy Sports Park, an impressive 320-acre multi-use family sport and entertainment complex of outdoor and indoor team athletic facilities is scheduled to open January of 2022. [CLICK HERE](#) for more information.





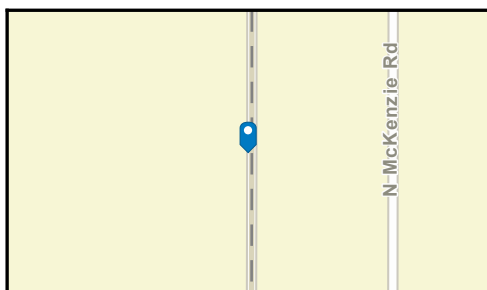
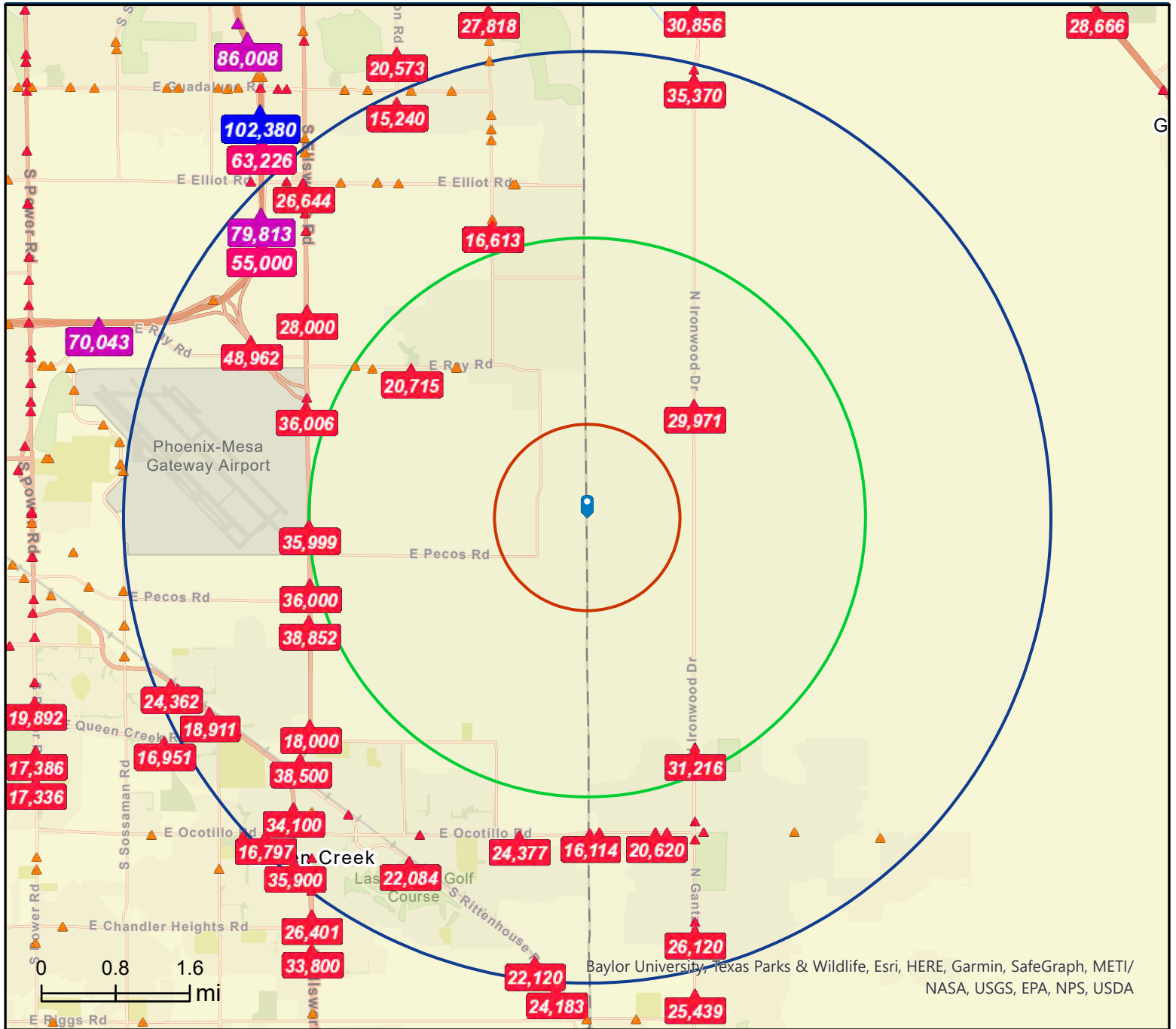
ARIZONA OPPORTUNITY ZONE / SR 24 AND MERIDIAN



