CITY OF SURPRISE, ARIZONA

SYCAMORE FARMS
COMMERCIAL CORNER, PARCEL 1

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

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

PARCEL 1 COMMERCIAL CORNER AT

SYCAMORE FARMS

LOCATION
Located at the southeast corner Cotton Lane and Cactus Road in the City of Surprise, Arizona.

SIZE
±20.1 Acres

ASSESSOR PARCEL NUMBER
501-10-944

ZONING
PAD | City of Surprise
PAD approved 4.5.2019 by City of Surprise, please click to view PAD and amendment details.

PRICE
Submit

TERMS
Cash

UTILITIES
Electricity: Arizona Public Service
Telephone: CenturyLink
Cable: CenturyLink
Water: Epcor Water
Sewage: City of Surprise
Garbage: City of Surprise

SCHOOLS
Elementary: Sonoran Heights Elementary School (K-8)
High School: Shadow Ridge High School (9-12)

COMMENTS
With vast nearby employment growth, this corner site is uniquely situated near new master planned communities, Loop 303 and Luke Air Force Base.

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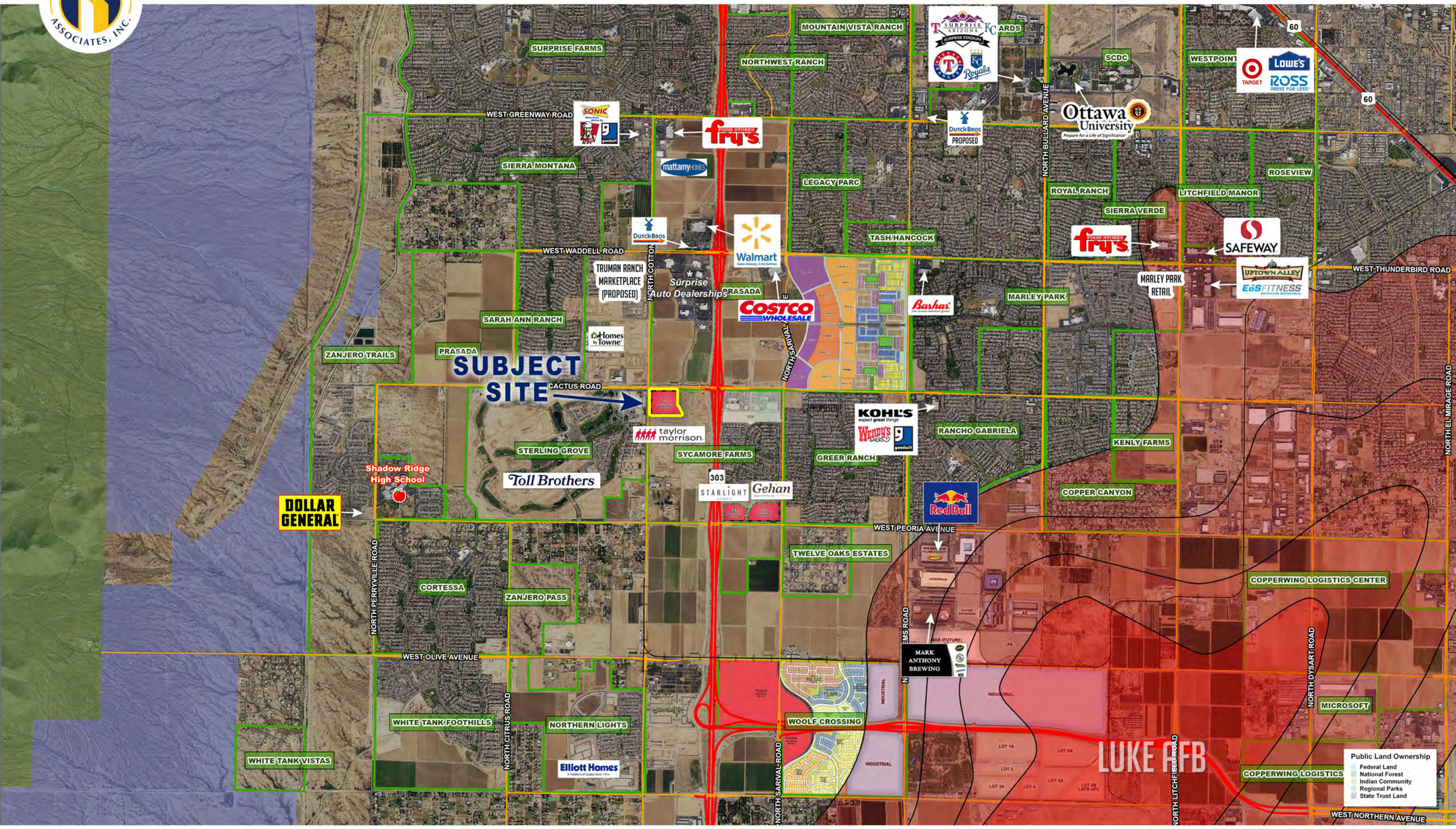
NATHAN & ASSOCIATES, INC.

SYCAMORE FARMS, PARCEL 1 / WEST VALLEY SUBMARKET



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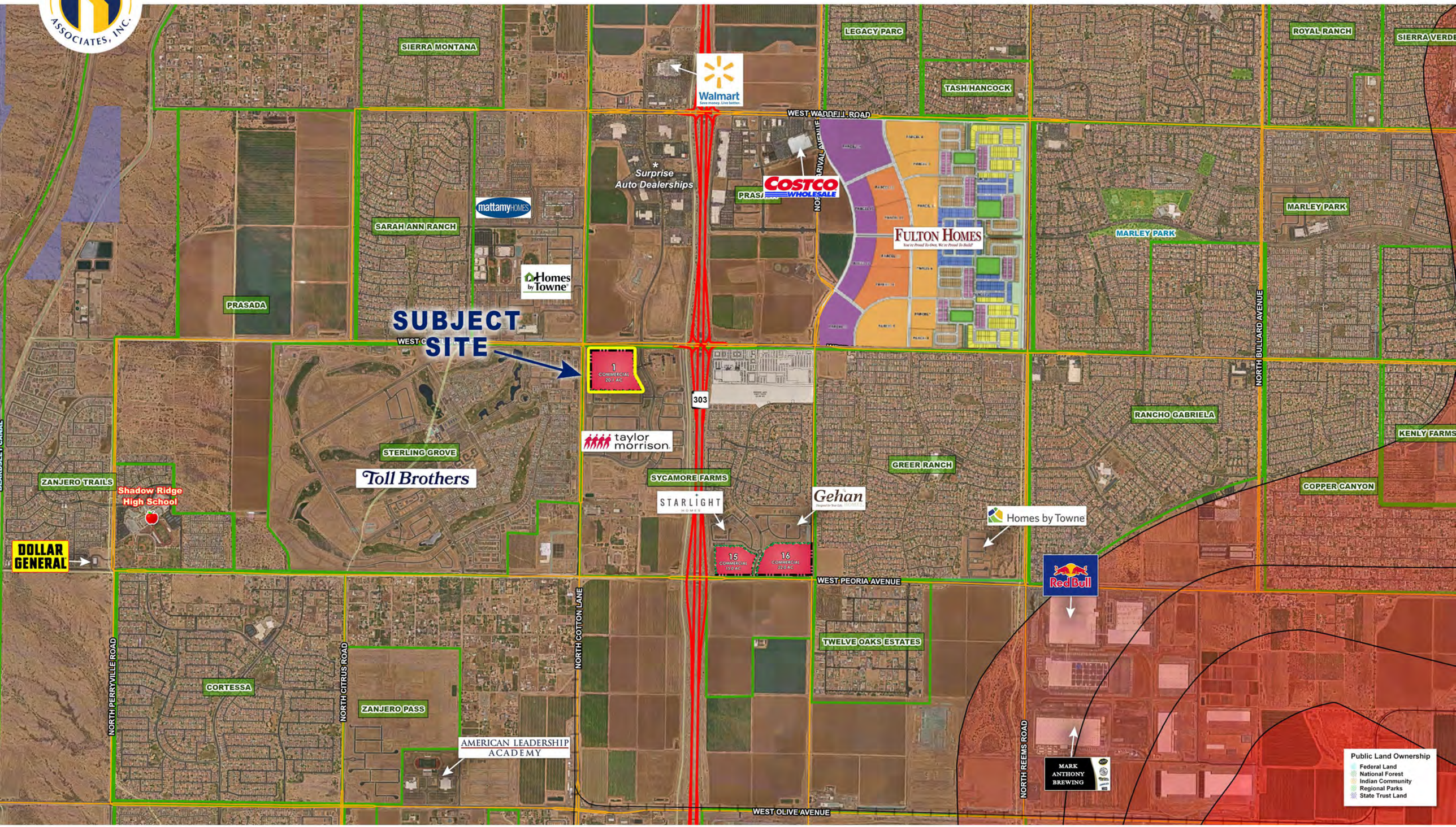

