



YAVAPAI COUNTY, ARIZONA

PRESCOTT

DEWEY-HUMBOLDT COMMERCIAL FRONTAGE



**SUBJECT
SITE**

ARIZONA
69

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

Property
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



TOWN OF DEWEY-HUMBOLDT, ARIZONA

HIGHWAY 69 COMMERCIAL FRONTAGE

LOCATION

Site is on the west side of SR 69, and lies less than 15 miles north of Interstate 17 in the Town of Dewey-Humboldt (Yavapai County), Arizona.

SIZE

±34.96 Acres

ASSESSOR PARCEL NUMBER

402-08-068B

ZONING

[C-3 | Town of Dewey-Humboldt](#)

PRICE

\$2.19 per Square Foot or \$3,335,058

TERMS

Terms available.

PROPERTY TAXES

2023 Assessment: \$2,260.94

SITE AMENITIES

- Over 1,000 Feet of Frontage on Hwy 69
- Right Turn/Left Turn Deceleration Lanes
- 3 Wells on Property, 50,000 Gallons per Day
- Power to the Property Line
- Panoramic Mountain Views
- Borders Arizona State Land
- C-3 Zoning can be used for a wide variety of commercial uses.

DUE DILIGENCE

[Please click to view](#)

ALTA Survey

Assisted Living/Independent Living/Memory Care facilities Market Study

Lot Split Record of Survey

Well Driller Report



YAVAPAI COUNTY QUICK FACTS



POPULATION

2020 population: **228,067**
Population growth 2010 - 2020: **11.4%**
Median age of **53.4**
Source: data.census.gov



GROWTH

Number of households: **98,386**
Median household income: **\$52,451**
Source: data.census.gov



HOMEOWNERSHIP

Yavapai County **72%**
United States **64%**
Source: data.census.gov



DISTANCE TO MAJOR CITIES

Phoenix **102 miles**
Tucson **213 miles**
Los Angeles **379 miles**
San Deigo **373 miles**
Las Vegas **252 miles**

