



CITY OF SURPRISE, ARIZONA

SYCAMORE FARMS COMMERCIAL CORNER, PARCEL 1



**SUBJECT
SITE**


Sycamore Farms
Looking North



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

COMMENTS

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

UTILITIES

Electricity: Arizona Public Service

Telephone: CenturyLink

Cable: CenturyLink

Water: Epcor Water

Sewage: City of Surprise

Garbage: City of Surprise

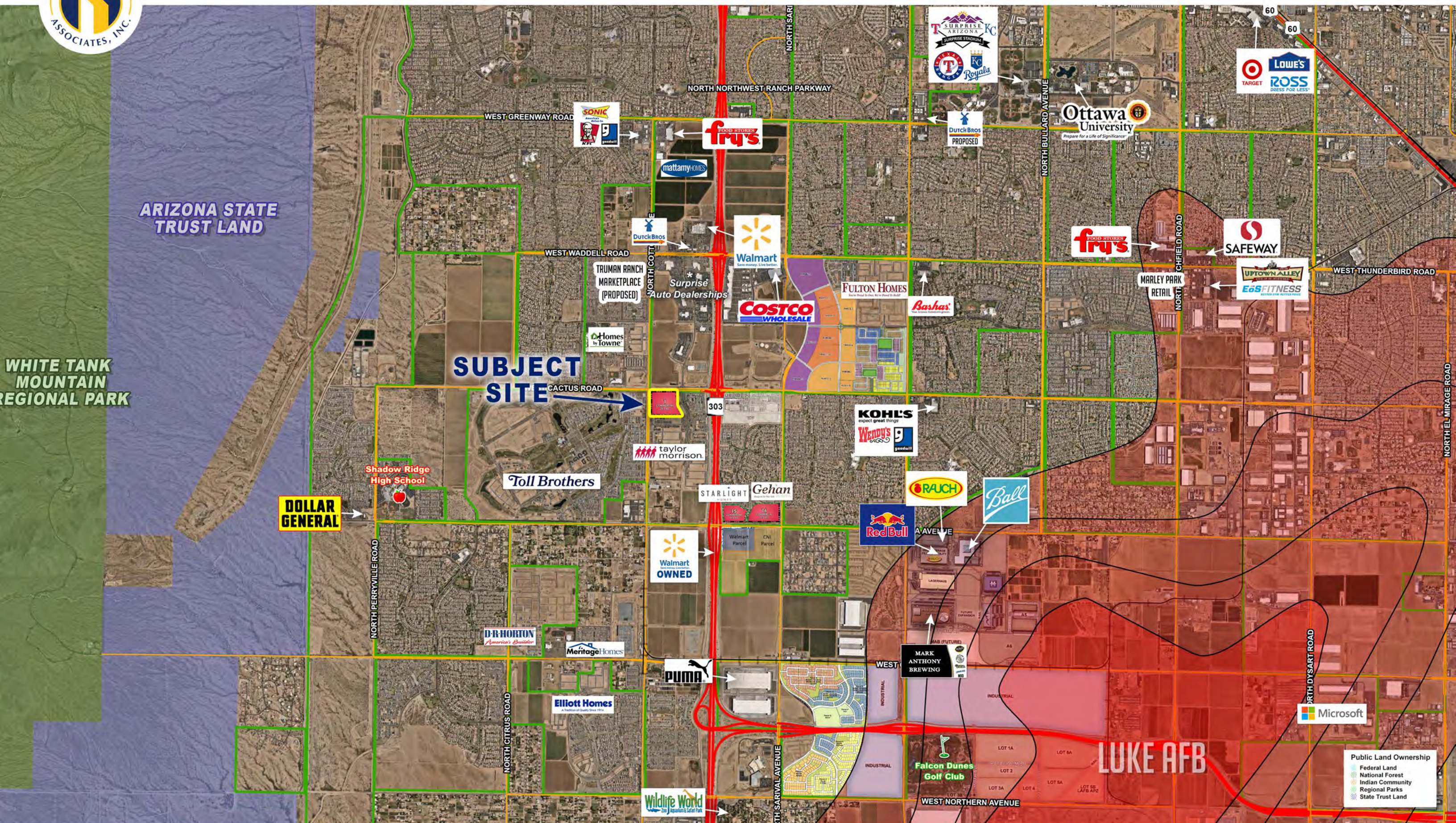
SCHOOLS

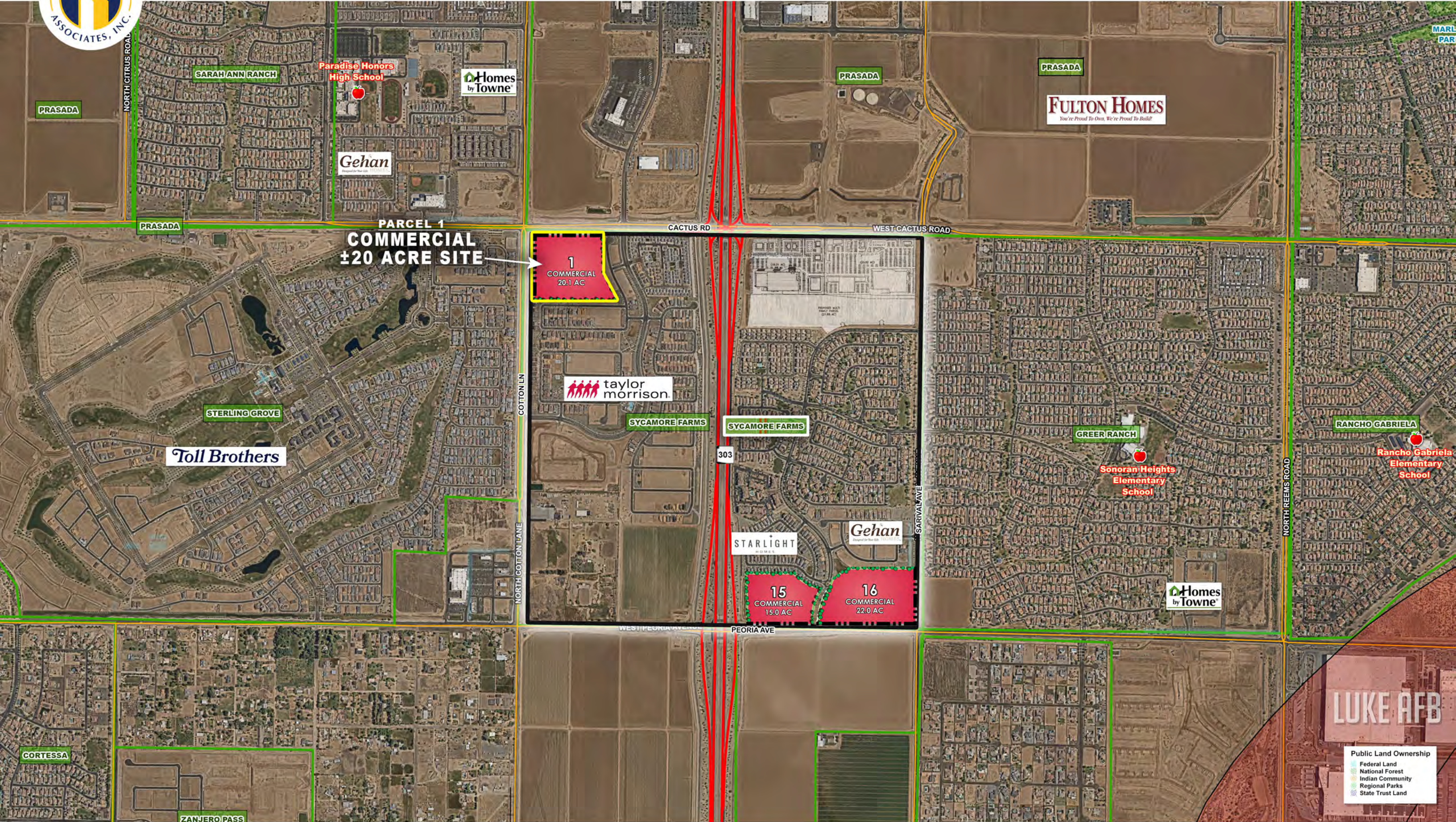
Elementary: Sonoran Heights

Elementary School (K-8)