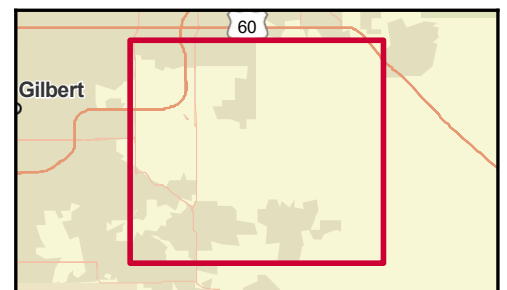
ARIZONA OPPORTUNITY ZONE
 Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.
[CLICK HERE](#) for more information. *Source: AZCommerce.com*

State Route 24 & Meridian Road
 15700-15870 S Meridian Rd, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.29805
 Longitude: -111.58325



- 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: ©2021 Kalibrate Technologies (Q1 2021).



Traffic Count Profile

State Route 24 & Meridian Road
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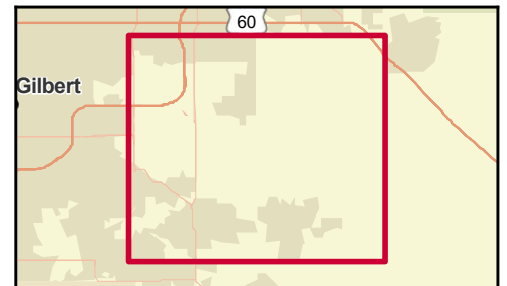
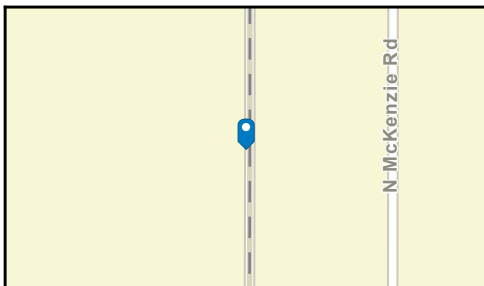
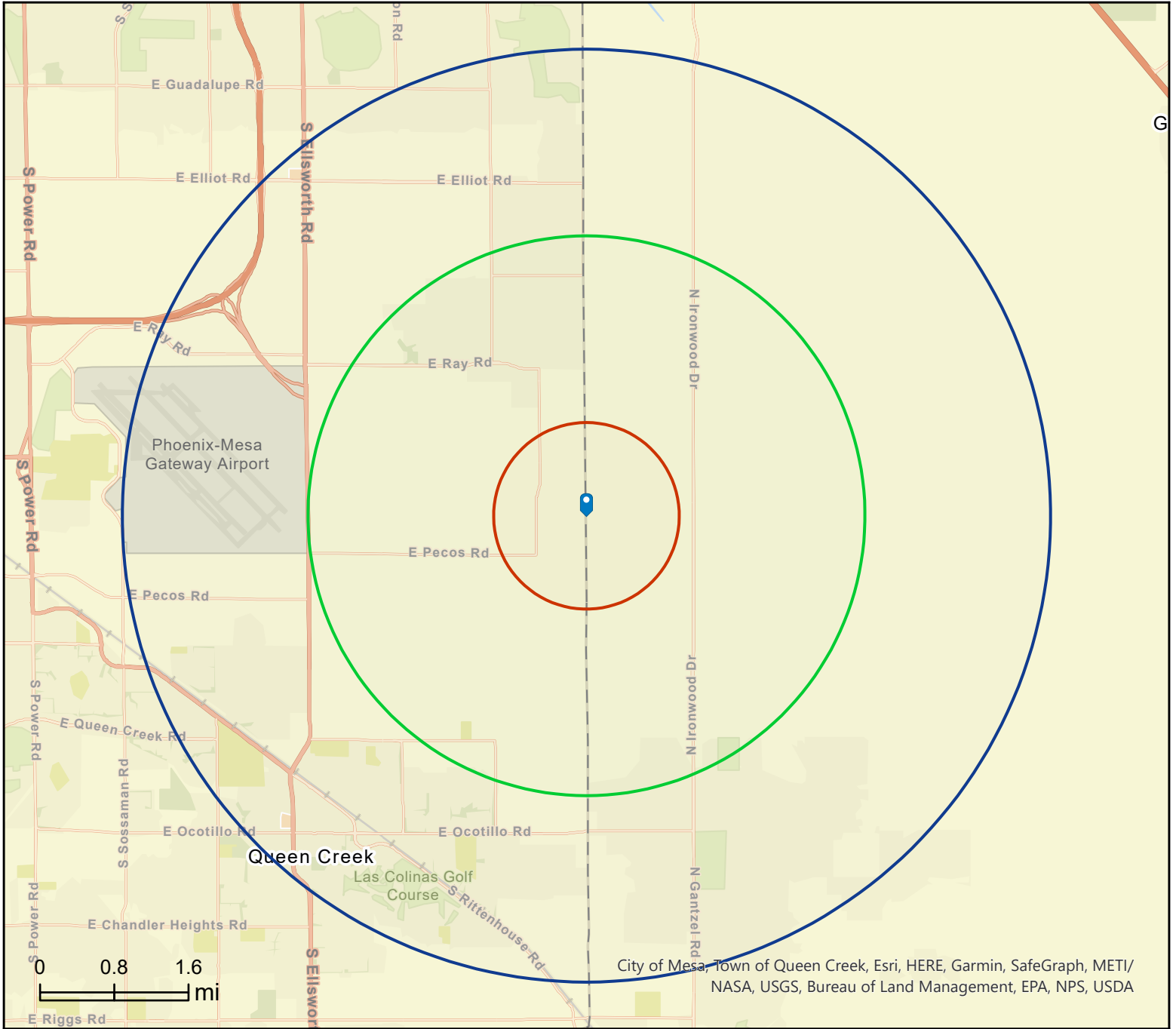
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.54	South Mountain Road	E Pecos Rd (0.37 miles S)	2018	1,669
0.55	S Mountain Rd	E Pecos Rd (0.37 miles S)	2014	1,843
0.71	East Pecos Road	S Mountain Rd (0.04 miles E)	2017	2,615
0.73	East Pecos Road	S Mountain Rd (0.04 miles E)	2018	1,874
0.74	E Pecos Rd	S Mountain Rd (0.04 miles E)	2015	2,300
0.85	S Mountain Rd	E Williams Field Rd (0.1 miles S)	2015	1,590
1.68	N Vineyard Rd	E Ray Rd (0.38999999 miles N)	2011	29,971
1.74	East Ray Road	E Santino Ave (0.09 miles E)	2017	2,346
1.75	East Ray Road	E Santino Ave (0.09 miles E)	2018	2,210
1.75	E Ray Rd	E Santino Ave (0.09 miles E)	2015	3,500
