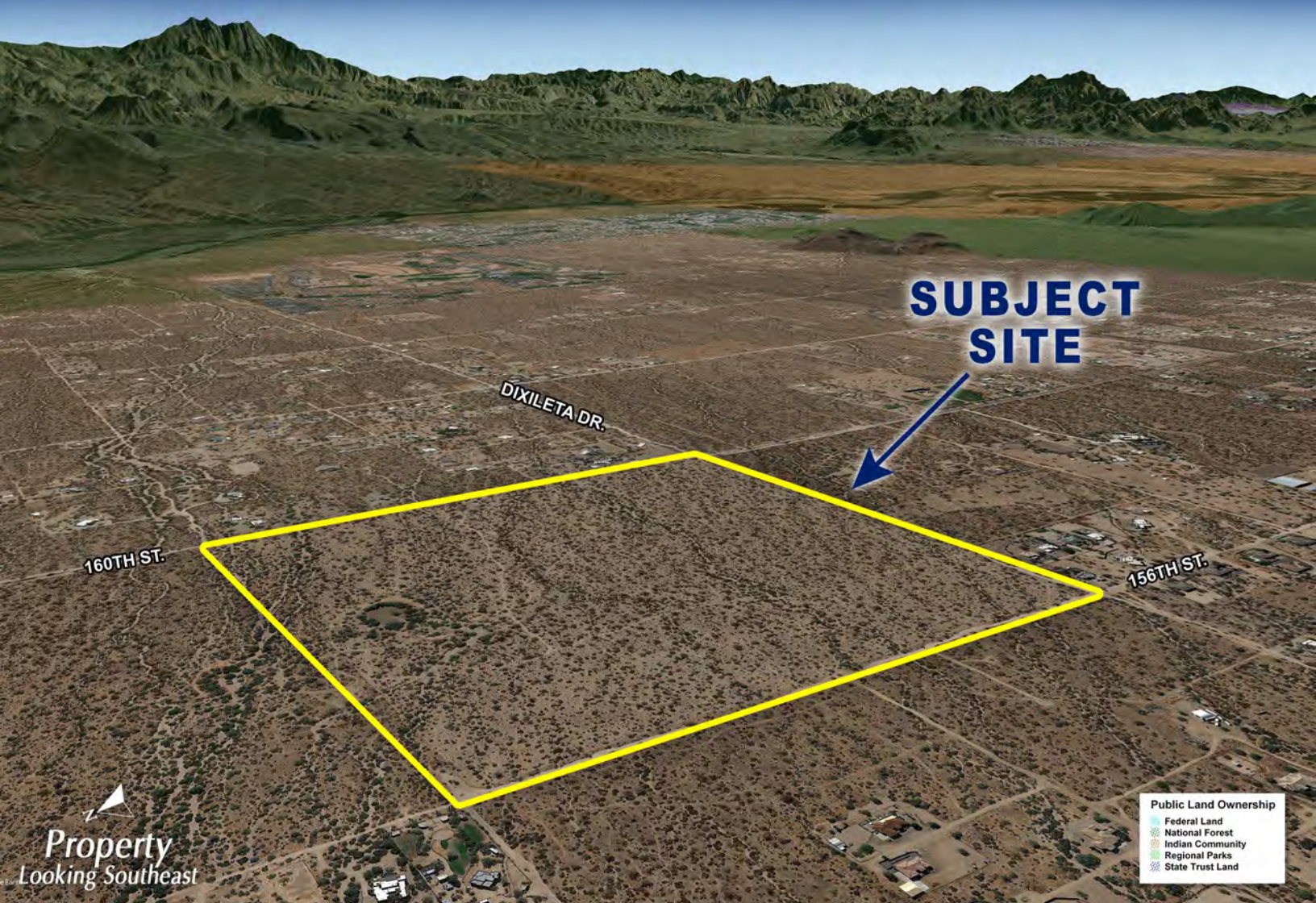




NORTHEAST CORNER

156TH STREET AND DIXILETA DRIVE



**SUBJECT
SITE**

160TH ST.

DIXILETA DR.

156TH ST.

Property
Looking Southeast

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



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

NORTHEAST CORNER

156TH STREET AND DIXILETA DRIVE

LOCATION

Site is located at the northeast corner of 156th Street and Dixileta Drive in Maricopa County, Arizona. Official street address: 15660 East Dixileta Drive, Scottsdale AZ 85262.

SIZE

±150.9 Acres

ASSESSOR PARCEL NUMBER

219-41-019B

PRICE

\$57,000 per Acre or \$8,601,300

“As is, Where is”

TERMS

Cash

ZONING

[RU-43 | Maricopa County](#)

