



CITY OF PEORIA, ARIZONA

LEGACY PLACE MIXED-USE SITE



**SUBJECT
SITE**

Legacy Place
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF PEORIA, ARIZONA

LEGACY PLACE, MIXED-USE SITE

PROJECT OVERVIEW

The entire project of Legacy Place is a 346-acre master planned community comprised of Residential, Employment/ Industrial and Mixed-Use development.

LOCATION

Located at the northeast corner of 83rd Avenue and Northern Avenue in the City of Peoria, Arizona.

SIZE

±20.14 Acres (±877,298.4 SF)

ASSESSOR PARCEL NUMBERS

142-22-002N, 002S and 002T, 002U, 002V, 002W

SUGGESTED MINIMUM OFFERING PRICE

\$8,772,984 (\$435,600/Acre or \$10/SF)

TERMS

Cash

COMMENTS

This is the first phase of a Shea Home master plan straddling Peoria and Glendale. Van Trust is currently developing the Peoria Logistics Park just north of Legacy Place.

UTILITIES

- Electrical: SRP
- Communications: Cox, Century Link
- Natural Gas: Southwest Gas
- Refuse: City of Peoria
- Police: City of Peoria
- Fire: City of Peoria

SCHOOLS

Cotton Boll Elementary (K-8)
Raymond S. Kellis High School (9-12)

DUE DILIGENCE

[Please click to view](#)

PAD Standards and Guidelines Report
Legacy Place Concept Plans
Site Demographics
Ordinance 2022-03
Mixed Use Development Standards



ZONING

MU (Mixed Use) PAD | City of Peoria

- Zoning Ordinance 2022-03 ([Click Here](#))
- Mixed use Development Standards ([Click Here](#))

Multi-family residential uses shall not be more than 50% of the gross parcel area and shall be appropriately integrated with connectivity, shared common areas and compatible uses. There shall be no limitation on vertical multi-family residential uses. Please see PAD Standards (linked above) for additional information.

1. Development must be a mixture of commercial and residential uses within the 20 acres.
2. If developer “horizontally” mixes the uses, no more than 10 acres can be residential. That residential could be of the bungalow style, the multi-story garden style, etc.
3. If developer “horizontally” mixes the uses, there is no limit on the amount of commercial, except that there needs to be some residential within the 20 acres.
4. If developer “vertically” mixes the uses, i.e. residential on top of commercial, then the whole site could be residential as long as the first floor of that residential is commercial.

The City of Peoria will want to see a master site plan for the entire 20 acres before any portion of the 20 acres can be developed.



PEORIA QUICK FACTS



POPULATION

2021 population: **193,729**
Population growth annually: **1.31%**
Median age of **39**



GROWTH

Population estimate 2025: **204,023**
Number of households: **71,865**



PEORIA OPPORTUNITY TRIANGLE

is a **rapidly developing area** that is ideal for future-ready industries and companies. **Growing and expanding** technology-focused firms are reshaping multiple existing industries and creating new ones with **constant innovation**. Employers will find a **solid workforce** within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.

Source: peoriaed.com



RANKING

4th best place to get a job.
Top 50 best places to live in the US.
Houses the **#1** master planned community in Arizona.



EDUCATION

Colleges and Universities that serve Peoria:

Arizona State University (Public)
Grand Canyon University (Private)
Glendale Community College (Public)
Estrella Mountain Community College (Public)

Peoria Unified School District:

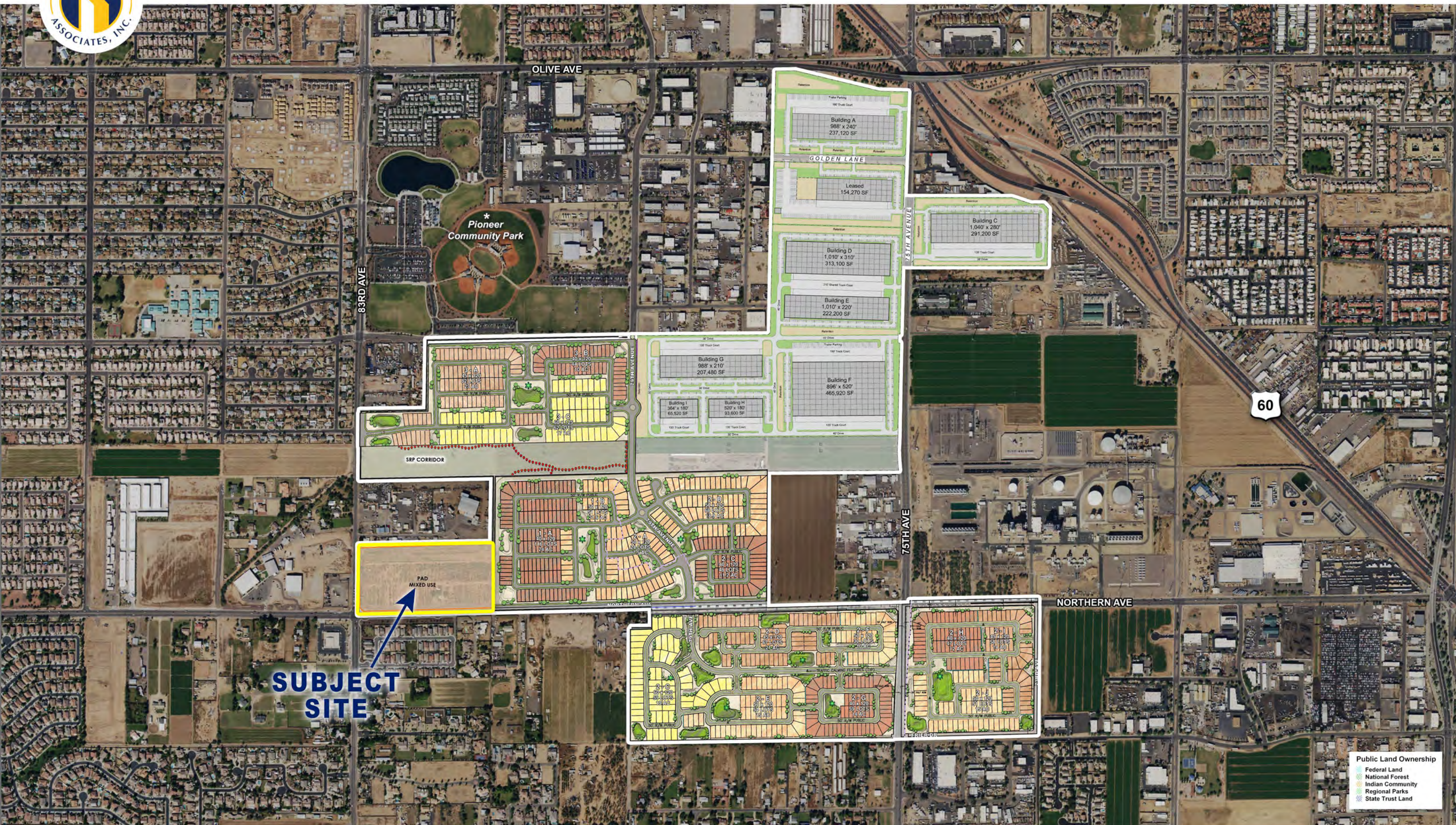
Public district, Grade levels K-12

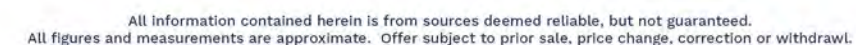
Source: peoriaed.com

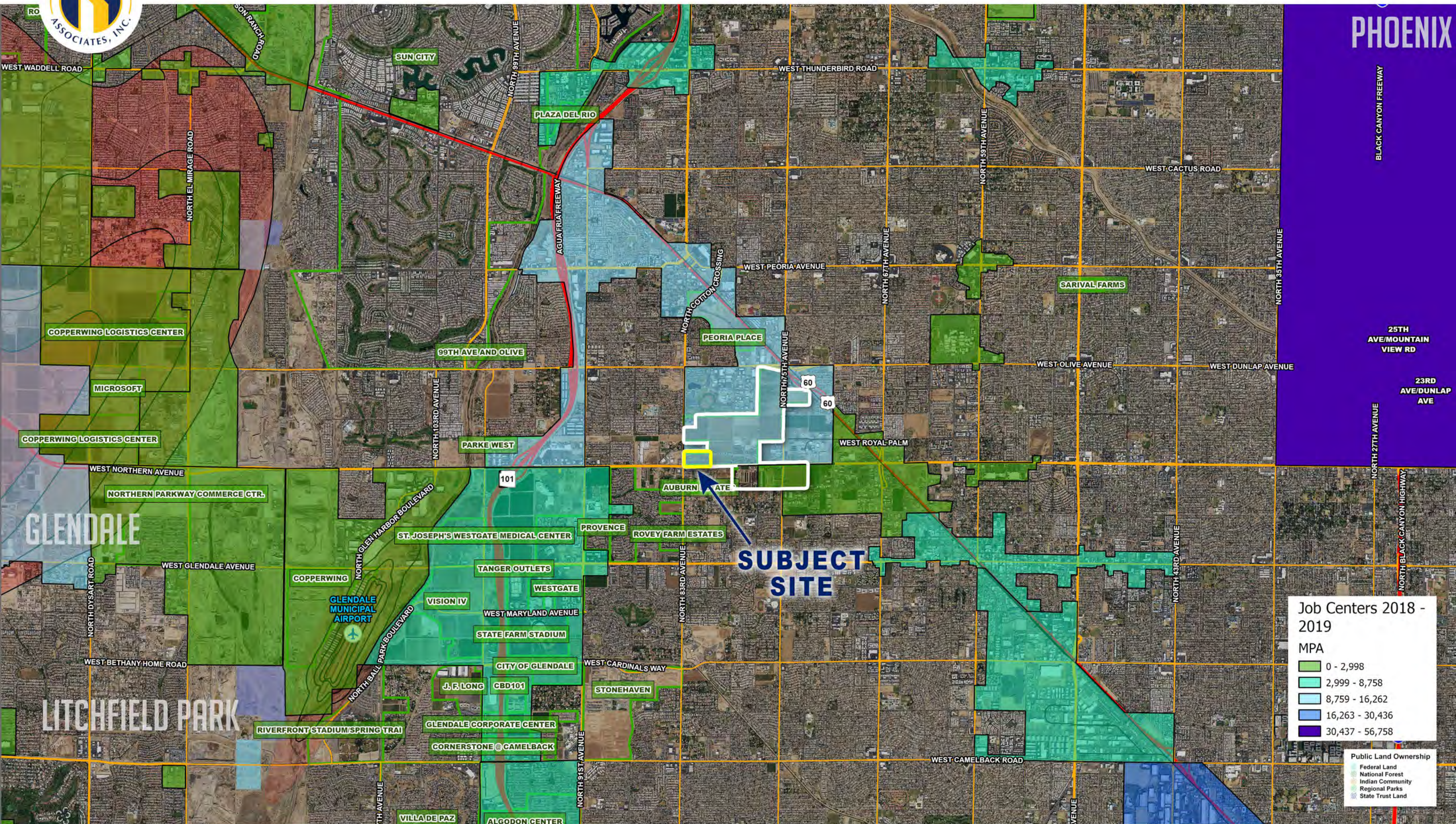


PEORIA'S LARGE EMPLOYERS

Peoria Unified School District **2,711**
Walmart Stores Inc. **604**
Younger Brothers Companies Inc. **485**
The Antigua Group **339**
Arizona Medical Clinic **300**
OakCraft Inc. **300**
Concrete Structures **230**
Support Services Complex **241**

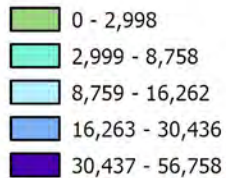






Job Centers 2018 - 2019

MPA



Public Land Ownership





PIONEER COMMUNITY PARK

Pioneer Community Park is an 83 acre park located near the southeast corner of 83rd Ave and Olive Ave in Peoria. The park features many amenities for Peoria residents and their families including baseball fields and multi-purpose fields, a dog park, and a 5-acre urban lake stocked with fish. The park is also home to a large public art installation, "Forge" by Thomas Sayre, which is visible from 83rd Ave.

