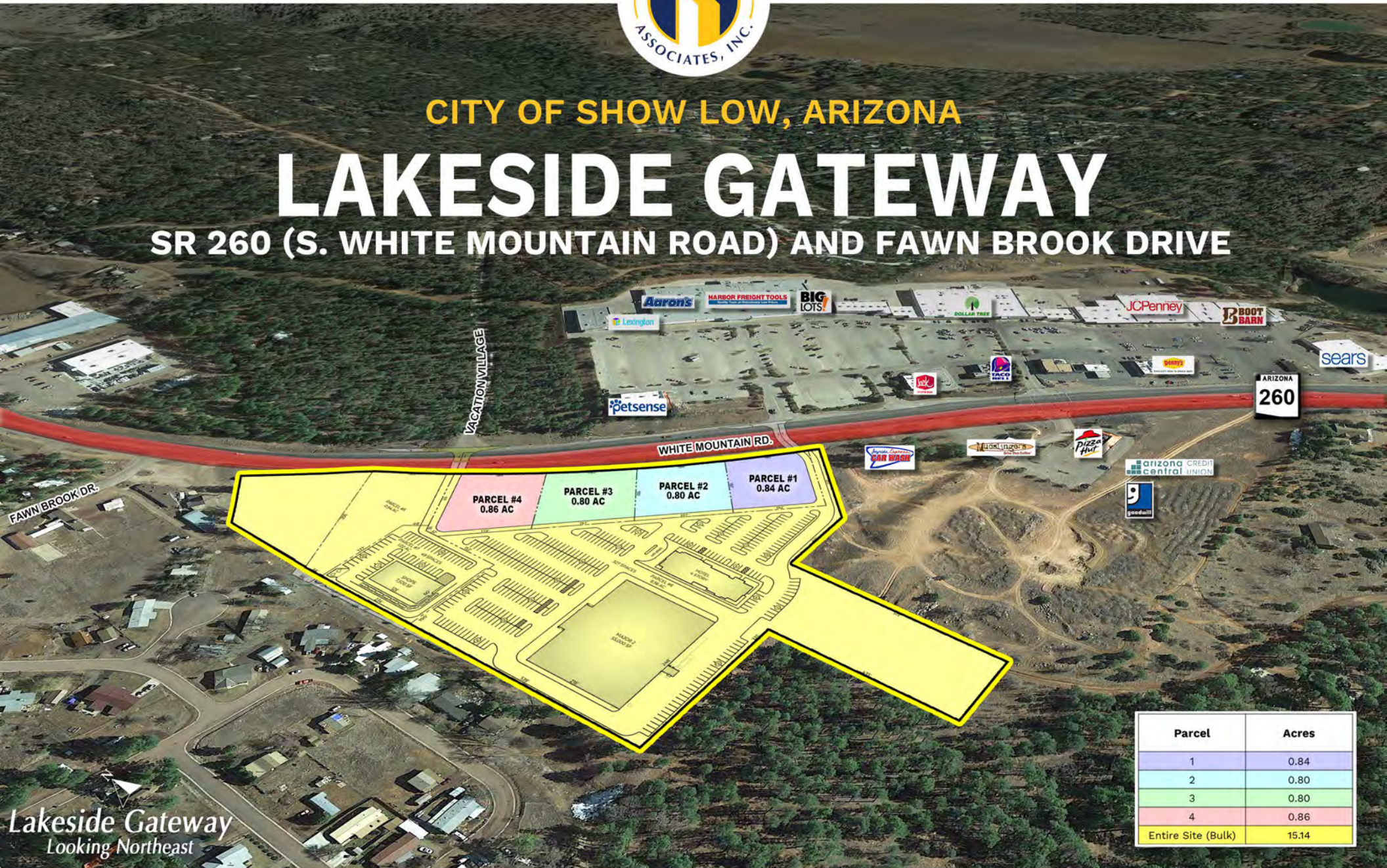




CITY OF SHOW LOW, ARIZONA

# LAKE SIDE GATEWAY

SR 260 (S. WHITE MOUNTAIN ROAD) AND FAWN BROOK DRIVE



Parcel	Acres
1	0.84
2	0.80
3	0.80
4	0.86
Entire Site (Bulk)	15.14

Lakeside Gateway  
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:  
RYAN DUNCAN / ryan@nathanlandaz.com  
AMBER YOUNG / amber@nathanlandaz.com  
DAN BALDWIN / dan@nathanlandaz.com

CITY OF SHOW LOW, ARIZONA

# LAKESIDE GATEWAY

## LOCATION

Located southwest of State Route 260 (South White Mountain Road) and Fawn Brook Drive at 4178 S. White Mountain Road, in the City of Show Low (Navajo County), Arizona.

## SIZE AND PRICE

Parcel	Acres	Price/SF	Total Price
1	0.84	\$13.00	\$475,675
2	0.80	\$11.00	\$383,328
3	0.80	\$11.00	\$383,328
4	0.86	\$13.00	\$487,001
Entire Site (Bulk)	15.14 (659,664 SF)	\$5.00	\$3,298,320

## ADDITIONAL DOCUMENTS

[Please click to view](#)

ALTA Survey

## ASSESSOR PARCEL NUMBERS

212-04-133A, 133C, 134B, 135B and 136

## ZONING

[C-2](#) | City of Show Low

## TERMS

Cash

## UTILITIES

Electricity: Navopache Electric Corp

Water: City of Show Low

Sewer: City of Show Low



*Charming*

# SHOW LOW

IS A TOWN WHERE **PANORAMIC VIEWS** COMPLEMENT GREAT DINING, **UNIQUE SHOPPING** AND EXHILARATING **OUTDOOR ACTIVITIES**.



## *Show Low* THINGS TO DO

- VISIT FOOL HOLLOW LAKE RECREATION AREA
- TAKE A WALK IN THE SHOW LOW CITY PARK
- TOUR THE SHOW LOW MUSEUM
- PLAY GOLF AT THE BISON CLUB
- SKI AT THE SUNRISE SKI RESORT
- FIND A NICE GIFT FROM LAZY BEAR DÉCOR
- WALK ON THE SHOW LOW BLUFF TRAIL
- EAT AT THE PERSNIKKITY'S CAFE & BAKERY
- ENJOY A STEAK AT THE CATTLEMEN'S STEAKHOUSE
- RIDE A HORSE AT THE PORTER MOUNTAIN STABLES



City of  
**SHOW LOW**  
*Arizona*  
NAMED BY THE TURN OF A CARD

**SHOW LOW WAS NAMED AFTER A MARATHON POKER GAME PLAYED BETWEEN TWO EARLY SETTLERS. THEY DECIDED THERE WASN'T ENOUGH ROOM FOR BOTH OF THEM IN THE COMMUNITY AND AGREED TO LET A GAME OF CARDS DECIDE WHO WAS TO GET THE 100,000 ACRE RANCH AND WHO WAS TO MOVE ON. ACCORDING TO THE STORY, ONE OF THEM SAID, "IF YOU CAN SHOW LOW, YOU WIN." THE OTHER ONE TURNED UP THE DEUCE OF CLUBS AND REPLIED, "SHOW LOW IT IS." SHOW LOW GOT ITS NAME FROM THAT CARD GAME AND SHOW LOW'S MAIN STREET IS NAMED "DEUCE OF CLUBS" IN REMEMBRANCE.**

[SHOWLOWAZ.GOV](http://SHOWLOWAZ.GOV)

## SHOW LOW *Weather*

SEASON	AVERAGE HIGH TEMPERATURE	AVERAGE LOW TEMPERATURE
WINTER	48°	22°
SPRING	65°	35°
SUMMER	84°	55°
FALL	67°	39°

PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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

All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.