Source: azcommerce.com

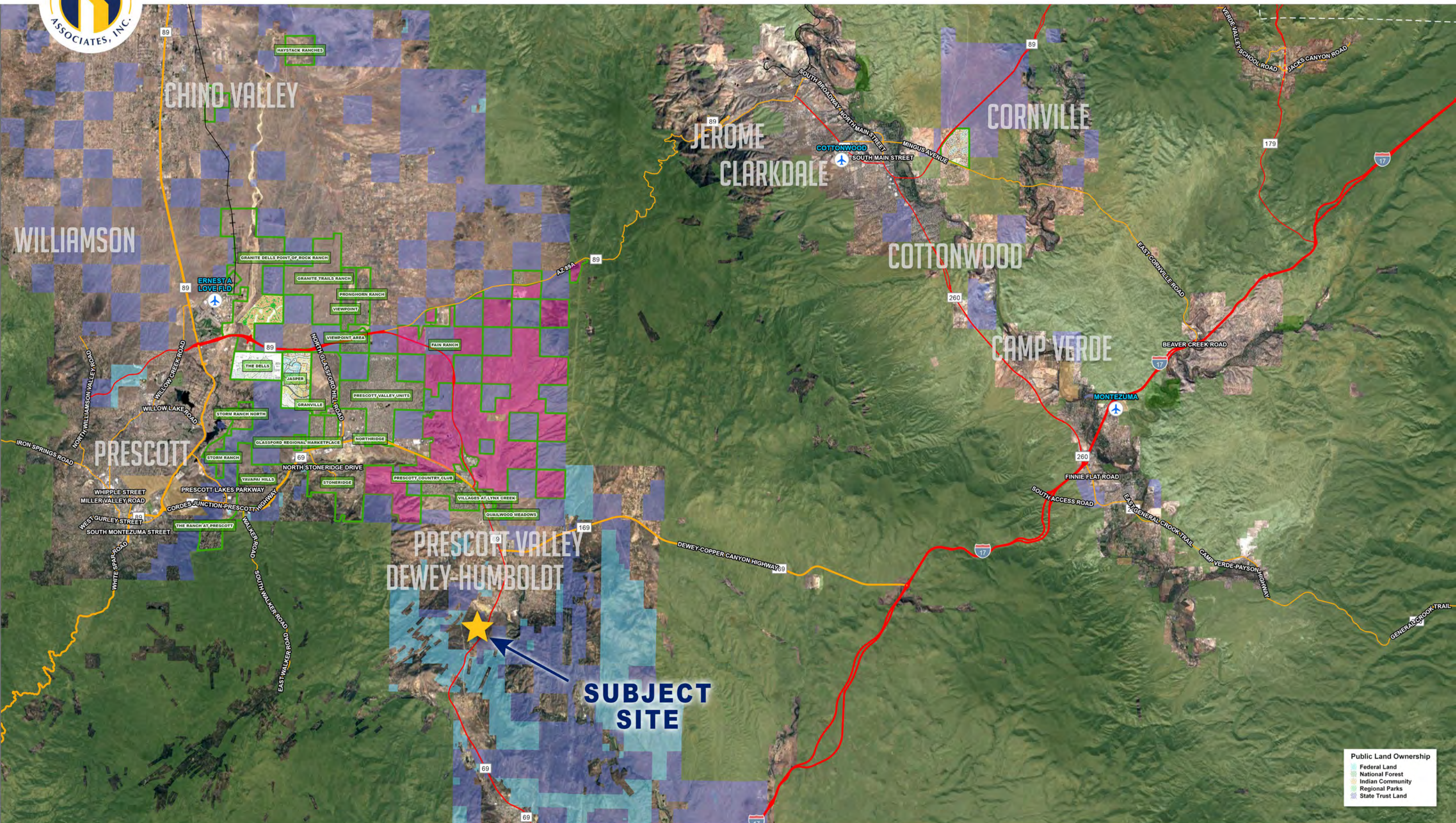


YAVAPAI COUNTY TOP EMPLOYERS

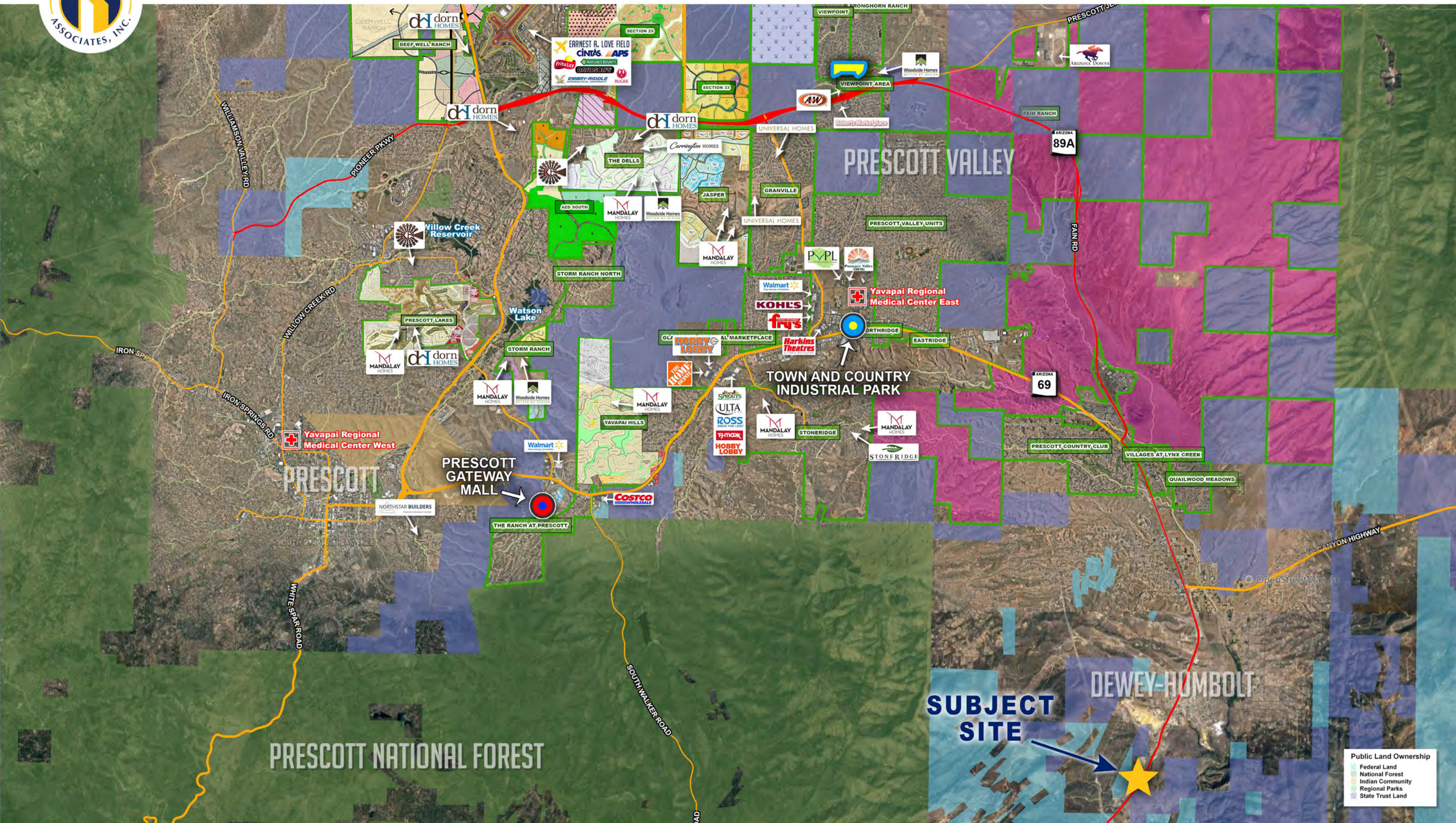
Yavapai County Government **1,750**
Yavapai Community Hospital Association **1,500**
Northcentral University Inc **1,000**
Sturm Ruger Company Inc **850**
Veterans Health Administration **700**
United States Postal Service **700**
Walmart **600**

Source: azmag.gov





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





Public Land Ownership	
	Federal Land
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DeweyHumboldt

- C1
- C2
- C
- M1
- M2
- PAD
- R1
- R1L
- RCU
- RMM
- RS

Roads

Major Roads

- Interstate
- State Highways
- Major Roads

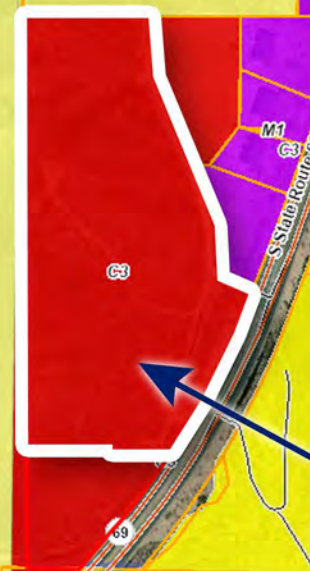
Road Centerlines

-

Parcels

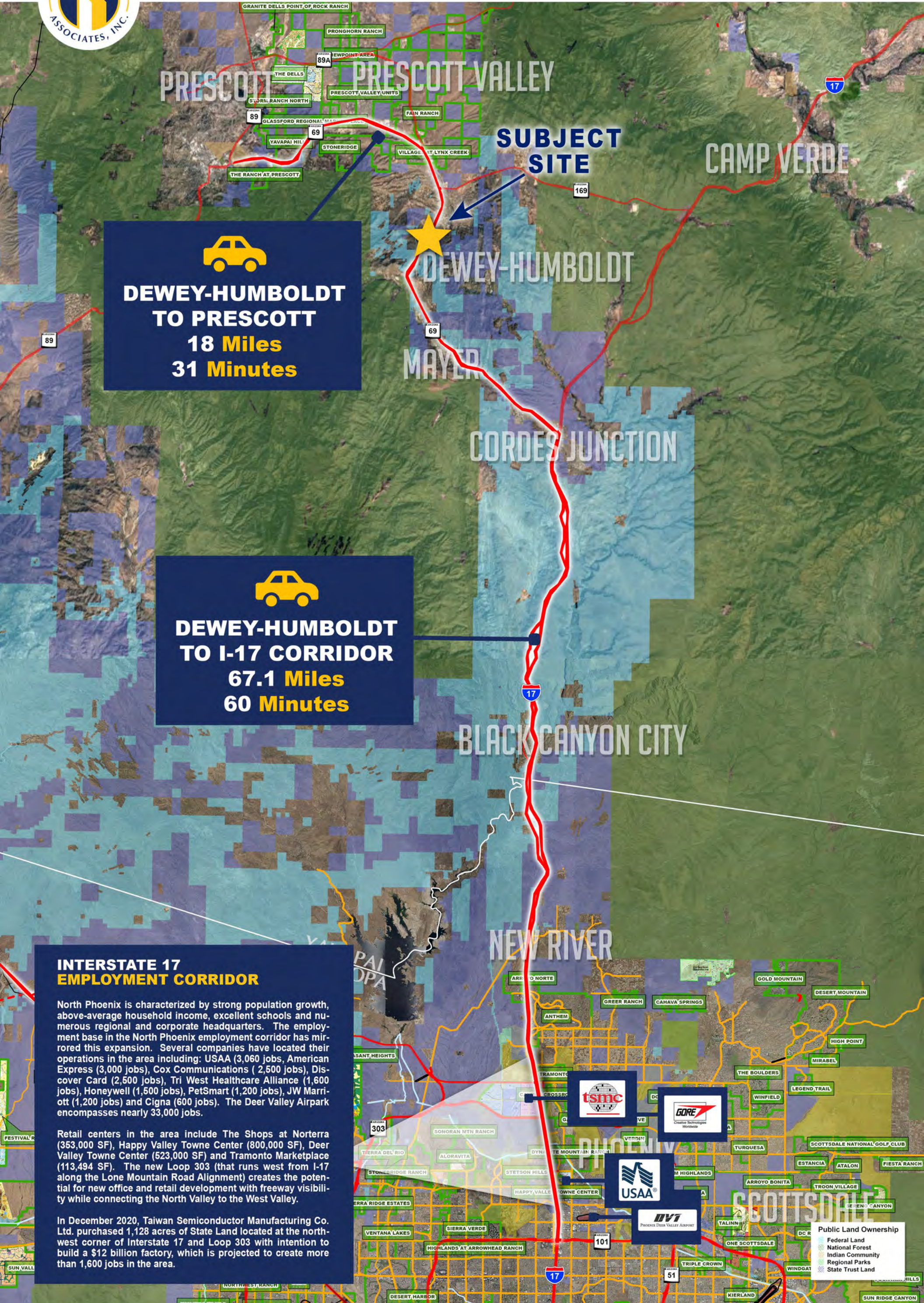
Parcels

-




AVAILABLE
402-08-068B
ZONED C-3

TOWN OF DEWEY-HUMBOLDT




**DEWEY-HUMBOLDT
 TO PRESCOTT**
18 Miles
31 Minutes


**DEWEY-HUMBOLDT
 TO I-17 CORRIDOR**
67.1 Miles
60 Minutes

**INTERSTATE 17
 EMPLOYMENT CORRIDOR**

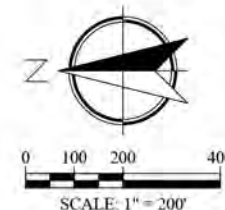
North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in the area including: USAA (3,060 jobs), American Express (3,000 jobs), Cox Communications (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs) and Cigna (600 jobs). The Deer Valley Airpark encompasses nearly 33,000 jobs.