1.79	East Pecos Road	S Crismon Rd (0.11 miles W)	2017	2,783
1.84	East Germann Road	N TerView Ave (0.05 miles E)	2019	5,146
1.93	East Pecos Road	S Crismon Rd (0.11 miles W)	2018	2,564
1.93	E Pecos Rd	S Crismon Rd (0.11 miles W)	2015	2,800
2.06	E Germann Rd	N TerView Ave (0.05 miles E)	2014	3,987
2.07		(0.0 miles)	2015	869
2.07	E Ray Rd	S Signal Butte Rd (0.31999999 miles E)	2015	7,100
2.13	East Ray Road	S Todd Ln (0.04 miles N)	2017	9,826
2.13	South Mountain Road	E Bella Via (0.01 miles N)	2018	4,202
2.14	East Ray Road	S Todd Ln (0.03 miles N)	2018	9,053
2.32	South Mountain Road	E Sloan Ave (0.06 miles N)	2018	4,249
2.32	S Mountain Rd	E Sloan Ave (0.06 miles N)	2014	4,265
2.48	East Ray Road	S Eastmark Pkwy (0.0 miles)	2019	20,715
2.52	South Signal Butte Road	Simone Ave (0.04 miles NW)	2018	2,001
2.55	East Pecos Road	S Ellsworth Rd (0.23 miles W)	2017	2,877
2.59	East Warner Road	S Clancy (0.02 miles W)	2017	617
2.59	E Warner Rd	S Clancy (0.02 miles W)	2015	500
2.59	East Warner Road	S Clancy (0.02 miles W)	2018	465
2.65	S Signal Butte Rd	S Simone Ave (0.09 miles S)	2014	1,945
2.68	Pima Rd	W Pima Rd (0.06 miles W)	2014	2,125

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 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q1 2021).