## SHOW LOW QUICK FACTS



### POPULATION

2023 population: **12,192**  
Population growth rate: **+0.91%**  
Median age of **41.5**



### HOUSEHOLDS

Current median household income: **\$57,406**  
Number of households: **4,806**



### GROWTH

Show Low is the **largest city** in the White Mountains and is one of the **fastest growing** cities in northern Arizona.



### RANKINGS

**10th** best place to build a **getaway home**.  
**Top 200** Towns for **Sportsmen**  
Summit Healthcare Regional Medical Center was named one of the nation's **top performance improvement hospitals**.

Source: <https://showlowaz.gov>



### SHOW LOW'S MAJOR EMPLOYERS

- Summit Healthcare Regional Medical Center
- Walmart
- Home Depot
- Lowe's
- Frontier Communications
- Cellular One
- Safeway Stores
- Cable One, Inc.
- Chase Bank
- National Bank of Arizona
- Forest Energy Corporation



### EDUCATION

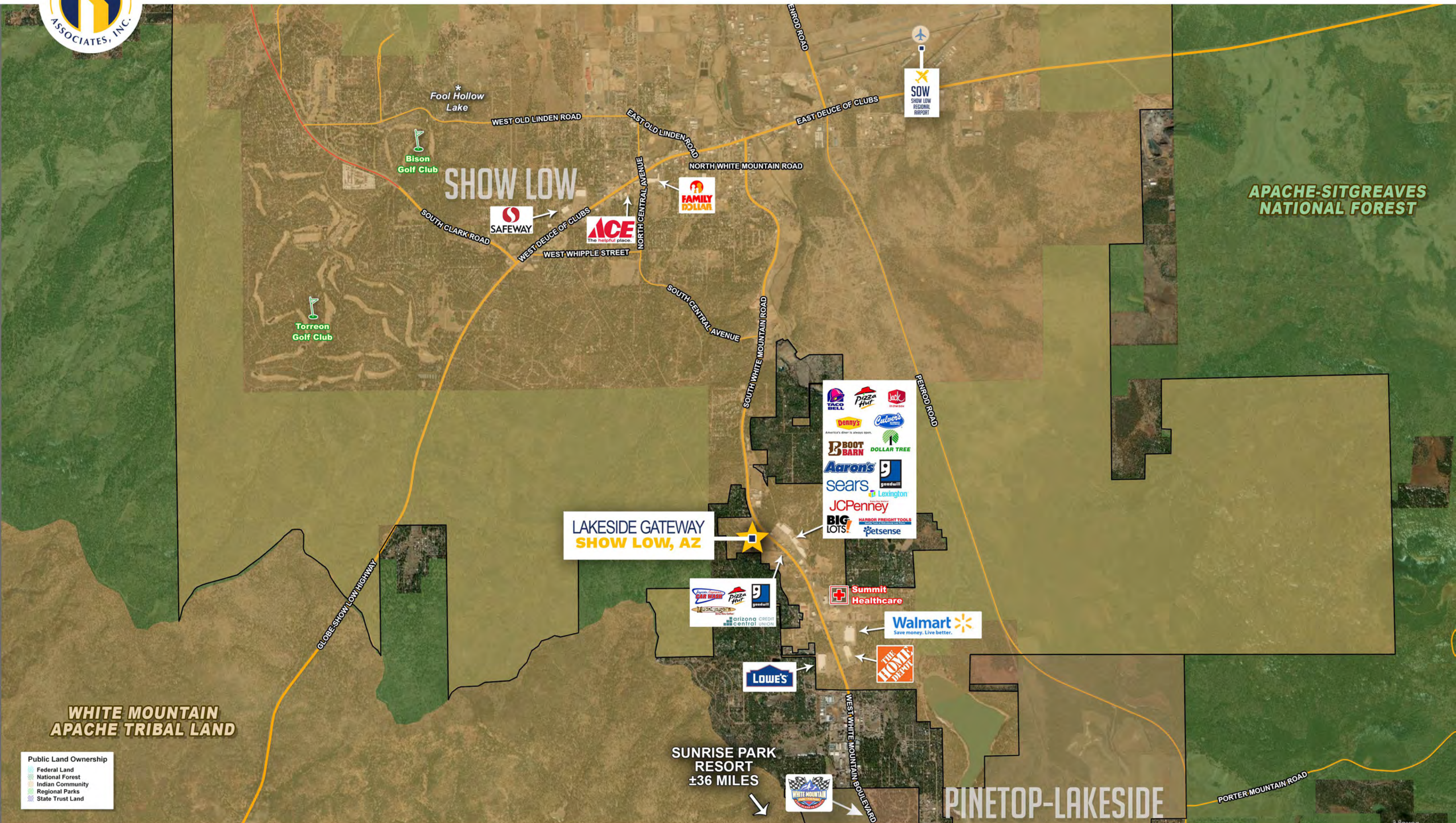
- Show Low High School
- Show Low Junior High
- Whipple Ranch Elementary School
- Nikolaus Homestead Elementary School

### Higher Education

- Northland Pioneer College **7,000 students**
- Northern Arizona University (White Mountain Campus)