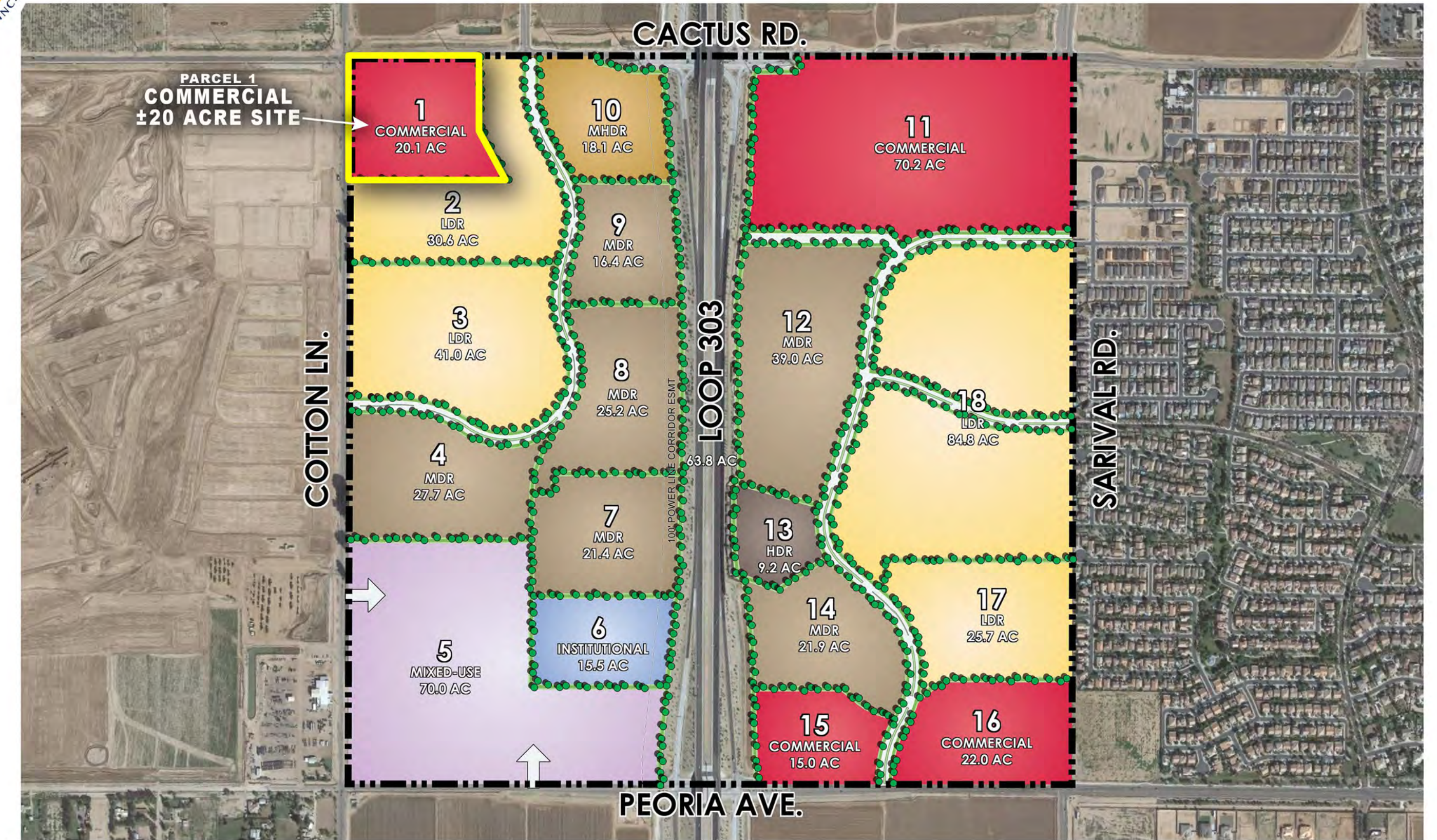
High School: Shadow Ridge High

