



CITY OF BUCKEYE PLANNING AREA

HWY 85 AND HAZEN ROAD



Property
Looking Northeast



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

CITY OF BUCKEYE PLANNING AREA

HWY 85 AND HAZEN ROAD

LOCATION

Located east of the southeast corner of Highway 85 and Hazen Road in Maricopa County, Arizona.

SIZE

55.47 Acres

ASSESSOR PARCEL NUMBERS

401-02-001D and 001S

PRICE

\$2,900,000

TERMS

Cash

COMMENTS

Located just east of Highway 85 and north of the Potential State Route 30 West, this farmed property offers excellent investment and development opportunities.

PROPERTY TAXES

2020 Assessment: \$2,659.46

CURRENT ZONING

[RU-43](#) | Maricopa County

GENERAL PLAN

Site lies within the City of Buckeye Planning Area. Buckeye General Plan shows *Neighborhood* and *Business Commerce*.



BUCKEYE QUICK FACTS



POPULATION

2020 population: **83,769**
Population growth 2010 - 2020: **56.6%**
Median age of **33**



GROWTH

Population estimate 2030: **186,600**
Number of households: **22,284**
Median household income: **\$69,502**



RANKING

2nd fastest growing city in the U.S.
#17 on the list for largest cities in Arizona.



RESIDENTIAL DEVELOPMENT

Buckeye houses **35** masterplanned communities.



BUCKEYE'S LARGE EMPLOYERS

Walmart Distribution Center **1,300**
City of Buckeye **515**
Cardinal IG **400**
Clayton Homes **300**
CanAm Steel **120**
Parker Fasteners **110**
Duncan and Sons Freight **100**