WHITE MOUNTAIN APACHE TRIBAL LAND

APACHE-SITGREAVES NATIONAL FOREST

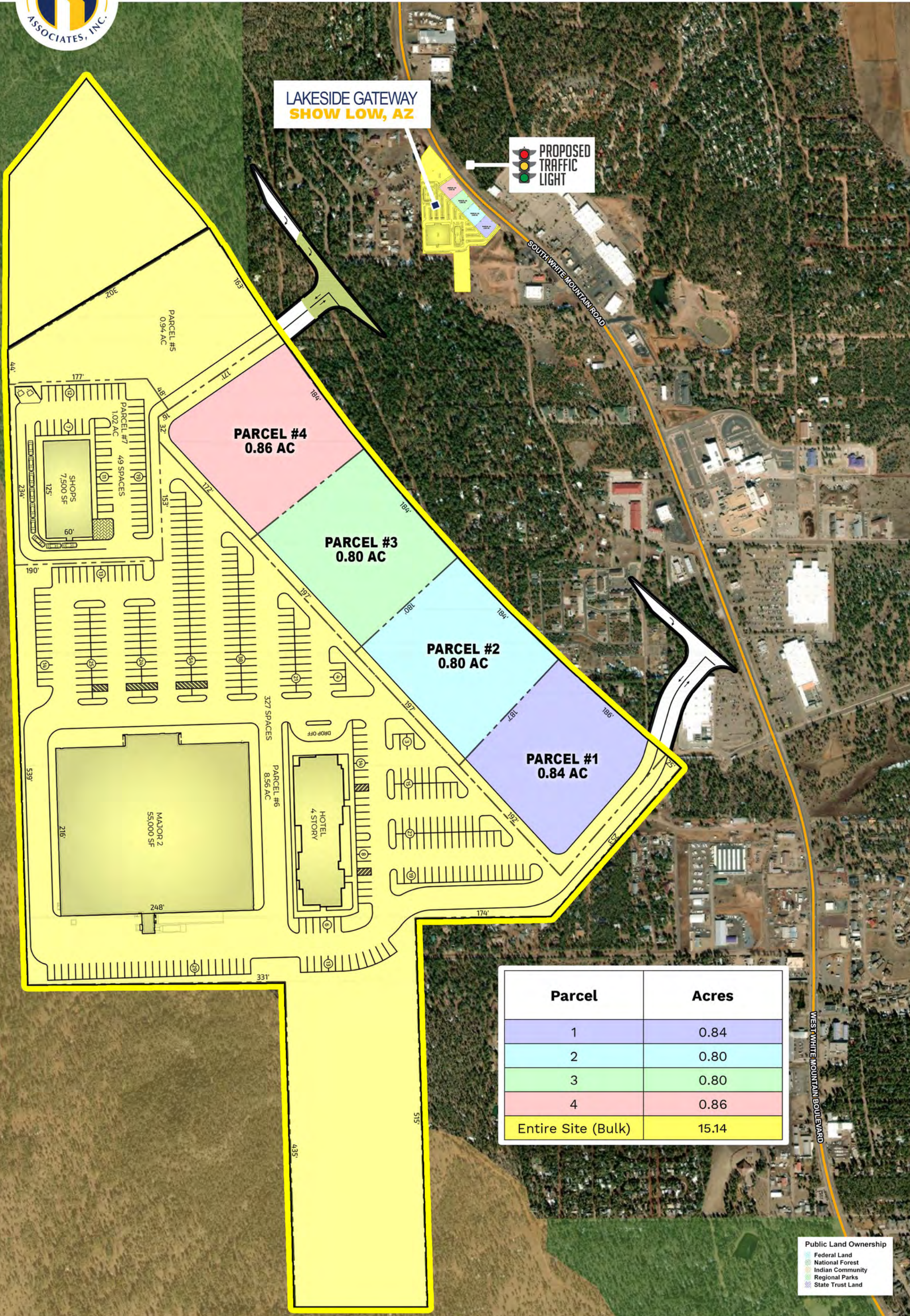
LAKESIDE GATEWAY SHOW LOW, AZ

SUNRISE PARK RESORT ±36 MILES

PINETOP-LAKESIDE



LAKESIDE GATEWAY / SHOW LOW (NAVAJO COUNTY), ARIZONA



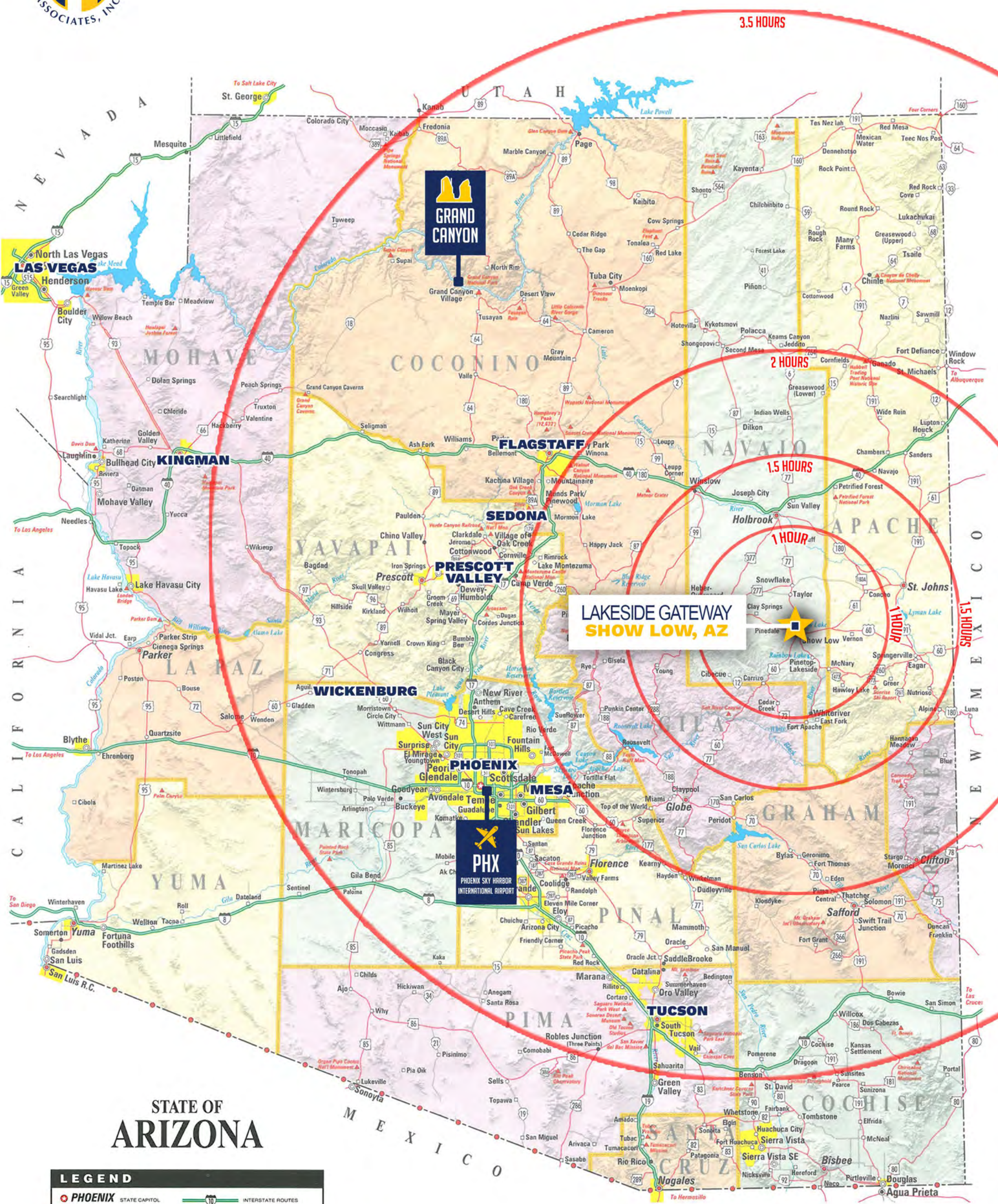
Parcel	Acres
1	0.84
2	0.80
3	0.80
4	0.86
Entire Site (Bulk)	15.14

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



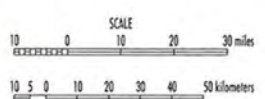
LAKESIDE GATEWAY  
SHOW LOW, AZ





STATE OF ARIZONA

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



PHOENIX MAPPING SERVICE  
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www.maps4u.com