State Route 24 & Meridian Road
15700-15870 S Meridian Rd, Queen Creek, Arizona, 85142
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Latitude: 33.29805
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Executive Summary

State Route 24 & Meridian Road
 15700-15870 S Meridian Rd, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	139	1,244	5,505
2010 Population	219	7,614	50,546
2020 Population	289	22,299	98,373
2025 Population	332	25,658	111,264
2000-2010 Annual Rate	4.65%	19.86%	24.82%
2010-2020 Annual Rate	2.74%	11.05%	6.71%
2020-2025 Annual Rate	2.81%	2.85%	2.49%
2020 Male Population	49.5%	49.2%	49.1%
2020 Female Population	50.9%	50.8%	50.8%
2020 Median Age	35.1	34.2	31.7

In the identified area, the current year population is 98,373. In 2010, the Census count in the area was 50,546. The rate of change since 2010 was 6.71% annually. The five-year projection for the population in the area is 111,264 representing a change of 2.49% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.8% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	72.0%	73.7%	77.0%
2020 Black Alone	1.7%	3.9%	4.6%
2020 American Indian/Alaska Native Alone	1.7%	1.4%	1.1%
2020 Asian Alone	2.1%	4.4%	3.2%
2020 Pacific Islander Alone	0.0%	0.3%	0.3%
2020 Other Race	19.0%	12.0%	9.3%
2020 Two or More Races	3.5%	4.3%	4.4%
2020 Hispanic Origin (Any Race)	38.1%	28.1%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 18.8% 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 61.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	106	124	111
2000 Households	38	454	1,770
2010 Households	63	2,387	15,532
2020 Total Households	79	6,843	29,011
2025 Total Households	90	7,858	32,656
2000-2010 Annual Rate	5.19%	18.05%	24.26%
2010-2020 Annual Rate	2.23%	10.82%	6.28%
2020-2025 Annual Rate	2.64%	2.80%	2.40%
2020 Average Household Size	3.66	3.26	3.39

The household count in this area has changed from 15,532 in 2010 to 29,011 in the current year, a change of 6.28% annually. The five-year projection of households is 32,656, a change of 2.40% annually from the current year total. Average household size is currently 3.39, compared to 3.25 in the year 2010. The number of families in the current year is 23,379 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	17.7%	14.4%	14.5%
Median Household Income			
2020 Median Household Income	\$75,765	\$93,042	\$87,510
2025 Median Household Income	\$83,906	\$102,064	\$97,073
2020-2025 Annual Rate	2.06%	1.87%	2.10%
Average Household Income			
2020 Average Household Income	\$94,458	\$112,088	\$106,729
2025 Average Household Income	\$105,772	\$127,539	\$121,639
2020-2025 Annual Rate	2.29%	2.62%	2.65%
Per Capita Income			
2020 Per Capita Income	\$26,755	\$33,592	\$31,608
2025 Per Capita Income	\$29,782	\$38,146	\$35,881
2020-2025 Annual Rate	2.17%	2.58%	2.57%

Households by Income

Current median household income is \$87,510 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$97,073 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$106,729 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$121,639 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,608 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,881 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	136	168	167
2000 Total Housing Units	42	560	2,087
2000 Owner Occupied Housing Units	34	395	1,593
2000 Renter Occupied Housing Units	4	59	177
2000 Vacant Housing Units	4	106	317
2010 Total Housing Units	70	2,706	17,693
2010 Owner Occupied Housing Units	50	2,168	12,374
2010 Renter Occupied Housing Units	13	219	3,158
2010 Vacant Housing Units	7	319	2,161
2020 Total Housing Units	82	7,382	31,520
2020 Owner Occupied Housing Units	75	6,488	25,354
2020 Renter Occupied Housing Units	4	356	3,657
2020 Vacant Housing Units	3	539	2,509
2025 Total Housing Units	93	8,469	35,459
2025 Owner Occupied Housing Units	86	7,396	28,567
2025 Renter Occupied Housing Units	4	462	4,089
2025 Vacant Housing Units	3	611	2,803