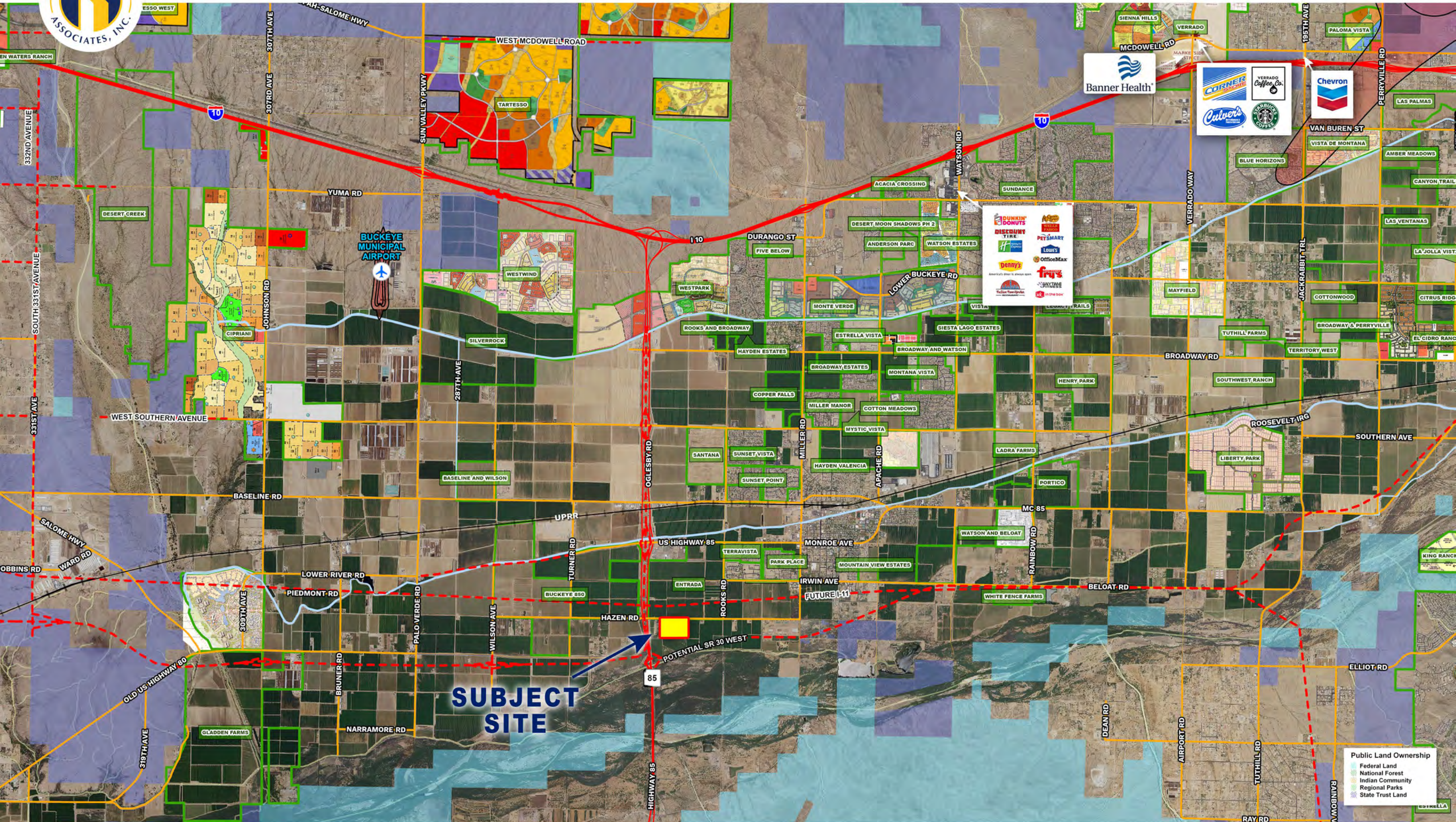


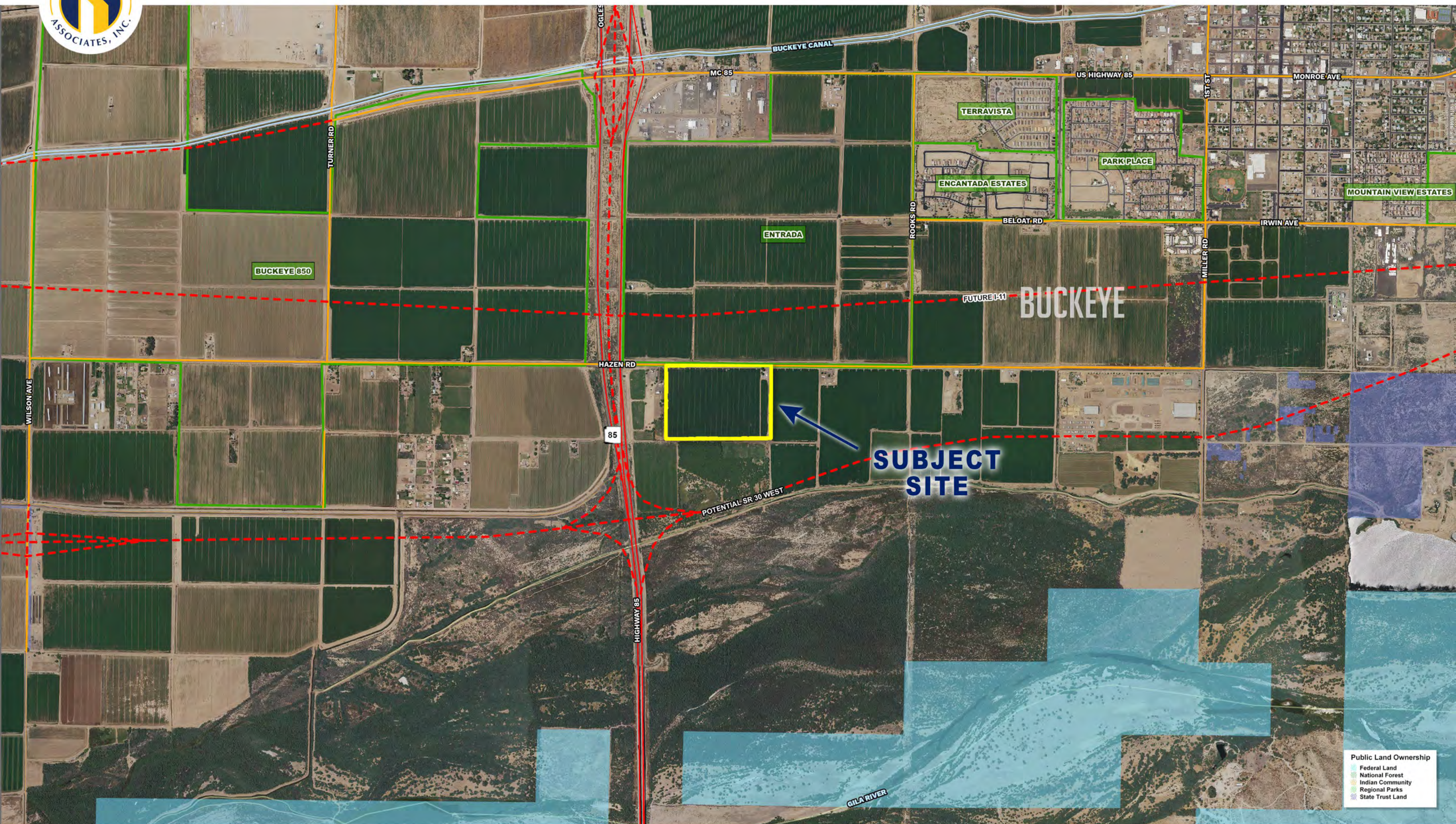
EDUCATION

Grand Canyon University **20,500**
Estrella Mountain Community College **15,000**
West-MEC Career & Tech Education Center **1,678**
The SouthWest Skill Center **100**



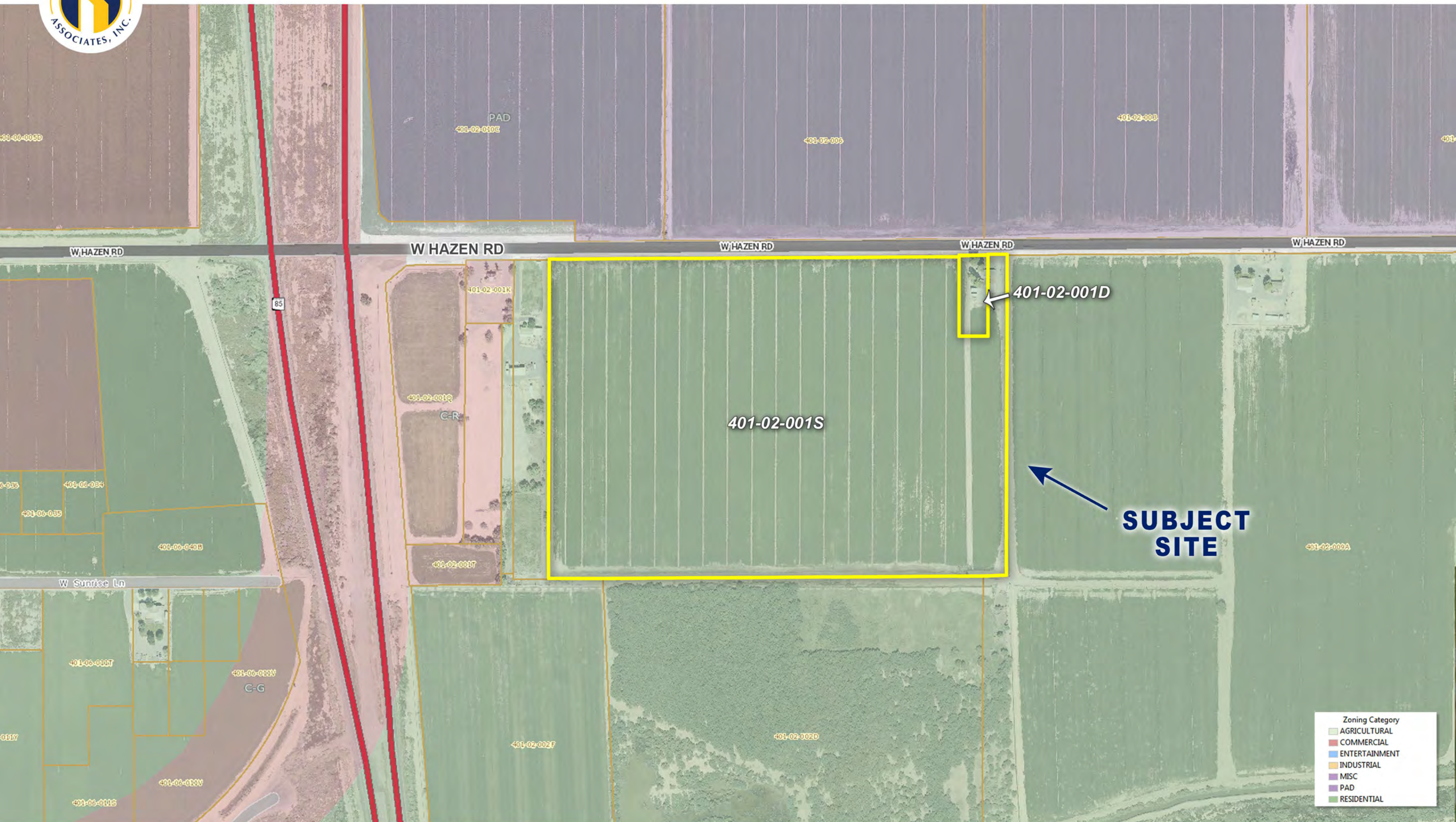
Source: arizonapropector.com





Public Land Ownership

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

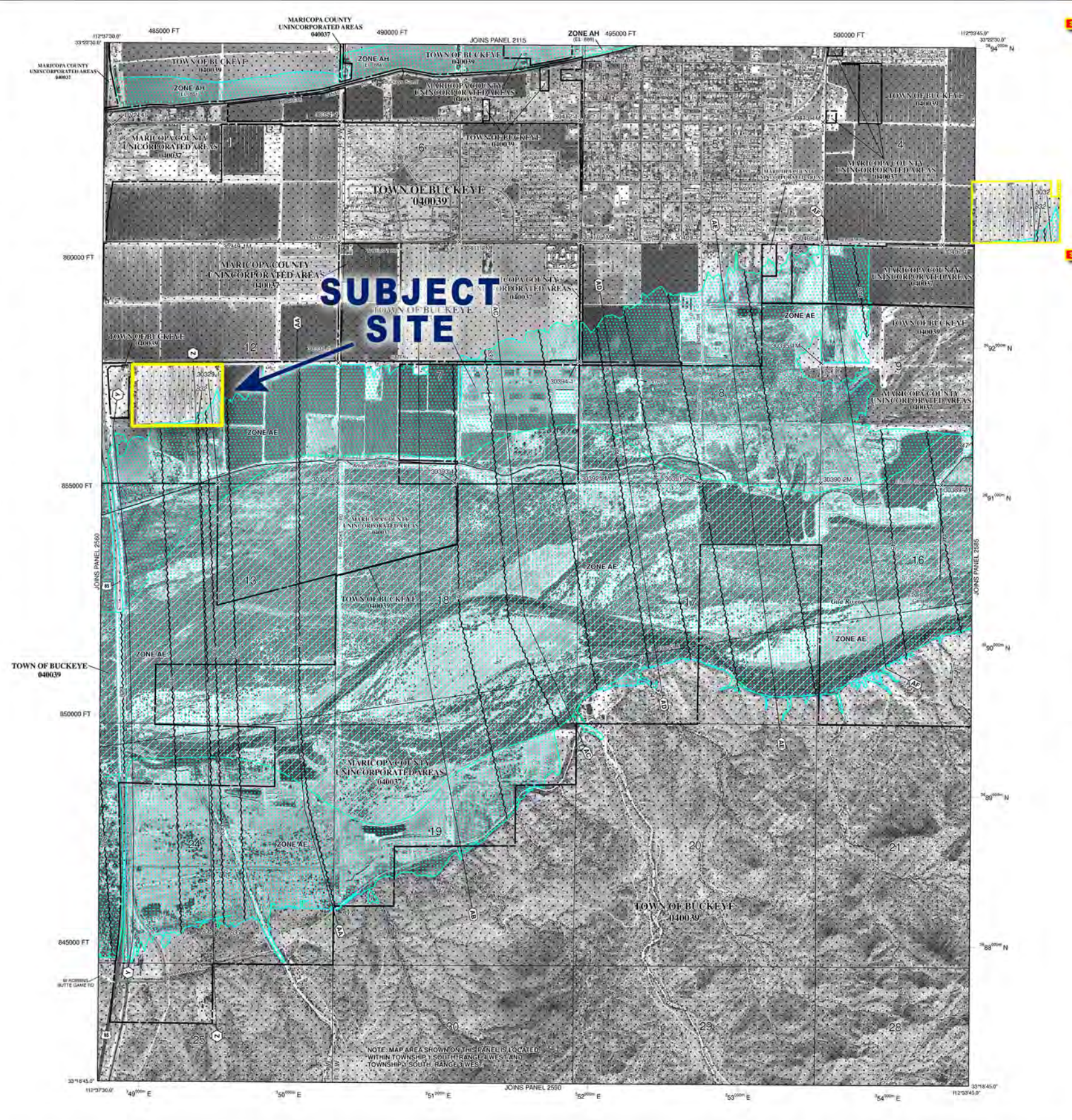


| Zoning Category | |
|---|---------------|
| ■ | AGRICULTURAL |
| ■ | COMMERCIAL |
| ■ | ENTERTAINMENT |
| ■ | INDUSTRIAL |
| ■ | MISC |
| ■ | PAD |
| ■ | RESIDENTIAL |