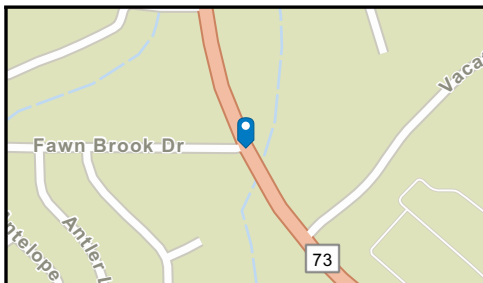
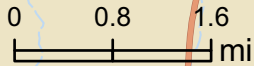
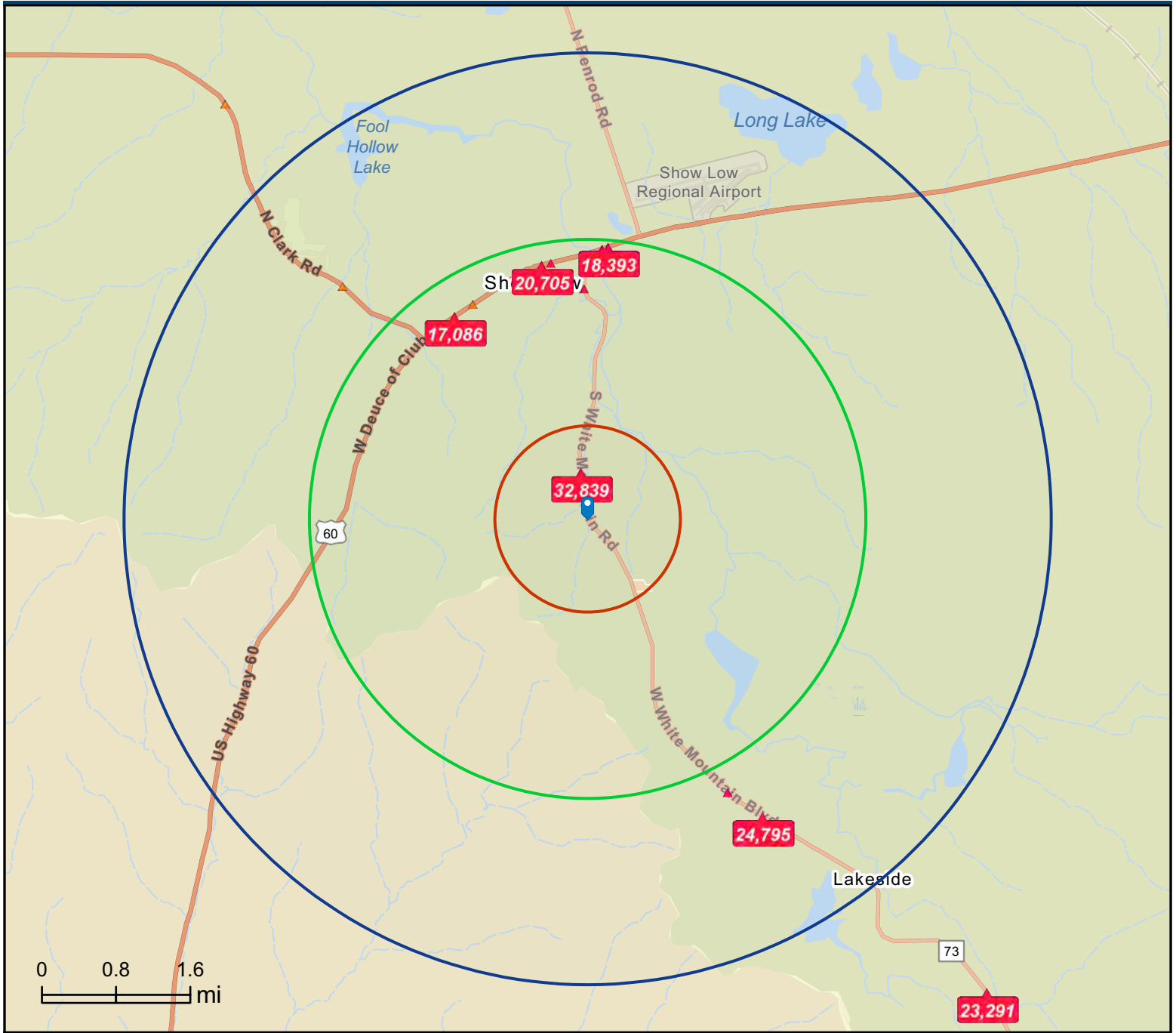
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ITEM NO. 74812

# Traffic Count Map

South White Mountain Road & Fawn Brook Drive  
 S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 34.21322  
 Longitude: -110.02793



- 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: ©2024 Kalibrate Technologies (Q2 2024).

# Traffic Count Profile

South White Mountain Road & Fawn Brook Drive  
 S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
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 Latitude: 34.21322  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.50	South White Mountain Road	Ellsworth Rd (0.4 miles S)	2022	32839
2.48	South White Mountain Road	S 12th Pl (0.01 miles S)	2022	21087
2.56	United States Highway 60	W Deuce of Clubs (0.48 miles NE)	2002	5365
2.60	West Deuce of Clubs	W Pine View Dr (0.15 miles NW)	2022	6605
2.61	West Deuce of Clubs	W Owens (0.03 miles NE)	2022	17086
2.62	W Deuce of Clubs	W Owens (0.03 miles SW)	2002	13694
2.78	East Deuce of Clubs	N 6th St (0.03 miles E)	2022	20705
2.78	E Deuce of Clubs	E Old Linden Rd (0.03 miles W)	2002	25224
2.85	US 60;AZ 77	Stardust Dr (0.06 miles NE)	2021	3143
2.91	East Deuce of Clubs	N 16th Pl (0.0 miles E)	2022	17248
2.93	E Deuce of Clubs	N 16th Pl (0.08 miles W)	2002	18393
3.23	East Deuce of Clubs	N 27th Pl (0.04 miles E)	2022	5153
3.27	E Deuce of Clubs	United States Hwy 60 (0.05 miles W)	2002	7165
3.31	White Mountain Blvd	Kay Rd (0.1 miles NW)	2002	17105
3.63	North Clark Road	S 30th Ave (0.0 miles E)	2022	14496
3.69	United States Highway 60	Mogollon Rim Rd (0.77 miles NE)	2002	2975
3.71	West White Mountain Boulevard	Sunset Ln (0.08 miles SE)	2022	24795
4.03		E Deuce of Clubs (0.08 miles W)	2022	6908