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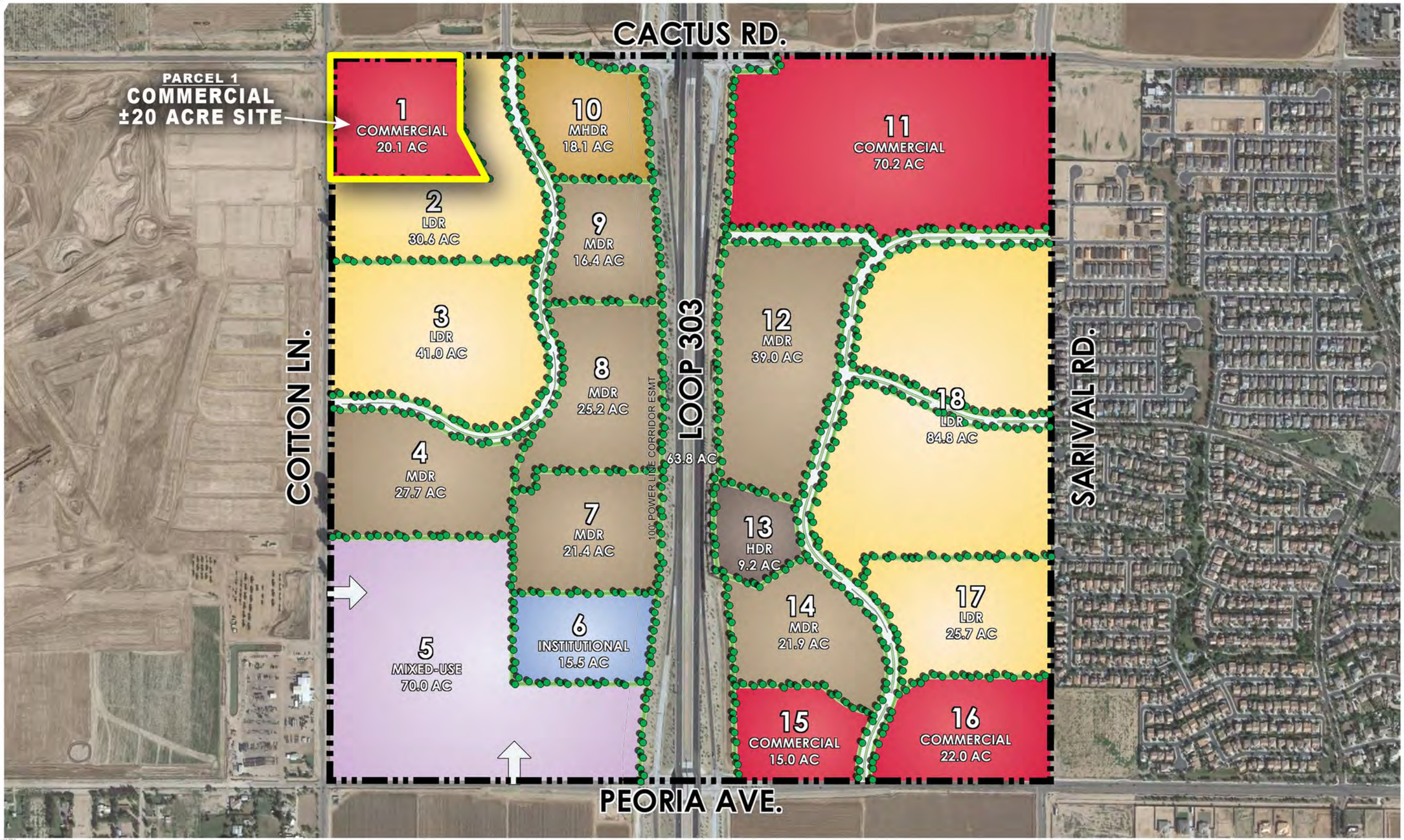

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RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel. 480.994.0994

SYCAMORE FARMS • **CONCEPTUAL PLAN**

SURPRISE, AZ
2019-10-09
19002272

0 150' 300' 600'

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to

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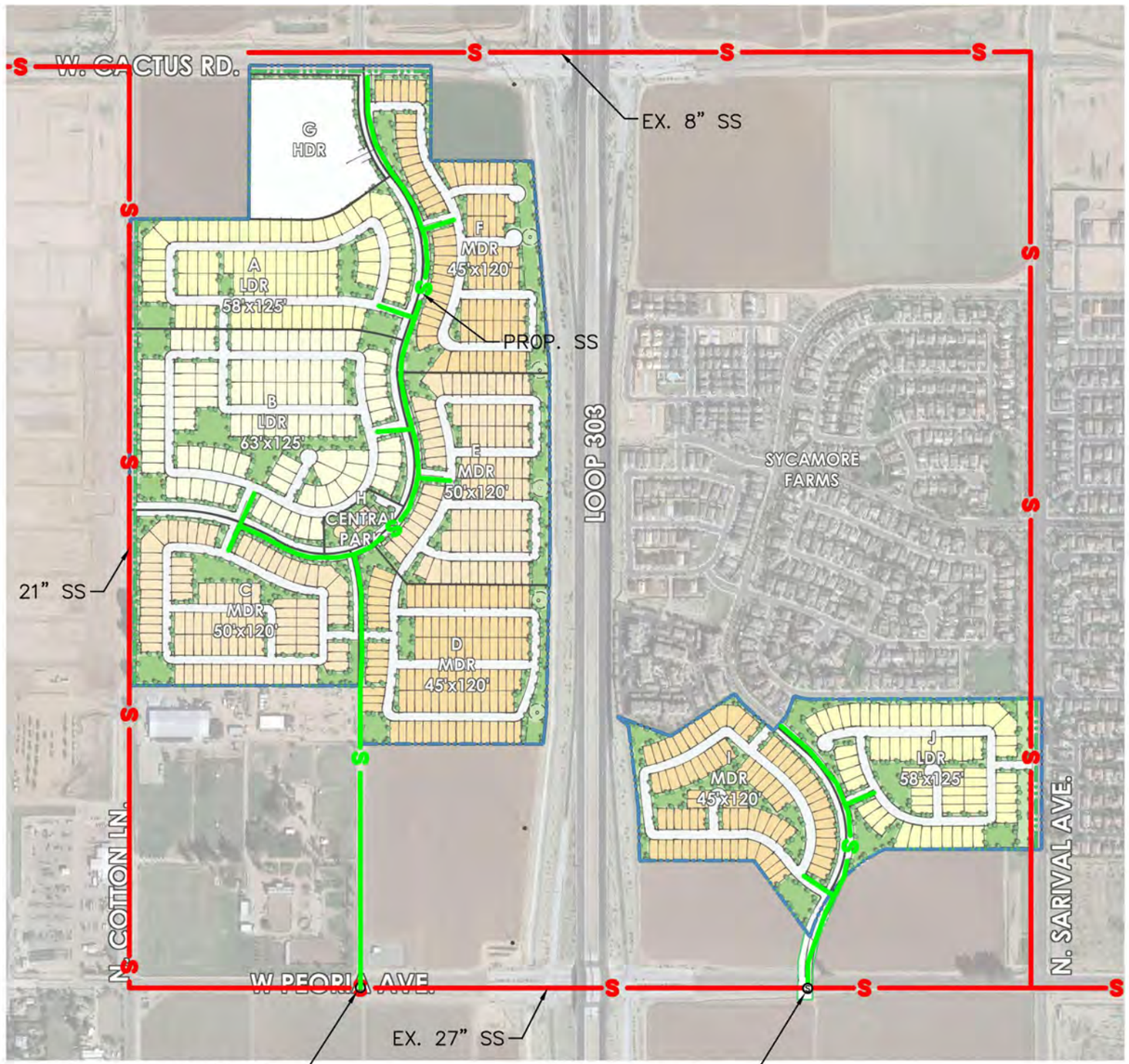

LEGEND

PROP. SS

PROP. MANHOLE

EX. SS

NORTH

GRAPHIC SCALE IN FEET

0 375 750 1500

NO.	REVISION	DATE

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=750'
SCALE (V): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: AUG. 2019

SYCAMORE FARMS
CONCEPTUAL SEWER LAYOUT
SURPRISE, AZ

PROJECT NO.