Currently, 80.4% of the 31,520 housing units in the area are owner occupied; 11.6%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 17,693 housing units in the area - 69.9% owner occupied, 17.8% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 29.26%. Median home value in the area is \$303,546, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.44% annually to \$326,095.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	139	1,244	5,505
2010 Total Population	219	7,614	50,546
2020 Total Population	289	22,299	98,373
2020 Group Quarters	0	4	13
2025 Total Population	332	25,658	111,264
2020-2025 Annual Rate	2.81%	2.85%	2.49%
2020 Total Daytime Population	484	21,749	83,987
Workers	318	6,739	27,429
Residents	166	15,010	56,558
Household Summary			
2000 Households	38	454	1,770
2000 Average Household Size	3.66	2.74	3.11
2010 Households	63	2,387	15,532
2010 Average Household Size	3.48	3.19	3.25
2020 Households	79	6,843	29,011
2020 Average Household Size	3.66	3.26	3.39
2025 Households	90	7,858	32,656
2025 Average Household Size	3.69	3.26	3.41
2020-2025 Annual Rate	2.64%	2.80%	2.40%
2010 Families	53	2,003	12,737
2010 Average Family Size	3.75	3.47	3.56
2020 Families	66	5,575	23,379
2020 Average Family Size	3.94	3.58	3.74
2025 Families	75	6,398	26,279
2025 Average Family Size	3.97	3.59	3.76
2020-2025 Annual Rate	2.59%	2.79%	2.37%
Housing Unit Summary			
2000 Housing Units	42	560	2,087
Owner Occupied Housing Units	81.0%	70.5%	76.3%
Renter Occupied Housing Units	9.5%	10.5%	8.5%
Vacant Housing Units	9.5%	18.9%	15.2%
2010 Housing Units	70	2,706	17,693
Owner Occupied Housing Units	71.4%	80.1%	69.9%
Renter Occupied Housing Units	18.6%	8.1%	17.8%
Vacant Housing Units	10.0%	11.8%	12.2%
2020 Housing Units	82	7,382	31,520
Owner Occupied Housing Units	91.5%	87.9%	80.4%
Renter Occupied Housing Units	4.9%	4.8%	11.6%
Vacant Housing Units	3.7%	7.3%	8.0%
2025 Housing Units	93	8,469	35,459
Owner Occupied Housing Units	92.5%	87.3%	80.6%
Renter Occupied Housing Units	4.3%	5.5%	11.5%
Vacant Housing Units	3.2%	7.2%	7.9%
Median Household Income			
2020	\$75,765	\$93,042	\$87,510
2025	\$83,906	\$102,064	\$97,073
Median Home Value			
2020	\$320,312	\$320,401	\$303,546
2025	\$336,250	\$335,139	\$326,095
Per Capita Income			
2020	\$26,755	\$33,592	\$31,608
2025	\$29,782	\$38,146	\$35,881
Median Age			
2010	30.2	31.3	29.6
2020	35.1	34.2	31.7
2025	34.7	33.6	30.7

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	79	6,843	29,011
<\$15,000	3.8%	2.5%	3.4%
\$15,000 - \$24,999	2.5%	2.8%	3.6%
\$25,000 - \$34,999	8.9%	5.6%	5.1%
\$35,000 - \$49,999	15.2%	9.3%	10.0%
\$50,000 - \$74,999	19.0%	17.1%	18.3%
\$75,000 - \$99,999	15.2%	16.4%	16.5%
\$100,000 - \$149,999	20.3%	24.4%	24.0%
\$150,000 - \$199,999	8.9%	12.7%	10.3%
\$200,000+	6.3%	9.3%	8.6%
Average Household Income	\$94,458	\$112,088	\$106,729
2025 Households by Income			
Household Income Base	90	7,858	32,656
<\$15,000	3.3%	2.0%	3.0%
\$15,000 - \$24,999	2.2%	2.3%	3.1%
\$25,000 - \$34,999	7.8%	4.6%	4.4%
\$35,000 - \$49,999	12.2%	7.8%	8.6%
\$50,000 - \$74,999	17.8%	15.8%	16.6%
\$75,000 - \$99,999	15.6%	15.8%	15.8%
\$100,000 - \$149,999	23.3%	25.1%	25.0%
\$150,000 - \$199,999	11.1%	14.4%	12.2%
\$200,000+	6.7%	12.2%	11.4%
Average Household Income	\$105,772	\$127,539	\$121,639
2020 Owner Occupied Housing Units by Value			
Total	75	6,488	25,354
<\$50,000	1.3%	1.1%	0.8%
\$50,000 - \$99,999	0.0%	0.3%	0.4%
\$100,000 - \$149,999	1.3%	1.3%	2.9%
\$150,000 - \$199,999	5.3%	5.1%	8.7%
\$200,000 - \$249,999	12.0%	14.1%	16.5%
\$250,000 - \$299,999	20.0%	19.3%	19.6%
\$300,000 - \$399,999	42.7%	42.6%	32.2%
\$400,000 - \$499,999	10.7%	10.9%	11.0%
\$500,000 - \$749,999	2.7%	3.8%	6.4%
\$750,000 - \$999,999	1.3%	1.1%	1.4%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.1%
Average Home Value	\$327,740	\$334,191	\$327,877
2025 Owner Occupied Housing Units by Value			
Total	86	7,396	28,567
<\$50,000	0.0%	0.5%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	1.2%	0.6%	1.5%
\$150,000 - \$199,999	3.5%	2.6%	4.6%
\$200,000 - \$249,999	9.3%	10.6%	12.9%
\$250,000 - \$299,999	19.8%	19.2%	21.1%
\$300,000 - \$399,999	46.5%	46.7%	36.2%
\$400,000 - \$499,999	14.0%	13.4%	13.4%
\$500,000 - \$749,999	4.7%	4.8%	8.2%
\$750,000 - \$999,999	2.3%	1.1%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.1%
Average Home Value	\$353,736	\$353,188	\$351,362