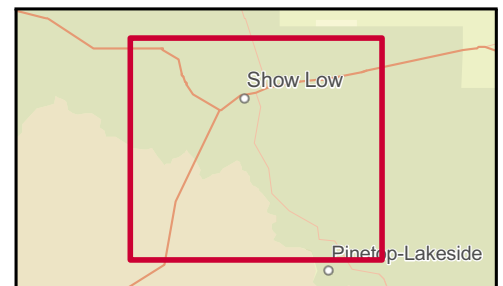
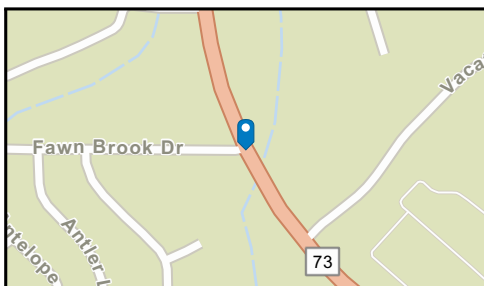
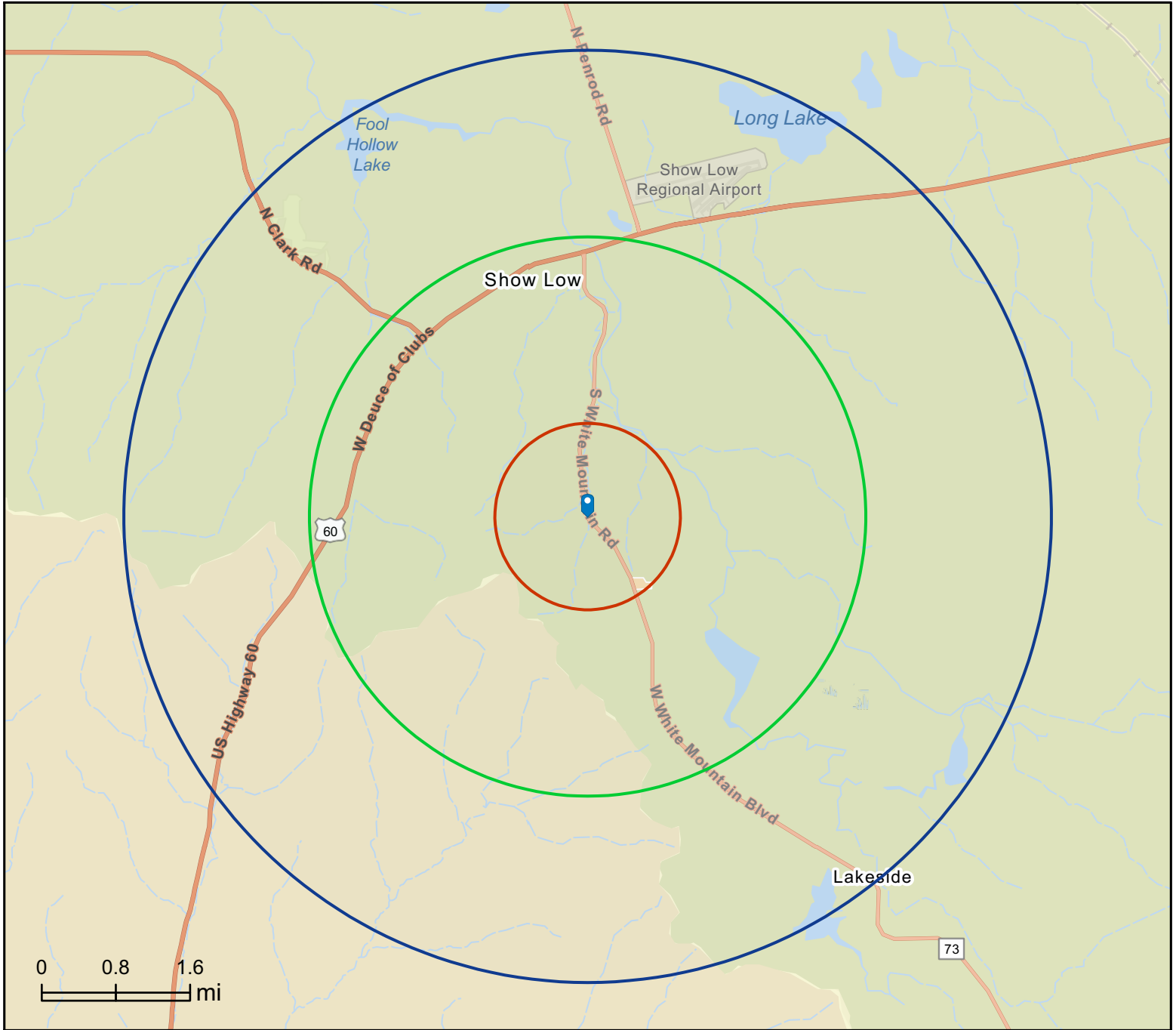
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are 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:** ©2024 Kalibrate Technologies (Q2 2024).

# Site Map

South White Mountain Road & Fawn Brook Drive  
S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 34.21322  
Longitude: -110.02793



# Executive Summary

South White Mountain Road & Fawn Brook Drive  
S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.21322  
Longitude: -110.02793

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,141	7,715	16,436
2020 Population	1,345	8,567	17,338
2024 Population	1,384	8,782	17,847
2029 Population	1,388	8,882	18,118
2010-2020 Annual Rate	1.66%	1.05%	0.54%
2020-2024 Annual Rate	0.67%	0.58%	0.68%
2024-2029 Annual Rate	0.06%	0.23%	0.30%
2020 Male Population	47.5%	48.4%	49.0%
2020 Female Population	52.5%	51.6%	51.0%
2020 Median Age	51.7	47.5	46.8
2024 Male Population	48.4%	49.1%	49.6%
2024 Female Population	51.6%	50.9%	50.4%
2024 Median Age	51.9	47.4	46.8

In the identified area, the current year population is 17,847. In 2020, the Census count in the area was 17,338. The rate of change since 2020 was 0.68% annually. The five-year projection for the population in the area is 18,118 representing a change of 0.30% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 46.8, compared to U.S. median age of 39.3.

<b>Race and Ethnicity</b>			
2024 White Alone	81.1%	79.1%	79.9%
2024 Black Alone	0.7%	0.5%	0.4%
2024 American Indian/Alaska Native Alone	4.4%	4.2%	4.2%
2024 Asian Alone	1.8%	1.5%	1.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	3.5%	4.7%	4.7%
2024 Two or More Races	8.4%	9.9%	9.4%
2024 Hispanic Origin (Any Race)	13.8%	16.2%	16.4%

Persons of Hispanic origin represent 16.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.7 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Households</b>			
2024 Wealth Index	94	76	86
2010 Households	527	3,191	6,636
2020 Households	637	3,617	7,173
2024 Households	646	3,761	7,470
2029 Households	657	3,863	7,689
2010-2020 Annual Rate	1.91%	1.26%	0.78%
2020-2024 Annual Rate	0.33%	0.92%	0.96%
2024-2029 Annual Rate	0.34%	0.54%	0.58%
2024 Average Household Size	2.07	2.30	2.36

The household count in this area has changed from 7,173 in 2020 to 7,470 in the current year, a change of 0.96% annually. The five-year projection of households is 7,689, a change of 0.58% annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2020. The number of families in the current year is 4,886 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# Executive Summary

South White Mountain Road & Fawn Brook Drive  
S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
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Prepared by Nathan and Associates, Inc.