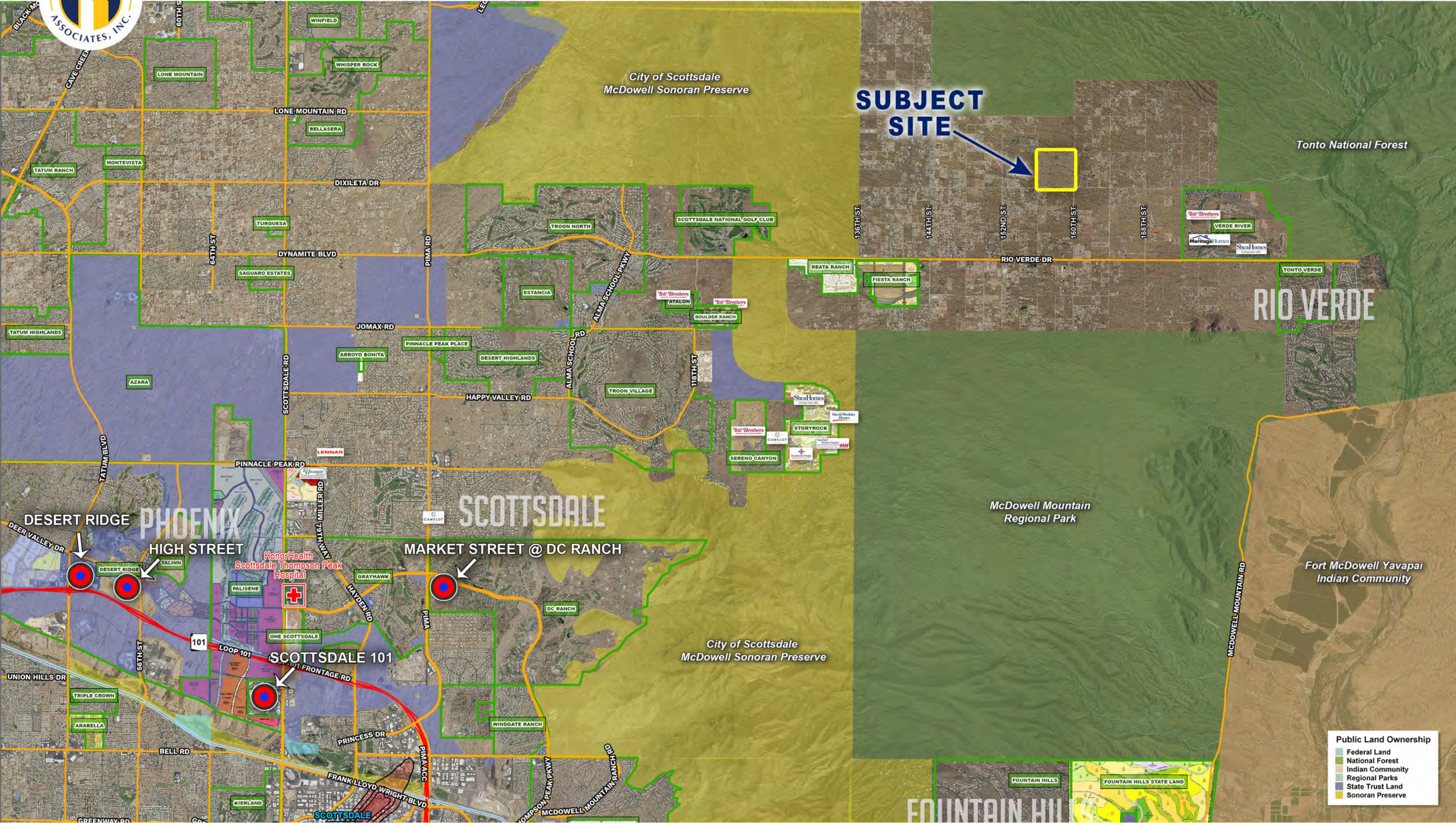
PROPERTY TAXES

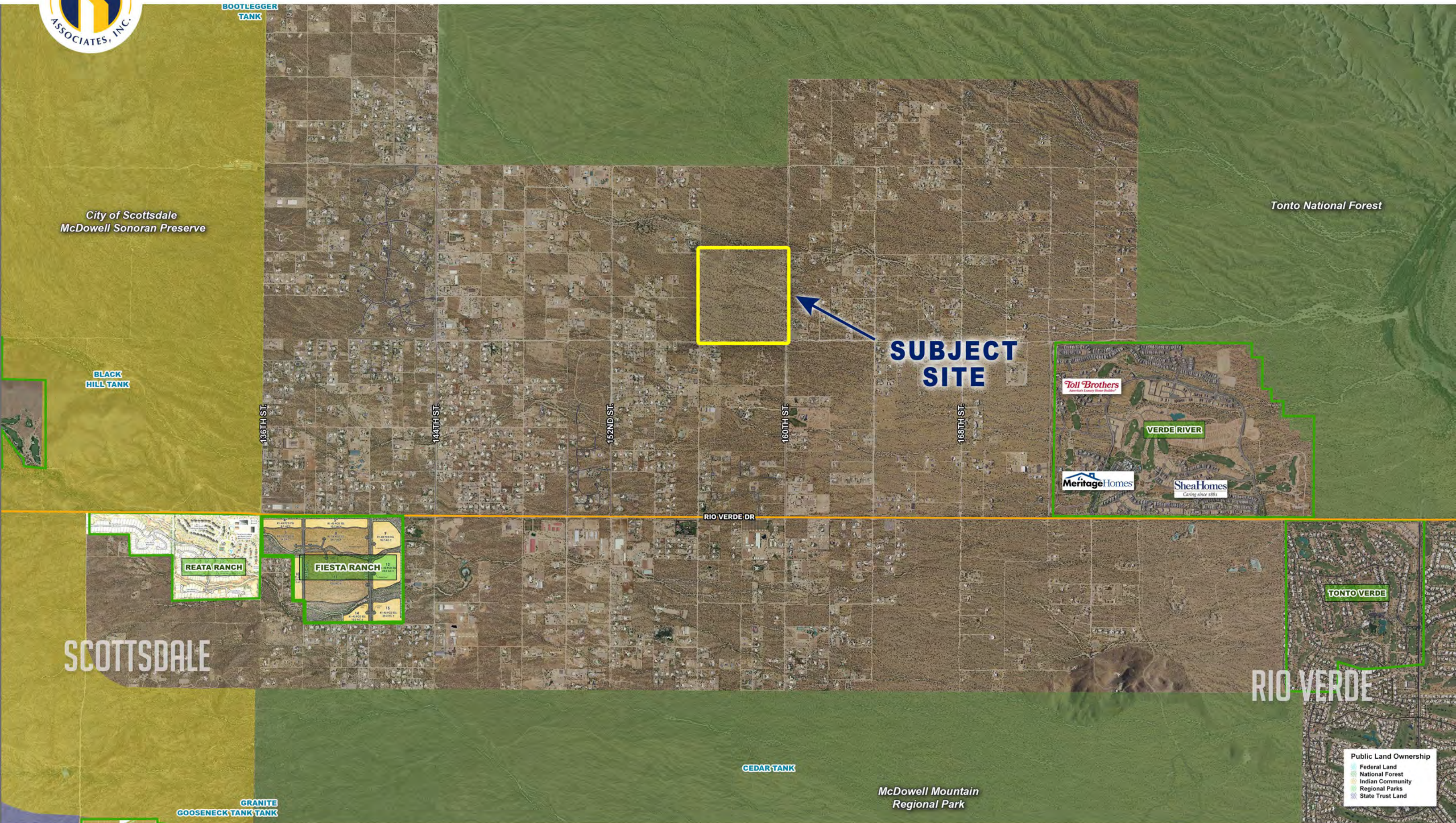
2020 Assessment: \$53.16

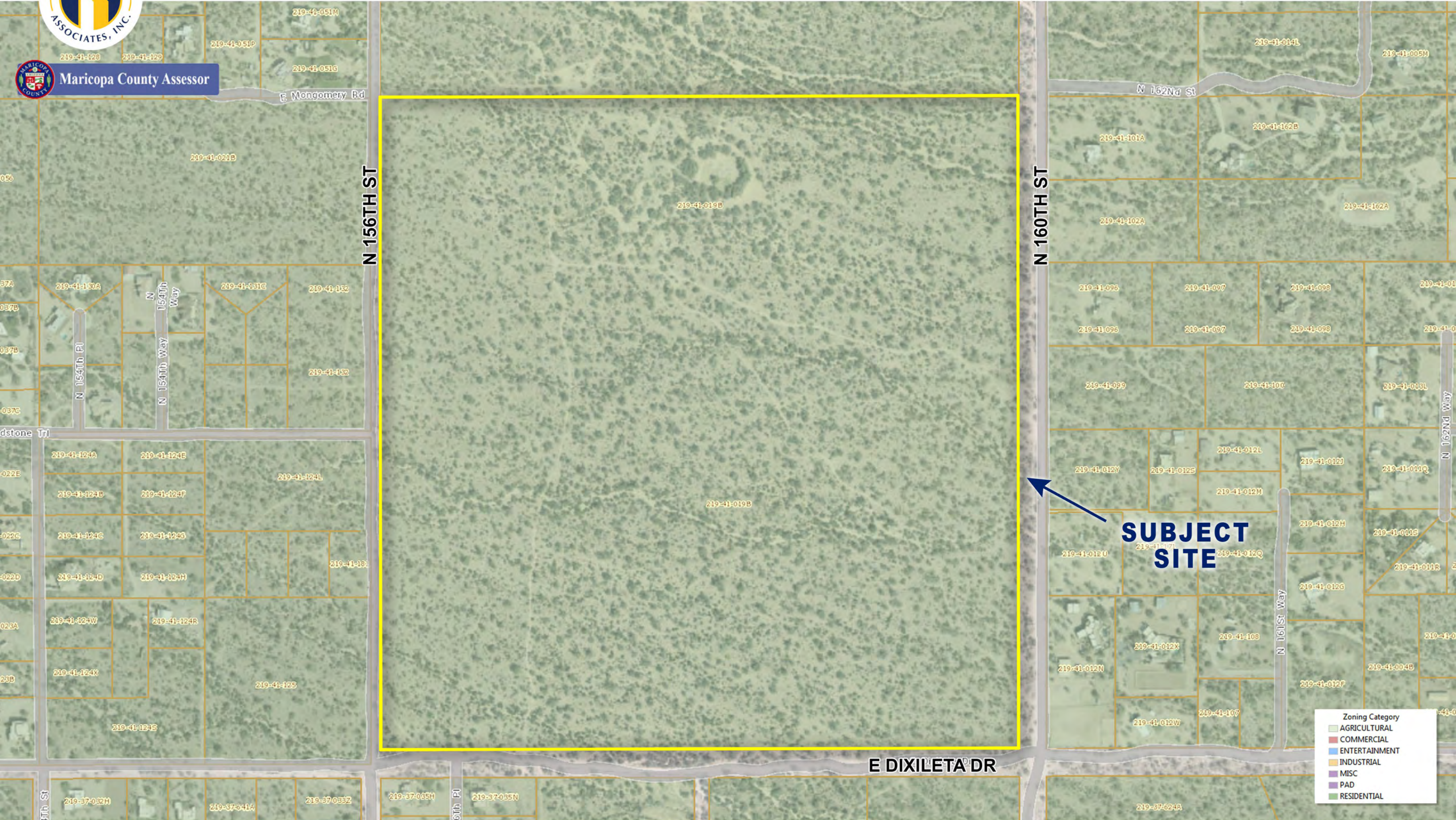
*AG Status

COMMENTS

Located less than 2 miles west of the prestigious Trilogy at Verde River master planned community and just a half-mile south of Tonto National Forest, this uniquely located and fenced property represents one of the very last residential development opportunities in the submarket.