NOTES TO USERS

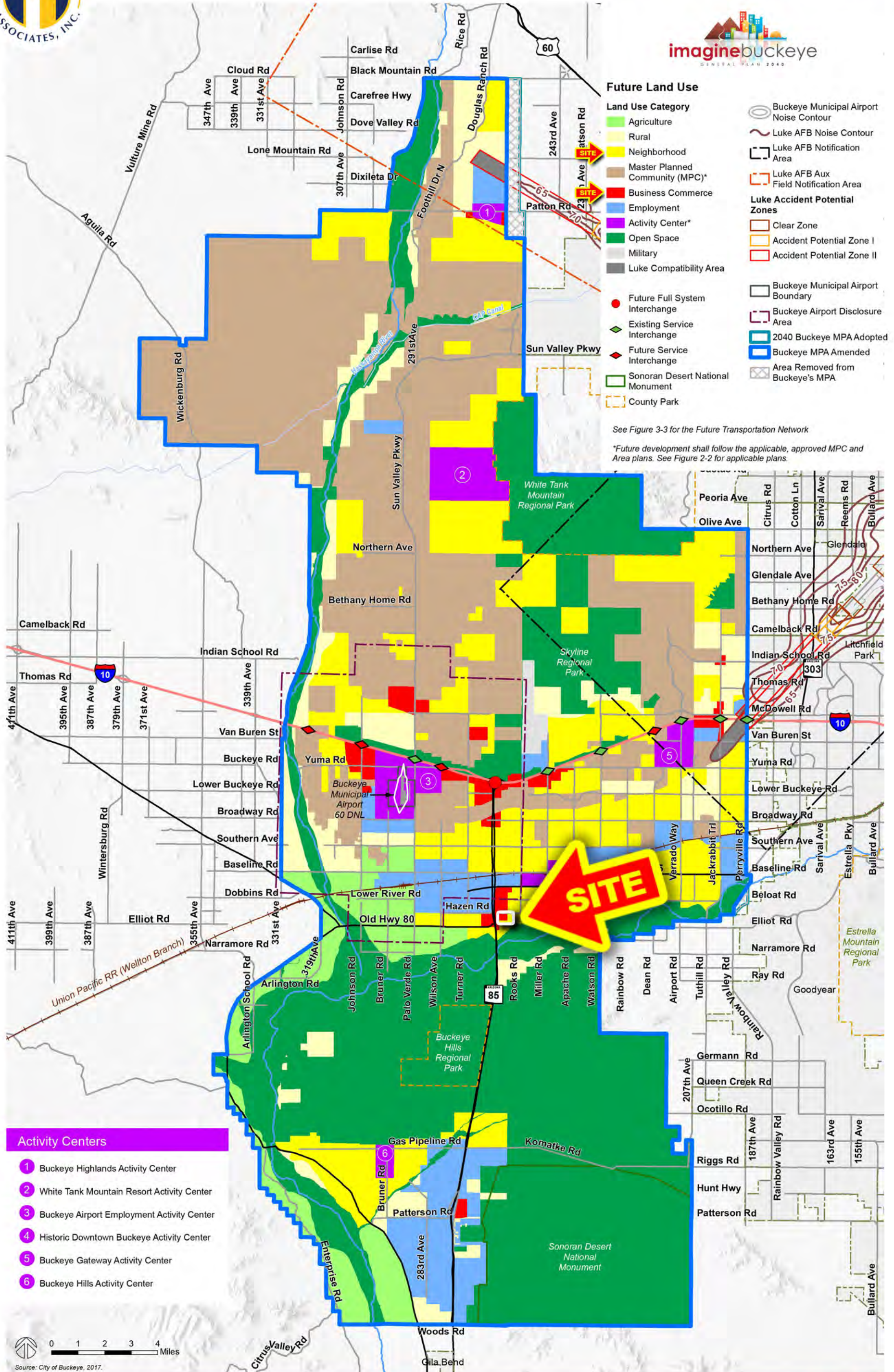
This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.

NATIONAL FLOOD INSURANCE PROGRAM
FIRM FLOOD INSURANCE RATE MAP
MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS
PANEL 2580 OF 4425
MAP NUMBER 04013C2580L
MAP REVISED OCTOBER 16, 2013
Federal Emergency Management Agency



- Activity Centers**
- 1 Buckeye Highlands Activity Center
 - 2 White Tank Mountain Resort Activity Center
 - 3 Buckeye Airport Employment Activity Center
 - 4 Historic Downtown Buckeye Activity Center
 - 5 Buckeye Gateway Activity Center
 - 6 Buckeye Hills Activity Center

0 1 2 3 4 Miles
Source: City of Buckeye, 2017.

Figure 2-3

Future Land Use

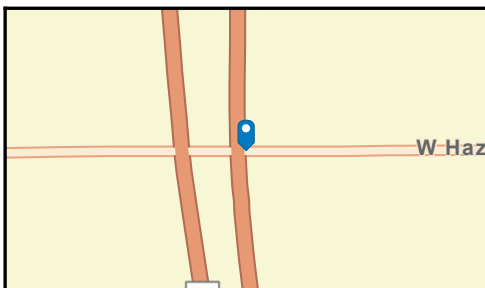
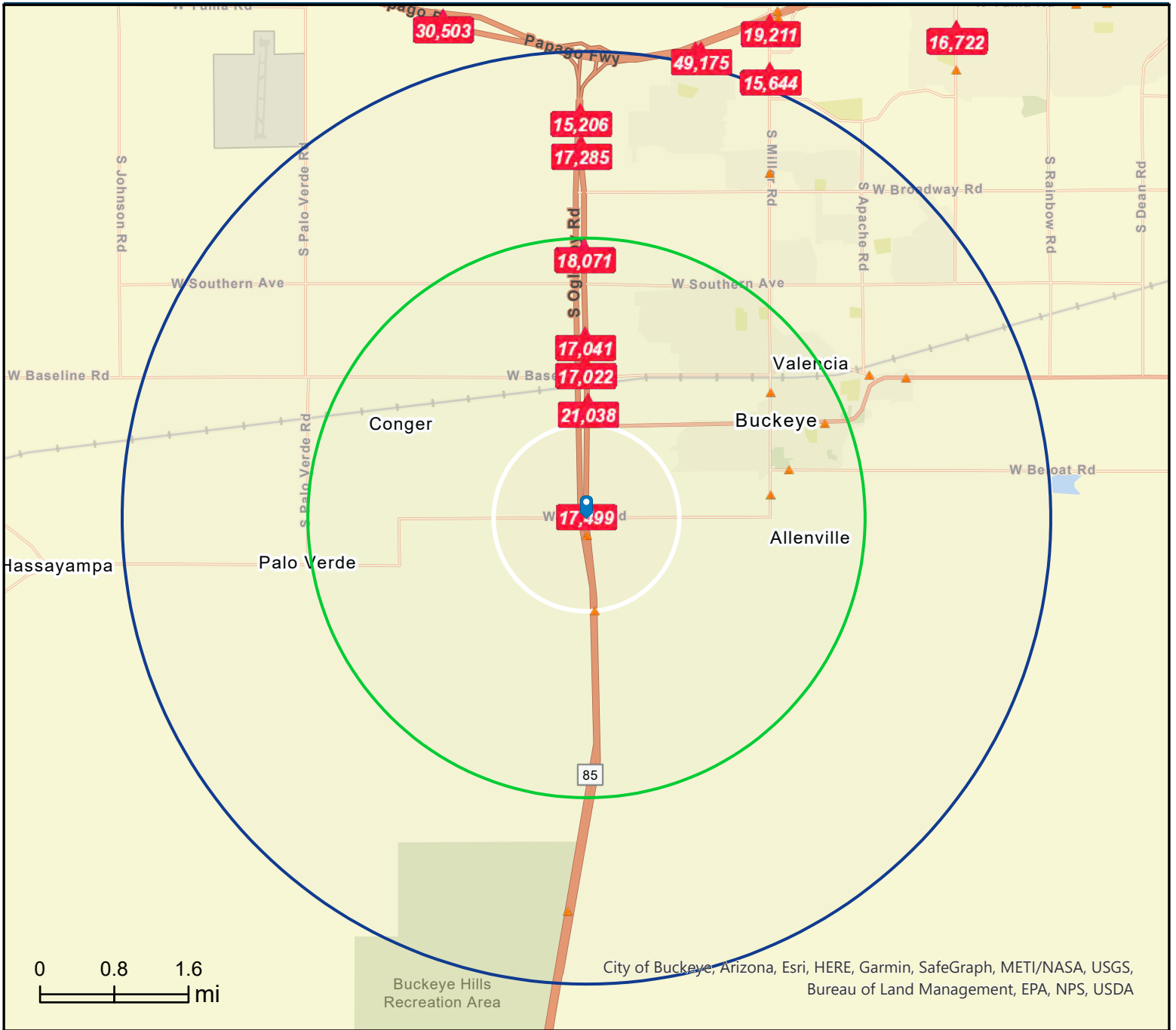