Latitude: 34.21322  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	39.2%	34.6%	35.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$63,904	\$56,129	\$59,749
2029 Median Household Income	\$83,623	\$68,239	\$73,073
2024-2029 Annual Rate	5.53%	3.98%	4.11%
<b>Average Household Income</b>			
2024 Average Household Income	\$93,603	\$82,214	\$86,781
2029 Average Household Income	\$108,516	\$96,693	\$102,409
2024-2029 Annual Rate	3.00%	3.30%	3.37%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$39,587	\$35,264	\$36,337
2029 Per Capita Income	\$46,578	\$42,065	\$43,465
2024-2029 Annual Rate	3.31%	3.59%	3.65%
<b>GINI Index</b>			
2024 Gini Index	40.7	41.6	42.3
<b>Households by Income</b>			

Current median household income is \$59,749 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$73,073 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$86,781 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$102,409 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,337 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,465 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	67	76	75
2010 Total Housing Units	1,289	5,620	11,487
2010 Owner Occupied Housing Units	349	2,032	4,565
2010 Renter Occupied Housing Units	178	1,159	2,071
2010 Vacant Housing Units	762	2,429	4,851
2020 Total Housing Units	1,398	6,063	12,144
2020 Owner Occupied Housing Units	440	2,375	5,012
2020 Renter Occupied Housing Units	197	1,242	2,161
2020 Vacant Housing Units	659	2,355	5,023
2024 Total Housing Units	1,405	6,165	12,370
2024 Owner Occupied Housing Units	475	2,637	5,514
2024 Renter Occupied Housing Units	171	1,124	1,956
2024 Vacant Housing Units	759	2,404	4,900
2029 Total Housing Units	1,419	6,231	12,511
2029 Owner Occupied Housing Units	511	2,873	5,968
2029 Renter Occupied Housing Units	147	989	1,721
2029 Vacant Housing Units	762	2,368	4,822

<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	62.8	54.4	49.4

Currently, 44.6% of the 12,370 housing units in the area are owner occupied; 15.8%, renter occupied; and 39.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 12,144 housing units in the area and 41.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$334,970, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.50% annually to \$379,003.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# Market Profile

South White Mountain Road & Fawn Brook Drive  
S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.21322  
Longitude: -110.02793

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,141	7,715	16,436
2020 Total Population	1,345	8,567	17,338
2020 Group Quarters	57	148	268
2024 Total Population	1,384	8,782	17,847
2024 Group Quarters	49	128	232
2029 Total Population	1,388	8,882	18,118
2024-2029 Annual Rate	0.06%	0.23%	0.30%
2024 Total Daytime Population	2,012	12,413	20,763
Workers	1,164	7,238	10,263
Residents	848	5,175	10,500
<b>Household Summary</b>			
2010 Households	527	3,191	6,636
2010 Average Household Size	2.13	2.40	2.47
2020 Total Households	637	3,617	7,173
2020 Average Household Size	2.02	2.33	2.38
2024 Households	646	3,761	7,470
2024 Average Household Size	2.07	2.30	2.36
2029 Households	657	3,863	7,689
2029 Average Household Size	2.04	2.27	2.33
2024-2029 Annual Rate	0.34%	0.54%	0.58%
2010 Families	337	2,059	4,467
2010 Average Family Size	2.65	2.98	2.99
2024 Families	431	2,415	4,886
2024 Average Family Size	2.52	2.88	2.85
2029 Families	439	2,482	5,032
2029 Average Family Size	2.47	2.82	2.80
2024-2029 Annual Rate	0.37%	0.55%	0.59%
<b>Housing Unit Summary</b>			
2000 Housing Units	785	3,580	7,639
Owner Occupied Housing Units	33.5%	45.1%	46.9%
Renter Occupied Housing Units	9.0%	17.1%	15.0%
Vacant Housing Units	57.5%	37.8%	38.1%
2010 Housing Units	1,289	5,620	11,487
Owner Occupied Housing Units	27.1%	36.2%	39.7%
Renter Occupied Housing Units	13.8%	20.6%	18.0%
Vacant Housing Units	59.1%	43.2%	42.2%
2020 Housing Units	1,398	6,063	12,144
Owner Occupied Housing Units	31.5%	39.2%	41.3%
Renter Occupied Housing Units	14.1%	20.5%	17.8%
Vacant Housing Units	47.1%	38.8%	41.4%
2024 Housing Units	1,405	6,165	12,370
Owner Occupied Housing Units	33.8%	42.8%	44.6%
Renter Occupied Housing Units	12.2%	18.2%	15.8%
Vacant Housing Units	54.0%	39.0%	39.6%
2029 Housing Units	1,419	6,231	12,511
Owner Occupied Housing Units	36.0%	46.1%	47.7%
Renter Occupied Housing Units	10.4%	15.9%	13.8%
Vacant Housing Units	53.7%	38.0%	38.5%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

South White Mountain Road & Fawn Brook Drive  
 S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.21322  
 Longitude: -110.02793

	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	646	3,761	7,470
<\$15,000	5.6%	6.5%	8.2%
\$15,000 - \$24,999	9.6%	10.6%	9.6%
\$25,000 - \$34,999	9.9%	13.8%	12.6%
\$35,000 - \$49,999	16.3%	13.2%	11.1%
\$50,000 - \$74,999	13.6%	17.8%	17.6%
\$75,000 - \$99,999	6.7%	6.7%	10.3%
\$100,000 - \$149,999	18.0%	16.3%	15.4%
\$150,000 - \$199,999	15.2%	11.2%	9.7%
\$200,000+	5.3%	3.7%	5.6%
Average Household Income	\$93,603	\$82,214	\$86,781
<b>2029 Households by Income</b>			
Household Income Base	657	3,863	7,689
<\$15,000	4.0%	4.8%	6.0%
\$15,000 - \$24,999	7.9%	8.5%	7.6%
\$25,000 - \$34,999	8.4%	11.8%	10.7%
\$35,000 - \$49,999	12.9%	10.4%	8.7%
\$50,000 - \$74,999	14.0%	18.3%	18.0%
\$75,000 - \$99,999	7.3%	7.1%	11.0%
\$100,000 - \$149,999	21.2%	20.5%	19.1%
\$150,000 - \$199,999	18.3%	14.1%	12.1%
\$200,000+	6.2%	4.5%	6.9%
Average Household Income	\$108,516	\$96,693	\$102,409
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	475	2,637	5,514
<\$50,000	8.6%	6.8%	7.5%
\$50,000 - \$99,999	1.7%	3.0%	3.9%
\$100,000 - \$149,999	2.7%	10.6%	7.5%
\$150,000 - \$199,999	2.3%	2.6%	2.6%
\$200,000 - \$249,999	15.4%	14.6%	13.5%
\$250,000 - \$299,999	8.4%	11.3%	10.8%
\$300,000 - \$399,999	10.9%	10.4%	12.2%
\$400,000 - \$499,999	32.8%	27.8%	24.2%
\$500,000 - \$749,999	10.7%	7.6%	9.1%
\$750,000 - \$999,999	6.3%	5.2%	8.4%
\$1,000,000 - \$1,499,999	0.2%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$378,939	\$341,521	\$368,714
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	511	2,873	5,968
<\$50,000	6.7%	5.4%	6.2%
\$50,000 - \$99,999	1.4%	2.5%	3.2%
\$100,000 - \$149,999	1.8%	8.3%	5.7%
\$150,000 - \$199,999	1.4%	1.7%	1.9%
\$200,000 - \$249,999	14.5%	13.8%	12.1%
\$250,000 - \$299,999	8.2%	11.7%	10.8%
\$300,000 - \$399,999	11.2%	11.0%	12.8%
\$400,000 - \$499,999	36.0%	30.5%	27.0%
\$500,000 - \$749,999	12.3%	9.5%	10.8%
\$750,000 - \$999,999	6.7%	5.4%	9.1%
\$1,000,000 - \$1,499,999	0.2%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$400,488	\$363,200	\$393,063