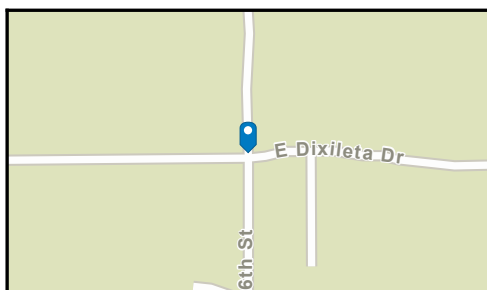
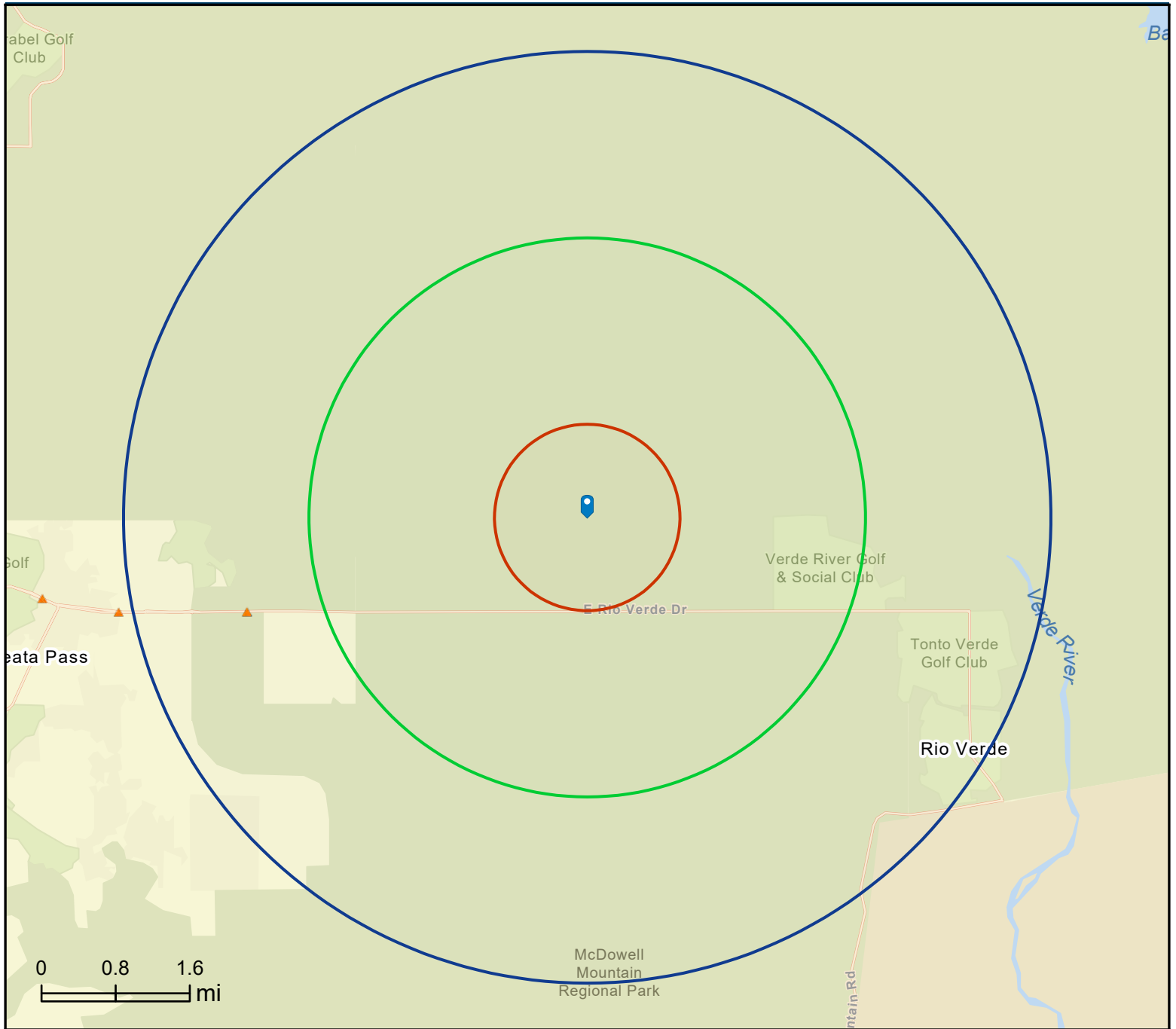
SUBJECT SITE

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

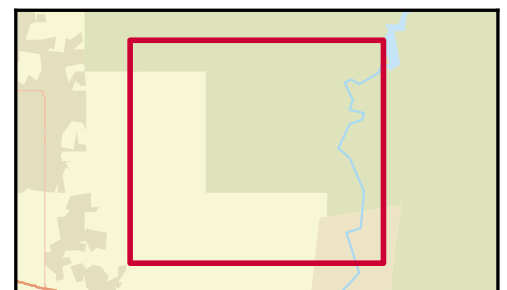
156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353



- 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: ©2020 Kalibrate Technologies (Q3 2020).



Traffic Count Profile

156th Street and Dixileta Drive
N 156th St, Scottsdale, Arizona, 85262
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.98	N 160th St	E Rio Verde Dr (0.16 miles S)	2015	749
1.01	E Rio Verde Dr	N 156th Pl (0.03 miles E)	2015	3,785
1.04	N 152nd St	E Mark Ln (0.03 miles N)	2015	850
1.75	N 144th St	E Desert Vista Trl (0.04 miles S)	2015	2,136
2.03	E Rio Verde Dr	141st Way (0.02 miles W)	2015	6,327
2.17	N 172nd St	Desert Vista Trl (0.07 miles S)	2015	567
2.89	E Rio Verde Dr	N 167th St (0.2 miles W)	1987	897
3.79	E Rio Verde Dr	N 126th St (0.07 miles W)	2015	8,700
3.79	East Rio Verde Drive	N 126th St (0.07 miles W)	2018	9,105
4.07	E Rio Verde Dr	N Ft Mc Dowell Rd (0.17 miles E)	2015	2,046
4.25	N Ft Mc Dowell Rd	E Rio Verde Dr (0.07 miles N)	2015	2,155
4.88	N Forest Rd	N Bolero Bnd (0.06 miles SE)	2007	3,000