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

State Route 24 & Meridian Road
 15700-15870 S Meridian Rd, Queen Creek, Arizona, 85142
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29805
 Longitude: -111.58325

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	222	7,613	50,545
0 - 4	9.5%	11.1%	10.9%
5 - 9	10.4%	10.6%	10.9%
10 - 14	9.9%	8.7%	9.5%
15 - 24	13.5%	10.2%	11.8%
25 - 34	13.1%	16.5%	17.1%
35 - 44	14.4%	16.3%	16.1%
45 - 54	12.2%	11.0%	9.7%
55 - 64	9.0%	8.6%	7.4%
65 - 74	4.5%	4.5%	4.5%
75 - 84	1.8%	2.2%	1.8%
85 +	0.5%	0.4%	0.4%
18 +	64.4%	65.6%	64.1%
2020 Population by Age			
Total	289	22,298	98,372
0 - 4	8.0%	8.9%	9.4%
5 - 9	8.0%	9.4%	9.6%
10 - 14	8.0%	9.0%	9.1%
15 - 24	12.5%	11.5%	12.8%
25 - 34	13.5%	12.2%	13.7%
35 - 44	13.5%	16.3%	16.1%
45 - 54	12.5%	12.3%	12.2%
55 - 64	11.4%	9.7%	8.1%
65 - 74	8.7%	7.2%	6.1%
75 - 84	3.1%	2.9%	2.4%
85 +	1.0%	0.6%	0.5%
18 +	72.3%	68.5%	67.5%
2025 Population by Age			
Total	331	25,657	111,265
0 - 4	8.2%	9.1%	9.8%
5 - 9	8.2%	9.5%	9.7%
10 - 14	8.2%	9.0%	9.1%
15 - 24	12.1%	11.6%	12.4%
25 - 34	13.9%	12.8%	16.6%
35 - 44	13.0%	15.8%	15.1%
45 - 54	11.8%	12.0%	11.3%
55 - 64	10.9%	8.9%	7.4%
65 - 74	8.8%	7.2%	5.5%
75 - 84	4.2%	3.4%	2.6%
85 +	0.9%	0.6%	0.5%
18 +	71.6%	67.8%	66.8%
2010 Population by Sex			
Males	107	3,772	25,082
Females	112	3,842	25,464
2020 Population by Sex			
Males	143	10,961	48,350
Females	147	11,338	50,022
2025 Population by Sex			
Males	163	12,552	54,372
Females	169	13,106	56,892