Retail centers in the area include The Shops at Norterra (353,000 SF), Happy Valley Towne Center (800,000 SF), Deer Valley Towne Center (523,000 SF) and Tramonto Marketplace (113,494 SF). The new Loop 303 (that runs west from I-17 along the Lone Mountain Road Alignment) creates the potential for new office and retail development with freeway visibility while connecting the North Valley to the West Valley.

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the northwest corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area.

RECORD OF SURVEY FOR LOT SPLIT

OF APN 402-08-068B AS DESCRIBED IN BOOK 4306, PAGE 956, Y.C.R.O.
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, T13N, R1E,
G&SRB&M, YAVAPAI COUNTY, AZ



SYMBOL LEGEND

- FOUND IRON PIPE WITH GLO BRASS CAP
- FOUND MONUMENT AS NOTED ON LS 130/9
- SET 1/2" REBAR WITH CAP "RLS 57030"
- PROPOSED NEW PARCEL
- EXISTING LOT LINE

REFERENCE DATA

SURVEY RECORDED IN BOOK 130, PAGE 9, Y.C.R.O.
SURVEY RECORDED IN BOOK 162, PAGE 12, Y.C.R.O.
SURVEY RECORDED IN BOOK 69, PAGE 27, Y.C.R.O.
ADOT ROW MAP PROJECT NUMBER STP-029-1
DEED RECORDED IN BOOK 4306, PAGE 956, Y.C.R.O.

SITE / OWNER INFORMATION

DH 40 LLC
11455 E BECK LN
SCOTTSDALE, AZ 85255

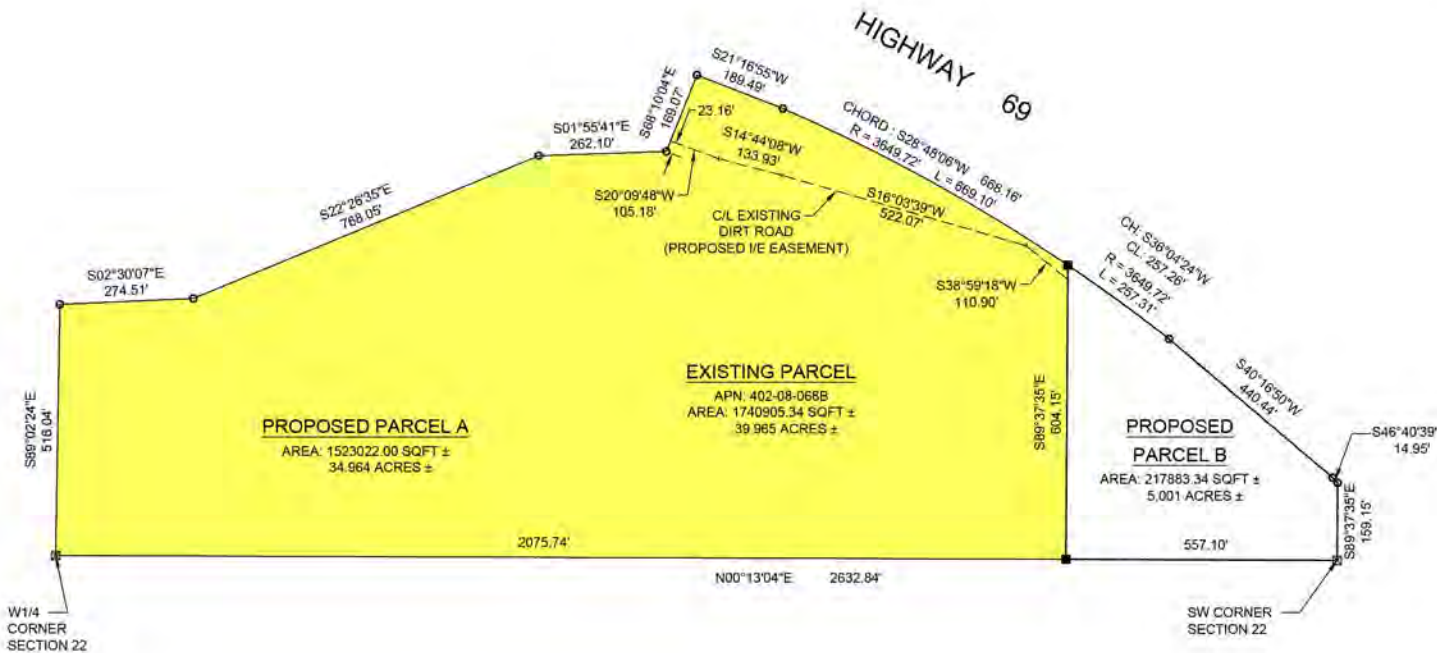
CERTIFICATION

I, CLAYTON E. BEDOYA, ARIZONA REGISTERED LAND SURVEYOR NO. 57030, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN JULY 2023, BASED ON FIELD OBSERVATIONS AND RECORDED INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. THE MONUMENTS SHOWN HEREON, EXIST AS INDICATED.