AMENITIES

- Six Lighted Ball Fields
- Four Lighted Multipurpose Fields
- Dog Park
- 5 acre Urban Lake - Fishing Permit Required
- AZ Community Fishing Program
- Picnic Ramadas and Barbecue Grills
- Shaded Playground/Swing sets
- Splash Pad
- Heritage Court for small events





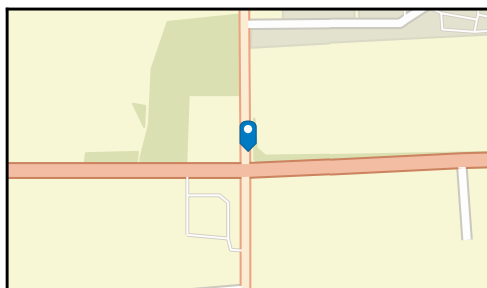
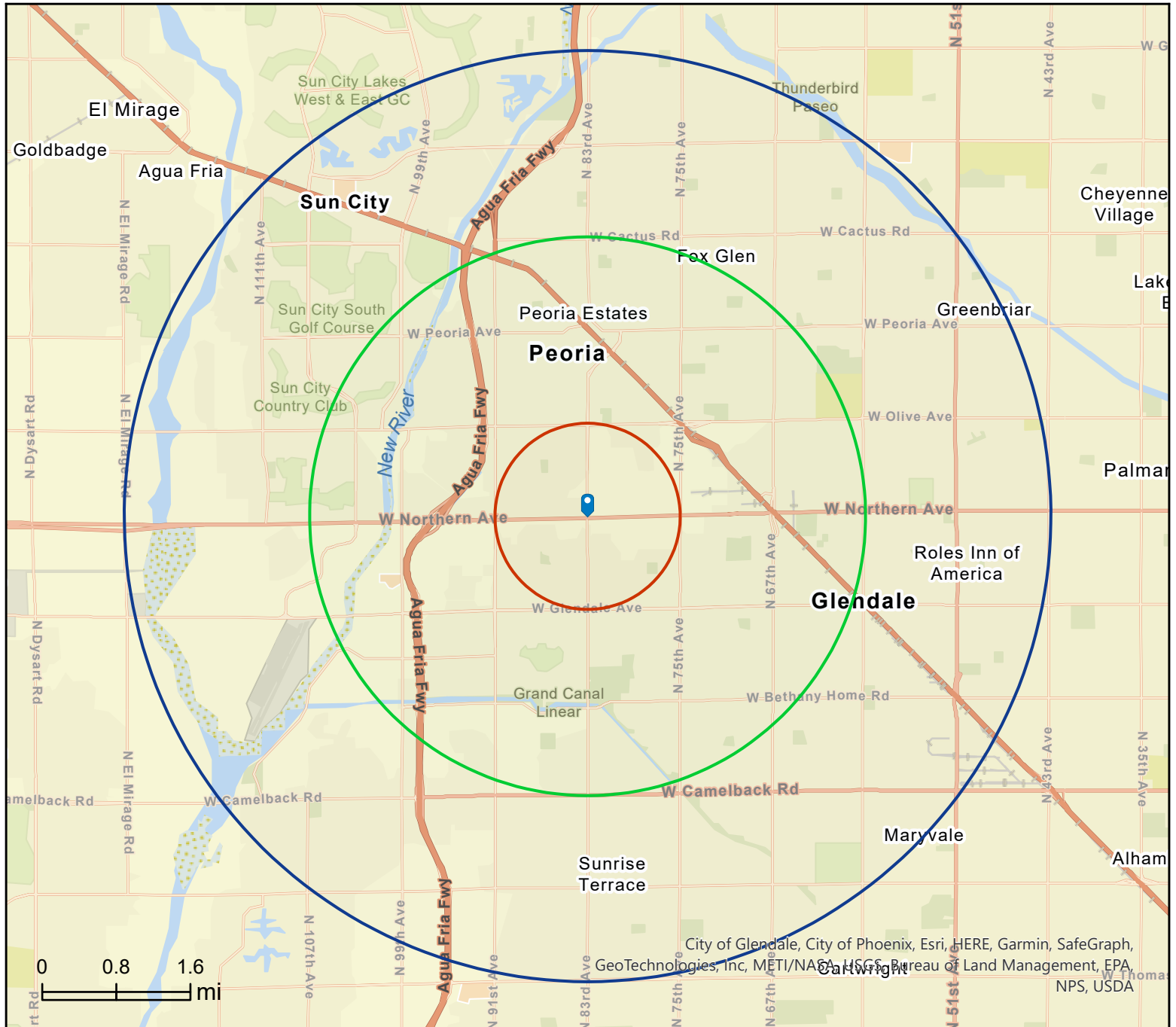
Site Map

83rd Avenue and Northern
8001-8039 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55225

Longitude: -112.23776



May 23, 2022



Traffic Count Profile

83rd Avenue and Northern
8001-8039 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55225
Longitude: -112.23776