DRAWING NAME

OF 1

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Exhibits\sewer concept.dwg Aug 19, 2019 dan.recker
XREFS: x46007tp
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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Scottsdale, AZ 85258

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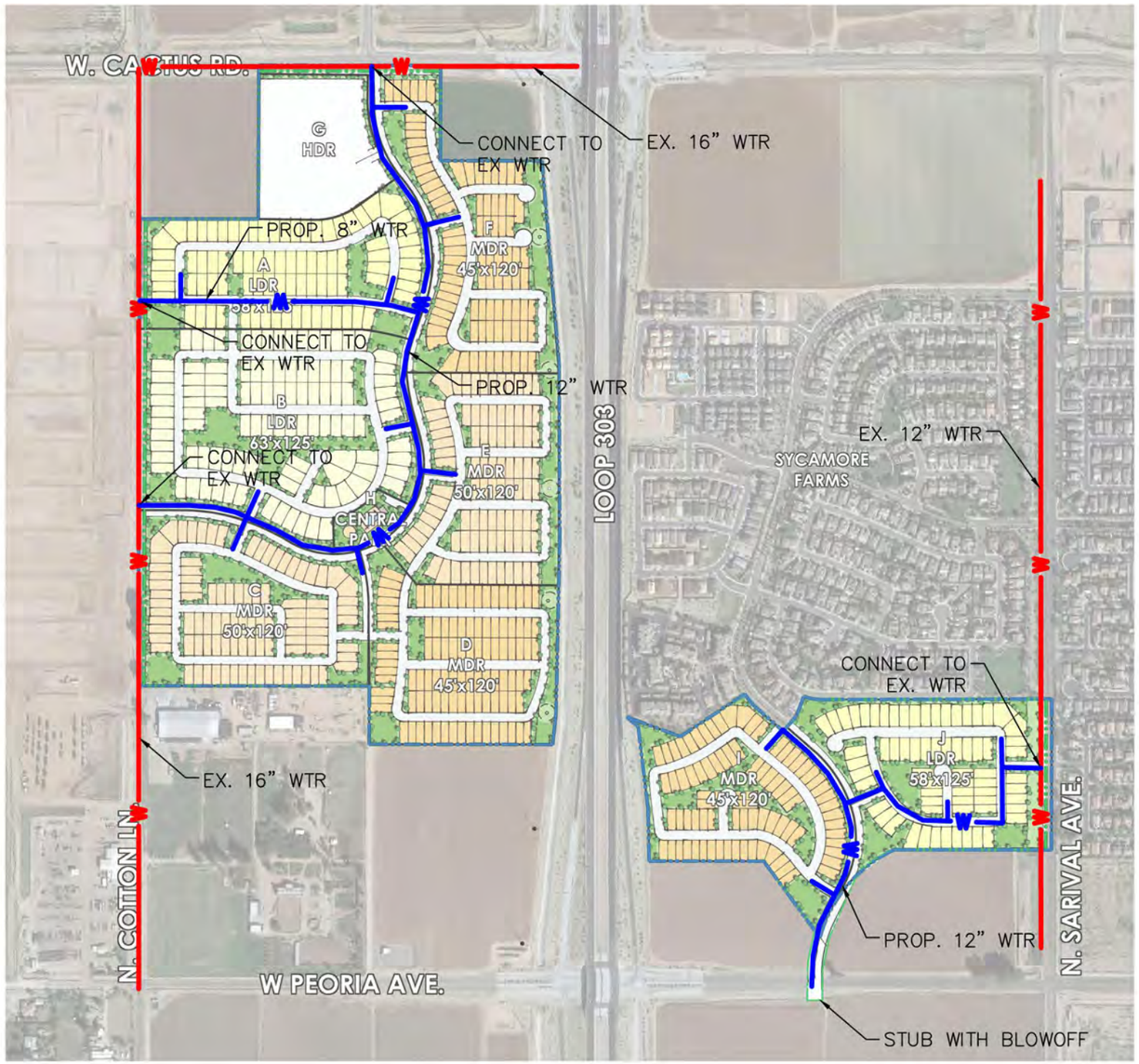

LEGEND

EX. WTR

PROP. WTR

NORTH

GRAPHIC SCALE IN FEET
0 375 750 1500

NO.	REVISION	DATE

Kimley»Horn

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1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=750'
SCALE (V): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: AUG. 2019

SYCAMORE FARMS
CONCEPTUAL WATER LAYOUT
SURPRISE, AZ

PROJECT NO.

DRAWING NAME

OF 1

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Exhibits\sewer concept.dwg Aug 19, 2019 don.recker
XREFS: x460072b
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SYCAMORE FARMS COMMERCIAL CORNER / LOOKING EAST

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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Scottsdale, AZ 85258

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SYCAMORE FARMS, PARCEL 1 / LOOKING SOUTHWEST

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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Retail and Entertainment

1. Barnes & Noble
2. Best Buy
3. Burlington
4. C-A-L Ranch
5. Cost Plus World Market
6. Fry's Marketplace (231 Employees)
7. Harkins Theatres
8. Home Goods / TJ Maxx
9. JC Penny
10. Life Time
11. Lowe's
12. Michaels
13. Pier 1 Imports
14. Pottery Barn Outlet
15. Ross
16. Safeway
17. Target & Super Target
18. Total Wine
19. Ulta
20. Walmart Supercenter & Marketplace (260 Employees)
21. Desert Diamond Casino (950 Projected Employees)

Medical and Healthcare

1. Abrazo West Campus (1,726 Employees)
2. Arizona Cardiology Group
3. Banner Health (6,683 Employees)
4. Cancer Treatment Centers of America (768 Employees)
5. Dignity Health (700 Employees)
6. Fresenius Kidney Care
7. Goodyear Eye Specialists
8. Integrated Medical Services (989 Employees)
9. Mountain Park Health Center
10. Palm Valley Rehabilitation (225 Employees)
11. SimonMed Imaging (650 Employees)
12. Spooner Physical Therapy

Office

1. Canyon Trails Professional Center
2. Indian Palms Professional Plaza
3. Palm Place Plaza
4. Palm Valley Office Park I, II & III
5. Palm Valley Professional Plaza

Manufacturing and Industrial

1. AZZ Galvanizing (100 Employees)
2. Ball Corp. (120 Employees)
3. Cavco Industries (325 Employees)
4. CornellCookson (265 Employees)
5. Global Organics (63 Employees)
6. Huhtamaki (330 Employees)
7. KPS Global (130 Employees)
8. Lorts Manufacturing (175 Employees)
9. Inventure Foods / Poore Brothers (250 Employes)
10. Schoeller Allibert (65 Employes)
11. Snyder's of Hanover (215 Employees)
12. Sub-Zero Inc. (590 Employees)
13. Gorbel (75 Employees)
14. Quetico (300 Employees)
15. HD Supply
16. Andersen Corporation (415 Employees)
17. Amazon Robotics Facility (1,000 Employees)
18. Nestle