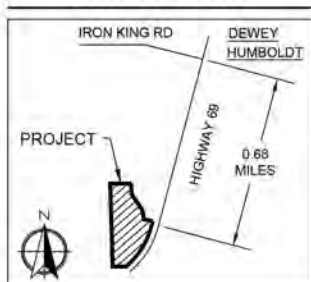
CLAYTON E. BEDOYA RLS NO. 57030 DATE



EXPIRES: 03/31/2026



VICINITY MAP



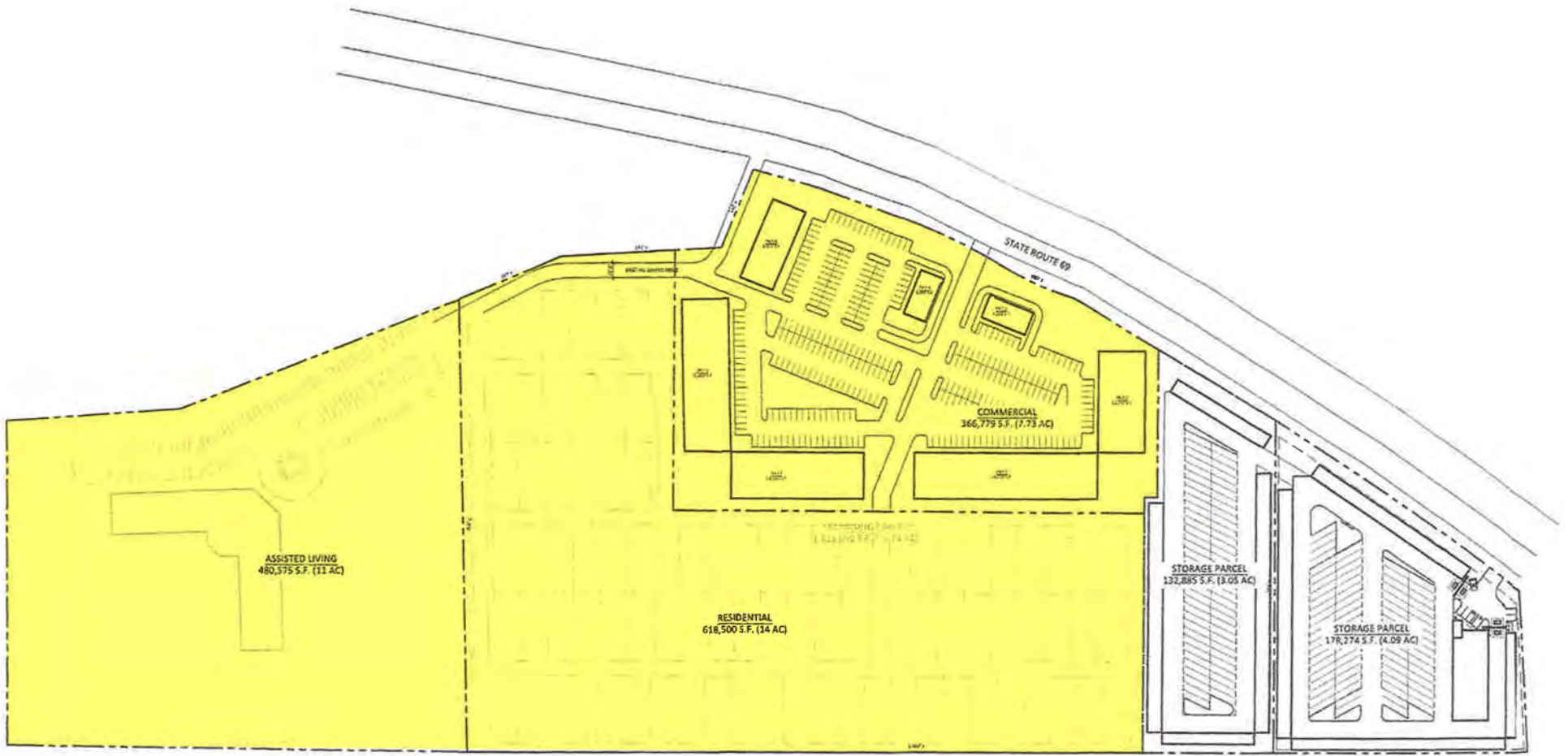
SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
3. ALL BEARINGS AND DISTANCES SHOWN ON THE SURVEY ARE MEASURED AS RECORDED, BASED ON THE ABOVE REFERENCE DATA.

RECORD OF SURVEY

CLAYTON BEDOYA SURVEYING
14401 W LISBON LN
SURPRISE, AZ 85379
CLAYTON.BEDOYA@GMAIL.COM

DATE: 07/26/2023
SCALE: 1" = 200'
SHEET 1 OF 1
JOB # 2023015



OVERALL SITE PLAN
 SCALE: 1" = 80'-0"



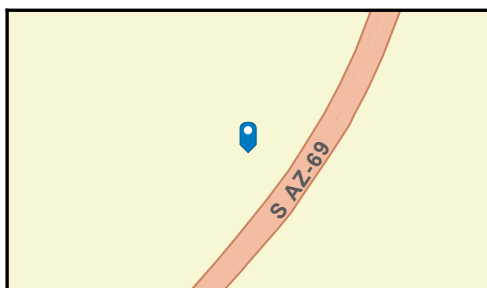
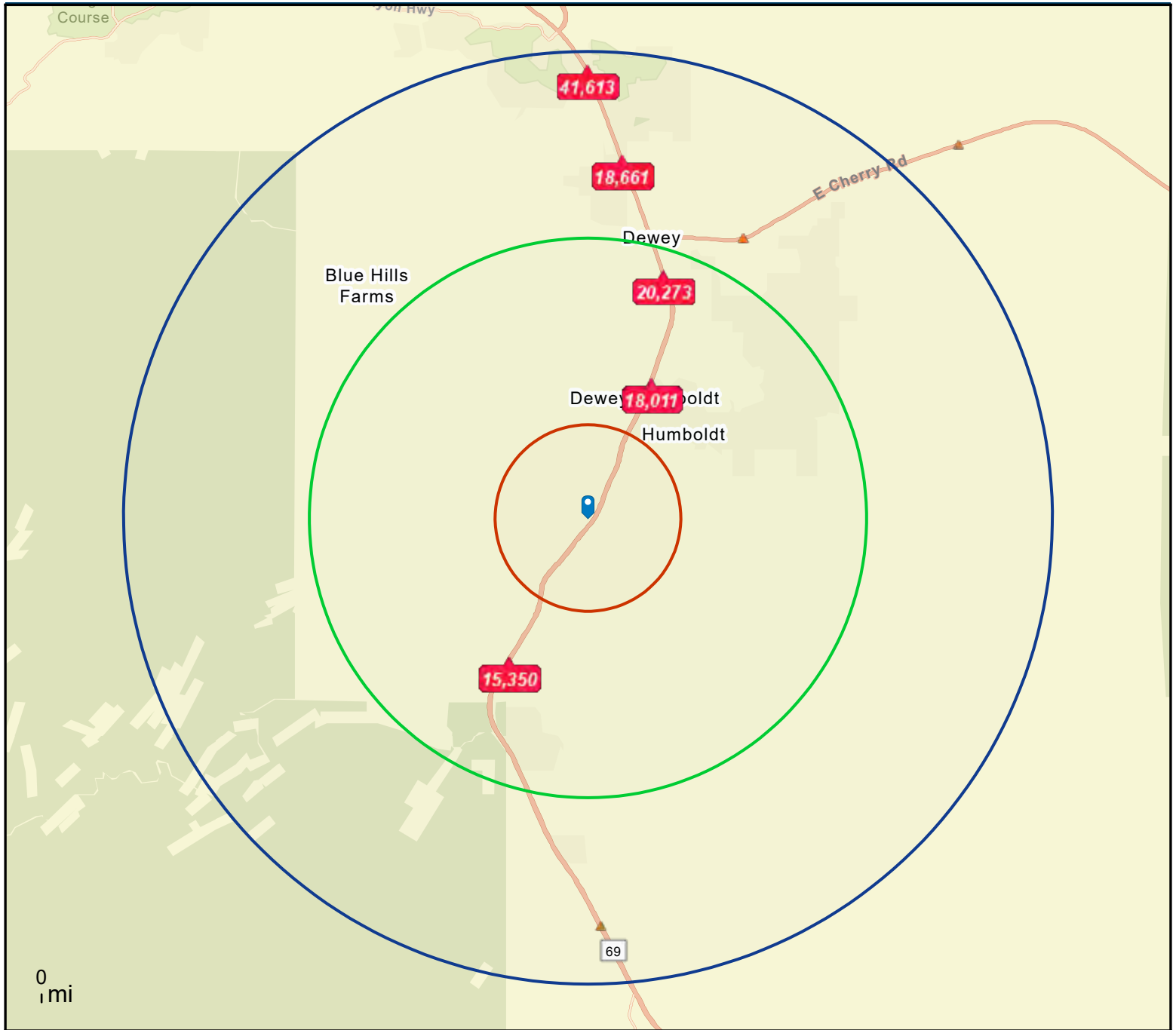
DEWEY-HUMBOLDT MIXED USE
 STATE ROUTE 69
 YAVAPAI COUNTY, AZ
 DATE: 06-24-2019 (PRELIMINARY)

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF RKA&A ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RKA&A ARCHITECTS, INC.

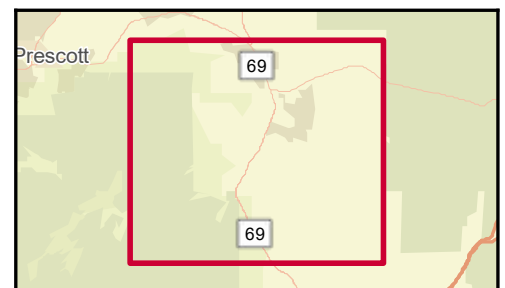
SP-2
 #19115.50
RKAA ARCHITECTS, INC.