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	218	7,613	50,546
White Alone	75.7%	81.6%	81.7%
Black Alone	1.4%	3.4%	3.7%
American Indian Alone	1.8%	0.8%	0.8%
Asian Alone	1.8%	4.3%	2.4%
Pacific Islander Alone	0.0%	0.3%	0.2%
Some Other Race Alone	16.5%	5.8%	7.2%
Two or More Races	2.8%	3.7%	3.9%
Hispanic Origin	33.8%	17.2%	19.5%
Diversity Index	68.6	52.1	54.1
2020 Population by Race/Ethnicity			
Total	289	22,300	98,372
White Alone	72.0%	73.7%	77.0%
Black Alone	1.7%	3.9%	4.6%
American Indian Alone	1.7%	1.4%	1.1%
Asian Alone	2.1%	4.4%	3.2%
Pacific Islander Alone	0.0%	0.3%	0.3%
Some Other Race Alone	19.0%	12.0%	9.3%
Two or More Races	3.5%	4.3%	4.4%
Hispanic Origin	38.1%	28.1%	23.6%
Diversity Index	72.6	67.4	61.9
2025 Population by Race/Ethnicity			
Total	332	25,658	111,265
White Alone	70.2%	71.5%	74.9%
Black Alone	2.1%	4.4%	5.1%
American Indian Alone	1.8%	1.5%	1.2%
Asian Alone	2.1%	5.0%	3.6%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	19.9%	12.6%	10.0%
Two or More Races	3.6%	4.7%	4.9%
Hispanic Origin	40.4%	29.9%	25.6%
Diversity Index	74.4	70.1	65.0
2010 Population by Relationship and Household Type			
Total	219	7,614	50,546
In Households	100.0%	100.0%	100.0%
In Family Households	94.1%	93.4%	92.3%
Householder	24.2%	25.7%	25.2%
Spouse	19.2%	22.3%	20.4%
Child	41.1%	39.4%	40.2%
Other relative	5.5%	4.0%	4.0%
Nonrelative	3.2%	2.0%	2.5%
In Nonfamily Households	5.9%	6.6%	7.6%
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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Population 25+ by Educational Attainment			
Total	185	13,634	58,167
Less than 9th Grade	4.3%	3.4%	2.5%
9th - 12th Grade, No Diploma	5.9%	3.7%	3.8%
High School Graduate	20.0%	16.8%	18.9%
GED/Alternative Credential	4.3%	3.2%	3.5%
Some College, No Degree	23.2%	26.8%	27.1%
Associate Degree	10.8%	11.6%	11.0%
Bachelor's Degree	19.5%	21.8%	21.3%
Graduate/Professional Degree	11.9%	12.6%	11.9%
2020 Population 15+ by Marital Status			
Total	220	16,206	70,743
Never Married	33.6%	26.5%	28.6%
Married	50.9%	60.6%	58.6%
Widowed	4.5%	4.2%	4.2%
Divorced	10.9%	8.6%	8.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	143	11,154	47,056
Population 16+ Employed	87.4%	89.4%	89.5%
Population 16+ Unemployment rate	12.0%	10.6%	10.5%
Population 16-24 Employed	10.4%	11.3%	12.4%
Population 16-24 Unemployment rate	23.5%	21.3%	20.7%
Population 25-54 Employed	70.4%	71.5%	73.4%
Population 25-54 Unemployment rate	9.3%	8.5%	8.7%
Population 55-64 Employed	13.6%	12.5%	10.7%
Population 55-64 Unemployment rate	10.5%	9.0%	9.7%
Population 65+ Employed	5.6%	4.8%	3.5%
Population 65+ Unemployment rate	22.2%	16.0%	10.8%
2020 Employed Population 16+ by Industry			
Total	125	9,973	42,103
Agriculture/Mining	1.6%	1.0%	0.5%
Construction	6.4%	6.3%	7.4%
Manufacturing	7.2%	7.9%	7.8%
Wholesale Trade	2.4%	2.2%	2.1%
Retail Trade	12.0%	10.4%	11.1%
Transportation/Utilities	6.4%	5.5%	5.8%
Information	1.6%	1.7%	1.7%
Finance/Insurance/Real Estate	8.8%	10.9%	10.2%
Services	47.2%	48.2%	48.2%
Public Administration	5.6%	5.9%	5.2%
2020 Employed Population 16+ by Occupation			
Total	124	9,972	42,101
White Collar	60.8%	66.2%	67.6%
Management/Business/Financial	14.4%	18.5%	17.9%
Professional	20.8%	21.9%	22.9%
Sales	10.4%	12.1%	10.9%
Administrative Support	15.2%	13.7%	15.9%
Services	19.2%	17.3%	16.2%
Blue Collar	19.2%	16.5%	16.2%
Farming/Forestry/Fishing	1.6%	0.9%	0.3%
Construction/Extraction	4.8%	3.2%	4.1%
Installation/Maintenance/Repair	4.0%	5.1%	4.5%
Production	3.2%	2.7%	2.9%
Transportation/Material Moving	5.6%	4.6%	4.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	63	2,387	15,531
Households with 1 Person	11.1%	11.9%	12.8%
Households with 2+ People	88.9%	88.1%	87.2%
Family Households	84.1%	83.9%	82.0%
Husband-wife Families	68.3%	72.7%	66.5%