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	N 83rd Ave	W Augusta Ave (0.06 miles S)	2014	10,061
0.16	West Northern Avenue	N 85th Ave (0.09 miles W)	2018	23,670
0.17	W Northern Ave	N 85th Ave (0.09 miles W)	2016	23,983
0.17	N 83rd Ave	W Las Palmaritas Dr (0.15000001 miles N)	2015	8,223
0.25	W Northern Ave	N 81st Dr (0.03 miles W)	2014	18,769
0.39	North 83rd Avenue	W Vista Ave (0.07 miles S)	2018	11,266
0.50	N 87th Ave	W Manzanita Dr (0.03 miles N)	2014	1,827
0.51	North 87th Avenue	W Manzanita Dr (0.04 miles SW)	2019	1,910
0.52	W Butler Dr	N 85th Ave (0.07 miles W)	2016	1,046
0.62	N 87th Ave	W Echo Ln (0.04 miles N)	2014	2,216
0.63	W Northern Ave	N 75th Dr (0.31 miles E)	2016	19,300
0.63	West Northern Avenue	N 75th Dr (0.31 miles E)	2019	22,837
0.67	North 87th Drive	W Echo Ln (0.01 miles N)	2019	1,913
0.70	N 83rd Ave	W Alice Ave (0.04 miles N)	2015	9,517
0.74	West Northern Avenue	N 89th Ave (0.0 miles W)	2018	23,561
0.76	W Northern Ave	N 89th Ave (0.01 miles E)	2016	24,781
0.81	North 83rd Avenue	W Alice Ave (0.08 miles S)	2019	10,078
0.83	N 83rd Ave	87th Ave (0.05 miles S)	2015	11,100
0.86	N 79th Ave	W Golden Ln (0.13 miles N)	2015	525
0.90	N 87th Ave	W Lawrence Ln (0.02 miles N)	2015	2,283
0.93	W Butler Dr	N 89th Ave (0.06 miles E)	2016	1,006
0.99	West Olive Avenue	N 83rd Ave (0.1 miles W)	2019	33,438
1.00	W Olive Ave	N 81st Ave (0.11 miles E)	2016	26,750
1.00	West Olive Avenue	N 81st Ave (0.11 miles E)	2018	28,597
1.00	W Olive Ave	N 85th Ave (0.06 miles W)	2015	24,760
1.01	N 91st Ave	W Northern Ave (0.14 miles N)	2015	9,100
1.01	N 75th Ave	W Frier Dr (0.08 miles S)	2010	12,478
1.01	N 91st Ave	W Royal Palm Rd (0.06 miles S)	2015	9,087
1.01	West Olive Avenue	N 85th Ave (0.0 miles E)	2018	23,732
1.02	West Olive Avenue	N 85th Ave (0.0 miles E)	2019	34,939

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.

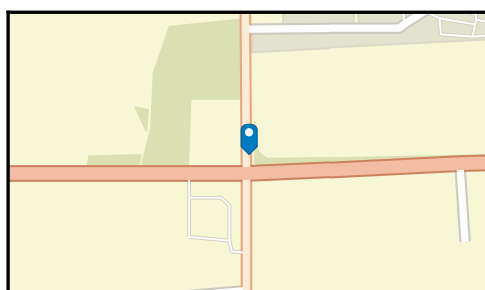
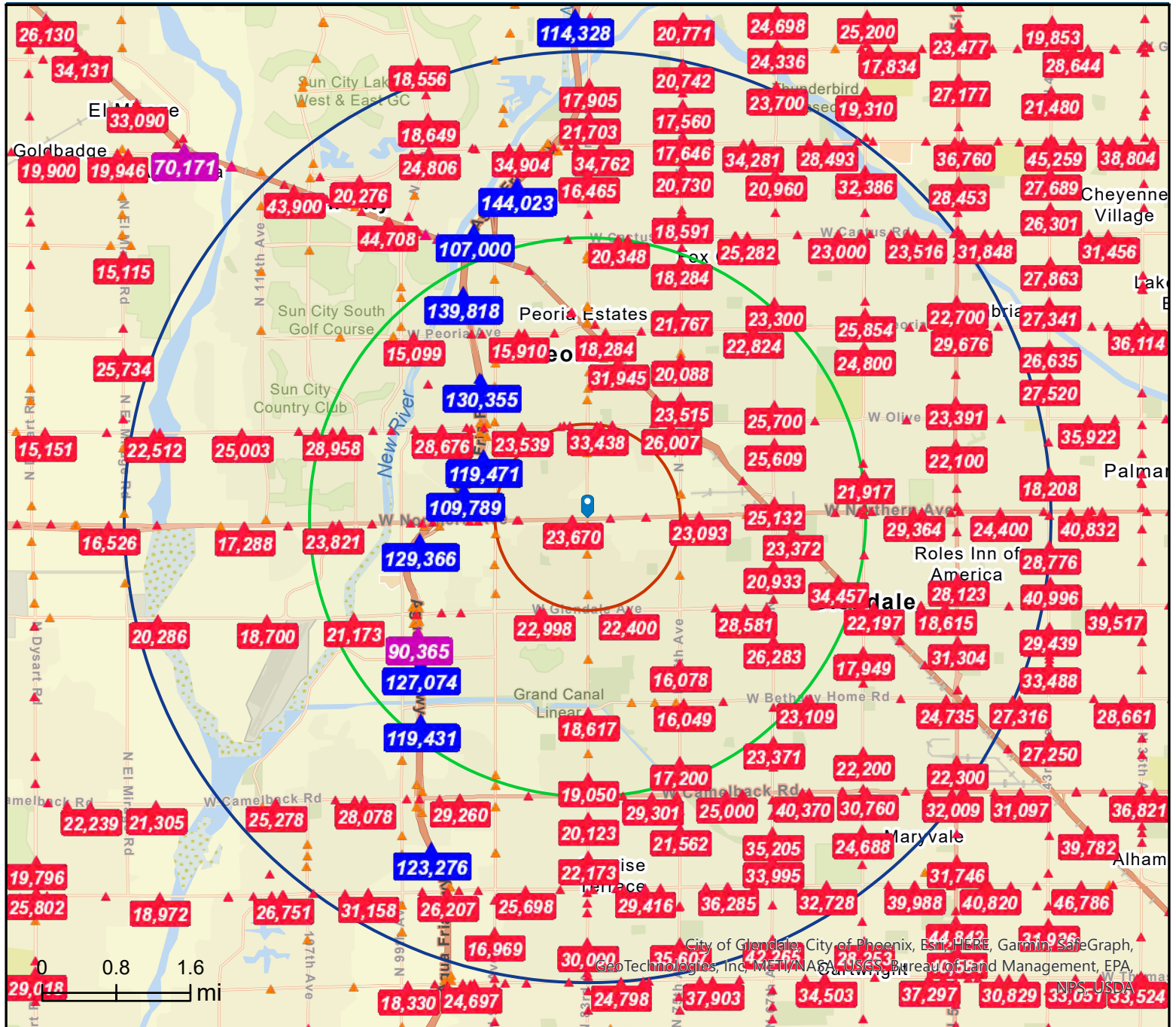
Source: ©2022 Kalibrate Technologies (Q1 2022).