■ ■ ■ ■ Potential SR 30 West
 - - - Proposed Loop 303
 ■ ■ ■ ■ Proposed SR 30 Center
 ↔ Potential SR 30 Durango Link

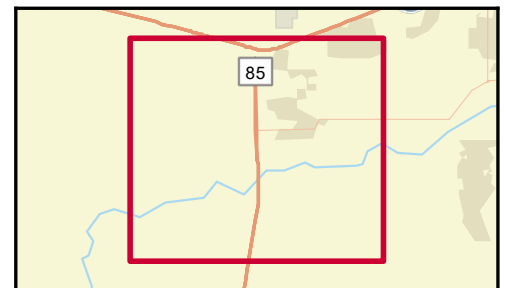
Hazen Road & Highway 85
 W Hazen Rd, Buckeye, Arizona, 85326
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
 Longitude: -112.62504



- 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

Hazen Road & Highway 85
W Hazen Rd, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.35574
Longitude: -112.62504

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|--------------------------|------------------------------------|----------------|--------|
| 0.18 | State Rte 85 | W Hazen Rd (0.18000001 miles N) | 2011 | 9,917 |
| 0.18 | Arizona State Highway 85 | W Hazen Rd (0.18000001 miles N) | 2018 | 13,420 |
| 0.19 | Olgelsby Rd | W Beloat Rd (0.31 miles N) | 2015 | 15,800 |
| 0.19 | | W Beloat Rd (0.31 miles N) | 2018 | 17,499 |
| 0.37 | W Hazen Rd | State Hwy85 (0.38 miles W) | 2015 | 1,489 |
| 0.60 | W Hazen Rd | S Turner Rd (0.40000001 miles W) | 2015 | 1,318 |
| 0.93 | W Beloat Rd | S 257th Ave (0.44999999 miles E) | 2007 | 5,000 |
| 1.00 | State Rte 85 | W Hazen Rd (1.0 miles N) | 2015 | 11,300 |
| 1.02 | S Turner Rd | W Hazen Rd (0.2 miles S) | 2011 | 258 |
| 1.04 | W Hazen Rd | 259th Ave (0.07 miles W) | 2008 | 1,466 |
| 1.09 | Mc 85 | Rooks Rd (0.56 miles E) | 2015 | 3,458 |
| 1.29 | Olgelsby Rd | W Baseline Rd (0.22 miles N) | 2018 | 21,038 |
| 1.49 | S 274th Ave | S Turner Rd (0.19 miles N) | 2011 | 243 |
| 1.50 | Mc 85 | S 257th Ave (0.11 miles E) | 2015 | 3,442 |
| 1.51 | W Baseline Rd | Olgelsby Rd (0.0 miles W) | 2004 | 2,924 |
| 1.52 | W Hazen Rd | 279th Ave (0.02 miles E) | 2007 | 1,000 |
| 1.58 | Baseline Rd | W Baseline Rd (0.27000001 miles W) | 2015 | 2,694 |
| 1.68 | W Baseline Rd | S Turner Rd (0.23999999 miles W) | 2015 | 4,616 |
| 1.71 | South Oglesby Road | W Baseline Rd (0.2 miles S) | 2018 | 17,022 |
| 1.79 | W Hazen Rd | S 280th Ln (0.07 miles E) | 2015 | 1,343 |
| 1.86 | W Hazen Rd | S 1st St (0.11 miles E) | 2015 | 1,284 |
| 1.99 | S 1st St | W Hazen Rd (0.23999999 miles S) | 2007 | 9,000 |
| 2.01 | Olgelsby Rd | W Baseline Rd (0.5 miles S) | 2018 | 17,041 |
| 2.05 | Wilson Ave | Old Hwy 80 (0.13 miles S) | 2015 | 1,300 |
| 2.11 | S Turner Rd | W Baseline Rd (0.34 miles S) | 2011 | 130 |
| 2.16 | S 1st St | E Clanton Ave (0.03 miles S) | 2015 | 4,350 |
| 2.17 | W Baseline Rd | S Wilson Ave (0.43000001 miles W) | 2015 | 4,177 |
| 2.23 | E Irwin Ave | S 4th St (0.05 miles E) | 2007 | 14,000 |
| 2.34 | South 4th Street | E Mahoney Ave (0.03 miles S) | 2018 | 635 |
| 2.39 | Baseline Rd | 5th Ave W (0.20999999 miles E) | 2015 | 3,510 |