SPEC Buildings

1. First Industrial at PV303 (40,000 SF to 2M SF)
2. OPUS Goodyear Crossing (540,000 SF)
3. Elwood Logistics (1.3 Million SF)

Aerospace and Aviation

1. AerSale (273 Employees)
2. ATCA, a Lufthansa Flight Training Subsidiary
3. Galaxy International (112 Employees)
4. Lockheed Martin (750 Employees)
5. LuxAir Jet Centers
6. PolyOne
7. Prime Solutions Group
8. Sonoran Technology (153 Employees)

Fulfillment and Distribution

1. Amazon.com x2 (4,538 Employees)
2. Chewy.com (700 Employees)
3. Dick's Sporting Goods (259 Employees)
4. Macy's/Bloomingdale's (1,008 Employees)
5. McLane Sunwest (345 Employees)
6. Michael Lewis Company (120 Employees)
7. REI (312 Employees)
8. Simpson Norton Corporation (61 Employees)
9. UPS (1,852 Employees)
10. Red Bull (140 Employees)
11. Rauch Fruit Juices (140 Employees)
12. White Claw (250 Employees)
13. FedEx (1,308 Employees)
14. Blue Buffalo
15. Mark Anthony Brewing Inc.

Data Centers

1. Compass Datacenters
2. Stream Data Centers
3. Vantage Data Centers
4. Microsoft Data Centers

Map Legend

Union Pacific Railroad · Phoenix-Goodyear Airport · Military Reuse Zone · City of Goodyear Boundry

Employment Development Areas: Airport Corridor · Industrial Corridor · Magnet FTZ Sites

LOOP 303 EMPLOYMENT CORRIDOR

Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows that beyond White Tank Regional Park and surrounding state and federal land.

SUBJECT SITE

Prasada West

Prasada North 350,000 SF

Sands Motor Company 140 Employees

Larry H. Miller 140 Employees

Village at Prasada 700,000 SF

Parkway 303 635 Jobs

Uptown Alley 110 Employees

Cresent Crown 110 Employees

IRIS USA 100 Employees

Southwest Products 120 Employees

Microsoft Site

LUKE AFB

PV 303

PV 303

BELL POINTE · WEST BELL ROAD · SURPRISE FARMS · MOUNTAIN VISTA RANCH · THE ORCHARDS · NORTHWEST RANCH · NORTH NORTHWEST RANCH PARKWAY · WEST GREENWAY ROAD · SIERRA MONTANA · LEGACY PARC · ROYAL RANCH · LITCHFIELD MANOR · SIERRA VERDE · TASH HANCOCK · WEST WADDELL ROAD · WEST THUNDERBIRD ROAD · MARLEY PARK · SARAH ANN RANCH · WEST CACTUS ROAD · W CACTUS RD · NORTH BULLARD AVENUE · NORTH DYSART · RANCHO GABRIELA · STERLING GROVES · SYCAMORE FARMS · GREER RANCH · COPPER CANYON · ZANJERO TRAILS · TWELVE OAKS ESTATES · COPPERWING LOGISTICS CENTER · CORTESS · ZANJERO PASS · WHITE TANK FOOTHILLS · NORTHERN LIGHTS · WOOLF CROSSING · MICROSOFT · WEST OLIVE AVENUE · NORTH LITCHFIELD ROAD · NORTH SARIVAL AVENUE · WEST NORTHERN AVENUE · NORTHERN PARKWAY COMMERCE CTR. · WEST GLENDALE AVENUE · NORTH EL MIRAGE ROAD · WEST BETHANY HOME ROAD · SAVANNAH · ALLEN RANCHES · CAMELBACK RD · NORTH PERRYVILLE ROAD · SEDELLA · EAST I · EAST II · WEST I · WEST II · PEBBLE CREEK PKWY · Indian School Rd · Virginia Ave · Encanto Blvd · Pebble Creek Pkwy · Bullard Ave · Litchfield Rd · McDowell Rd · Citrus Rd · Future Regional Center · Future Recreation Campus · Future Wellspring Park · LAS PALMAS · WEST VAN BUREN ST · AMBER MEADOWS · LA PRIVADA · SOUTH CITRUS ROAD · Cotton Lane · Sarival Ave · Van Buren St · Yuma Rd · Estrella Pkwy · Litchfield Rd · COLDWATER SPRINGS · WEST BUCKEYE ROAD · CAMBRIDGE ESTATES · EAST MAIN STREET · DEL RIO RANCH · RIO VISTA · EAST LOWER BUCKEYE ROAD · LAS VENTANAS · BRADERA · LA JOLLA VISTA · LEVINSON PROPERTY · COTTON CROSSING · PERRYVILLE · LAS BRISAS · TERRITORY WEST · Broadway Rd · 175th Ave · Lower Buckeye Rd · Elwood St · GOODYEAR BALLPARK · GYR · VILLAGE AT TRES RIOS LANDING · ALAMAR · SOUTHWEST RANCH · VANDERWEY · HENRY PARK · 195TH AVENUE · ESTRELLA FREEWAY · FUTURE SR30 · 303 · 10 · 85 · 17 · 101

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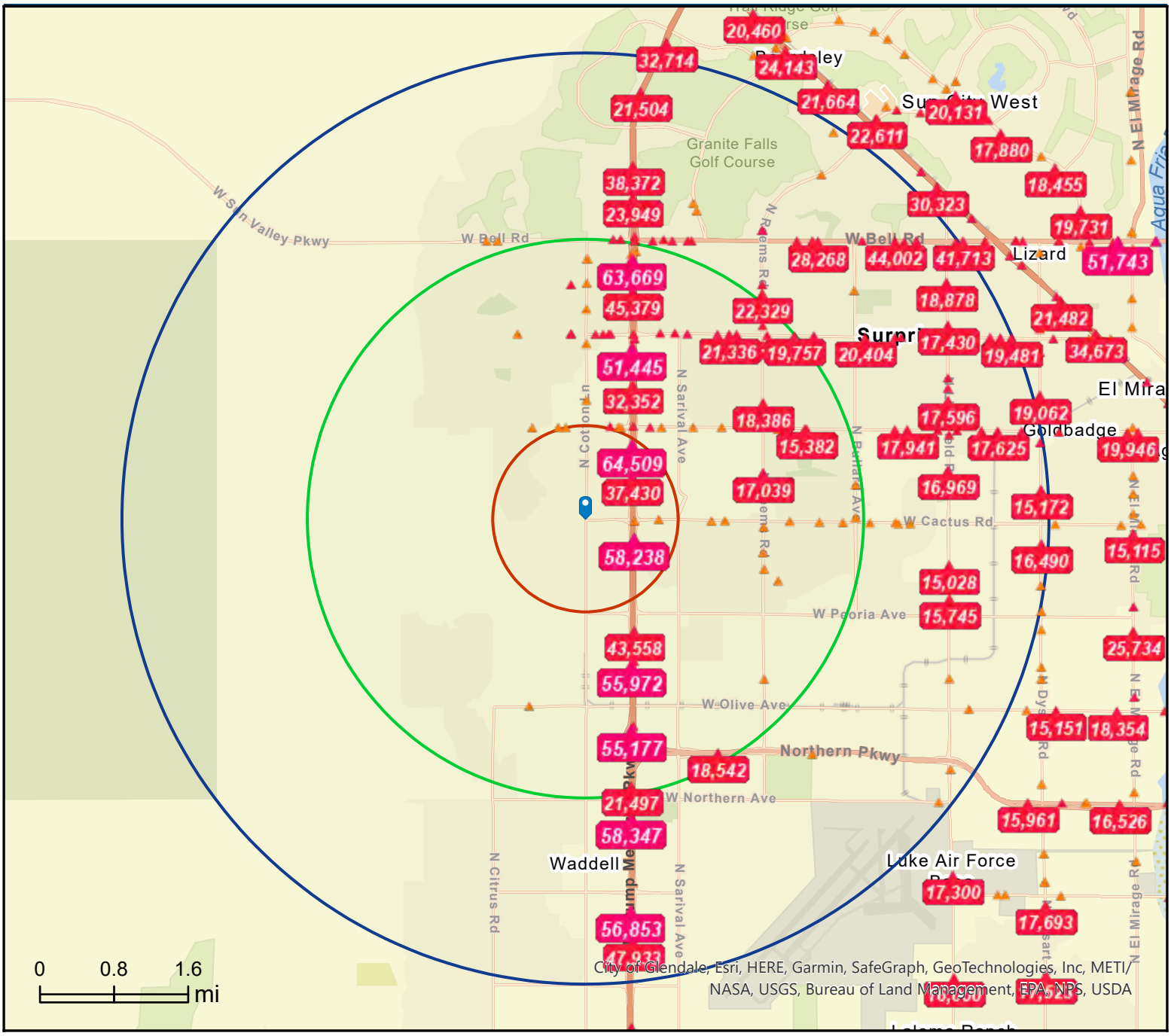
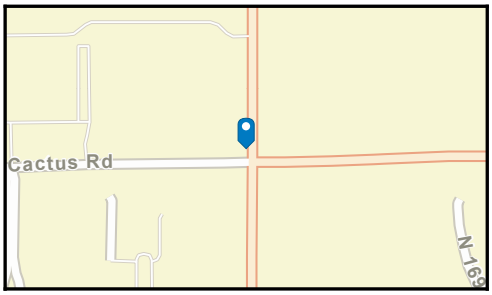
Traffic Count Map