Dewey - Humboldt
 3786-4010 AZ-69 E, Dewey, Arizona, 86327
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 34.48614
 Longitude: -112.25400



- 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: ©2023 Kalibrate Technologies (Q3 2023).



Traffic Count Profile

Dewey - Humboldt
3786-4010 AZ-69 E, Dewey, Arizona, 86327
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 34.48614
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
1.60	AZ 69	Corley St (0.02 miles S)	2021	18,011
1.76	State Rte 69	Gas Pipeline Rd (0.18 miles NE)	2018	15,350
1.76	AZ 69	E Poland Rd (0.46 miles SE)	2021	18,056
2.73	AZ 69	Century Ln (0.3 miles N)	2021	20,273
3.44	Dewey-Copper Canyon Highway	E Cielo Vista Ln (0.13 miles W)	2021	10,915
3.44	SR 169	S Foothill Dr (0.28 miles SE)	2020	9,608
3.87	State Hwy 69	E Aztec Dr (0.1 miles NW)	2002	18,661
4.39	AZ 69	Onyx Dr (0.15 miles SE)	2021	13,217
4.82	AZ 69	Traverine Way (0.02 miles NE)	2021	41,613

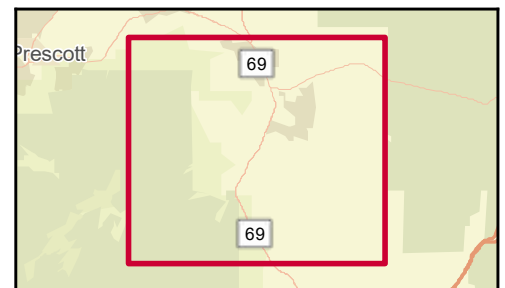
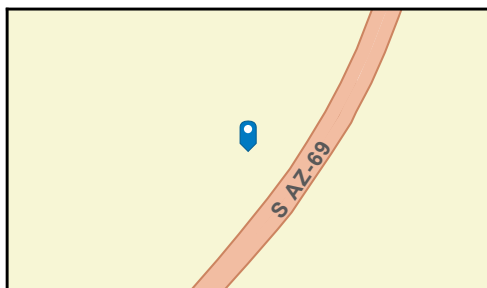
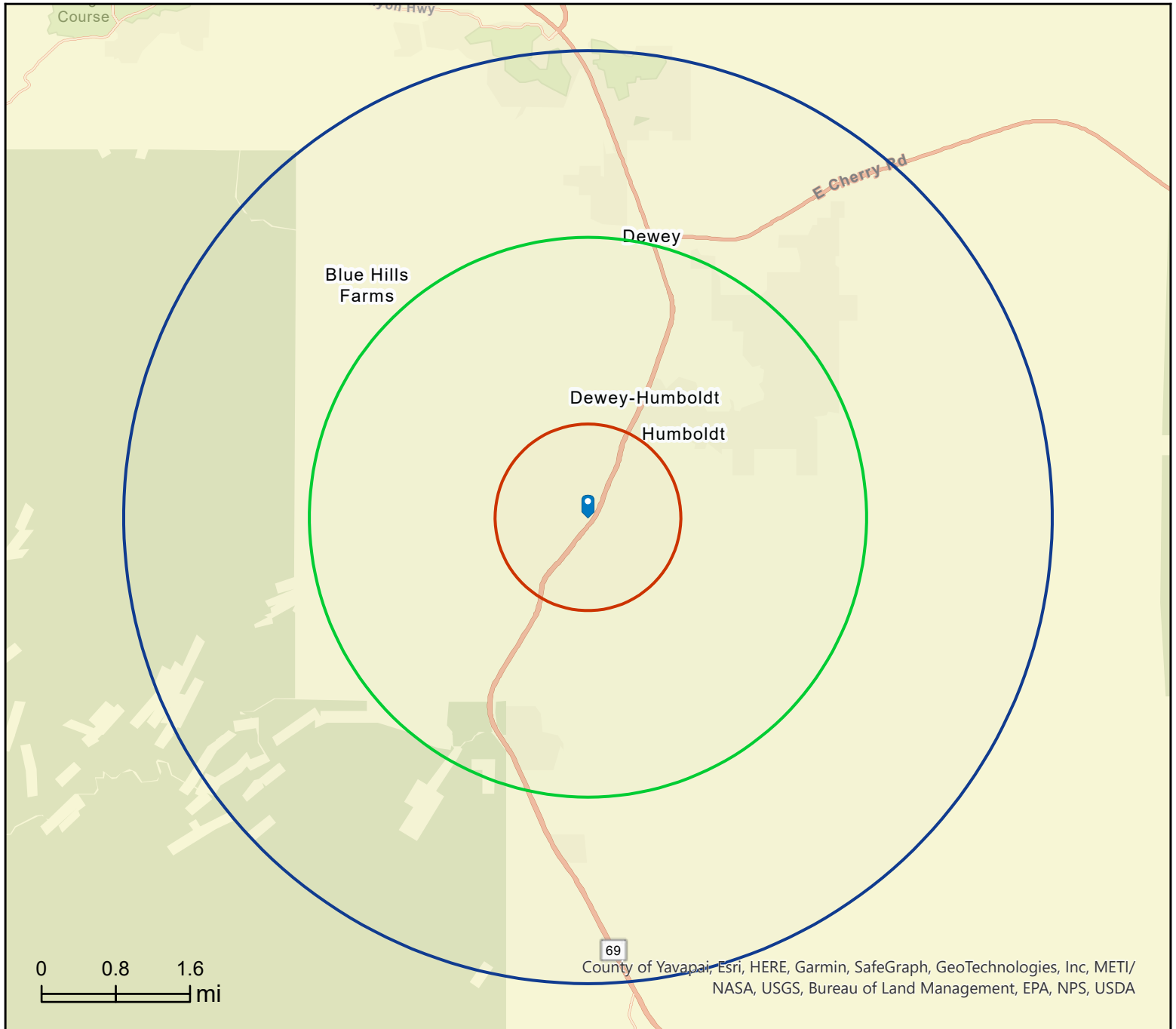
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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: ©2023 Kalibrate Technologies (Q3 2023).

Dewey - Humboldt
3786-4010 AZ-69 E, Dewey, Arizona, 86327
Rings: 1, 3, 5 mile radii

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Executive Summary

Dewey - Humboldt
 3786-4010 AZ-69 E, Dewey, Arizona, 86327
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 34.48614
 Longitude: -112.25400

	1 mile	3 miles	5 miles
Population			
2010 Population	6	2,186	7,183
2020 Population	7	2,425	8,896
2023 Population	7	2,382	8,949
2028 Population	7	2,409	9,169
2010-2020 Annual Rate	1.55%	1.04%	2.16%
2020-2023 Annual Rate	0.00%	-0.55%	0.18%
2023-2028 Annual Rate	0.00%	0.23%	0.49%
2020 Male Population	42.9%	50.9%	49.2%
2020 Female Population	57.1%	49.1%	50.8%
2020 Median Age	60.0	52.4	58.4
2023 Male Population	57.1%	51.9%	50.2%
2023 Female Population	42.9%	48.1%	49.8%
2023 Median Age	62.5	54.1	56.3