With Related Children	39.7%	42.0%	41.2%
Other Family (No Spouse Present)	15.9%	11.2%	15.5%
Other Family with Male Householder	6.3%	3.7%	5.6%
With Related Children	4.8%	2.4%	4.1%
Other Family with Female Householder	9.5%	7.5%	9.9%
With Related Children	6.3%	5.0%	7.4%
Nonfamily Households	4.8%	4.2%	5.2%
All Households with Children	50.8%	49.9%	53.1%
Multigenerational Households	7.9%	6.0%	5.3%
Unmarried Partner Households	6.3%	5.7%	7.6%
Male-female	6.3%	5.2%	6.8%
Same-sex	0.0%	0.5%	0.8%
2010 Households by Size			
Total	61	2,388	15,531
1 Person Household	11.5%	11.9%	12.8%
2 Person Household	27.9%	30.5%	28.6%
3 Person Household	16.4%	16.5%	17.3%
4 Person Household	14.8%	19.6%	19.5%
5 Person Household	14.8%	11.3%	12.0%
6 Person Household	8.2%	6.2%	5.9%
7 + Person Household	6.6%	4.1%	3.9%
2010 Households by Tenure and Mortgage Status			
Total	63	2,387	15,532
Owner Occupied	79.4%	90.8%	79.7%
Owned with a Mortgage/Loan	63.5%	78.7%	71.1%
Owned Free and Clear	17.5%	12.1%	8.6%
Renter Occupied	20.6%	9.2%	20.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	136	168	167
Percent of Income for Mortgage	17.7%	14.4%	14.5%
Wealth Index	106	124	111
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	70	2,706	17,693
Housing Units Inside Urbanized Area	71.4%	90.8%	96.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	28.6%	9.2%	3.4%
2010 Population By Urban/ Rural Status			
Total Population	219	7,614	50,546
Population Inside Urbanized Area	70.8%	91.7%	96.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	29.2%	8.3%	3.5%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Southern Satellites (10A)	Boomburbs (1C)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Southern Satellites (10A)	Boomburbs (1C)
3.	Up and Coming Families (7A)	Southern Satellites (10A)	Southern Satellites (10A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$178,864	\$18,545,777	\$76,463,581
Average Spent	\$2,264.10	\$2,710.18	\$2,635.68
Spending Potential Index	106	126	123
Education: Total \$	\$127,366	\$13,814,997	\$54,492,820
Average Spent	\$1,612.23	\$2,018.85	\$1,878.35
Spending Potential Index	90	113	105
Entertainment/Recreation: Total \$	\$278,539	\$27,742,427	\$111,278,685
Average Spent	\$3,525.81	\$4,054.13	\$3,835.74
Spending Potential Index	109	125	118
Food at Home: Total \$	\$459,530	\$45,051,311	\$181,406,601
Average Spent	\$5,816.84	\$6,583.56	\$6,253.03
Spending Potential Index	109	123	117
Food Away from Home: Total \$	\$321,812	\$32,722,859	\$132,935,290
Average Spent	\$4,073.57	\$4,781.95	\$4,582.24
Spending Potential Index	108	127	122
Health Care: Total \$	\$517,320	\$49,429,470	\$197,381,852
Average Spent	\$6,548.35	\$7,223.36	\$6,803.69
Spending Potential Index	114	126	118
HH Furnishings & Equipment: Total \$	\$189,957	\$19,315,263	\$79,502,645
Average Spent	\$2,404.52	\$2,822.63	\$2,740.43
Spending Potential Index	110	129	125
Personal Care Products & Services: Total \$	\$78,022	\$8,105,919	\$33,330,256
Average Spent	\$987.62	\$1,184.56	\$1,148.88
Spending Potential Index	107	129	125
Shelter: Total \$	\$1,470,281	\$157,097,491	\$644,095,782
Average Spent	\$18,611.15	\$22,957.40	\$22,201.78
Spending Potential Index	96	119	115
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$216,765	\$21,858,207	\$88,813,487
Average Spent	\$2,743.86	\$3,194.24	\$3,061.37
Spending Potential Index	117	136	131
Travel: Total \$	\$190,174	\$20,483,080	\$82,763,204
Average Spent	\$2,407.27	\$2,993.29	\$2,852.82
Spending Potential Index	100	124	118
Vehicle Maintenance & Repairs: Total \$	\$99,573	\$9,750,302	\$39,644,649
Average Spent	\$1,260.42	\$1,424.86	\$1,366.54
Spending Potential Index	109	123	118

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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.