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

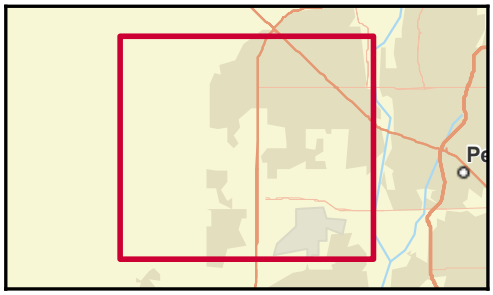
Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698





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 (Q2 2023).

September 05, 2023

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Traffic Count Profile

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	West Cactus Road	N Cotton Ln (0.11 miles E)	2019	4,229
0.11	North Cotton Lane	W Cactus Rd (0.09 miles N)	2019	3,580
0.15	West Cactus Road	Autoshow Ave (0.05 miles E)	2019	5,232
0.21	W Cactus Rd	Autoshow Ave (0.05 miles E)	2016	2,243
0.36	West Cactus Road	Autoshow Ave (0.1 miles W)	2018	937
0.52	North Cotton Lane	W Waddell Rd (0.47 miles N)	2019	4,059
0.52	N Cotton Ln	W Waddell Rd (0.47 miles N)	2016	4,094
0.53		W Cactus Rd (0.01 miles NW)	2021	10,390
0.54	Bob Stump Memorial Parkway	W Waddell Rd (0.18 miles N)	2021	2,367
0.56	SR 303	W Jenan Rd (0.08 miles SE)	2020	49,229
0.56	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2021	58,238
0.57		W Cactus Rd (0.29 miles S)	2021	3,036
0.57	N Cotton Ln	W Peoria Ave (0.45 miles S)	2016	3,811
0.57	North Cotton Lane	W Peoria Ave (0.45 miles S)	2018	4,208
0.58		Bob Stump Memorial Pkwy (0.23 miles S)	2021	3,062
0.64	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2,441
0.68	Loop 303	W Cactus Rd (0.48 miles S)	2015	37,430
0.73	W Cactus Rd	N 176 Dr (0.07 miles E)	2016	375
0.73	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.79	West Cactus Road	N Sarival Ave (0.05 miles E)	2019	9,701
0.89	SR-303 Exit 112 Peoria Ave SB Off	W Mescal St (0.19 miles NE)	2020	2,068
0.89		W Peoria Ave (0.19 miles N)	2021	2,331
0.90	Bob Stump Memorial Parkway	W Autoshow Dr (0.24 miles W)	2021	8,561
0.93	SR-303 Exit 112 Peoria Ave NB On	W Mescal St (0.2 miles N)	2020	2,140
0.93		Bob Stump Memorial Pkwy (0.29 miles N)	2021	2,412
0.95	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7,682
0.95	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2021	64,509
1.00		W Waddell Rd (0.09 miles N)	2021	5,746
1.01	W Waddell Rd	172 Ave (0.03 miles W)	2016	14,572
1.01	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3,223

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 2023 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 (Q2 2023).

September 05, 2023

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Site Map

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

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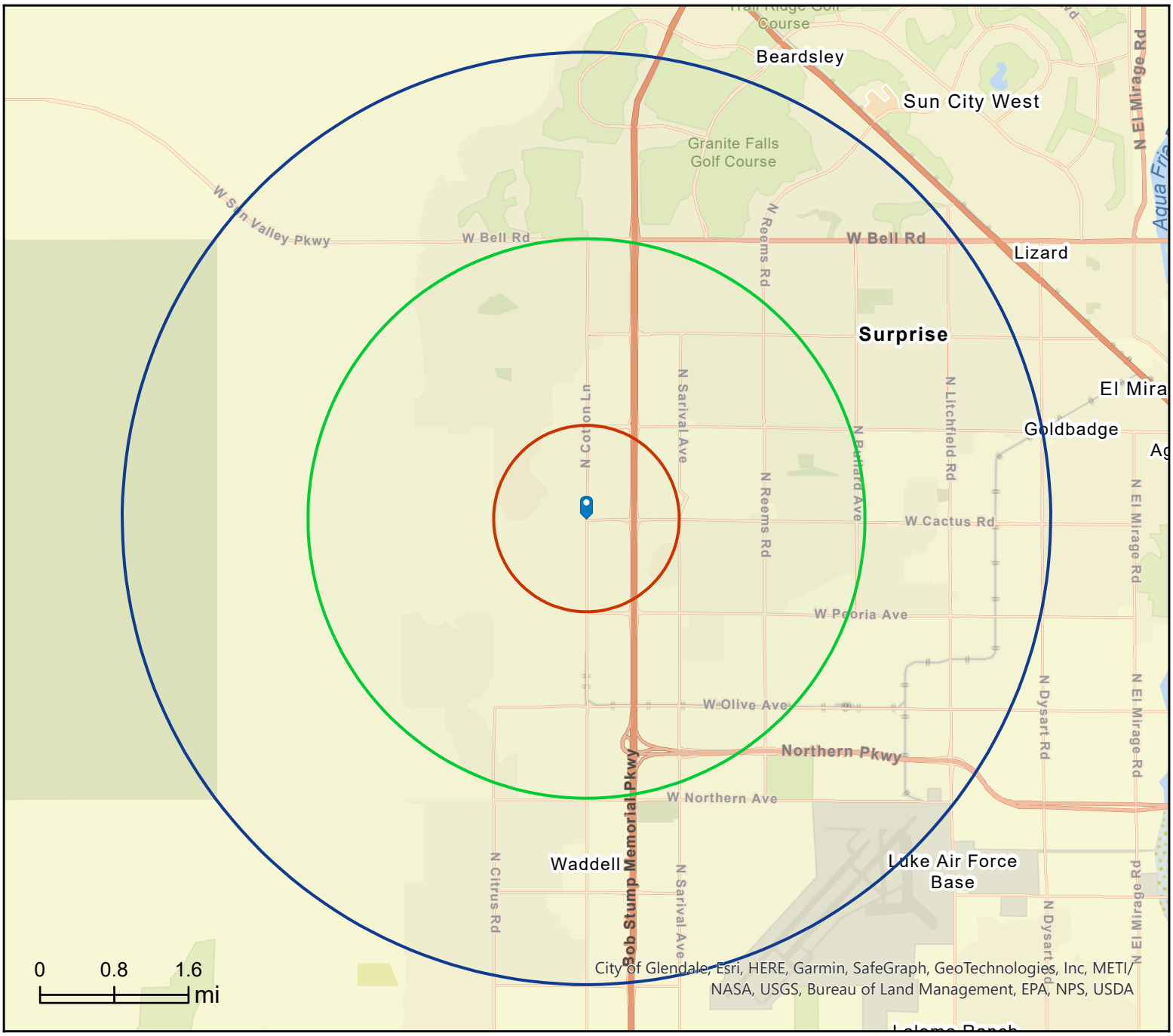