In the identified area, the current year population is 8,949. In 2020, the Census count in the area was 8,896. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 9,169 representing a change of 0.49% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 56.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	83.3%	82.6%	85.3%
2023 Black Alone	0.0%	0.2%	0.6%
2023 American Indian/Alaska Native Alone	0.0%	2.5%	1.6%
2023 Asian Alone	0.0%	0.7%	0.7%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	16.7%	7.0%	3.9%
2023 Two or More Races	0.0%	6.9%	7.8%
2023 Hispanic Origin (Any Race)	14.3%	13.6%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 19.4% 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 41.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	48	61	86
2010 Households	2	861	3,087
2020 Households	2	941	3,866
2023 Households	2	946	3,884
2028 Households	2	974	4,017
2010-2020 Annual Rate	0.00%	0.89%	2.28%
2020-2023 Annual Rate	0.00%	0.16%	0.14%
2023-2028 Annual Rate	0.00%	0.59%	0.68%
2023 Average Household Size	3.50	2.51	2.30

The household count in this area has changed from 3,866 in 2020 to 3,884 in the current year, a change of 0.14% annually. The five-year projection of households is 4,017, a change of 0.68% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2020. The number of families in the current year is 2,589 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	0.0%	36.0%	35.6%
Median Household Income			
2023 Median Household Income	\$125,000	\$61,210	\$62,309
2028 Median Household Income	\$125,000	\$76,738	\$72,208
2023-2028 Annual Rate	0.00%	4.63%	2.99%
Average Household Income			
2023 Average Household Income	\$65,546	\$75,424	\$85,291
2028 Average Household Income	\$76,222	\$88,764	\$98,849
2023-2028 Annual Rate	3.06%	3.31%	2.99%
Per Capita Income			
2023 Per Capita Income	\$25,738	\$30,293	\$37,661
2028 Per Capita Income	\$29,930	\$36,102	\$44,033
2023-2028 Annual Rate	3.06%	3.57%	3.18%
GINI Index			
2023 Gini Index	0.0	37.5	39.5

Households by Income

Current median household income is \$62,309 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$72,208 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,291 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$98,849 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,661 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,033 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	0	72	73
2010 Total Housing Units	2	1,022	3,876
2010 Owner Occupied Housing Units	1	649	2,464
2010 Renter Occupied Housing Units	1	212	623
2010 Vacant Housing Units	0	161	789
2020 Total Housing Units	2	1,068	4,556
2020 Owner Occupied Housing Units	1	732	3,230
2020 Renter Occupied Housing Units	1	209	636
2020 Vacant Housing Units	0	142	691
2023 Total Housing Units	2	1,061	4,553
2023 Owner Occupied Housing Units	2	832	3,291
2023 Renter Occupied Housing Units	0	114	593
2023 Vacant Housing Units	0	115	669
2028 Total Housing Units	2	1,100	4,721
2028 Owner Occupied Housing Units	2	827	3,314
2028 Renter Occupied Housing Units	0	147	702
2028 Vacant Housing Units	0	126	704

Socioeconomic Status Index

2023 Socioeconomic Status Index	0.0	46.8	50.2
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Currently, 72.3% of the 4,553 housing units in the area are owner occupied; 13.0%, renter occupied; and 14.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 4,556 housing units in the area and 15.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.02%. Median home value in the area is \$368,723, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.74% annually to \$382,609.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6	2,186	7,183
2020 Total Population	7	2,425	8,896
2020 Group Quarters	0	4	22
2023 Total Population	7	2,382	8,949
2023 Group Quarters	0	4	22
2028 Total Population	7	2,409	9,169
2023-2028 Annual Rate	0.00%	0.23%	0.49%
2023 Total Daytime Population	13	1,766	6,700
Workers	9	214	1,084
Residents	4	1,552	5,616
Household Summary			
2010 Households	2	861	3,087
2010 Average Household Size	3.00	2.53	2.32
2020 Total Households	2	941	3,866
2020 Average Household Size	3.50	2.57	2.30
2023 Households	2	946	3,884
2023 Average Household Size	3.50	2.51	2.30
2028 Households	2	974	4,017
2028 Average Household Size	3.50	2.47	2.28
2023-2028 Annual Rate	0.00%	0.59%	0.68%
2010 Families	1	583	2,090
2010 Average Family Size	5.00	3.03	2.76
2023 Families	1	629	2,589
2023 Average Family Size	6.00	3.03	2.75
2028 Families	1	647	2,676
2028 Average Family Size	5.00	2.98	2.72
2023-2028 Annual Rate	0.00%	0.57%	0.66%
Housing Unit Summary			
2000 Housing Units	1	795	2,562
Owner Occupied Housing Units	100.0%	73.2%	70.3%
Renter Occupied Housing Units	0.0%	15.7%	14.1%
Vacant Housing Units	0.0%	11.1%	15.7%
2010 Housing Units	2	1,022	3,876
Owner Occupied Housing Units	50.0%	63.5%	63.6%
Renter Occupied Housing Units	50.0%	20.7%	16.1%
Vacant Housing Units	0.0%	15.8%	20.4%
2020 Housing Units	2	1,068	4,556
Owner Occupied Housing Units	50.0%	68.5%	70.9%
Renter Occupied Housing Units	50.0%	19.6%	14.0%
Vacant Housing Units	0.0%	13.3%	15.2%
2023 Housing Units	2	1,061	4,553
Owner Occupied Housing Units	100.0%	78.4%	72.3%
Renter Occupied Housing Units	0.0%	10.7%	13.0%
Vacant Housing Units	0.0%	10.8%	14.7%
2028 Housing Units	2	1,100	4,721
Owner Occupied Housing Units	100.0%	75.2%	70.2%
Renter Occupied Housing Units	0.0%	13.4%	14.9%
Vacant Housing Units	0.0%	11.5%	14.9%

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 26, 2023



Market Profile

Dewey - Humboldt
 3786-4010 AZ-69 E, Dewey, Arizona, 86327
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 34.48614
 Longitude: -112.25400

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	2	946	3,884
<\$15,000	0.0%	8.7%	9.5%
\$15,000 - \$24,999	0.0%	11.5%	9.0%
\$25,000 - \$34,999	0.0%	8.2%	7.2%
\$35,000 - \$49,999	0.0%	13.6%	11.1%
\$50,000 - \$74,999	0.0%	14.8%	22.0%
\$75,000 - \$99,999	0.0%	11.8%	12.0%
\$100,000 - \$149,999	50.0%	26.4%	21.1%
\$150,000 - \$199,999	0.0%	3.6%	2.8%
\$200,000+	0.0%	1.3%	5.2%
Average Household Income	\$65,546	\$75,424	\$85,291
2028 Households by Income			
Household Income Base	2	974	4,017
<\$15,000	0.0%	6.6%	7.4%
\$15,000 - \$24,999	0.0%	8.2%	6.9%
\$25,000 - \$34,999	0.0%	7.2%	6.3%
\$35,000 - \$49,999	0.0%	13.9%	11.1%
\$50,000 - \$74,999	0.0%	13.2%	19.8%
\$75,000 - \$99,999	0.0%	11.5%	12.7%
\$100,000 - \$149,999	50.0%	32.3%	25.2%
\$150,000 - \$199,999	0.0%	5.3%	4.1%
\$200,000+	0.0%	2.0%	6.3%
Average Household Income	\$76,222	\$88,764	\$98,849
2023 Owner Occupied Housing Units by Value			
Total	2	832	3,291
<\$50,000	0.0%	5.5%	4.4%
\$50,000 - \$99,999	0.0%	5.6%	4.0%
\$100,000 - \$149,999	0.0%	6.0%	3.6%
\$150,000 - \$199,999	0.0%	4.6%	4.2%
\$200,000 - \$249,999	0.0%	9.3%	7.2%
\$250,000 - \$299,999	0.0%	4.9%	7.4%
\$300,000 - \$399,999	50.0%	20.9%	27.8%
\$400,000 - \$499,999	0.0%	24.9%	28.2%
\$500,000 - \$749,999	0.0%	14.5%	10.8%
\$750,000 - \$999,999	0.0%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.0%	2.5%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$350,000	\$376,175	\$372,235
2028 Owner Occupied Housing Units by Value			
Total	2	827	3,314
<\$50,000	0.0%	5.3%	4.0%
\$50,000 - \$99,999	0.0%	9.7%	4.2%
\$100,000 - \$149,999	0.0%	1.8%	1.0%
\$150,000 - \$199,999	0.0%	4.0%	6.1%
\$200,000 - \$249,999	0.0%	8.1%	6.1%
\$250,000 - \$299,999	0.0%	4.5%	6.8%
\$300,000 - \$399,999	0.0%	19.7%	26.4%
\$400,000 - \$499,999	0.0%	27.1%	30.7%
\$500,000 - \$749,999	0.0%	16.3%	12.2%
\$750,000 - \$999,999	0.0%	0.6%	0.7%
\$1,000,000 - \$1,499,999	0.0%	3.0%	1.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$0	\$383,877	\$384,814