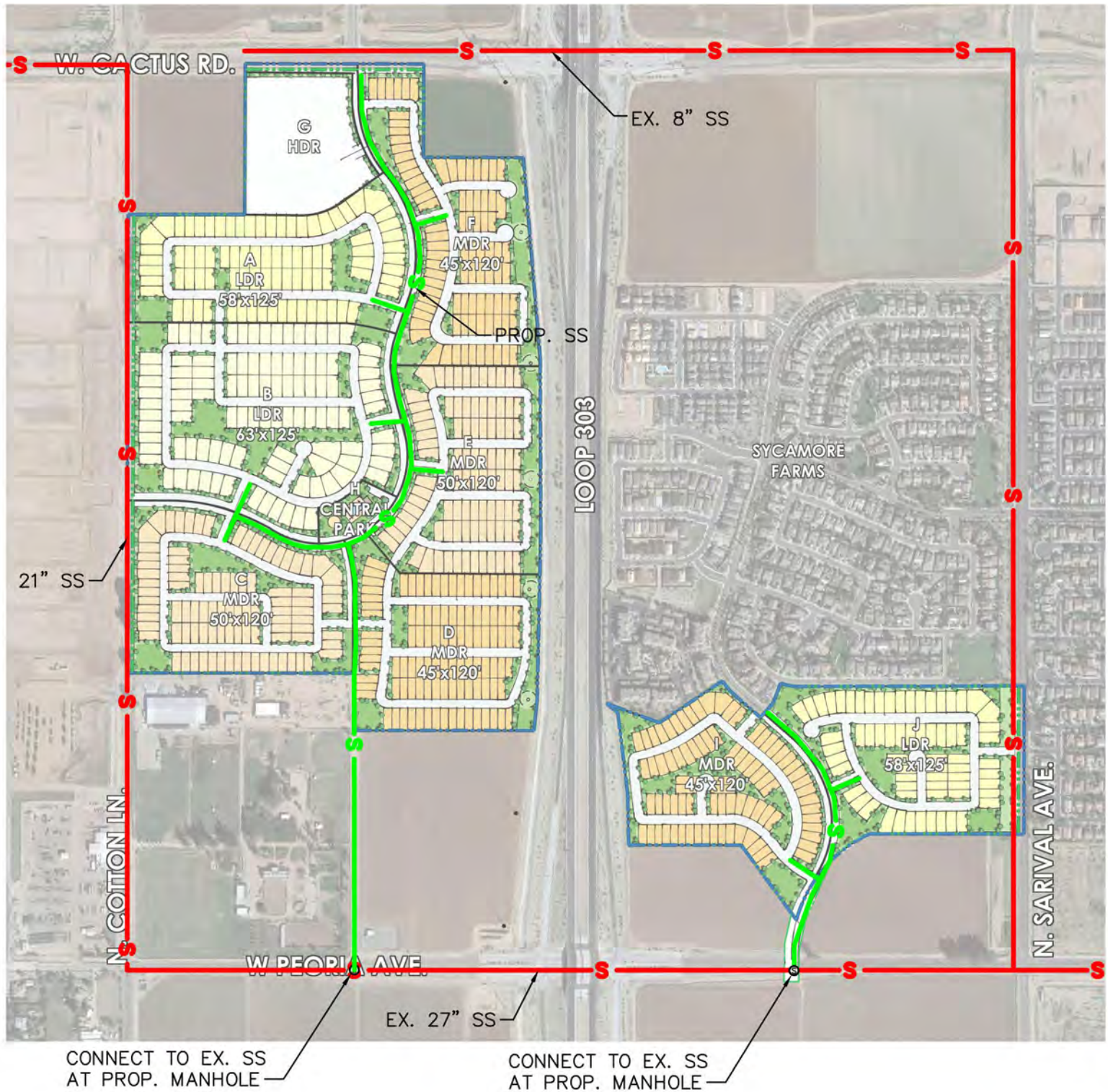
School (9-12)