83rd Avenue and Northern
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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: ©2022 Kalibrate Technologies (Q1 2022).

May 23, 2022



Executive Summary

83rd Avenue and Northern
8001-8039 N 83rd Ave, Peoria, Arizona, 85345
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Latitude: 33.55225
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	1 mile	3 miles	5 miles
Population			
2000 Population	4,989	100,170	310,728
2010 Population	7,980	114,215	333,969
2021 Population	9,707	130,409	371,708
2026 Population	11,731	140,707	396,531
2000-2010 Annual Rate	4.81%	1.32%	0.72%
2010-2021 Annual Rate	1.76%	1.19%	0.96%
2021-2026 Annual Rate	3.86%	1.53%	1.30%
2021 Male Population	49.5%	48.8%	48.7%
2021 Female Population	50.5%	51.2%	51.3%
2021 Median Age	33.9	33.1	34.0

In the identified area, the current year population is 371,708. In 2010, the Census count in the area was 333,969. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 396,531 representing a change of 1.30% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	59.7%	58.0%	60.0%
2021 Black Alone	5.6%	8.3%	7.2%
2021 American Indian/Alaska Native Alone	1.9%	2.0%	1.8%
2021 Asian Alone	8.2%	4.1%	3.3%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	18.7%	22.6%	23.0%
2021 Two or More Races	5.4%	4.8%	4.5%
2021 Hispanic Origin (Any Race)	40.7%	46.1%	48.8%

Persons of Hispanic origin represent 48.8% of the population in the identified area compared to 18.9% 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 81.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	91	54	58
2000 Households	1,538	34,962	108,094
2010 Households	2,427	39,266	114,430
2021 Total Households	2,881	44,541	126,212
2026 Total Households	3,481	47,873	133,929
2000-2010 Annual Rate	4.67%	1.17%	0.57%
2010-2021 Annual Rate	1.54%	1.13%	0.87%
2021-2026 Annual Rate	3.86%	1.45%	1.19%
2021 Average Household Size	3.34	2.90	2.92

The household count in this area has changed from 114,430 in 2010 to 126,212 in the current year, a change of 0.87% annually. The five-year projection of households is 133,929, a change of 1.19% annually from the current year total. Average household size is currently 2.92, compared to 2.90 in the year 2010. The number of families in the current year is 85,658 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 23, 2022



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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	16.8%	19.4%	18.9%
Median Household Income			
2021 Median Household Income	\$74,067	\$52,223	\$52,000
2026 Median Household Income	\$82,210	\$58,818	\$58,218
2021-2026 Annual Rate	2.11%	2.41%	2.28%
Average Household Income			
2021 Average Household Income	\$91,552	\$65,623	\$66,061
2026 Average Household Income	\$104,081	\$75,713	\$75,791
2021-2026 Annual Rate	2.60%	2.90%	2.79%
Per Capita Income			
2021 Per Capita Income	\$27,800	\$22,362	\$22,443
2026 Per Capita Income	\$31,607	\$25,687	\$25,608
2021-2026 Annual Rate	2.60%	2.81%	2.67%

Households by Income

Current median household income is \$52,000 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,218 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$66,061 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,791 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,443 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,608 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	145	127	129
2000 Total Housing Units	1,675	37,512	115,376
2000 Owner Occupied Housing Units	1,226	23,014	76,589
2000 Renter Occupied Housing Units	312	11,949	31,505
2000 Vacant Housing Units	137	2,549	7,282
2010 Total Housing Units	2,711	45,569	132,296
2010 Owner Occupied Housing Units	1,845	23,003	71,292
2010 Renter Occupied Housing Units	582	16,263	43,138
2010 Vacant Housing Units	284	6,303	17,866
2021 Total Housing Units	3,059	49,701	141,719
2021 Owner Occupied Housing Units	2,168	26,274	78,343
2021 Renter Occupied Housing Units	713	18,267	47,868
2021 Vacant Housing Units	178	5,160	15,507
2026 Total Housing Units	3,652	53,165	149,861
2026 Owner Occupied Housing Units	2,332	28,391	83,821
2026 Renter Occupied Housing Units	1,149	19,482	50,109
2026 Vacant Housing Units	171	5,292	15,932

Currently, 55.3% of the 141,719 housing units in the area are owner occupied; 33.8%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 132,296 housing units in the area - 53.9% owner occupied, 32.6% renter occupied, and 13.5% vacant. The annual rate of change in housing units since 2010 is 3.11%. Median home value in the area is \$234,798, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.52% annually to \$279,187.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 23, 2022



Market Profile

83rd Avenue and Northern
8001-8039 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55225
Longitude: -112.23776