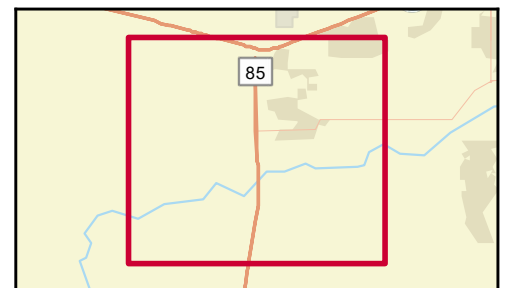
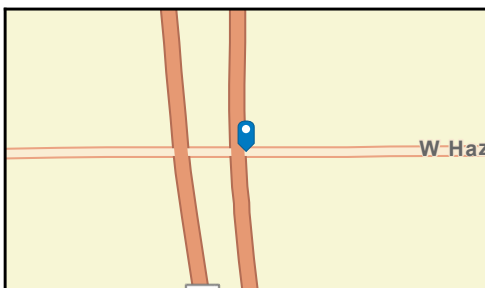
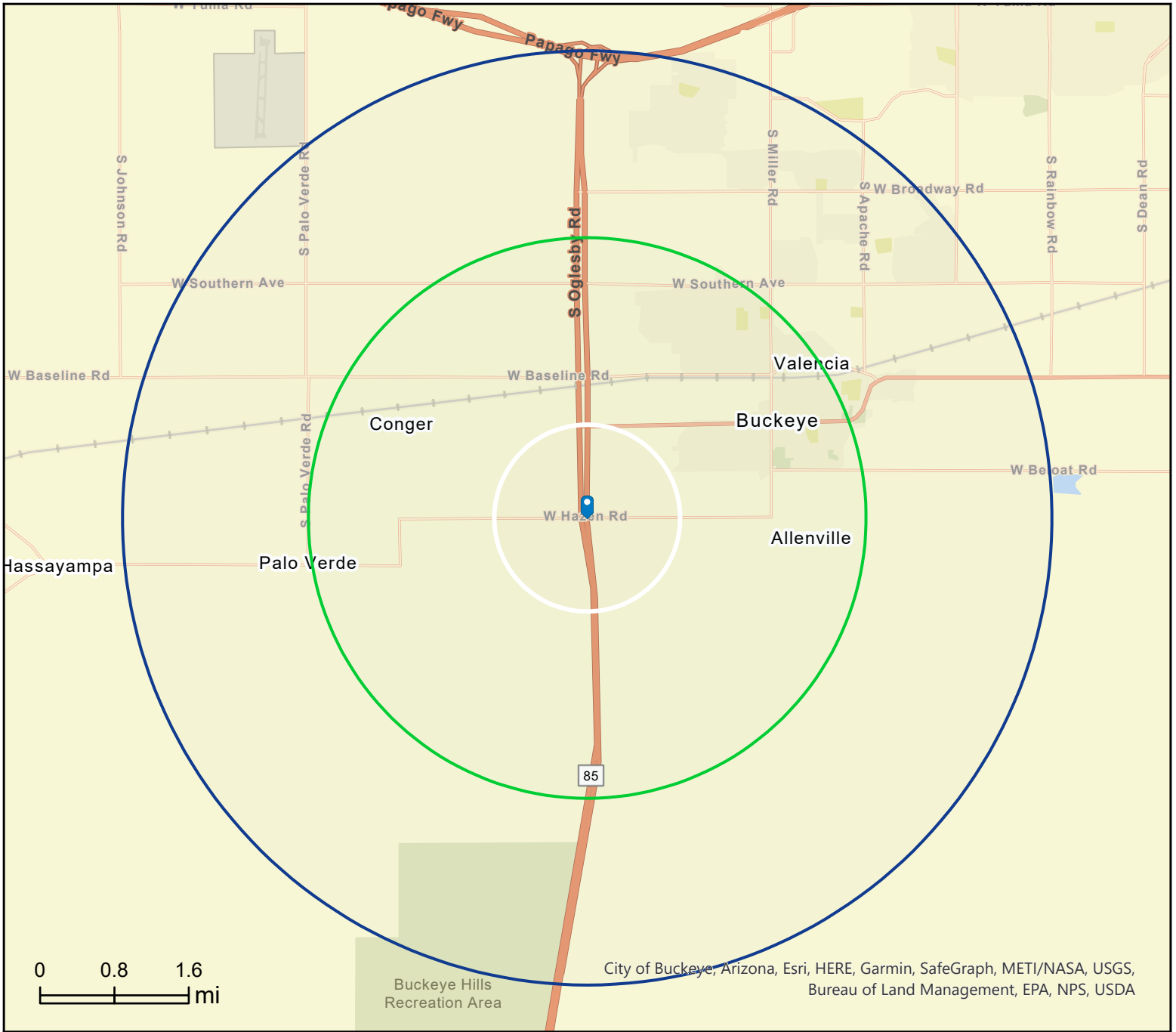
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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).

Hazen Road & Highway 85
W Hazen Rd, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
Longitude: -112.62504





Executive Summary

Hazen Road & Highway 85
W Hazen Rd, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 95 | 5,568 | 8,891 |
| 2010 Population | 36 | 8,553 | 19,857 |
| 2020 Population | 39 | 10,985 | 25,327 |
| 2025 Population | 41 | 11,949 | 27,991 |
| 2000-2010 Annual Rate | -9.25% | 4.39% | 8.37% |
| 2010-2020 Annual Rate | 0.78% | 2.47% | 2.40% |
| 2020-2025 Annual Rate | 1.01% | 1.70% | 2.02% |
| 2020 Male Population | 51.3% | 50.6% | 49.9% |
| 2020 Female Population | 48.7% | 49.4% | 50.1% |
| 2020 Median Age | 23.5 | 30.1 | 29.8 |

In the identified area, the current year population is 25,327. In 2010, the Census count in the area was 19,857. The rate of change since 2010 was 2.40% annually. The five-year projection for the population in the area is 27,991 representing a change of 2.02% annually from 2020 to 2025. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 23.5, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 46.2% | 57.6% | 58.1% |
| 2020 Black Alone | 12.8% | 7.9% | 7.7% |
| 2020 American Indian/Alaska Native Alone | 0.0% | 1.9% | 1.7% |
| 2020 Asian Alone | 0.0% | 0.9% | 1.6% |
| 2020 Pacific Islander Alone | 2.6% | 0.2% | 0.2% |
| 2020 Other Race | 33.3% | 26.6% | 25.5% |
| 2020 Two or More Races | 5.1% | 5.0% | 5.2% |
| 2020 Hispanic Origin (Any Race) | 48.7% | 54.8% | 52.0% |

Persons of Hispanic origin represent 52.0% 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 82.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2020 Wealth Index | 39 | 45 | 50 |
| 2000 Households | 6 | 1,327 | 2,325 |
| 2010 Households | 11 | 2,706 | 6,105 |
| 2020 Total Households | 12 | 3,443 | 7,664 |
| 2025 Total Households | 12 | 3,727 | 8,411 |
| 2000-2010 Annual Rate | 6.25% | 7.39% | 10.14% |
| 2010-2020 Annual Rate | 0.85% | 2.38% | 2.24% |
| 2020-2025 Annual Rate | 0.00% | 1.60% | 1.88% |
| 2020 Average Household Size | 3.25 | 3.19 | 3.30 |

The household count in this area has changed from 6,105 in 2010 to 7,664 in the current year, a change of 2.24% annually. The five-year projection of households is 8,411, a change of 1.88% annually from the current year total. Average household size is currently 3.30, compared to 3.25 in the year 2010. The number of families in the current year is 5,925 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 | 0.0% | 14.5% | 14.4% |
| Median Household Income | | | |
| 2020 Median Household Income | \$45,195 | \$51,372 | \$55,771 |
| 2025 Median Household Income | \$50,000 | \$55,008 | \$59,567 |
| 2020-2025 Annual Rate | 2.04% | 1.38% | 1.33% |
| Average Household Income | | | |
| 2020 Average Household Income | \$60,185 | \$60,776 | \$65,244 |
| 2025 Average Household Income | \$68,427 | \$67,700 | \$72,470 |
| 2020-2025 Annual Rate | 2.60% | 2.18% | 2.12% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$19,068 | \$19,108 | \$19,834 |
| 2025 Per Capita Income | \$20,622 | \$21,184 | \$21,883 |
| 2020-2025 Annual Rate | 1.58% | 2.08% | 1.99% |

Households by Income

Current median household income is \$55,771 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,567 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$65,244 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,470 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$19,834 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,883 in five years, compared to \$37,691 for all U.S. households

| Housing | | | |
|------------------------------------|----|-------|-------|
| 2020 Housing Affordability Index | 0 | 169 | 168 |
| 2000 Total Housing Units | 8 | 1,428 | 2,505 |
| 2000 Owner Occupied Housing Units | 3 | 739 | 1,402 |
| 2000 Renter Occupied Housing Units | 3 | 588 | 923 |
| 2000 Vacant Housing Units | 2 | 101 | 180 |
| 2010 Total Housing Units | 16 | 3,271 | 7,304 |
| 2010 Owner Occupied Housing Units | 4 | 1,705 | 4,227 |
| 2010 Renter Occupied Housing Units | 7 | 1,001 | 1,878 |
| 2010 Vacant Housing Units | 5 | 565 | 1,199 |
| 2020 Total Housing Units | 16 | 3,945 | 8,675 |
| 2020 Owner Occupied Housing Units | 5 | 2,344 | 5,675 |
| 2020 Renter Occupied Housing Units | 7 | 1,098 | 1,989 |
| 2020 Vacant Housing Units | 4 | 502 | 1,011 |
| 2025 Total Housing Units | 17 | 4,238 | 9,465 |
| 2025 Owner Occupied Housing Units | 5 | 2,595 | 6,344 |
| 2025 Renter Occupied Housing Units | 8 | 1,133 | 2,067 |
| 2025 Vacant Housing Units | 5 | 511 | 1,054 |

Currently, 65.4% of the 8,675 housing units in the area are owner occupied; 22.9%, renter occupied; and 11.7% 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 7,304 housing units in the area - 57.9% owner occupied, 25.7% renter occupied, and 16.4% vacant. The annual rate of change in housing units since 2010 is 7.95%. Median home value in the area is \$191,722, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 4.91% annually to \$243,639.