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Dewey - Humboldt
 3786-4010 AZ-69 E, Dewey, Arizona, 86327
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 34.48614
 Longitude: -112.25400

	1 mile	3 miles	5 miles
Median Household Income			
2023	\$125,000	\$61,210	\$62,309
2028	\$125,000	\$76,738	\$72,208
Median Home Value			
2023	\$350,000	\$366,667	\$368,723
2028	\$0	\$384,663	\$382,609
Per Capita Income			
2023	\$25,738	\$30,293	\$37,661
2028	\$29,930	\$36,102	\$44,033
Median Age			
2010	0.0	47.0	51.9
2020	60.0	52.4	58.4
2023	62.5	54.1	56.3
2028	65.0	54.8	57.3
2020 Population by Age			
Total	7	2,425	8,896
0 - 4	0.0%	5.0%	3.8%
5 - 9	14.3%	5.4%	4.2%
10 - 14	14.3%	6.1%	4.8%
15 - 24	0.0%	8.3%	7.2%
25 - 34	0.0%	8.7%	6.9%
35 - 44	0.0%	8.6%	7.7%
45 - 54	0.0%	10.8%	10.0%
55 - 64	28.6%	17.7%	17.5%
65 - 74	28.6%	19.1%	22.6%
75 - 84	0.0%	8.7%	12.6%
85 +	0.0%	1.6%	2.7%
18 +	71.4%	80.6%	84.4%
2023 Population by Age			
Total	5	2,382	8,949
0 - 4	0.0%	3.4%	3.4%
5 - 9	0.0%	5.0%	4.5%
10 - 14	0.0%	5.4%	5.0%
15 - 24	0.0%	8.3%	7.8%
25 - 34	0.0%	7.6%	7.4%
35 - 44	0.0%	9.2%	8.9%
45 - 54	20.0%	12.6%	11.0%
55 - 64	40.0%	20.4%	18.0%
65 - 74	40.0%	18.9%	20.3%
75 - 84	0.0%	7.4%	10.8%
85 +	0.0%	1.8%	2.9%
18 +	120.0%	83.0%	84.1%
2028 Population by Age			
Total	4	2,411	9,169
0 - 4	0.0%	3.4%	3.4%
5 - 9	0.0%	4.8%	4.3%
10 - 14	0.0%	5.2%	4.8%
15 - 24	0.0%	8.0%	7.5%
25 - 34	0.0%	7.2%	6.9%
35 - 44	0.0%	9.4%	9.0%
45 - 54	0.0%	12.2%	10.7%
55 - 64	50.0%	18.6%	16.5%
65 - 74	50.0%	19.7%	20.5%
75 - 84	0.0%	9.3%	12.8%
85 +	0.0%	2.2%	3.5%
18 +	150.0%	83.4%	84.5%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

Dewey - Humboldt
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	1 mile	3 miles	5 miles
Males	3	1,235	4,376
Females	4	1,190	4,520
2023 Population by Sex			
Males	4	1,236	4,496
Females	3	1,146	4,453
2028 Population by Sex			
Males	4	1,249	4,610
Females	3	1,159	4,559
2010 Population by Race/Ethnicity			
Total	5	2,186	7,182
White Alone	100.0%	91.6%	93.2%
Black Alone	0.0%	0.5%	0.4%
American Indian Alone	0.0%	0.9%	0.9%
Asian Alone	0.0%	0.2%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.0%	3.7%	2.7%
Two or More Races	0.0%	3.1%	2.3%
Hispanic Origin	16.7%	12.1%	8.7%
Diversity Index	49.8	33.7	26.8
2020 Population by Race/Ethnicity			
Total	7	2,425	8,896
White Alone	85.7%	83.3%	85.8%
Black Alone	0.0%	0.2%	0.6%
American Indian Alone	0.0%	2.6%	1.7%
Asian Alone	0.0%	0.7%	0.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	14.3%	6.6%	3.7%
Two or More Races	0.0%	6.5%	7.4%
Hispanic Origin	14.3%	12.9%	10.7%
Diversity Index	43.0	45.5	39.9
2023 Population by Race/Ethnicity			
Total	6	2,382	8,948
White Alone	83.3%	82.6%	85.3%
Black Alone	0.0%	0.2%	0.6%
American Indian Alone	0.0%	2.5%	1.6%
Asian Alone	0.0%	0.7%	0.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	16.7%	7.0%	3.9%
Two or More Races	0.0%	6.9%	7.8%
Hispanic Origin	14.3%	13.6%	11.2%
Diversity Index	59.9	47.0	41.2
2028 Population by Race/Ethnicity			
Total	6	2,409	9,170
White Alone	83.3%	81.4%	84.2%
Black Alone	0.0%	0.2%	0.6%
American Indian Alone	0.0%	2.6%	1.7%
Asian Alone	0.0%	0.8%	0.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	16.7%	7.4%	4.2%
Two or More Races	0.0%	7.5%	8.4%
Hispanic Origin	14.3%	14.2%	11.8%
Diversity Index	59.9	48.9	43.1

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Dewey - Humboldt
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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	7	2,425	8,896
In Households	100.0%	99.8%	99.8%
Householder	42.9%	40.0%	44.2%
Opposite-Sex Spouse	14.3%	21.6%	23.8%
Same-Sex Spouse	0.0%	0.1%	0.2%
Opposite-Sex Unmarried Partner	0.0%	2.7%	2.7%
Same-Sex Unmarried Partner	0.0%	0.2%	0.2%
Biological Child	28.6%	20.7%	16.6%
Adopted Child	0.0%	1.4%	1.3%
Stepchild	0.0%	1.0%	1.2%
Grandchild	0.0%	4.3%	2.7%
Brother or Sister	0.0%	0.7%	0.8%
Parent	0.0%	1.0%	1.0%
Parent-in-law	0.0%	0.7%	0.5%
Son-in-law or Daughter-in-law	0.0%	0.7%	0.6%
Other Relatives	0.0%	1.2%	1.0%
Foster Child	0.0%	0.3%	0.3%
Other Nonrelatives	0.0%	3.2%	3.0%
In Group Quarters	0.0%	0.2%	0.2%
Institutionalized	0.0%	0.0%	0.1%
Noninstitutionalized	0.0%	0.1%	0.1%
2023 Population 25+ by Educational Attainment			
Total	4	1,858	7,100
Less than 9th Grade	0.0%	4.8%	2.0%
9th - 12th Grade, No Diploma	0.0%	5.9%	5.0%
High School Graduate	25.0%	23.8%	25.9%
GED/Alternative Credential	0.0%	3.8%	6.0%
Some College, No Degree	50.0%	30.6%	26.0%
Associate Degree	25.0%	10.5%	11.3%
Bachelor's Degree	0.0%	14.9%	14.4%
Graduate/Professional Degree	0.0%	5.5%	9.3%
2023 Population 15+ by Marital Status			
Total	6	2,055	7,798
Never Married	16.7%	18.9%	15.5%
Married	66.7%	58.7%	56.4%
Widowed	0.0%	7.9%	11.7%
Divorced	16.7%	14.5%	16.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3	871	3,552
Population 16+ Employed	100.0%	96.4%	95.0%
Population 16+ Unemployment rate	0.0%	3.4%	5.0%
Population 16-24 Employed	0.0%	16.7%	14.0%
Population 16-24 Unemployment rate	0.0%	4.1%	3.9%
Population 25-54 Employed	66.7%	60.8%	52.8%
Population 25-54 Unemployment rate	0.0%	3.6%	5.9%
Population 55-64 Employed	0.0%	16.9%	20.2%
Population 55-64 Unemployment rate	0.0%	2.7%	1.6%
Population 65+ Employed	0.0%	5.8%	13.1%
Population 65+ Unemployment rate	0.0%	2.0%	7.7%