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,989	100,170	310,728
2010 Total Population	7,980	114,215	333,969
2021 Total Population	9,707	130,409	371,708
2021 Group Quarters	77	1,108	3,342
2026 Total Population	11,731	140,707	396,531
2021-2026 Annual Rate	3.86%	1.53%	1.30%
2021 Total Daytime Population	7,909	112,774	317,776
Workers	2,942	42,439	111,516
Residents	4,967	70,335	206,260
Household Summary			
2000 Households	1,538	34,962	108,094
2000 Average Household Size	3.24	2.83	2.85
2010 Households	2,427	39,266	114,430
2010 Average Household Size	3.26	2.89	2.90
2021 Households	2,881	44,541	126,212
2021 Average Household Size	3.34	2.90	2.92
2026 Households	3,481	47,873	133,929
2026 Average Household Size	3.35	2.92	2.94
2021-2026 Annual Rate	3.86%	1.45%	1.19%
2010 Families	1,947	26,893	78,932
2010 Average Family Size	3.57	3.47	3.47
2021 Families	2,262	30,070	85,658
2021 Average Family Size	3.71	3.50	3.52
2026 Families	2,731	32,371	90,982
2026 Average Family Size	3.71	3.51	3.53
2021-2026 Annual Rate	3.84%	1.49%	1.21%
Housing Unit Summary			
2000 Housing Units	1,675	37,512	115,376
Owner Occupied Housing Units	73.2%	61.4%	66.4%
Renter Occupied Housing Units	18.6%	31.9%	27.3%
Vacant Housing Units	8.2%	6.8%	6.3%
2010 Housing Units	2,711	45,569	132,296
Owner Occupied Housing Units	68.1%	50.5%	53.9%
Renter Occupied Housing Units	21.5%	35.7%	32.6%
Vacant Housing Units	10.5%	13.8%	13.5%
2021 Housing Units	3,059	49,701	141,719
Owner Occupied Housing Units	70.9%	52.9%	55.3%
Renter Occupied Housing Units	23.3%	36.8%	33.8%
Vacant Housing Units	5.8%	10.4%	10.9%
2026 Housing Units	3,652	53,165	149,861
Owner Occupied Housing Units	63.9%	53.4%	55.9%
Renter Occupied Housing Units	31.5%	36.6%	33.4%
Vacant Housing Units	4.7%	10.0%	10.6%
Median Household Income			
2021	\$74,067	\$52,223	\$52,000
2026	\$82,210	\$58,818	\$58,218
Median Home Value			
2021	\$296,875	\$241,674	\$234,798
2026	\$346,777	\$285,658	\$279,187
Per Capita Income			
2021	\$27,800	\$22,362	\$22,443
2026	\$31,607	\$25,687	\$25,608
Median Age			
2010	33.2	31.7	32.7
2021	33.9	33.1	34.0
2026	34.2	33.9	34.8

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	2,881	44,541	126,212
<\$15,000	4.1%	10.8%	10.6%
\$15,000 - \$24,999	6.6%	10.7%	10.6%
\$25,000 - \$34,999	7.4%	9.8%	10.3%
\$35,000 - \$49,999	11.7%	16.2%	16.2%
\$50,000 - \$74,999	20.8%	19.5%	19.6%
\$75,000 - \$99,999	15.7%	13.6%	13.4%
\$100,000 - \$149,999	20.1%	13.3%	13.1%
\$150,000 - \$199,999	7.3%	4.2%	4.0%
\$200,000+	6.4%	1.9%	2.2%
Average Household Income	\$91,552	\$65,623	\$66,061
2026 Households by Income			
Household Income Base	3,481	47,873	133,929
<\$15,000	3.1%	8.5%	8.6%
\$15,000 - \$24,999	5.1%	9.0%	9.0%
\$25,000 - \$34,999	6.9%	8.6%	8.8%
\$35,000 - \$49,999	11.8%	15.2%	15.2%
\$50,000 - \$74,999	18.0%	19.5%	19.7%
\$75,000 - \$99,999	14.4%	14.9%	14.5%
\$100,000 - \$149,999	23.3%	16.2%	16.0%
\$150,000 - \$199,999	9.7%	5.8%	5.5%
\$200,000+	7.7%	2.4%	2.6%
Average Household Income	\$104,081	\$75,713	\$75,791
2021 Owner Occupied Housing Units by Value			
Total	2,168	26,261	78,320
<\$50,000	0.8%	7.7%	5.8%
\$50,000 - \$99,999	0.3%	3.5%	4.2%
\$100,000 - \$149,999	1.4%	4.2%	6.2%
\$150,000 - \$199,999	4.9%	15.3%	16.9%
\$200,000 - \$249,999	18.7%	23.2%	24.2%
\$250,000 - \$299,999	25.5%	21.2%	19.4%
\$300,000 - \$399,999	25.0%	13.7%	12.7%
\$400,000 - \$499,999	10.5%	4.8%	4.6%
\$500,000 - \$749,999	10.7%	3.8%	3.9%
\$750,000 - \$999,999	2.3%	1.5%	1.0%
\$1,000,000 - \$1,499,999	0.0%	0.8%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.3%	0.2%
Average Home Value	\$344,295	\$271,005	\$262,623
2026 Owner Occupied Housing Units by Value			
Total	2,332	28,375	83,793
<\$50,000	0.0%	2.4%	1.8%
\$50,000 - \$99,999	0.0%	0.8%	0.4%
\$100,000 - \$149,999	0.0%	2.8%	1.9%
\$150,000 - \$199,999	0.5%	6.8%	7.7%
\$200,000 - \$249,999	11.3%	18.9%	23.6%
\$250,000 - \$299,999	24.9%	25.6%	25.1%
\$300,000 - \$399,999	28.6%	20.8%	19.5%
\$400,000 - \$499,999	14.3%	9.0%	8.5%
\$500,000 - \$749,999	16.7%	7.1%	7.1%
\$750,000 - \$999,999	3.6%	3.0%	2.2%
\$1,000,000 - \$1,499,999	0.1%	1.9%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.7%	0.4%
Average Home Value	\$396,913	\$356,052	\$342,099

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

May 23, 2022



Market Profile

83rd Avenue and Northern
8001-8039 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55225
Longitude: -112.23776