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

Hazen Road & Highway 85
 W Hazen Rd, Buckeye, Arizona, 85326
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 95 | 5,568 | 8,891 |
| 2010 Total Population | 36 | 8,553 | 19,857 |
| 2020 Total Population | 39 | 10,985 | 25,327 |
| 2020 Group Quarters | 0 | 9 | 12 |
| 2025 Total Population | 41 | 11,949 | 27,991 |
| 2020-2025 Annual Rate | 1.01% | 1.70% | 2.02% |
| 2020 Total Daytime Population | 47 | 9,193 | 21,004 |
| Workers | 23 | 2,416 | 5,471 |
| Residents | 24 | 6,777 | 15,533 |
| Household Summary | | | |
| 2000 Households | 6 | 1,327 | 2,325 |
| 2000 Average Household Size | 3.33 | 3.10 | 3.09 |
| 2010 Households | 11 | 2,706 | 6,105 |
| 2010 Average Household Size | 3.27 | 3.16 | 3.25 |
| 2020 Households | 12 | 3,443 | 7,664 |
| 2020 Average Household Size | 3.25 | 3.19 | 3.30 |
| 2025 Households | 12 | 3,727 | 8,411 |
| 2025 Average Household Size | 3.42 | 3.20 | 3.33 |
| 2020-2025 Annual Rate | 0.00% | 1.60% | 1.88% |
| 2010 Families | 8 | 2,044 | 4,753 |
| 2010 Average Family Size | 3.88 | 3.61 | 3.65 |
| 2020 Families | 9 | 2,581 | 5,925 |
| 2020 Average Family Size | 3.67 | 3.65 | 3.71 |
| 2025 Families | 9 | 2,793 | 6,502 |
| 2025 Average Family Size | 3.89 | 3.67 | 3.74 |
| 2020-2025 Annual Rate | 0.00% | 1.59% | 1.88% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 8 | 1,428 | 2,505 |
| Owner Occupied Housing Units | 37.5% | 51.8% | 56.0% |
| Renter Occupied Housing Units | 37.5% | 41.2% | 36.8% |
| Vacant Housing Units | 25.0% | 7.1% | 7.2% |
| 2010 Housing Units | 16 | 3,271 | 7,304 |
| Owner Occupied Housing Units | 25.0% | 52.1% | 57.9% |
| Renter Occupied Housing Units | 43.8% | 30.6% | 25.7% |
| Vacant Housing Units | 31.2% | 17.3% | 16.4% |
| 2020 Housing Units | 16 | 3,945 | 8,675 |
| Owner Occupied Housing Units | 31.2% | 59.4% | 65.4% |
| Renter Occupied Housing Units | 43.8% | 27.8% | 22.9% |
| Vacant Housing Units | 25.0% | 12.7% | 11.7% |
| 2025 Housing Units | 17 | 4,238 | 9,465 |
| Owner Occupied Housing Units | 29.4% | 61.2% | 67.0% |
| Renter Occupied Housing Units | 47.1% | 26.7% | 21.8% |
| Vacant Housing Units | 29.4% | 12.1% | 11.1% |
| Median Household Income | | | |
| 2020 | \$45,195 | \$51,372 | \$55,771 |
| 2025 | \$50,000 | \$55,008 | \$59,567 |
| Median Home Value | | | |
| 2020 | \$350,000 | \$178,053 | \$191,722 |
| 2025 | \$350,000 | \$222,024 | \$243,639 |
| Per Capita Income | | | |
| 2020 | \$19,068 | \$19,108 | \$19,834 |
| 2025 | \$20,622 | \$21,184 | \$21,883 |
| Median Age | | | |
| 2010 | 23.3 | 28.8 | 28.5 |
| 2020 | 23.5 | 30.1 | 29.8 |
| 2025 | 23.8 | 29.9 | 29.3 |

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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 W Hazen Rd, Buckeye, Arizona, 85326
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2020 Households by Income | | | |
| Household Income Base | 12 | 3,443 | 7,664 |
| <\$15,000 | 16.7% | 12.1% | 9.6% |
| \$15,000 - \$24,999 | 8.3% | 12.0% | 8.8% |
| \$25,000 - \$34,999 | 8.3% | 8.9% | 8.4% |
| \$35,000 - \$49,999 | 16.7% | 15.2% | 15.2% |
| \$50,000 - \$74,999 | 8.3% | 21.6% | 24.5% |
| \$75,000 - \$99,999 | 16.7% | 14.8% | 17.4% |
| \$100,000 - \$149,999 | 16.7% | 10.8% | 12.0% |
| \$150,000 - \$199,999 | 0.0% | 3.9% | 2.8% |
| \$200,000+ | 0.0% | 0.7% | 1.2% |
| Average Household Income | \$60,185 | \$60,776 | \$65,244 |
| 2025 Households by Income | | | |
| Household Income Base | 12 | 3,727 | 8,411 |
| <\$15,000 | 16.7% | 9.9% | 8.0% |
| \$15,000 - \$24,999 | 8.3% | 11.1% | 8.0% |
| \$25,000 - \$34,999 | 8.3% | 7.9% | 7.5% |
| \$35,000 - \$49,999 | 16.7% | 14.9% | 14.5% |
| \$50,000 - \$74,999 | 8.3% | 21.8% | 24.2% |
| \$75,000 - \$99,999 | 16.7% | 16.0% | 18.5% |
| \$100,000 - \$149,999 | 16.7% | 12.7% | 14.2% |
| \$150,000 - \$199,999 | 8.3% | 4.9% | 3.6% |
| \$200,000+ | 0.0% | 0.8% | 1.5% |
| Average Household Income | \$68,427 | \$67,700 | \$72,470 |
| 2020 Owner Occupied Housing Units by Value | | | |
| Total | 5 | 2,344 | 5,675 |
| <\$50,000 | 0.0% | 5.8% | 4.3% |
| \$50,000 - \$99,999 | 0.0% | 6.5% | 3.9% |
| \$100,000 - \$149,999 | 0.0% | 19.0% | 15.3% |
| \$150,000 - \$199,999 | 0.0% | 33.2% | 31.8% |
| \$200,000 - \$249,999 | 20.0% | 17.9% | 18.7% |
| \$250,000 - \$299,999 | 20.0% | 6.9% | 8.0% |
| \$300,000 - \$399,999 | 20.0% | 2.5% | 5.6% |
| \$400,000 - \$499,999 | 20.0% | 2.7% | 2.0% |
| \$500,000 - \$749,999 | 20.0% | 5.3% | 6.4% |
| \$750,000 - \$999,999 | 0.0% | 0.1% | 4.0% |
| \$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% | 0.0% | 0.0% |
| Average Home Value | \$385,000 | \$202,751 | \$246,938 |
| 2025 Owner Occupied Housing Units by Value | | | |
| Total | 5 | 2,595 | 6,344 |
| <\$50,000 | 0.0% | 2.5% | 1.8% |
| \$50,000 - \$99,999 | 0.0% | 3.2% | 1.8% |
| \$100,000 - \$149,999 | 0.0% | 10.9% | 7.9% |
| \$150,000 - \$199,999 | 0.0% | 22.7% | 19.1% |
| \$200,000 - \$249,999 | 20.0% | 24.3% | 22.2% |
| \$250,000 - \$299,999 | 20.0% | 13.1% | 13.3% |
| \$300,000 - \$399,999 | 20.0% | 3.9% | 12.0% |
| \$400,000 - \$499,999 | 20.0% | 6.6% | 5.7% |
| \$500,000 - \$749,999 | 20.0% | 12.7% | 9.7% |
| \$750,000 - \$999,999 | 0.0% | 0.1% | 6.4% |
| \$1,000,000 - \$1,499,999 | 0.0% | 0.0% | 0.0% |
| \$1,500,000 - \$1,999,999 | 0.0% | 0.0% | 0.0% |
| \$2,000,000 + | 0.0% | 0.0% | 0.0% |
| Average Home Value | \$385,000 | \$270,800 | \$316,815 |