Source: Esri forecasts for 2023 and 2028. 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
2023 Employed Population 16+ by Industry			
Total	3	840	3,373
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	33.3%	18.6%	14.3%
Manufacturing	0.0%	5.6%	8.3%
Wholesale Trade	0.0%	4.2%	3.5%
Retail Trade	0.0%	19.4%	18.2%
Transportation/Utilities	0.0%	5.6%	4.3%
Information	0.0%	0.0%	0.7%
Finance/Insurance/Real Estate	0.0%	7.3%	4.7%
Services	0.0%	31.2%	39.6%
Public Administration	0.0%	8.2%	6.2%
2023 Employed Population 16+ by Occupation			
Total	1	839	3,374
White Collar	0.0%	37.7%	46.7%
Management/Business/Financial	0.0%	7.0%	13.3%
Professional	0.0%	6.3%	11.9%
Sales	0.0%	19.3%	13.6%
Administrative Support	0.0%	5.1%	8.0%
Services	0.0%	19.9%	21.3%
Blue Collar	33.3%	42.3%	32.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	33.3%	16.3%	8.6%
Installation/Maintenance/Repair	0.0%	8.5%	6.4%
Production	0.0%	9.3%	8.5%
Transportation/Material Moving	0.0%	8.2%	8.4%
2020 Households by Type			
Total	2	941	3,866
Married Couple Households	50.0%	53.6%	54.5%
With Own Children <18	0.0%	12.0%	9.6%
Without Own Children <18	50.0%	41.6%	44.9%
Cohabiting Couple Households	0.0%	7.8%	6.6%
With Own Children <18	0.0%	1.8%	1.3%
Without Own Children <18	0.0%	6.0%	5.4%
Male Householder, No Spouse/Partner	0.0%	19.2%	16.6%
Living Alone	0.0%	12.1%	11.9%
65 Years and over	0.0%	6.2%	6.9%
With Own Children <18	0.0%	1.5%	1.0%
Without Own Children <18, With Relatives	0.0%	3.9%	2.6%
No Relatives Present	0.0%	1.8%	1.1%
Female Householder, No Spouse/Partner	0.0%	19.4%	22.2%
Living Alone	0.0%	11.7%	15.4%
65 Years and over	0.0%	7.5%	11.2%
With Own Children <18	0.0%	1.9%	1.5%
Without Own Children <18, With Relatives	0.0%	4.6%	4.4%
No Relatives Present	0.0%	1.3%	0.9%
2020 Households by Size			
Total	2	941	3,866
1 Person Household	50.0%	23.8%	27.3%
2 Person Household	50.0%	42.7%	46.6%
3 Person Household	0.0%	12.3%	10.8%
4 Person Household	0.0%	10.6%	8.1%
5 Person Household	0.0%	5.1%	3.8%
6 Person Household	0.0%	2.7%	1.6%
7 + Person Household	0.0%	2.8%	1.8%

Source: Esri forecasts for 2023 and 2028. 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
2020 Households by Tenure and Mortgage Status			
Total	2	941	3,866
Owner Occupied	50.0%	77.8%	83.5%
Owned with a Mortgage/Loan	50.0%	47.8%	49.6%
Owned Free and Clear	0.0%	30.0%	34.0%
Renter Occupied	50.0%	22.2%	16.5%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	0	72	73
Percent of Income for Mortgage	0.0%	36.0%	35.6%
Wealth Index	48	61	86
2020 Housing Units By Urban/ Rural Status			
Total	2	1,068	4,556
Urban Housing Units	0.0%	3.8%	49.9%
Rural Housing Units	100.0%	96.2%	50.1%
2020 Population By Urban/ Rural Status			
Total	7	2,425	8,896
Urban Population	0.0%	4.0%	44.1%
Rural Population	100.0%	96.0%	55.9%

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments			
1.	Senior Escapes (9D)	Senior Escapes (9D)	Senior Escapes (9D)
2.		Rural Resort Dwellers (6E)	Comfortable Empty Nesters
3.			The Elders (9C)
2023 Consumer Spending			
Apparel & Services: Total \$	\$5,017	\$1,316,767	\$6,256,714
Average Spent	\$2,508.50	\$1,391.93	\$1,610.89
Spending Potential Index	114	63	73
Education: Total \$	\$3,477	\$911,303	\$4,623,512
Average Spent	\$1,738.50	\$963.32	\$1,190.40
Spending Potential Index	97	54	66
Entertainment/Recreation: Total \$	\$9,773	\$2,801,013	\$12,454,690
Average Spent	\$4,886.50	\$2,960.90	\$3,206.67
Spending Potential Index	129	78	85
Food at Home: Total \$	\$17,587	\$4,828,218	\$21,757,371
Average Spent	\$8,793.50	\$5,103.82	\$5,601.79
Spending Potential Index	129	75	82
Food Away from Home: Total \$	\$8,975	\$2,378,390	\$11,091,488
Average Spent	\$4,487.50	\$2,514.15	\$2,855.69
Spending Potential Index	121	68	77
Health Care: Total \$	\$20,466	\$5,811,702	\$26,020,940
Average Spent	\$10,233.00	\$6,143.45	\$6,699.52
Spending Potential Index	139	83	91
HH Furnishings & Equipment: Total \$	\$7,458	\$2,020,065	\$9,344,176
Average Spent	\$3,729.00	\$2,135.38	\$2,405.81
Spending Potential Index	126	72	81
Personal Care Products & Services: Total \$	\$2,492	\$638,239	\$3,054,983
Average Spent	\$1,246.00	\$674.67	\$786.56
Spending Potential Index	130	71	82
Shelter: Total \$	\$61,326	\$16,288,682	\$76,179,207
Average Spent	\$30,663.00	\$17,218.48	\$19,613.60
Spending Potential Index	124	69	79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,864	\$2,423,164	\$11,254,195
Average Spent	\$4,432.00	\$2,561.48	\$2,897.58
Spending Potential Index	142	82	93
Travel: Total \$	\$5,530	\$1,507,519	\$7,021,425
Average Spent	\$2,765.00	\$1,593.57	\$1,807.78
Spending Potential Index	123	71	80
Vehicle Maintenance & Repairs: Total \$	\$3,539	\$992,171	\$4,368,771
Average Spent	\$1,769.50	\$1,048.81	\$1,124.81
Spending Potential Index	135	80	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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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