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

South White Mountain Road & Fawn Brook Drive  
 S White Mountain Rd & Fawn Brook Dr, Show Low, Arizona, 85901  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 34.21322

Longitude: -110.02793

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$63,904	\$56,129	\$59,749
2029	\$83,623	\$68,239	\$73,073
<b>Median Home Value</b>			
2024	\$400,000	\$310,545	\$334,970
2029	\$414,130	\$358,703	\$379,003
<b>Per Capita Income</b>			
2024	\$39,587	\$35,264	\$36,337
2029	\$46,578	\$42,065	\$43,465
<b>Median Age</b>			
2010	45.7	42.6	42.5
2020	51.7	47.5	46.8
2024	51.9	47.4	46.8
2029	51.5	47.5	47.0
<b>2020 Population by Age</b>			
Total	1,345	8,567	17,338
0 - 4	4.8%	4.9%	4.9%
5 - 9	4.4%	5.0%	5.5%
10 - 14	6.1%	6.8%	6.8%
15 - 24	10.5%	10.9%	10.7%
25 - 34	7.7%	9.5%	9.6%
35 - 44	9.3%	10.4%	10.7%
45 - 54	10.8%	10.6%	10.3%
55 - 64	13.5%	15.1%	15.0%
65 - 74	18.4%	16.3%	16.0%
75 - 84	10.0%	8.1%	8.4%
85 +	4.5%	2.4%	2.1%
18 +	81.2%	79.4%	78.8%
<b>2024 Population by Age</b>			
Total	1,381	8,784	17,847
0 - 4	4.9%	5.0%	5.0%
5 - 9	5.1%	5.3%	5.5%
10 - 14	4.6%	5.2%	5.7%
15 - 24	10.5%	11.3%	11.2%
25 - 34	8.4%	9.6%	9.6%
35 - 44	9.9%	11.2%	11.2%
45 - 54	10.1%	10.3%	10.2%
55 - 64	13.2%	13.4%	13.1%
65 - 74	17.2%	16.3%	16.2%
75 - 84	11.9%	9.7%	9.8%
85 +	4.1%	2.6%	2.4%
18 +	82.1%	80.6%	79.9%
<b>2029 Population by Age</b>			
Total	1,387	8,880	18,118
0 - 4	4.7%	4.9%	4.9%
5 - 9	5.0%	5.2%	5.3%
10 - 14	5.3%	5.5%	5.6%
15 - 24	8.6%	9.8%	10.2%
25 - 34	9.8%	10.6%	10.3%
35 - 44	9.3%	11.0%	11.2%
45 - 54	10.5%	11.3%	11.2%
55 - 64	13.0%	11.9%	11.5%
65 - 74	15.1%	15.2%	15.3%
75 - 84	13.5%	11.3%	11.3%
85 +	5.1%	3.4%	3.2%
18 +	82.3%	81.6%	80.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 11, 2024



# Market Profile

South White Mountain Road & Fawn Brook Drive  
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	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	639	4,146	8,503
Females	706	4,421	8,835
<b>2024 Population by Sex</b>			
Males	670	4,312	8,851
Females	714	4,470	8,996
<b>2029 Population by Sex</b>			
Males	667	4,341	8,932
Females	721	4,541	9,187
<b>2010 Population by Race/Ethnicity</b>			
Total	1,142	7,714	16,436
White Alone	87.9%	87.0%	87.7%
Black Alone	0.4%	0.4%	0.4%
American Indian Alone	4.3%	4.1%	3.6%
Asian Alone	0.7%	0.9%	0.7%
Pacific Islander Alone	0.3%	0.1%	0.1%
Some Other Race Alone	3.2%	4.6%	4.8%
Two or More Races	3.2%	2.9%	2.6%
Hispanic Origin	10.7%	13.4%	14.1%
Diversity Index	37.0	41.5	41.4
<b>2020 Population by Race/Ethnicity</b>			
Total	1,345	8,567	17,338
White Alone	81.2%	79.4%	80.1%
Black Alone	0.5%	0.4%	0.4%
American Indian Alone	5.0%	4.8%	4.8%
Asian Alone	1.6%	1.3%	1.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.4%	4.5%	4.5%
Two or More Races	8.1%	9.6%	9.1%
Hispanic Origin	13.1%	15.2%	15.4%
Diversity Index	48.3	52.3	51.6
<b>2024 Population by Race/Ethnicity</b>			
Total	1,383	8,781	17,847
White Alone	81.1%	79.1%	79.9%
Black Alone	0.7%	0.5%	0.4%
American Indian Alone	4.4%	4.2%	4.2%
Asian Alone	1.8%	1.5%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	4.7%	4.7%
Two or More Races	8.4%	9.9%	9.4%
Hispanic Origin	13.8%	16.2%	16.4%
Diversity Index	49.1	53.4	52.7
<b>2029 Population by Race/Ethnicity</b>			
Total	1,388	8,883	18,119
White Alone	79.8%	77.6%	78.4%
Black Alone	0.6%	0.5%	0.4%
American Indian Alone	4.6%	4.4%	4.4%
Asian Alone	2.0%	1.6%	1.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.8%	5.1%	5.1%
Two or More Races	9.1%	10.7%	10.2%
Hispanic Origin	14.9%	17.5%	17.7%
Diversity Index	51.6	56.1	55.4