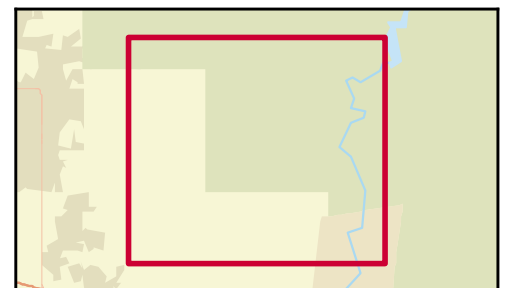
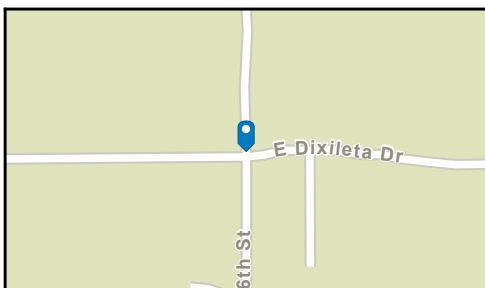
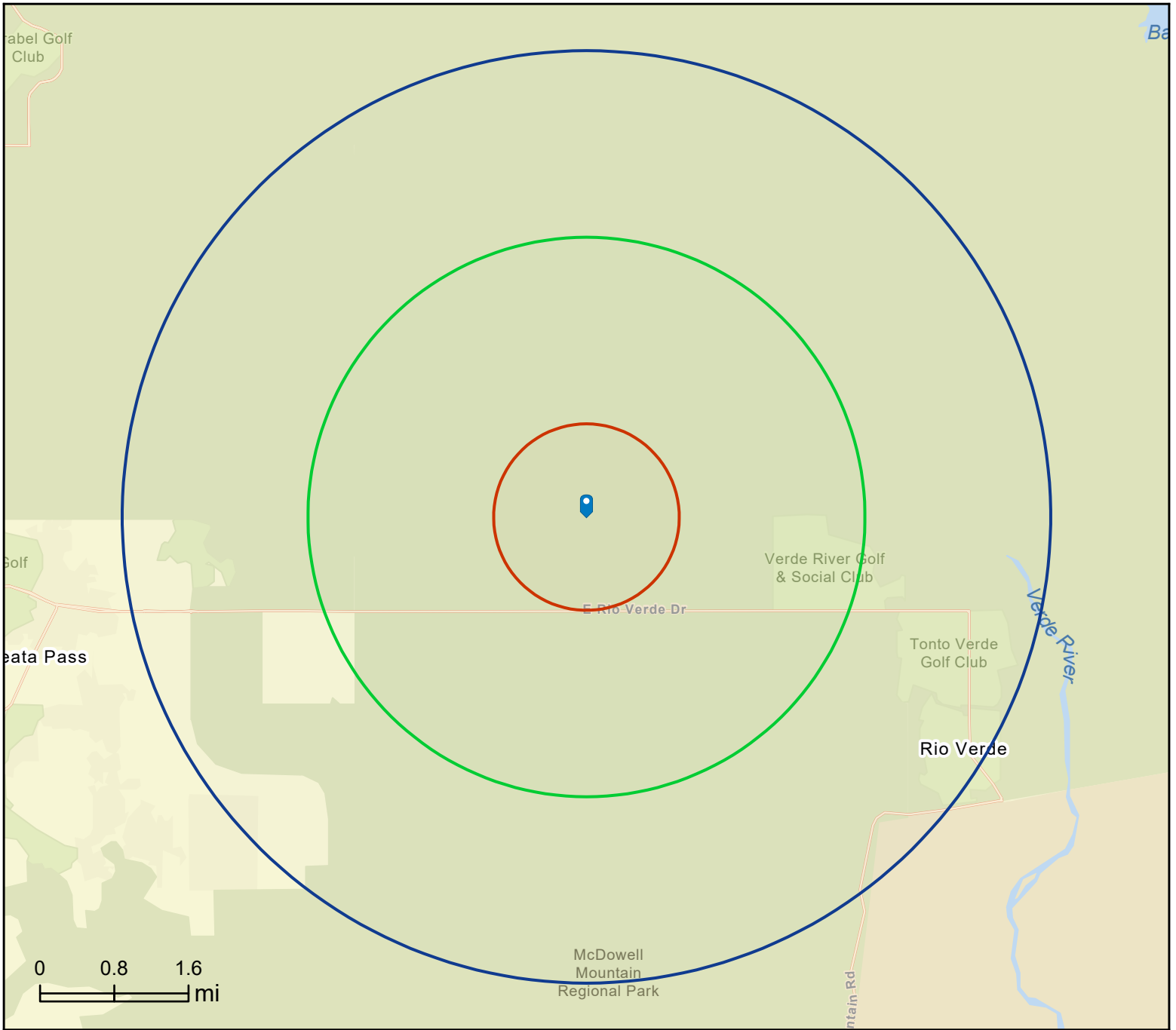
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 61% of the counts were taken between 2010 and 2019 and over 88% of the counts were taken between 2000 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: ©2020 Kalibrate Technologies (Q3 2020).

156th Street and Dixileta Drive
N 156th St, Scottsdale, Arizona, 85262
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
Longitude: -111.74353





Executive Summary

156th Street and Dixileta Drive
N 156th St, Scottsdale, Arizona, 85262
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
Longitude: -111.74353

	1 mile	3 miles	5 miles
Population			
2000 Population	180	945	2,065
2010 Population	663	3,347	5,356
2020 Population	790	4,634	7,088
2025 Population	889	5,354	8,110
2000-2010 Annual Rate	13.93%	13.48%	10.00%
2010-2020 Annual Rate	1.72%	3.23%	2.77%
2020-2025 Annual Rate	2.39%	2.93%	2.73%
2020 Male Population	49.6%	49.8%	49.4%
2020 Female Population	50.4%	50.1%	50.6%
2020 Median Age	49.5	52.4	57.5

In the identified area, the current year population is 7,088. In 2010, the Census count in the area was 5,356. The rate of change since 2010 was 2.77% annually. The five-year projection for the population in the area is 8,110 representing a change of 2.73% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 49.5, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	250	262	292
2000 Households	71	380	980
2010 Households	252	1,292	2,322
2020 Total Households	301	1,783	3,002
2025 Total Households	338	2,056	3,419
2000-2010 Annual Rate	13.50%	13.02%	9.01%
2010-2020 Annual Rate	1.75%	3.19%	2.54%
2020-2025 Annual Rate	2.35%	2.89%	2.64%
2020 Average Household Size	2.62	2.60	2.36

The household count in this area has changed from 2,322 in 2010 to 3,002 in the current year, a change of 2.54% annually. The five-year projection of households is 3,419, a change of 2.64% annually from the current year total. Average household size is currently 2.36, compared to 2.31 in the year 2010. The number of families in the current year is 2,290 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.