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

Hazen Road & Highway 85
 W Hazen Rd, Buckeye, Arizona, 85326
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Population by Age | | | |
| Total | 36 | 8,552 | 19,856 |
| 0 - 4 | 13.9% | 10.6% | 10.9% |
| 5 - 9 | 11.1% | 9.9% | 10.1% |
| 10 - 14 | 11.1% | 9.0% | 9.2% |
| 15 - 24 | 16.7% | 14.4% | 14.0% |
| 25 - 34 | 13.9% | 16.7% | 17.3% |
| 35 - 44 | 11.1% | 13.1% | 13.7% |
| 45 - 54 | 11.1% | 11.5% | 11.0% |
| 55 - 64 | 5.6% | 8.0% | 7.8% |
| 65 - 74 | 5.6% | 4.4% | 4.0% |
| 75 - 84 | 0.0% | 1.9% | 1.6% |
| 85 + | 0.0% | 0.6% | 0.4% |
| 18 + | 61.1% | 65.5% | 64.9% |
| 2020 Population by Age | | | |
| Total | 37 | 10,988 | 25,327 |
| 0 - 4 | 13.5% | 9.5% | 9.9% |
| 5 - 9 | 10.8% | 9.3% | 9.7% |
| 10 - 14 | 8.1% | 8.7% | 8.9% |
| 15 - 24 | 21.6% | 14.9% | 14.1% |
| 25 - 34 | 18.9% | 14.8% | 15.1% |
| 35 - 44 | 8.1% | 14.0% | 15.1% |
| 45 - 54 | 8.1% | 10.5% | 10.6% |
| 55 - 64 | 5.4% | 9.3% | 8.5% |
| 65 - 74 | 5.4% | 5.8% | 5.5% |
| 75 - 84 | 0.0% | 2.6% | 2.2% |
| 85 + | 0.0% | 0.6% | 0.5% |
| 18 + | 67.6% | 68.0% | 67.0% |
| 2025 Population by Age | | | |
| Total | 38 | 11,949 | 27,993 |
| 0 - 4 | 13.2% | 9.4% | 10.1% |
| 5 - 9 | 10.5% | 9.3% | 9.8% |
| 10 - 14 | 10.5% | 8.9% | 9.2% |
| 15 - 24 | 18.4% | 14.5% | 13.9% |
| 25 - 34 | 23.7% | 15.5% | 16.7% |
| 35 - 44 | 7.9% | 13.6% | 14.3% |
| 45 - 54 | 7.9% | 10.8% | 10.4% |
| 55 - 64 | 5.3% | 8.3% | 7.4% |
| 65 - 74 | 2.6% | 6.1% | 5.2% |
| 75 - 84 | 0.0% | 3.0% | 2.5% |
| 85 + | 0.0% | 0.7% | 0.5% |
| 18 + | 68.4% | 67.6% | 66.1% |
| 2010 Population by Sex | | | |
| Males | 18 | 4,303 | 9,937 |
| Females | 18 | 4,250 | 9,920 |
| 2020 Population by Sex | | | |
| Males | 20 | 5,556 | 12,630 |
| Females | 19 | 5,430 | 12,697 |
| 2025 Population by Sex | | | |
| Males | 21 | 6,040 | 13,916 |
| Females | 19 | 5,908 | 14,075 |

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.
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 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2010 Population by Race/Ethnicity | | | |
| Total | 37 | 8,553 | 19,856 |
| White Alone | 51.4% | 62.9% | 63.5% |
| Black Alone | 10.8% | 6.7% | 6.3% |
| American Indian Alone | 0.0% | 1.7% | 1.6% |
| Asian Alone | 0.0% | 0.8% | 1.3% |
| Pacific Islander Alone | 2.7% | 0.2% | 0.2% |
| Some Other Race Alone | 29.7% | 23.2% | 22.5% |
| Two or More Races | 5.4% | 4.6% | 4.6% |
| Hispanic Origin | 47.2% | 48.8% | 46.7% |
| Diversity Index | 85.4 | 80.0 | 79.5 |
| 2020 Population by Race/Ethnicity | | | |
| Total | 39 | 10,985 | 25,327 |
| White Alone | 46.2% | 57.6% | 58.1% |
| Black Alone | 12.8% | 7.9% | 7.7% |
| American Indian Alone | 0.0% | 1.9% | 1.7% |
| Asian Alone | 0.0% | 0.9% | 1.6% |
| Pacific Islander Alone | 2.6% | 0.2% | 0.2% |
| Some Other Race Alone | 33.3% | 26.6% | 25.5% |
| Two or More Races | 5.1% | 5.0% | 5.2% |
| Hispanic Origin | 48.7% | 54.8% | 52.0% |
| Diversity Index | 88.5 | 82.9 | 82.8 |
| 2025 Population by Race/Ethnicity | | | |
| Total | 40 | 11,949 | 27,990 |
| White Alone | 42.5% | 55.5% | 55.9% |
| Black Alone | 15.0% | 8.5% | 8.3% |
| American Indian Alone | 0.0% | 1.9% | 1.8% |
| Asian Alone | 0.0% | 1.0% | 1.8% |
| Pacific Islander Alone | 2.5% | 0.2% | 0.2% |
| Some Other Race Alone | 35.0% | 27.7% | 26.6% |
| Two or More Races | 5.0% | 5.2% | 5.4% |
| Hispanic Origin | 51.2% | 57.2% | 54.3% |
| Diversity Index | 90.3 | 83.9 | 83.9 |
| 2010 Population by Relationship and Household Type | | | |
| Total | 36 | 8,553 | 19,857 |
| In Households | 100.0% | 99.9% | 99.9% |
| In Family Households | 91.7% | 90.0% | 91.0% |
| Householder | 22.2% | 24.0% | 24.0% |
| Spouse | 13.9% | 16.4% | 17.0% |
| Child | 44.4% | 40.2% | 40.2% |
| Other relative | 5.6% | 5.8% | 6.2% |
| Nonrelative | 2.8% | 3.8% | 3.6% |
| In Nonfamily Households | 8.3% | 9.9% | 8.9% |
| In Group Quarters | 0.0% | 0.1% | 0.1% |
| Institutionalized Population | 0.0% | 0.0% | 0.0% |
| Noninstitutionalized Population | 0.0% | 0.1% | 0.1% |

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

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



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 Rings: 1, 3, 5 mile radii

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Latitude: 33.35574
 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2020 Population 25+ by Educational Attainment | | | |
| Total | 18 | 6,335 | 14,524 |
| Less than 9th Grade | 11.1% | 10.4% | 10.1% |
| 9th - 12th Grade, No Diploma | 22.2% | 15.4% | 12.5% |
| High School Graduate | 22.2% | 27.7% | 25.0% |
| GED/Alternative Credential | 0.0% | 4.4% | 4.5% |
| Some College, No Degree | 22.2% | 23.9% | 26.9% |
| Associate Degree | 5.6% | 7.9% | 8.9% |
| Bachelor's Degree | 16.7% | 8.4% | 9.4% |
| Graduate/Professional Degree | 0.0% | 1.9% | 2.5% |
| 2020 Population 15+ by Marital Status | | | |
| Total | 26 | 7,966 | 18,104 |
| Never Married | 50.0% | 37.0% | 34.3% |
| Married | 38.5% | 44.2% | 49.4% |
| Widowed | 3.8% | 4.4% | 4.3% |
| Divorced | 7.7% | 14.3% | 12.0% |
| 2020 Civilian Population 16+ in Labor Force | | | |
| Civilian Population 16+ | 15 | 4,719 | 11,092 |
| Population 16+ Employed | 93.3% | 89.2% | 87.8% |
| Population 16+ Unemployment rate | 6.7% | 10.8% | 12.2% |
| Population 16-24 Employed | 14.3% | 16.0% | 13.3% |
| Population 16-24 Unemployment rate | 0.0% | 16.7% | 22.8% |
| Population 25-54 Employed | 71.4% | 71.0% | 74.2% |
| Population 25-54 Unemployment rate | 9.1% | 8.8% | 10.0% |
| Population 55-64 Employed | 7.1% | 12.0% | 11.1% |
| Population 55-64 Unemployment rate | 0.0% | 13.4% | 12.2% |
| Population 65+ Employed | 0.0% | 1.0% | 1.4% |
| Population 65+ Unemployment rate | 0.0% | 12.5% | 12.5% |
| 2020 Employed Population 16+ by Industry | | | |
| Total | 14 | 4,210 | 9,741 |
| Agriculture/Mining | 14.3% | 3.9% | 3.9% |
| Construction | 7.1% | 9.6% | 9.6% |
| Manufacturing | 7.1% | 7.4% | 6.3% |
| Wholesale Trade | 7.1% | 4.0% | 3.5% |
| Retail Trade | 35.7% | 12.6% | 14.1% |
| Transportation/Utilities | 7.1% | 11.3% | 10.3% |
| Information | 0.0% | 2.1% | 1.8% |
| Finance/Insurance/Real Estate | 0.0% | 4.2% | 4.1% |
| Services | 14.3% | 39.2% | 39.3% |
| Public Administration | 7.1% | 5.6% | 7.0% |
| 2020 Employed Population 16+ by Occupation | | | |
| Total | 13 | 4,209 | 9,742 |
| White Collar | 42.9% | 44.9% | 49.2% |
| Management/Business/Financial | 14.3% | 9.1% | 9.1% |
| Professional | 7.1% | 9.0% | 11.7% |
| Sales | 0.0% | 8.3% | 10.0% |
| Administrative Support | 21.4% | 18.5% | 18.4% |
| Services | 14.3% | 20.9% | 19.0% |
| Blue Collar | 35.7% | 34.3% | 31.7% |
| Farming/Forestry/Fishing | 0.0% | 1.8% | 2.3% |
| Construction/Extraction | 0.0% | 6.5% | 6.7% |
| Installation/Maintenance/Repair | 0.0% | 5.6% | 5.4% |
| Production | 7.1% | 6.1% | 4.7% |
| Transportation/Material Moving | 28.6% | 14.4% | 12.7% |