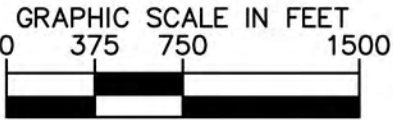






LEGEND

- S— PROP. SS
- ⊙ PROP. MANHOLE
- S— EX. SS



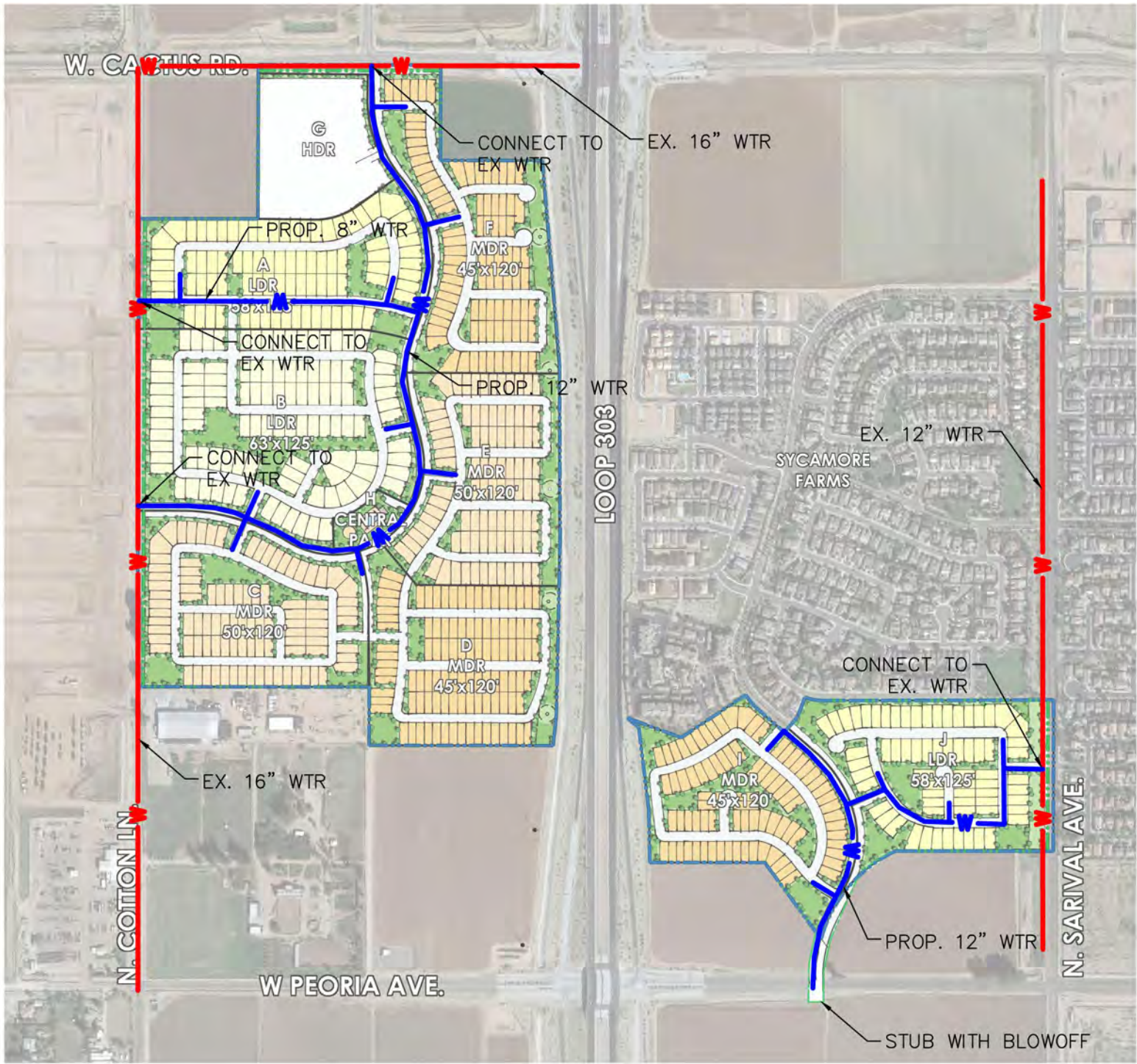
Kimley»Horn

C 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

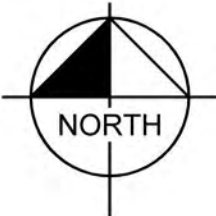
SYCAMORE FARMS
CONCEPTUAL SEWER LAYOUT
SURPRISE, AZ

PROJECT NO.
DRAWING NAME



LEGEND

- EX. WTR
- PROP. WTR



Kimley»Horn

C 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 WATER LAYOUT
SURPRISE, AZ

PROJECT NO.
DRAWING NAME

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XREFS: 34600710
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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)
22. Aldi

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
13. Mlily

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 Employees)
10. Schoeller Allibert (65 Employees)
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. OPUS Goodyear Crossing (540,000 SF)
2. 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)
9. Boeing

Distribution, Fulfillment and Logistics Centers

1. Amazon x2 (4,538 Employees)
2. Chewy (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.
16. Daimler Trucks North America
17. Best Buy
18. Ferrero (50 employees)
19. Walmart
20. William Sonoma
21. Sweetwater Fulfillment Center
22. Factor