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,982	114,211	333,969
0 - 4	7.5%	8.2%	8.1%
5 - 9	8.6%	8.2%	8.0%
10 - 14	8.8%	8.2%	8.1%
15 - 24	15.1%	16.0%	15.5%
25 - 34	12.4%	14.0%	13.3%
35 - 44	15.2%	13.2%	12.7%
45 - 54	15.6%	13.1%	12.5%
55 - 64	10.1%	9.1%	9.6%
65 - 74	4.1%	5.3%	6.2%
75 - 84	1.8%	3.2%	4.0%
85 +	0.8%	1.6%	2.0%
18 +	69.4%	70.3%	70.9%
2021 Population by Age			
Total	9,708	130,410	371,707
0 - 4	7.0%	7.5%	7.4%
5 - 9	7.3%	7.1%	7.2%
10 - 14	7.4%	6.8%	6.9%
15 - 24	12.9%	14.2%	13.8%
25 - 34	17.1%	17.5%	16.2%
35 - 44	12.8%	11.6%	11.5%
45 - 54	12.0%	10.6%	10.5%
55 - 64	12.3%	10.8%	10.6%
65 - 74	7.7%	8.2%	8.8%
75 - 84	2.6%	3.9%	4.7%
85 +	0.8%	1.8%	2.4%
18 +	74.0%	74.6%	74.5%
2026 Population by Age			
Total	11,733	140,705	396,531
0 - 4	7.3%	7.6%	7.5%
5 - 9	7.4%	7.2%	7.2%
10 - 14	7.4%	7.0%	7.1%
15 - 24	11.9%	12.9%	12.9%
25 - 34	17.5%	17.2%	15.6%
35 - 44	14.4%	13.3%	12.9%
45 - 54	11.1%	9.8%	10.0%
55 - 64	10.4%	9.8%	9.7%
65 - 74	7.9%	8.6%	9.0%
75 - 84	3.7%	4.8%	5.7%
85 +	0.8%	1.8%	2.4%
18 +	73.7%	74.4%	74.4%
2010 Population by Sex			
Males	3,962	55,414	161,950
Females	4,018	58,801	172,019
2021 Population by Sex			
Males	4,809	63,593	181,059
Females	4,898	66,816	190,649
2026 Population by Sex			
Males	5,802	68,690	193,498
Females	5,929	72,017	203,033

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Rings: 1, 3, 5 mile radii

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Latitude: 33.55225

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,981	114,215	333,968
White Alone	66.9%	63.3%	64.9%
Black Alone	4.7%	6.8%	5.9%
American Indian Alone	1.8%	1.8%	1.7%
Asian Alone	6.4%	3.3%	2.6%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	15.4%	20.4%	20.8%
Two or More Races	4.5%	4.1%	3.9%
Hispanic Origin	35.1%	42.5%	45.2%
Diversity Index	75.3	79.2	78.5
2021 Population by Race/Ethnicity			
Total	9,707	130,409	371,707
White Alone	59.7%	58.0%	60.0%
Black Alone	5.6%	8.3%	7.2%
American Indian Alone	1.9%	2.0%	1.8%
Asian Alone	8.2%	4.1%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	18.7%	22.6%	23.0%
Two or More Races	5.4%	4.8%	4.5%
Hispanic Origin	40.7%	46.1%	48.8%
Diversity Index	81.0	82.6	81.6
2026 Population by Race/Ethnicity			
Total	11,731	140,707	396,530
White Alone	57.4%	55.9%	58.0%
Black Alone	6.0%	8.9%	7.9%
American Indian Alone	1.9%	2.1%	1.9%
Asian Alone	8.9%	4.5%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	19.8%	23.3%	23.6%
Two or More Races	5.8%	5.1%	4.8%
Hispanic Origin	42.9%	47.6%	50.2%
Diversity Index	82.6	83.8	82.8
2010 Population by Relationship and Household Type			
Total	7,980	114,215	333,969
In Households	99.2%	99.2%	99.2%
In Family Households	90.6%	85.3%	85.8%
Householder	24.5%	23.5%	23.6%
Spouse	18.2%	15.1%	15.5%
Child	38.3%	36.9%	36.4%
Other relative	6.1%	6.1%	6.6%
Nonrelative	3.4%	3.7%	3.7%
In Nonfamily Households	8.6%	13.9%	13.4%
In Group Quarters	0.8%	0.8%	0.8%
Institutionalized Population	0.4%	0.6%	0.5%
Noninstitutionalized Population	0.4%	0.2%	0.3%