Executive Summary

156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	20.0%	20.1%	20.2%
Median Household Income			
2020 Median Household Income	\$124,103	\$120,273	\$116,690
2025 Median Household Income	\$137,271	\$130,198	\$124,840
2020-2025 Annual Rate	2.04%	1.60%	1.36%
Average Household Income			
2020 Average Household Income	\$160,812	\$158,202	\$156,528
2025 Average Household Income	\$179,790	\$174,016	\$170,062
2020-2025 Annual Rate	2.26%	1.92%	1.67%
Per Capita Income			
2020 Per Capita Income	\$61,895	\$62,827	\$66,295
2025 Per Capita Income	\$69,116	\$69,024	\$71,706
2020-2025 Annual Rate	2.23%	1.90%	1.58%

Households by Income

Current median household income is \$116,690 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$124,840 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$156,528 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$170,062 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$66,295 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$71,706 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	126	125	125
2000 Total Housing Units	84	462	1,385
2000 Owner Occupied Housing Units	61	346	923
2000 Renter Occupied Housing Units	9	34	57
2000 Vacant Housing Units	14	82	405
2010 Total Housing Units	298	1,552	3,186
2010 Owner Occupied Housing Units	226	1,165	2,135
2010 Renter Occupied Housing Units	26	127	187
2010 Vacant Housing Units	46	260	864
2020 Total Housing Units	357	2,170	3,939
2020 Owner Occupied Housing Units	270	1,623	2,779
2020 Renter Occupied Housing Units	32	160	223
2020 Vacant Housing Units	56	387	937
2025 Total Housing Units	396	2,442	4,370
2025 Owner Occupied Housing Units	304	1,885	3,182
2025 Renter Occupied Housing Units	34	170	237
2025 Vacant Housing Units	58	386	951

Currently, 70.6% of the 3,939 housing units in the area are owner occupied; 5.7%, renter occupied; and 23.8% 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 3,186 housing units in the area - 67.0% owner occupied, 5.9% renter occupied, and 27.1% vacant. The annual rate of change in housing units since 2010 is 9.89%. Median home value in the area is \$563,430, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.29% annually to \$571,552.

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

156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	180	945	2,065
2010 Total Population	663	3,347	5,356
2020 Total Population	790	4,634	7,088
2020 Group Quarters	0	0	0
2025 Total Population	889	5,354	8,110
2020-2025 Annual Rate	2.39%	2.93%	2.73%
2020 Total Daytime Population	636	3,830	6,229
Workers	187	1,026	1,715
Residents	449	2,804	4,514
Household Summary			
2000 Households	71	380	980
2000 Average Household Size	2.54	2.49	2.11
2010 Households	252	1,292	2,322
2010 Average Household Size	2.63	2.59	2.31
2020 Households	301	1,783	3,002
2020 Average Household Size	2.62	2.60	2.36
2025 Households	338	2,056	3,419
2025 Average Household Size	2.63	2.60	2.37
2020-2025 Annual Rate	2.35%	2.89%	2.64%
2010 Families	197	1,015	1,790
2010 Average Family Size	2.90	2.85	2.57
2020 Families	233	1,383	2,290
2020 Average Family Size	2.90	2.87	2.63
2025 Families	260	1,591	2,605
2025 Average Family Size	2.92	2.88	2.65
2020-2025 Annual Rate	2.22%	2.84%	2.61%
Housing Unit Summary			
2000 Housing Units	84	462	1,385
Owner Occupied Housing Units	72.6%	74.9%	66.6%
Renter Occupied Housing Units	10.7%	7.4%	4.1%
Vacant Housing Units	16.7%	17.7%	29.2%
2010 Housing Units	298	1,552	3,186
Owner Occupied Housing Units	75.8%	75.1%	67.0%
Renter Occupied Housing Units	8.7%	8.2%	5.9%
Vacant Housing Units	15.4%	16.8%	27.1%
2020 Housing Units	357	2,170	3,939
Owner Occupied Housing Units	75.6%	74.8%	70.6%
Renter Occupied Housing Units	9.0%	7.4%	5.7%
Vacant Housing Units	15.7%	17.8%	23.8%
2025 Housing Units	396	2,442	4,370
Owner Occupied Housing Units	76.8%	77.2%	72.8%
Renter Occupied Housing Units	8.6%	7.0%	5.4%
Vacant Housing Units	14.6%	15.8%	21.8%
Median Household Income			
2020	\$124,103	\$120,273	\$116,690
2025	\$137,271	\$130,198	\$124,840
Median Home Value			
2020	\$595,339	\$579,993	\$563,430
2025	\$629,845	\$591,992	\$571,552
Per Capita Income			
2020	\$61,895	\$62,827	\$66,295
2025	\$69,116	\$69,024	\$71,706
Median Age			
2010	47.3	48.1	53.4
2020	49.5	52.4	57.5
2025	50.3	53.9	59.0

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



Market Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	301	1,783	3,000
<\$15,000	2.7%	2.5%	2.4%
\$15,000 - \$24,999	2.7%	2.8%	3.0%
\$25,000 - \$34,999	2.7%	4.1%	4.3%
\$35,000 - \$49,999	4.3%	4.8%	5.1%
\$50,000 - \$74,999	10.6%	12.0%	14.6%
\$75,000 - \$99,999	14.6%	12.8%	11.6%
\$100,000 - \$149,999	21.6%	21.4%	20.7%
\$150,000 - \$199,999	15.9%	15.6%	14.8%
\$200,000+	25.2%	23.9%	23.5%
Average Household Income	\$160,812	\$158,202	\$156,528
2025 Households by Income			
Household Income Base	338	2,056	3,417
<\$15,000	2.4%	2.1%	2.0%
\$15,000 - \$24,999	2.1%	2.2%	2.4%
\$25,000 - \$34,999	2.4%	3.6%	3.7%
\$35,000 - \$49,999	3.8%	4.2%	4.4%
\$50,000 - \$74,999	9.5%	10.8%	13.4%
\$75,000 - \$99,999	12.7%	11.7%	10.9%
\$100,000 - \$149,999	21.3%	22.0%	21.9%
\$150,000 - \$199,999	16.9%	16.7%	16.1%
\$200,000+	29.3%	26.6%	25.1%
Average Household Income	\$179,790	\$174,016	\$170,062
2020 Owner Occupied Housing Units by Value			
Total	270	1,623	2,779
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.1%	0.0%
\$100,000 - \$149,999	0.0%	0.2%	0.2%
\$150,000 - \$199,999	0.0%	0.1%	0.2%
\$200,000 - \$249,999	2.2%	1.7%	1.9%
\$250,000 - \$299,999	2.6%	1.8%	1.9%
\$300,000 - \$399,999	10.0%	10.9%	12.6%
\$400,000 - \$499,999	18.5%	20.8%	22.1%
\$500,000 - \$749,999	43.7%	45.3%	43.5%
\$750,000 - \$999,999	10.4%	8.9%	8.4%
\$1,000,000 - \$1,499,999	2.6%	3.1%	3.6%
\$1,500,000 - \$1,999,999	5.2%	3.8%	2.8%
\$2,000,000 +	4.8%	3.4%	2.7%
Average Home Value	\$725,833	\$683,118	\$654,338
2025 Owner Occupied Housing Units by Value			
Total	304	1,885	3,182
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.0%	0.1%	0.1%
\$200,000 - \$249,999	1.6%	1.3%	1.3%
\$250,000 - \$299,999	2.0%	1.5%	1.5%
\$300,000 - \$399,999	9.5%	10.5%	11.9%
\$400,000 - \$499,999	14.5%	19.6%	22.0%
\$500,000 - \$749,999	42.4%	46.2%	45.6%
\$750,000 - \$999,999	18.1%	12.1%	9.8%
\$1,000,000 - \$1,499,999	2.6%	2.6%	2.9%
\$1,500,000 - \$1,999,999	4.3%	3.0%	2.3%
\$2,000,000 +	4.3%	3.1%	2.5%
Average Home Value	\$739,983	\$681,260	\$651,296