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

Hazen Road & Highway 85
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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.35574
 Longitude: -112.62504

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2010 Households by Type | | | |
| Total | 10 | 2,705 | 6,105 |
| Households with 1 Person | 20.0% | 19.5% | 17.0% |
| Households with 2+ People | 80.0% | 80.5% | 83.0% |
| Family Households | 80.0% | 75.6% | 77.9% |
| Husband-wife Families | 50.0% | 51.6% | 55.2% |
| With Related Children | 30.0% | 31.8% | 34.5% |
| Other Family (No Spouse Present) | 40.0% | 24.0% | 22.7% |
| Other Family with Male Householder | 10.0% | 8.7% | 8.4% |
| With Related Children | 10.0% | 5.8% | 5.7% |
| Other Family with Female Householder | 20.0% | 15.4% | 14.3% |
| With Related Children | 20.0% | 11.6% | 11.1% |
| Nonfamily Households | 0.0% | 5.0% | 5.1% |
| All Households with Children | 54.5% | 49.7% | 52.0% |
| Multigenerational Households | 9.1% | 6.7% | 7.3% |
| Unmarried Partner Households | 9.1% | 9.4% | 9.3% |
| Male-female | 9.1% | 8.8% | 8.6% |
| Same-sex | 0.0% | 0.6% | 0.6% |
| 2010 Households by Size | | | |
| Total | 11 | 2,705 | 6,105 |
| 1 Person Household | 18.2% | 19.5% | 17.0% |
| 2 Person Household | 18.2% | 25.0% | 25.2% |
| 3 Person Household | 18.2% | 16.7% | 17.1% |
| 4 Person Household | 18.2% | 17.0% | 17.6% |
| 5 Person Household | 18.2% | 12.2% | 12.6% |
| 6 Person Household | 9.1% | 5.2% | 5.9% |
| 7 + Person Household | 0.0% | 4.4% | 4.7% |
| 2010 Households by Tenure and Mortgage Status | | | |
| Total | 11 | 2,706 | 6,105 |
| Owner Occupied | 36.4% | 63.0% | 69.2% |
| Owned with a Mortgage/Loan | 27.3% | 50.9% | 58.5% |
| Owned Free and Clear | 18.2% | 12.1% | 10.7% |
| Renter Occupied | 63.6% | 37.0% | 30.8% |
| 2020 Affordability, Mortgage and Wealth | | | |
| Housing Affordability Index | 0 | 169 | 168 |
| Percent of Income for Mortgage | 0.0% | 14.5% | 14.4% |
| Wealth Index | 39 | 45 | 50 |
| 2010 Housing Units By Urban/ Rural Status | | | |
| Total Housing Units | 16 | 3,271 | 7,304 |
| Housing Units Inside Urbanized Area | 0.0% | 0.0% | 0.0% |
| Housing Units Inside Urbanized Cluster | 43.8% | 95.1% | 92.4% |
| Rural Housing Units | 56.2% | 4.9% | 7.6% |
| 2010 Population By Urban/ Rural Status | | | |
| Total Population | 36 | 8,553 | 19,857 |
| Population Inside Urbanized Area | 0.0% | 0.0% | 0.0% |
| Population Inside Urbanized Cluster | 38.9% | 94.9% | 92.6% |
| Rural Population | 61.1% | 5.1% | 7.4% |

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

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



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| | 1 mile | 3 miles | 5 miles |
|---|--------------------|-----------------------------|-----------------------------|
| Top 3 Tapestry Segments | | | |
| 1. | Metro Fusion (11C) | Barrios Urbanos (7D) | Up and Coming Families (7A) |
| 2. | | Up and Coming Families (7A) | Barrios Urbanos (7D) |
| 3. | | Traditional Living (12B) | Traditional Living (12B) |
| 2020 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$20,942 | \$5,362,136 | \$12,715,225 |
| Average Spent | \$1,745.17 | \$1,557.40 | \$1,659.08 |
| Spending Potential Index | 81 | 73 | 77 |
| Education: Total \$ | \$15,211 | \$3,702,364 | \$8,718,753 |
| Average Spent | \$1,267.58 | \$1,075.33 | \$1,137.62 |
| Spending Potential Index | 71 | 60 | 64 |
| Entertainment/Recreation: Total \$ | \$27,486 | \$7,478,493 | \$17,933,021 |
| Average Spent | \$2,290.50 | \$2,172.09 | \$2,339.90 |
| Spending Potential Index | 70 | 67 | 72 |
| Food at Home: Total \$ | \$50,689 | \$12,756,045 | \$30,158,135 |
| Average Spent | \$4,224.08 | \$3,704.92 | \$3,935.04 |
| Spending Potential Index | 79 | 69 | 74 |
| Food Away from Home: Total \$ | \$36,423 | \$9,316,711 | \$22,033,556 |
| Average Spent | \$3,035.25 | \$2,705.99 | \$2,874.94 |
| Spending Potential Index | 81 | 72 | 76 |
| Health Care: Total \$ | \$47,448 | \$13,656,911 | \$32,442,100 |
| Average Spent | \$3,954.00 | \$3,966.57 | \$4,233.05 |
| Spending Potential Index | 69 | 69 | 74 |
| HH Furnishings & Equipment: Total \$ | \$19,070 | \$5,500,228 | \$13,120,692 |
| Average Spent | \$1,589.17 | \$1,597.51 | \$1,711.99 |
| Spending Potential Index | 73 | 73 | 78 |
| Personal Care Products & Services: Total \$ | \$8,538 | \$2,266,696 | \$5,421,020 |
| Average Spent | \$711.50 | \$658.35 | \$707.34 |
| Spending Potential Index | 77 | 72 | 77 |
| Shelter: Total \$ | \$183,706 | \$44,895,914 | \$106,066,745 |
| Average Spent | \$15,308.83 | \$13,039.77 | \$13,839.61 |
| Spending Potential Index | 79 | 67 | 71 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$18,658 | \$5,645,453 | \$13,860,533 |
| Average Spent | \$1,554.83 | \$1,639.69 | \$1,808.52 |
| Spending Potential Index | 66 | 70 | 77 |
| Travel: Total \$ | \$19,214 | \$5,294,722 | \$12,856,491 |
| Average Spent | \$1,601.17 | \$1,537.82 | \$1,677.52 |
| Spending Potential Index | 66 | 64 | 70 |
| Vehicle Maintenance & Repairs: Total \$ | \$10,651 | \$2,782,801 | \$6,605,261 |
| Average Spent | \$887.58 | \$808.25 | \$861.86 |
| Spending Potential Index | 77 | 70 | 74 |

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.