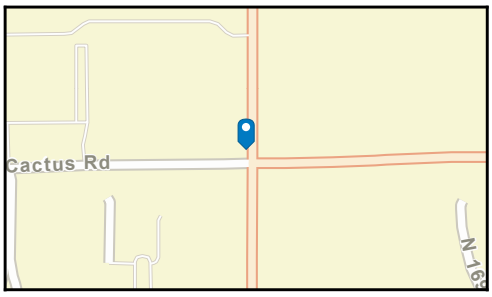

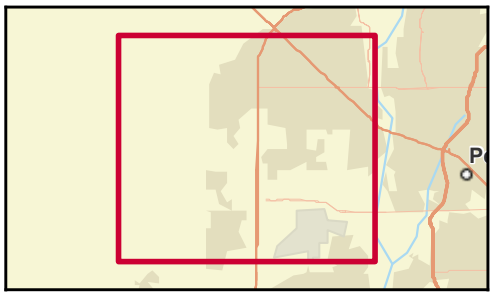

September 05, 2023

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Executive Summary

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
Population			
2010 Population	1,871	53,181	105,693
2020 Population	3,444	70,482	130,154
2023 Population	5,498	76,947	139,473
2028 Population	8,352	82,472	147,695
2010-2020 Annual Rate	6.29%	2.86%	2.10%
2020-2023 Annual Rate	15.48%	2.74%	2.15%
2023-2028 Annual Rate	8.72%	1.40%	1.15%
2023 Male Population	49.2%	49.3%	48.8%
2023 Female Population	50.8%	50.7%	51.2%
2023 Median Age	32.6	32.5	37.1

In the identified area, the current year population is 139,473. In 2020, the Census count in the area was 130,154. The rate of change since 2020 was 2.15% annually. The five-year projection for the population in the area is 147,695 representing a change of 1.15% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	65.1%	67.1%	70.1%
2023 Black Alone	7.5%	6.5%	6.0%
2023 American Indian/Alaska Native Alone	1.5%	1.1%	1.0%
2023 Asian Alone	4.3%	3.2%	3.1%
2023 Pacific Islander Alone	0.3%	0.3%	0.2%
2023 Other Race	7.5%	7.1%	6.4%
2023 Two or More Races	13.9%	14.8%	13.2%
2023 Hispanic Origin (Any Race)	22.5%	22.4%	20.2%

Persons of Hispanic origin represent 20.2% 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 64.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	99	90	99
2010 Households	643	16,560	37,683
2020 Households	1,132	21,952	45,861
2023 Households	1,806	24,248	49,238
2028 Households	2,764	26,273	52,415
2010-2020 Annual Rate	5.82%	2.86%	1.98%
2020-2023 Annual Rate	15.46%	3.11%	2.21%
2023-2028 Annual Rate	8.88%	1.62%	1.26%
2023 Average Household Size	3.04	3.15	2.81

The household count in this area has changed from 45,861 in 2020 to 49,238 in the current year, a change of 2.21% annually. The five-year projection of households is 52,415, a change of 1.26% annually from the current year total. Average household size is currently 2.81, compared to 2.81 in the year 2020. The number of families in the current year is 37,615 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 data into 2020 geography.

September 05, 2023

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Executive Summary

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Rings: 1, 3, 5 mile radii

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Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	22.7%	22.5%	25.4%
Median Household Income			
2023 Median Household Income	$103,946	$97,897	$87,708
2028 Median Household Income	$111,276	$107,568	$102,190
2023-2028 Annual Rate	1.37%	1.90%	3.10%
Average Household Income			
2023 Average Household Income	$125,256	$115,359	$110,146
2028 Average Household Income	$143,687	$135,345	$130,399
2023-2028 Annual Rate	2.78%	3.25%	3.43%
Per Capita Income			
2023 Per Capita Income	$41,039	$36,399	$38,889
2028 Per Capita Income	$47,364	$43,211	$46,273
2023-2028 Annual Rate	2.91%	3.49%	3.54%
GINI Index			
2023 Gini Index	32.1	29.8	33.0

Households by Income

Current median household income is $87,708 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $102,190 in five years, compared to $82,410 for all U.S. households

Current average household income is $110,146 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $130,399 in five years, compared to $122,048 for all U.S. households

Current per capita income is $38,889 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $46,273 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	113	114	101
2010 Total Housing Units	732	18,813	45,090
2010 Owner Occupied Housing Units	464	12,927	30,038
2010 Renter Occupied Housing Units	179	3,633	7,645
2010 Vacant Housing Units	89	2,253	7,407
2020 Total Housing Units	1,194	23,367	51,251
2020 Vacant Housing Units	62	1,415	5,390
2023 Total Housing Units	2,182	26,056	54,841
2023 Owner Occupied Housing Units	1,348	19,589	39,472
2023 Renter Occupied Housing Units	458	4,659	9,766
2023 Vacant Housing Units	376	1,808	5,603
2028 Total Housing Units	3,167	28,190	58,176
2028 Owner Occupied Housing Units	2,092	21,364	41,545
2028 Renter Occupied Housing Units	672	4,910	10,871
2028 Vacant Housing Units	403	1,917	5,761
Socioeconomic Status Index			
2023 Socioeconomic Status Index	60.9	56.3	56.5

Currently, 72.0% of the 54,841 housing units in the area are owner occupied; 17.8%, renter occupied; and 10.2% 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 51,251 housing units in the area and 10.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.11%. Median home value in the area is $370,538, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.88% annually to $387,105.

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 data into 2020 geography.