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

May 23, 2022



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	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	6,345	83,972	240,434
Less than 9th Grade	7.8%	7.8%	9.5%
9th - 12th Grade, No Diploma	5.8%	10.0%	10.7%
High School Graduate	19.7%	24.7%	24.4%
GED/Alternative Credential	5.1%	5.7%	5.6%
Some College, No Degree	27.0%	25.1%	24.3%
Associate Degree	10.3%	9.0%	8.6%
Bachelor's Degree	15.3%	12.1%	11.3%
Graduate/Professional Degree	9.1%	5.6%	5.8%
2021 Population 15+ by Marital Status			
Total	7,597	102,439	291,801
Never Married	34.4%	38.2%	37.2%
Married	49.5%	42.6%	43.7%
Widowed	3.8%	5.6%	5.9%
Divorced	12.3%	13.6%	13.3%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,080	65,402	180,791
Population 16+ Employed	94.5%	92.8%	92.5%
Population 16+ Unemployment rate	5.5%	7.2%	7.5%
Population 16-24 Employed	12.7%	14.9%	15.4%
Population 16-24 Unemployment rate	11.1%	12.2%	13.1%
Population 25-54 Employed	68.6%	65.8%	64.6%
Population 25-54 Unemployment rate	4.2%	6.6%	6.8%
Population 55-64 Employed	15.4%	14.8%	14.6%
Population 55-64 Unemployment rate	1.3%	3.3%	4.7%
Population 65+ Employed	3.4%	4.6%	5.5%
Population 65+ Unemployment rate	23.2%	9.3%	6.2%
2021 Employed Population 16+ by Industry			
Total	4,799	60,714	167,187
Agriculture/Mining	0.4%	0.6%	0.6%
Construction	4.3%	10.2%	11.2%
Manufacturing	8.8%	6.5%	6.4%
Wholesale Trade	2.1%	2.6%	2.6%
Retail Trade	15.1%	14.2%	14.1%
Transportation/Utilities	7.0%	7.7%	7.7%
Information	1.9%	1.8%	1.5%
Finance/Insurance/Real Estate	9.8%	7.9%	8.5%
Services	45.8%	44.2%	43.1%
Public Administration	4.8%	4.3%	4.2%
2021 Employed Population 16+ by Occupation			
Total	4,798	60,713	167,186
White Collar	58.7%	52.7%	52.6%
Management/Business/Financial	15.5%	13.2%	12.5%
Professional	18.4%	15.5%	15.6%
Sales	10.5%	9.3%	9.8%
Administrative Support	14.3%	14.7%	14.7%
Services	20.6%	19.1%	18.4%
Blue Collar	20.6%	28.2%	29.0%
Farming/Forestry/Fishing	0.3%	0.3%	0.4%
Construction/Extraction	3.2%	8.2%	8.8%
Installation/Maintenance/Repair	3.9%	4.0%	4.0%
Production	4.6%	4.7%	4.9%
Transportation/Material Moving	8.6%	10.9%	11.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	2,427	39,266	114,430
Households with 1 Person	14.1%	24.7%	24.8%
Households with 2+ People	85.9%	75.3%	75.2%
Family Households	80.2%	68.5%	69.0%
Husband-wife Families	59.7%	44.0%	45.2%
With Related Children	33.7%	23.6%	22.9%
Other Family (No Spouse Present)	20.6%	24.5%	23.8%
Other Family with Male Householder	6.8%	7.3%	7.3%
With Related Children	4.6%	4.8%	4.7%
Other Family with Female Householder	13.8%	17.2%	16.5%
With Related Children	9.4%	12.2%	11.5%
Nonfamily Households	5.7%	6.8%	6.3%
All Households with Children	48.5%	41.3%	39.7%
Multigenerational Households	8.2%	6.7%	7.1%
Unmarried Partner Households	8.5%	9.0%	8.6%
Male-female	7.7%	8.3%	7.8%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	2,429	39,267	114,429
1 Person Household	14.1%	24.7%	24.8%
2 Person Household	26.7%	27.2%	28.3%
3 Person Household	18.6%	15.8%	15.2%
4 Person Household	18.9%	14.8%	13.8%
5 Person Household	12.1%	9.1%	9.0%
6 Person Household	5.3%	4.6%	4.7%
7 + Person Household	4.3%	3.7%	4.3%
2010 Households by Tenure and Mortgage Status			
Total	2,427	39,266	114,430
Owner Occupied	76.0%	58.6%	62.3%
Owned with a Mortgage/Loan	66.5%	46.0%	48.0%
Owned Free and Clear	9.5%	12.6%	14.3%
Renter Occupied	24.0%	41.4%	37.7%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	145	127	129
Percent of Income for Mortgage	16.8%	19.4%	18.9%
Wealth Index	91	54	58
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,711	45,569	132,296
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	7,980	114,215	333,969
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Home Improvement (4B)	Urban Edge Families (7C)	Urban Edge Families (7C)
2.	Middleburg (4C)	NeWest Residents (13C)	Forging Opportunity (7D)
3.	Urban Edge Families (7C)	Metro Fusion (11C)	Home Improvement (4B)
2021 Consumer Spending			
Apparel & Services: Total \$	\$5,995,454	\$69,246,127	\$195,076,282
Average Spent	\$2,081.03	\$1,554.66	\$1,545.62
Spending Potential Index	98	73	73
Education: Total \$	\$4,465,162	\$50,414,368	\$142,954,565
Average Spent	\$1,549.87	\$1,131.86	\$1,132.65
Spending Potential Index	90	66	66
Entertainment/Recreation: Total \$	\$9,027,178	\$100,148,613	\$286,789,472
Average Spent	\$3,133.35	\$2,248.46	\$2,272.28
Spending Potential Index	97	70	70
Food at Home: Total \$	\$15,171,469	\$178,627,258	\$506,014,800
Average Spent	\$5,266.04	\$4,010.40	\$4,009.24
Spending Potential Index	97	74	74
Food Away from Home: Total \$	\$10,969,949	\$126,401,680	\$356,241,220
Average Spent	\$3,807.69	\$2,837.87	\$2,822.56
Spending Potential Index	100	75	74
Health Care: Total \$	\$17,389,941	\$197,266,704	\$572,853,115
Average Spent	\$6,036.08	\$4,428.88	\$4,538.82
Spending Potential Index	97	71	73
HH Furnishings & Equipment: Total \$	\$6,572,257	\$72,468,849	\$207,132,285
Average Spent	\$2,281.24	\$1,627.01	\$1,641.15
Spending Potential Index	101	72	73
Personal Care Products & Services: Total \$	\$2,553,649	\$29,255,381	\$83,800,532
Average Spent	\$886.38	\$656.82	\$663.97
Spending Potential Index	99	73	74
Shelter: Total \$	\$57,280,118	\$651,876,073	\$1,850,427,179
Average Spent	\$19,882.03	\$14,635.42	\$14,661.26
Spending Potential Index	99	73	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,239,392	\$77,261,629	\$224,320,348
Average Spent	\$2,512.81	\$1,734.62	\$1,777.33
Spending Potential Index	105	73	74
Travel: Total \$	\$7,387,652	\$78,503,752	\$225,844,918
Average Spent	\$2,564.27	\$1,762.51	\$1,789.41
Spending Potential Index	101	70	71
Vehicle Maintenance & Repairs: Total \$	\$3,191,476	\$36,653,896	\$104,193,445
Average Spent	\$1,107.77	\$822.92	\$825.54
Spending Potential Index	100	74	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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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