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

156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	661	3,345	5,355
0 - 4	4.4%	4.5%	3.7%
5 - 9	6.2%	6.0%	4.8%
10 - 14	5.6%	5.4%	4.3%
15 - 24	7.9%	7.3%	5.8%
25 - 34	6.2%	6.0%	4.9%
35 - 44	14.7%	14.2%	11.6%
45 - 54	21.9%	21.2%	17.8%
55 - 64	18.6%	18.2%	18.7%
65 - 74	10.4%	12.4%	17.9%
75 - 84	3.6%	4.2%	8.8%
85 +	0.8%	0.9%	1.9%
18 +	80.5%	81.0%	84.6%
2020 Population by Age			
Total	790	4,635	7,089
0 - 4	3.9%	3.7%	3.2%
5 - 9	5.7%	5.0%	4.2%
10 - 14	5.2%	4.6%	3.8%
15 - 24	7.0%	6.1%	5.1%
25 - 34	7.3%	6.3%	5.2%
35 - 44	12.7%	11.8%	9.9%
45 - 54	18.4%	16.8%	14.2%
55 - 64	19.0%	19.1%	17.6%
65 - 74	15.2%	19.4%	22.6%
75 - 84	4.6%	5.8%	10.7%
85 +	1.1%	1.3%	3.3%
18 +	82.3%	83.9%	86.5%
2025 Population by Age			
Total	891	5,355	8,111
0 - 4	3.9%	3.7%	3.2%
5 - 9	5.4%	4.7%	4.0%
10 - 14	4.8%	4.3%	3.6%
15 - 24	6.6%	5.7%	4.9%
25 - 34	6.8%	5.9%	5.0%
35 - 44	13.8%	12.3%	10.4%
45 - 54	16.7%	15.2%	13.0%
55 - 64	17.7%	17.6%	16.2%
65 - 74	16.3%	21.2%	23.0%
75 - 84	6.5%	7.9%	13.0%
85 +	1.3%	1.5%	3.7%
18 +	82.7%	84.7%	87.0%
2010 Population by Sex			
Males	329	1,656	2,640
Females	334	1,691	2,716
2020 Population by Sex			
Males	392	2,310	3,505
Females	398	2,323	3,583
2025 Population by Sex			
Males	442	2,686	4,018
Females	447	2,667	4,093

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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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
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2010 Population by Relationship and Household Type	1 mile	3 miles	5 miles
Total	663	3,347	5,356
In Households	100.0%	100.0%	100.0%
In Family Households	87.9%	87.9%	87.0%
Householder	30.8%	31.4%	33.3%
Spouse	28.5%	29.2%	31.4%
Child	24.6%	23.3%	18.9%
Other relative	2.7%	2.5%	2.2%
Nonrelative	1.7%	1.5%	1.2%
In Nonfamily Households	12.1%	12.1%	13.0%
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.



Market Profile

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 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	620	3,735	5,929
Less than 9th Grade	0.8%	0.5%	0.4%
9th - 12th Grade, No Diploma	1.5%	2.5%	2.2%
High School Graduate	12.6%	10.9%	10.3%
GED/Alternative Credential	2.7%	1.8%	1.3%
Some College, No Degree	19.4%	18.2%	18.1%
Associate Degree	10.2%	8.5%	8.0%
Bachelor's Degree	31.1%	35.7%	36.4%
Graduate/Professional Degree	21.8%	21.8%	23.3%
2020 Population 15+ by Marital Status			
Total	675	4,018	6,293
Never Married	14.4%	11.2%	9.0%
Married	64.0%	71.5%	75.4%
Widowed	3.3%	2.8%	4.1%
Divorced	18.4%	14.4%	11.5%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	395	2,076	2,898
Population 16+ Employed	88.1%	88.6%	89.3%
Population 16+ Unemployment rate	11.9%	11.4%	10.7%
Population 16-24 Employed	6.6%	5.8%	5.2%
Population 16-24 Unemployment rate	14.8%	13.7%	13.5%
Population 25-54 Employed	58.3%	56.3%	51.1%
Population 25-54 Unemployment rate	11.4%	10.9%	10.8%
Population 55-64 Employed	24.7%	26.6%	26.8%
Population 55-64 Unemployment rate	14.0%	13.5%	12.5%
Population 65+ Employed	10.1%	11.3%	16.9%
Population 65+ Unemployment rate	7.9%	7.6%	6.6%
2020 Employed Population 16+ by Industry			
Total	348	1,839	2,588
Agriculture/Mining	5.2%	3.8%	3.1%
Construction	13.2%	13.6%	13.8%
Manufacturing	4.0%	5.3%	5.2%
Wholesale Trade	1.1%	2.1%	2.6%
Retail Trade	12.4%	9.2%	8.3%
Transportation/Utilities	10.3%	8.5%	7.5%
Information	3.7%	3.2%	4.0%
Finance/Insurance/Real Estate	6.3%	6.9%	6.7%
Services	43.4%	47.4%	48.8%
Public Administration	0.0%	0.0%	0.1%
2020 Employed Population 16+ by Occupation			
Total	347	1,840	2,589
White Collar	70.1%	75.2%	77.5%
Management/Business/Financial	17.0%	20.1%	21.9%
Professional	17.5%	20.2%	19.4%
Sales	24.7%	23.2%	22.5%
Administrative Support	10.9%	11.7%	13.7%
Services	12.1%	9.1%	8.3%
Blue Collar	17.5%	15.7%	14.3%
Farming/Forestry/Fishing	0.9%	1.5%	1.5%
Construction/Extraction	5.5%	4.9%	4.8%
Installation/Maintenance/Repair	4.6%	3.8%	3.2%
Production	0.9%	0.5%	0.4%
Transportation/Material Moving	5.7%	4.9%	4.3%