September 05, 2023

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Market Profile

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,871	53,181	105,693
2020 Total Population	3,444	70,482	130,154
2020 Group Quarters	6	464	1,167
2023 Total Population	5,498	76,947	139,473
2023 Group Quarters	6	465	1,168
2028 Total Population	8,352	82,472	147,695
2023-2028 Annual Rate	8.72%	1.40%	1.15%
2023 Total Daytime Population	4,359	52,778	105,427
Workers	1,385	12,057	25,792
Residents	2,974	40,721	79,635
Household Summary			
2010 Households	643	16,560	37,683
2010 Average Household Size	2.91	3.21	2.80
2020 Total Households	1,132	21,952	45,861
2020 Average Household Size	3.04	3.19	2.81
2023 Households	1,806	24,248	49,238
2023 Average Household Size	3.04	3.15	2.81
2028 Households	2,764	26,273	52,415
2028 Average Household Size	3.02	3.12	2.80
2023-2028 Annual Rate	8.88%	1.62%	1.26%
2010 Families	478	13,607	29,381
2010 Average Family Size	3.36	3.50	3.15
2023 Families	1,347	19,643	37,615
2023 Average Family Size	3.50	3.46	3.19
2028 Families	2,075	21,256	39,986
2028 Average Family Size	3.46	3.42	3.18
2023-2028 Annual Rate	9.03%	1.59%	1.23%
Housing Unit Summary			
2000 Housing Units	16	990	11,193
Owner Occupied Housing Units	43.8%	86.6%	72.1%
Renter Occupied Housing Units	62.5%	7.0%	6.0%
Vacant Housing Units	-6.2%	6.5%	21.8%
2010 Housing Units	732	18,813	45,090
Owner Occupied Housing Units	63.4%	68.7%	66.6%
Renter Occupied Housing Units	24.5%	19.3%	17.0%
Vacant Housing Units	12.2%	12.0%	16.4%
2020 Housing Units	1,194	23,367	51,251
Vacant Housing Units	5.2%	6.1%	10.5%
2023 Housing Units	2,182	26,056	54,841
Owner Occupied Housing Units	61.8%	75.2%	72.0%
Renter Occupied Housing Units	21.0%	17.9%	17.8%
Vacant Housing Units	17.2%	6.9%	10.2%
2028 Housing Units	3,167	28,190	58,176
Owner Occupied Housing Units	66.1%	75.8%	71.4%
Renter Occupied Housing Units	21.2%	17.4%	18.7%
Vacant Housing Units	12.7%	6.8%	9.9%
Median Household Income			
2023	$103,946	$97,897	$87,708
2028	$111,276	$107,568	$102,190
Median Home Value			
2023	$393,473	$366,886	$370,538
2028	$422,091	$384,930	$387,105
Per Capita Income			
2023	$41,039	$36,399	$38,889
2028	$47,364	$43,211	$46,273
Median Age			
2010	29.3	30.5	35.4
2023	32.6	32.5	37.1
2028	30.9	31.2	35.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: 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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Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	1,806	24,242	49,232
<$15,000	3.2%	2.6%	3.6%
$15,000 - $24,999	2.2%	2.1%	3.2%
$25,000 - $34,999	3.4%	3.4%	4.6%
$35,000 - $49,999	10.2%	8.0%	9.7%
$50,000 - $74,999	13.5%	15.9%	18.6%
$75,000 - $99,999	13.6%	19.3%	17.4%
$100,000 - $149,999	28.8%	30.0%	25.6%
$150,000 - $199,999	13.3%	10.9%	9.3%
$200,000+	11.7%	7.9%	7.9%
Average Household Income	$125,256	$115,359	$110,146
2028 Households by Income			
Household Income Base	2,764	26,267	52,409
<$15,000	2.2%	1.7%	2.5%
$15,000 - $24,999	1.6%	1.4%	2.2%
$25,000 - $34,999	2.3%	2.1%	3.2%
$35,000 - $49,999	6.3%	5.6%	7.6%
$50,000 - $74,999	13.3%	13.1%	15.9%
$75,000 - $99,999	14.4%	18.0%	16.5%
$100,000 - $149,999	30.1%	32.9%	28.6%
$150,000 - $199,999	15.4%	14.3%	12.7%
$200,000+	14.6%	10.9%	10.8%
Average Household Income	$143,687	$135,345	$130,399
2023 Owner Occupied Housing Units by Value			
Total	1,348	19,583	39,466
<$50,000	1.5%	0.8%	0.8%
$50,000 - $99,999	0.3%	0.2%	0.2%
$100,000 - $149,999	0.5%	0.3%	0.8%
$150,000 - $199,999	1.0%	2.0%	2.2%
$200,000 - $249,999	4.9%	7.7%	7.6%
$250,000 - $299,999	10.5%	14.0%	12.9%
$300,000 - $399,999	33.5%	37.6%	36.2%
$400,000 - $499,999	33.8%	22.0%	20.1%
$500,000 - $749,999	9.6%	9.4%	13.9%
$750,000 - $999,999	2.6%	1.4%	1.8%
$1,000,000 - $1,499,999	1.2%	3.1%	1.8%
$1,500,000 - $1,999,999	0.4%	0.3%	0.5%
$2,000,000 +	0.4%	1.4%	1.3%
Average Home Value	$424,055	$436,228	$437,696
2028 Owner Occupied Housing Units by Value			
Total	2,092	21,358	41,539
<$50,000	1.5%	0.7%	0.7%
$50,000 - $99,999	1.5%	0.4%	0.5%
$100,000 - $149,999	0.1%	0.1%	0.2%
$150,000 - $199,999	1.3%	1.6%	1.8%
$200,000 - $249,999	4.1%	6.2%	6.3%
$250,000 - $299,999	8.0%	12.1%	11.5%
$300,000 - $399,999	26.2%	34.1%	33.3%
$400,000 - $499,999	32.5%	24.5%	22.3%
$500,000 - $749,999	15.7%	12.2%	16.3%
$750,000 - $999,999	5.3%	2.4%	2.6%
$1,000,000 - $1,499,999	2.2%	3.5%	2.2%
$1,500,000 - $1,999,999	0.7%	0.5%	0.7%
$2,000,000 +	0.9%	1.9%	1.6%
Average Home Value	$476,255	$470,677	$467,705

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.

September 05, 2023

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Market Profile

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,872	53,181	105,695
0 - 4	11.5%	9.9%	8.2%
5 - 9	8.4%	10.7%	8.7%
10 - 14	8.3%	9.4%	7.8%
15 - 24	12.4%	11.4%	10.2%
25 - 34	20.9%	17.2%	14.4%
35 - 44	15.5%	17.6%	14.6%
45 - 54	9.2%	10.7%	9.8%
55 - 64	8.1%	7.7%	10.1%
65 - 74	4.3%	3.8%	10.3%
75 - 84	0.7%	1.2%	4.6%
85 +	0.7%	0.4%	1.1%
18 +	68.1%	65.3%	71.2%
2023 Population by Age			
Total	5,498	76,947	139,475
0 - 4	8.9%	8.6%	7.3%
5 - 9	9.1%	8.9%	7.6%
10 - 14	8.5%	8.5%	7.3%
15 - 24	12.0%	13.3%	11.6%
25 - 34	15.7%	14.4%	13.0%
35 - 44	17.3%	16.9%	14.7%
45 - 54	11.8%	12.5%	11.0%
55 - 64	7.9%	8.2%	8.8%
65 - 74	6.0%	6.1%	11.1%
75 - 84	2.4%	2.3%	6.0%
85 +	0.4%	0.5%	1.4%
18 +	69.4%	69.2%	73.5%
2028 Population by Age			
Total	8,351	82,471	147,694
0 - 4	9.4%	8.9%	7.7%
5 - 9	9.2%	8.9%	7.7%
10 - 14	8.9%	8.6%	7.5%
15 - 24	12.5%	12.9%	11.3%
25 - 34	17.6%	17.6%	15.3%
35 - 44	17.2%	15.5%	14.0%
45 - 54	11.1%	12.0%	10.7%
55 - 64	6.9%	7.4%	7.7%
65 - 74	4.6%	5.2%	8.9%
75 - 84	2.2%	2.5%	7.4%
85 +	0.4%	0.5%	1.7%
18 +	68.1%	68.9%	73.0%
2010 Population by Sex			
Males	909	26,143	51,274
Females	963	27,038	54,419
2023 Population by Sex			
Males	2,707	37,897	68,032
Females	2,791	39,050	71,441
2028 Population by Sex			
Males	4,083	40,350	71,513
Females	4,269	42,121	76,182

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

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,871	53,182	105,693
White Alone	74.7%	78.3%	81.1%
Black Alone	8.7%	6.1%	5.4%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	5.2%	3.2%	2.8%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	5.8%	6.8%	5.9%
Two or More Races	4.6%	4.6%	3.9%
Hispanic Origin	18.8%	19.5%	16.8%
Diversity Index	60.2	57.2	52.0
2020 Population by Race/Ethnicity			
Total	3,444	70,482	130,154
White Alone	69.3%	68.6%	71.7%
Black Alone	6.2%	6.1%	5.6%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	3.7%	3.0%	2.9%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	6.4%	6.7%	6.0%
Two or More Races	13.1%	14.2%	12.6%
Hispanic Origin	19.8%	21.5%	19.2%
Diversity Index	65.5	66.9	62.9
2023 Population by Race/Ethnicity			
Total	5,498	76,947	139,473
White Alone	65.1%	67.1%	70.1%
Black Alone	7.5%	6.5%	6.0%
American Indian Alone	1.5%	1.1%	1.0%
Asian Alone	4.3%	3.2%	3.1%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	7.5%	7.1%	6.4%
Two or More Races	13.9%	14.8%	13.2%
Hispanic Origin	22.5%	22.4%	20.2%
Diversity Index	70.3	68.6	64.9
2028 Population by Race/Ethnicity			
Total	8,353	82,472	147,694
White Alone	59.7%	64.5%	67.8%
Black Alone	9.3%	7.3%	6.7%
American Indian Alone	1.6%	1.1%	1.0%
Asian Alone	5.1%	3.6%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	9.2%	7.7%	7.0%
Two or More Races	14.9%	15.5%	13.9%
Hispanic Origin	25.2%	23.3%	21.1%
Diversity Index	75.2	70.9	67.4
2010 Population by Relationship and Household Type			
Total	1,871	53,181	105,692
In Households	100.0%	99.9%	99.8%
In Family Households	89.0%	92.1%	89.8%
Householder	25.6%	25.7%	27.8%
Spouse	20.0%	20.4%	22.8%
Child	36.1%	39.3%	33.2%
Other relative	4.2%	4.2%	3.7%
Nonrelative	3.0%	2.6%	2.3%
In Nonfamily Households	11.0%	7.7%	10.0%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.1%	0.2%