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

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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South White Mountain Road & Fawn Brook Drive  
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	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	1,345	8,567	17,338
In Households	95.8%	98.3%	98.5%
Householder	41.9%	41.8%	41.3%
Opposite-Sex Spouse	20.1%	19.8%	20.3%
Same-Sex Spouse	0.1%	0.1%	0.1%
Opposite-Sex Unmarried Partner	2.3%	2.6%	2.6%
Same-Sex Unmarried Partner	0.1%	0.2%	0.1%
Biological Child	20.4%	22.4%	23.0%
Adopted Child	0.5%	0.7%	0.8%
Stepchild	1.3%	1.6%	1.5%
Grandchild	1.7%	2.1%	2.4%
Brother or Sister	0.8%	0.9%	0.9%
Parent	1.0%	1.1%	1.0%
Parent-in-law	0.3%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.4%	0.4%	0.4%
Other Relatives	1.4%	1.2%	0.9%
Foster Child	0.1%	0.2%	0.1%
Other Nonrelatives	3.0%	3.0%	2.8%
In Group Quarters	4.2%	1.7%	1.5%
Institutionalized	4.2%	1.4%	1.2%
Noninstitutionalized	0.0%	0.4%	0.4%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	1,036	6,426	12,951
Less than 9th Grade	2.0%	1.2%	1.9%
9th - 12th Grade, No Diploma	4.1%	4.1%	4.0%
High School Graduate	17.8%	20.2%	20.9%
GED/Alternative Credential	4.6%	5.8%	5.5%
Some College, No Degree	33.2%	28.1%	27.3%
Associate Degree	8.8%	10.9%	10.3%
Bachelor's Degree	14.7%	18.5%	19.1%
Graduate/Professional Degree	14.9%	11.2%	11.0%
<b>2024 Population 15+ by Marital Status</b>			
Total	1,181	7,418	14,956
Never Married	18.1%	20.6%	23.9%
Married	63.4%	61.1%	59.0%
Widowed	7.8%	6.0%	5.0%
Divorced	10.7%	12.3%	12.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	543	3,836	7,878
Population 16+ Employed	99.4%	95.4%	94.6%
Population 16+ Unemployment rate	0.6%	4.6%	5.4%
Population 16-24 Employed	7.6%	10.6%	12.2%
Population 16-24 Unemployment rate	0.0%	4.0%	6.6%
Population 25-54 Employed	61.5%	58.8%	58.3%
Population 25-54 Unemployment rate	0.9%	6.6%	5.7%
Population 55-64 Employed	21.3%	20.5%	18.2%
Population 55-64 Unemployment rate	0.0%	0.4%	1.4%
Population 65+ Employed	9.4%	10.1%	11.3%
Population 65+ Unemployment rate	0.0%	1.1%	8.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
<b>2024 Employed Population 16+ by Industry</b>			
Total	540	3,659	7,454
Agriculture/Mining	2.8%	3.3%	2.3%
Construction	2.8%	9.6%	12.3%
Manufacturing	9.3%	6.5%	5.4%
Wholesale Trade	0.2%	1.4%	1.6%
Retail Trade	10.7%	14.5%	14.4%
Transportation/Utilities	3.0%	2.6%	2.9%
Information	1.3%	0.7%	0.9%
Finance/Insurance/Real Estate	5.7%	3.2%	3.2%
Services	61.9%	53.5%	52.8%
Public Administration	2.8%	4.9%	4.1%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	541	3,659	7,454
White Collar	71.1%	59.1%	57.6%
Management/Business/Financial	19.3%	11.8%	14.6%
Professional	26.1%	26.9%	21.5%
Sales	15.6%	13.2%	13.0%
Administrative Support	10.2%	7.3%	8.4%
Services	15.0%	18.4%	20.1%
Blue Collar	14.1%	22.4%	22.3%
Farming/Forestry/Fishing	0.6%	0.6%	0.5%
Construction/Extraction	1.5%	3.0%	5.1%
Installation/Maintenance/Repair	5.4%	7.5%	6.1%
Production	1.1%	3.0%	2.6%
Transportation/Material Moving	5.6%	8.3%	8.0%
<b>2020 Households by Type</b>			
Total	637	3,617	7,173
Married Couple Households	50.1%	47.3%	49.7%
With Own Children <18	12.7%	13.3%	14.4%
Without Own Children <18	37.5%	34.0%	35.4%
Cohabiting Couple Households	6.1%	6.6%	6.6%
With Own Children <18	2.0%	2.3%	2.3%
Without Own Children <18	4.1%	4.3%	4.3%
Male Householder, No Spouse/Partner	16.5%	18.5%	18.4%
Living Alone	12.4%	12.8%	13.0%
65 Years and over	5.3%	5.6%	5.9%
With Own Children <18	1.7%	2.0%	1.6%
Without Own Children <18, With Relatives	1.6%	2.5%	2.5%
No Relatives Present	0.9%	1.2%	1.2%
Female Householder, No Spouse/Partner	27.2%	27.6%	25.3%
Living Alone	14.8%	16.5%	15.0%
65 Years and over	9.1%	10.2%	9.3%
With Own Children <18	5.0%	4.5%	4.2%
Without Own Children <18, With Relatives	6.0%	5.3%	5.0%
No Relatives Present	1.4%	1.2%	1.1%
<b>2020 Households by Size</b>			
Total	637	3,617	7,173
1 Person Household	27.2%	29.3%	28.0%
2 Person Household	43.3%	40.1%	40.0%
3 Person Household	11.6%	12.0%	11.9%
4 Person Household	8.8%	8.4%	9.1%
5 Person Household	4.7%	5.2%	5.7%
6 Person Household	2.0%	2.6%	2.9%
7 + Person Household	2.4%	2.5%	2.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

South White Mountain Road & Fawn Brook Drive  
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	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	637	3,617	7,173
Owner Occupied	69.1%	65.7%	69.9%
Owned with a Mortgage/Loan	36.7%	39.4%	42.3%
Owned Free and Clear	32.3%	26.3%	27.6%
Renter Occupied	30.9%	34.3%	30.1%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	67	76	75
Percent of Income for Mortgage	39.2%	34.6%	35.1%
Wealth Index	94	76	86
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	1,398	6,063	12,144
Urban Housing Units	84.1%	86.7%	87.2%
Rural Housing Units	15.9%	13.3%	12.8%
<b>2020 Population By Urban/ Rural Status</b>			
Total	1,345	8,567	17,338
Urban Population	86.1%	87.0%	86.5%
Rural Population	13.9%	13.0%	13.5%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Senior Escapes (9D)	Senior Escapes (9D)	Senior Escapes (9D)
2.	The Great Outdoors (6C)	Midlife Constants (5E)	The Great Outdoors (6C)
3.		The Great Outdoors (6C)	Rural Resort Dwellers (6E)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,135,104	\$5,935,733	\$12,453,477
Average Spent	\$1,757.13	\$1,578.23	\$1,667.13
Spending Potential Index	74	66	70
Education: Total \$	\$669,981	\$3,682,562	\$7,682,083
Average Spent	\$1,037.12	\$979.14	\$1,028.39
Spending Potential Index	60	57	60
Entertainment/Recreation: Total \$	\$2,355,912	\$11,923,655	\$24,929,040
Average Spent	\$3,646.92	\$3,170.34	\$3,337.22
Spending Potential Index	89	78	82
Food at Home: Total \$	\$4,079,889	\$20,712,635	\$44,016,144
Average Spent	\$6,315.62	\$5,507.21	\$5,892.39
Spending Potential Index	86	75	81
Food Away from Home: Total \$	\$1,979,046	\$10,184,042	\$21,625,943
Average Spent	\$3,063.54	\$2,707.80	\$2,895.04
Spending Potential Index	79	70	74
Health Care: Total \$	\$4,998,325	\$25,161,658	\$52,760,367
Average Spent	\$7,737.35	\$6,690.15	\$7,062.97
Spending Potential Index	101	87	92
HH Furnishings & Equipment: Total \$	\$1,825,879	\$9,253,994	\$19,459,392
Average Spent	\$2,826.44	\$2,460.51	\$2,605.01
Spending Potential Index	89	78	82
Personal Care Products & Services: Total \$	\$523,852	\$2,622,136	\$5,524,223
Average Spent	\$810.92	\$697.19	\$739.52
Spending Potential Index	81	70	74
Shelter: Total \$	\$14,176,289	\$71,262,378	\$147,585,145
Average Spent	\$21,944.72	\$18,947.72	\$19,757.05
Spending Potential Index	82	71	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,202,850	\$11,123,544	\$23,410,184
Average Spent	\$3,409.98	\$2,957.60	\$3,133.89
Spending Potential Index	97	84	89
Travel: Total \$	\$1,671,394	\$8,423,681	\$17,468,477
Average Spent	\$2,587.30	\$2,239.75	\$2,338.48
Spending Potential Index	85	74	77
Vehicle Maintenance & Repairs: Total \$	\$908,390	\$4,553,471	\$9,533,344
Average Spent	\$1,406.18	\$1,210.71	\$1,276.22
Spending Potential Index	95	82	86

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.