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

November 10, 2020



Market Profile

156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	252	1,293	2,322
Households with 1 Person	13.9%	14.0%	16.7%
Households with 2+ People	86.1%	86.0%	83.3%
Family Households	78.2%	78.5%	77.1%
Husband-wife Families	72.2%	72.8%	72.7%
With Related Children	23.8%	22.9%	17.0%
Other Family (No Spouse Present)	6.0%	5.7%	4.4%
Other Family with Male Householder	2.0%	1.9%	1.4%
With Related Children	1.2%	1.0%	0.8%
Other Family with Female Householder	4.0%	3.9%	3.0%
With Related Children	2.0%	1.9%	1.5%
Nonfamily Households	7.9%	7.5%	6.2%
All Households with Children	27.4%	26.4%	19.6%
Multigenerational Households	2.0%	1.9%	1.5%
Unmarried Partner Households	6.7%	6.6%	5.3%
Male-female	5.6%	5.3%	4.2%
Same-sex	1.2%	1.3%	1.1%
2010 Households by Size			
Total	250	1,292	2,322
1 Person Household	14.0%	14.0%	16.7%
2 Person Household	50.4%	52.1%	57.9%
3 Person Household	14.4%	14.0%	10.8%
4 Person Household	13.6%	12.8%	9.4%
5 Person Household	5.2%	4.8%	3.5%
6 Person Household	1.6%	1.3%	0.9%
7 + Person Household	0.8%	0.9%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	252	1,292	2,322
Owner Occupied	89.7%	90.2%	91.9%
Owned with a Mortgage/Loan	73.4%	72.7%	65.3%
Owned Free and Clear	15.9%	17.4%	26.7%
Renter Occupied	10.3%	9.8%	8.1%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	126	125	125
Percent of Income for Mortgage	20.0%	20.1%	20.2%
Wealth Index	250	262	292
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	298	1,552	3,186
Housing Units Inside Urbanized Area	0.0%	0.0%	0.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	100.0%	100.0%	99.5%
2010 Population By Urban/ Rural Status			
Total Population	663	3,347	5,356
Population Inside Urbanized Area	0.0%	0.0%	0.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	100.0%	100.0%	99.3%

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.



Market Profile

156th Street and Dixileta Drive
 N 156th St, Scottsdale, Arizona, 85262
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.75605
 Longitude: -111.74353

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2.	Silver & Gold (9A)	Silver & Gold (9A)	Silver & Gold (9A)
3.			The Elders (9C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$1,079,498	\$6,295,670	\$10,450,796
Average Spent	\$3,586.37	\$3,530.94	\$3,481.28
Spending Potential Index	167	165	162
Education: Total \$	\$1,060,770	\$5,761,874	\$8,926,139
Average Spent	\$3,524.15	\$3,231.56	\$2,973.40
Spending Potential Index	197	181	166
Entertainment/Recreation: Total \$	\$1,710,865	\$10,047,275	\$16,794,879
Average Spent	\$5,683.94	\$5,635.04	\$5,594.56
Spending Potential Index	175	173	172
Food at Home: Total \$	\$2,649,838	\$15,781,791	\$26,863,072
Average Spent	\$8,803.45	\$8,851.26	\$8,948.39
Spending Potential Index	165	166	168
Food Away from Home: Total \$	\$1,872,181	\$11,070,589	\$18,669,163
Average Spent	\$6,219.87	\$6,208.97	\$6,218.91
Spending Potential Index	165	165	165
Health Care: Total \$	\$3,042,466	\$18,381,860	\$31,662,384
Average Spent	\$10,107.86	\$10,309.51	\$10,547.10
Spending Potential Index	176	179	183
HH Furnishings & Equipment: Total \$	\$1,170,411	\$6,850,361	\$11,436,023
Average Spent	\$3,888.41	\$3,842.04	\$3,809.47
Spending Potential Index	178	176	174
Personal Care Products & Services: Total \$	\$478,399	\$2,865,016	\$4,912,041
Average Spent	\$1,589.37	\$1,606.85	\$1,636.26
Spending Potential Index	173	175	178
Shelter: Total \$	\$10,057,007	\$58,752,998	\$98,739,485
Average Spent	\$33,411.98	\$32,951.77	\$32,891.23
Spending Potential Index	172	170	170
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,284,976	\$8,037,412	\$14,078,151
Average Spent	\$4,269.02	\$4,507.80	\$4,689.59
Spending Potential Index	182	192	200
Travel: Total \$	\$1,393,273	\$8,247,231	\$13,836,376
Average Spent	\$4,628.81	\$4,625.48	\$4,609.05
Spending Potential Index	192	192	191
Vehicle Maintenance & Repairs: Total \$	\$585,621	\$3,487,849	\$5,927,609
Average Spent	\$1,945.58	\$1,956.17	\$1,974.55
Spending Potential Index	168	169	170

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.