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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	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	3,379	46,739	92,171
Less than 9th Grade	0.2%	1.2%	1.0%
9th - 12th Grade, No Diploma	4.2%	3.4%	3.4%
High School Graduate	19.2%	21.7%	21.4%
GED/Alternative Credential	7.3%	4.4%	3.6%
Some College, No Degree	27.8%	26.4%	25.4%
Associate Degree	13.3%	12.8%	12.8%
Bachelor's Degree	20.1%	19.7%	21.3%
Graduate/Professional Degree	7.8%	10.3%	11.2%
2023 Population 15+ by Marital Status			
Total	4,037	57,003	108,363
Never Married	32.2%	26.6%	24.3%
Married	54.3%	62.4%	62.8%
Widowed	1.8%	3.2%	4.8%
Divorced	11.7%	7.8%	8.1%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,589	37,288	61,705
Population 16+ Employed	97.8%	96.7%	96.7%
Population 16+ Unemployment rate	2.2%	3.3%	3.3%
Population 16-24 Employed	12.2%	12.6%	12.7%
Population 16-24 Unemployment rate	3.7%	8.5%	8.1%
Population 25-54 Employed	74.3%	74.0%	71.0%
Population 25-54 Unemployment rate	1.6%	2.5%	2.4%
Population 55-64 Employed	11.9%	10.6%	11.9%
Population 55-64 Unemployment rate	4.7%	1.5%	2.4%
Population 65+ Employed	1.5%	2.7%	4.5%
Population 65+ Unemployment rate	0.0%	4.1%	6.3%
2023 Employed Population 16+ by Industry			
Total	2,532	36,071	59,652
Agriculture/Mining	0.2%	0.2%	0.3%
Construction	8.5%	7.5%	6.9%
Manufacturing	7.1%	7.4%	7.6%
Wholesale Trade	1.4%	1.2%	1.3%
Retail Trade	11.9%	13.8%	14.6%
Transportation/Utilities	3.4%	5.6%	5.8%
Information	0.9%	1.9%	2.0%
Finance/Insurance/Real Estate	10.2%	10.9%	10.6%
Services	49.8%	44.8%	45.0%
Public Administration	6.5%	6.7%	5.9%
2023 Employed Population 16+ by Occupation			
Total	2,533	36,072	59,651
White Collar	68.0%	67.7%	67.6%
Management/Business/Financial	18.5%	18.6%	19.1%
Professional	30.4%	25.3%	23.8%
Sales	10.7%	11.7%	12.4%
Administrative Support	8.4%	12.1%	12.2%
Services	15.9%	14.6%	14.9%
Blue Collar	16.1%	17.8%	17.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	4.3%	3.0%	3.1%
Installation/Maintenance/Repair	6.1%	3.1%	2.9%
Production	2.1%	4.9%	4.8%
Transportation/Material Moving	3.6%	6.6%	6.7%

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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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	641	16,559	37,683
Households with 1 Person	19.0%	12.6%	17.1%
Households with 2+ People	81.0%	87.4%	82.9%
Family Households	74.6%	82.2%	78.0%
Husband-wife Families	58.2%	65.2%	63.9%
With Related Children	34.8%	40.7%	29.0%
Other Family (No Spouse Present)	16.4%	16.9%	14.1%
Other Family with Male Householder	5.8%	5.4%	4.3%
With Related Children	4.2%	4.2%	3.2%
Other Family with Female Householder	10.6%	11.5%	9.8%
With Related Children	8.1%	8.7%	7.2%
Nonfamily Households	6.4%	5.3%	4.9%
All Households with Children	47.3%	54.3%	39.9%
Multigenerational Households	5.0%	5.8%	4.5%
Unmarried Partner Households	8.4%	7.6%	6.5%
Male-female	7.3%	6.7%	5.7%
Same-sex	1.1%	0.9%	0.8%
2010 Households by Size			
Total	641	16,560	37,682
1 Person Household	19.0%	12.6%	17.1%
2 Person Household	29.6%	27.8%	38.5%
3 Person Household	18.1%	18.6%	14.7%
4 Person Household	17.2%	21.5%	15.7%
5 Person Household	10.5%	11.8%	8.4%
6 Person Household	3.3%	4.9%	3.5%
7 + Person Household	2.3%	2.8%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	643	16,560	37,683
Owner Occupied	72.2%	78.1%	79.7%
Owned with a Mortgage/Loan	65.9%	72.6%	63.8%
Owned Free and Clear	6.2%	5.5%	15.9%
Renter Occupied	27.8%	21.9%	20.3%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	113	114	101
Percent of Income for Mortgage	22.7%	22.5%	25.4%
Wealth Index	99	90	99
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	732	18,813	45,090
Housing Units Inside Urbanized Area	97.4%	99.4%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.6%	0.6%	0.9%
2010 Population By Urban/ Rural Status			
Total Population	1,871	53,181	105,693
Population Inside Urbanized Area	98.5%	99.5%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.5%	0.5%	0.8%

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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Market Profile

Cotton Ln and Cactus Rd
12200-12276 N Cotton Ln, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.59545
Longitude: -112.42698

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.		Workday Drive (4A)	The Elders (9C)
3.		Boomburbs (1C)	Workday Drive (4A)
2023 Consumer Spending			
Apparel & Services: Total $	$4,701,494	$57,956,241	$110,128,993
Average Spent	$2,603.26	$2,390.15	$2,236.67
Spending Potential Index	118	109	102
Education: Total $	$3,254,533	$40,860,395	$79,195,656
Average Spent	$1,802.07	$1,685.10	$1,608.43
Spending Potential Index	100	94	90
Entertainment/Recreation: Total $	$8,078,793	$99,773,370	$194,090,498
Average Spent	$4,473.31	$4,114.71	$3,941.88
Spending Potential Index	118	109	104
Food at Home: Total $	$13,740,255	$169,609,910	$334,118,548
Average Spent	$7,608.11	$6,994.80	$6,785.79
Spending Potential Index	112	103	100
Food Away from Home: Total $	$8,332,237	$102,418,731	$194,410,028
Average Spent	$4,613.64	$4,223.80	$3,948.37
Spending Potential Index	124	113	106
Health Care: Total $	$15,147,425	$187,021,373	$378,150,464
Average Spent	$8,387.28	$7,712.86	$7,680.05
Spending Potential Index	114	105	104
HH Furnishings & Equipment: Total $	$6,433,326	$79,365,722	$153,640,179
Average Spent	$3,562.20	$3,273.08	$3,120.36
Spending Potential Index	121	111	106
Personal Care Products & Services: Total $	$2,055,363	$25,364,188	$50,229,814
Average Spent	$1,138.07	$1,046.03	$1,020.14
Spending Potential Index	119	109	107
Shelter: Total $	$51,860,680	$640,536,261	$1,251,188,334
Average Spent	$28,715.77	$26,416.05	$25,411.03
Spending Potential Index	116	107	103
Support Payments/Cash Contributions/Gifts in Kind: Total $	$7,013,919	$86,473,706	$173,465,976
Average Spent	$3,883.68	$3,566.22	$3,523.01
Spending Potential Index	124	114	113
Travel: Total $	$4,941,373	$61,199,269	$117,559,995
Average Spent	$2,736.09	$2,523.89	$2,387.59
Spending Potential Index	122	112	106
Vehicle Maintenance & Repairs: Total $	$2,904,323	$35,646,861	$68,823,359
Average Spent	$1,608.15	$1,470.09	$1,397.77
Spending Potential Index	123	112	107

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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