Data Centers

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



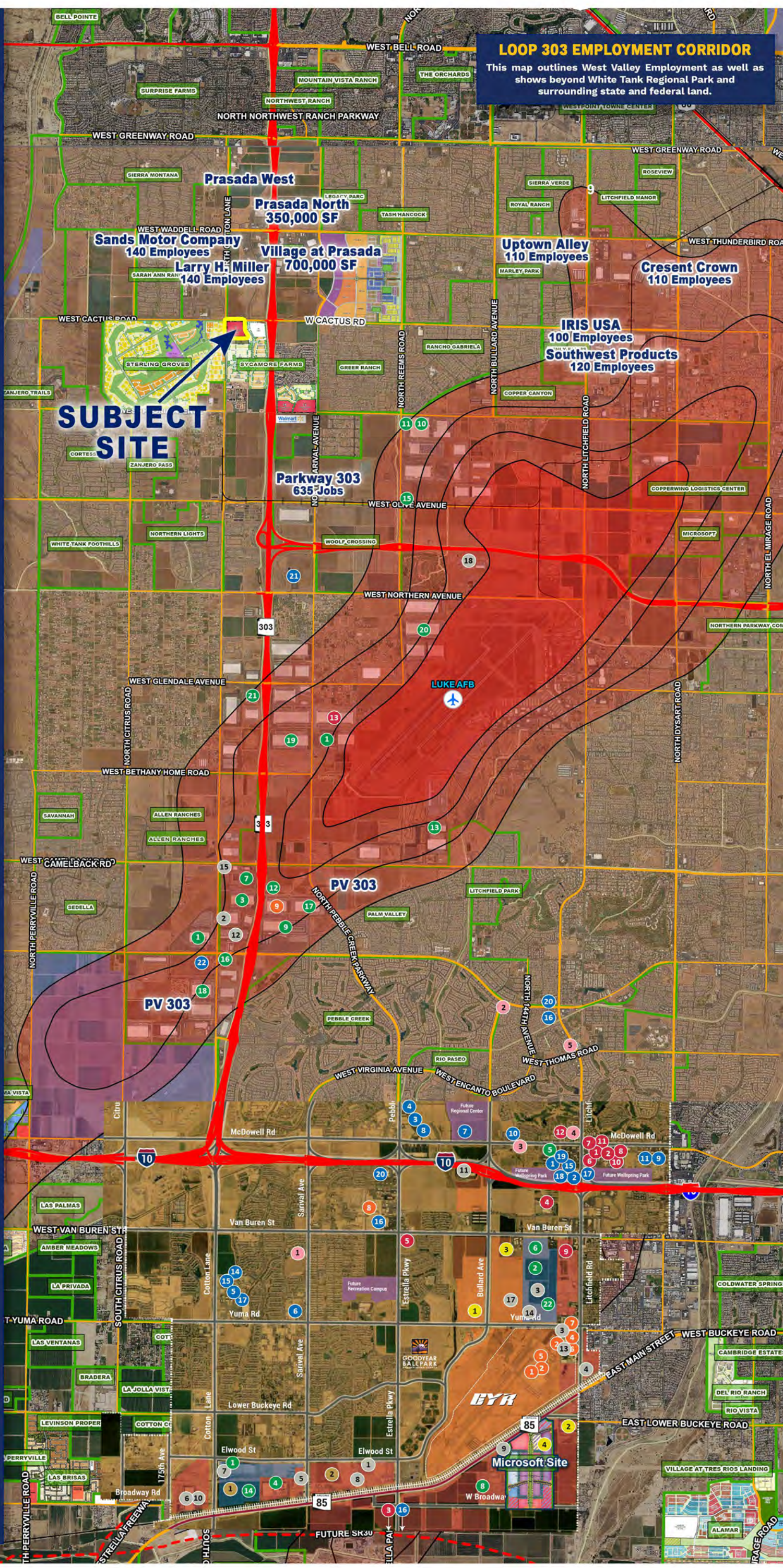
Map Legend

BYR
Phoenix-Goodyears Airport

Union Pacific Railroad
City of Goodyear Boundary
Military Reuse Zone

Employment Development Areas

Airport Corridor
Industrial Corridor
Maginet FTY Sites



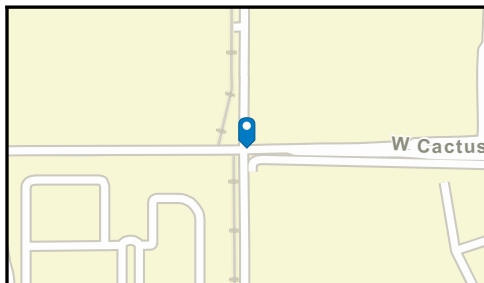
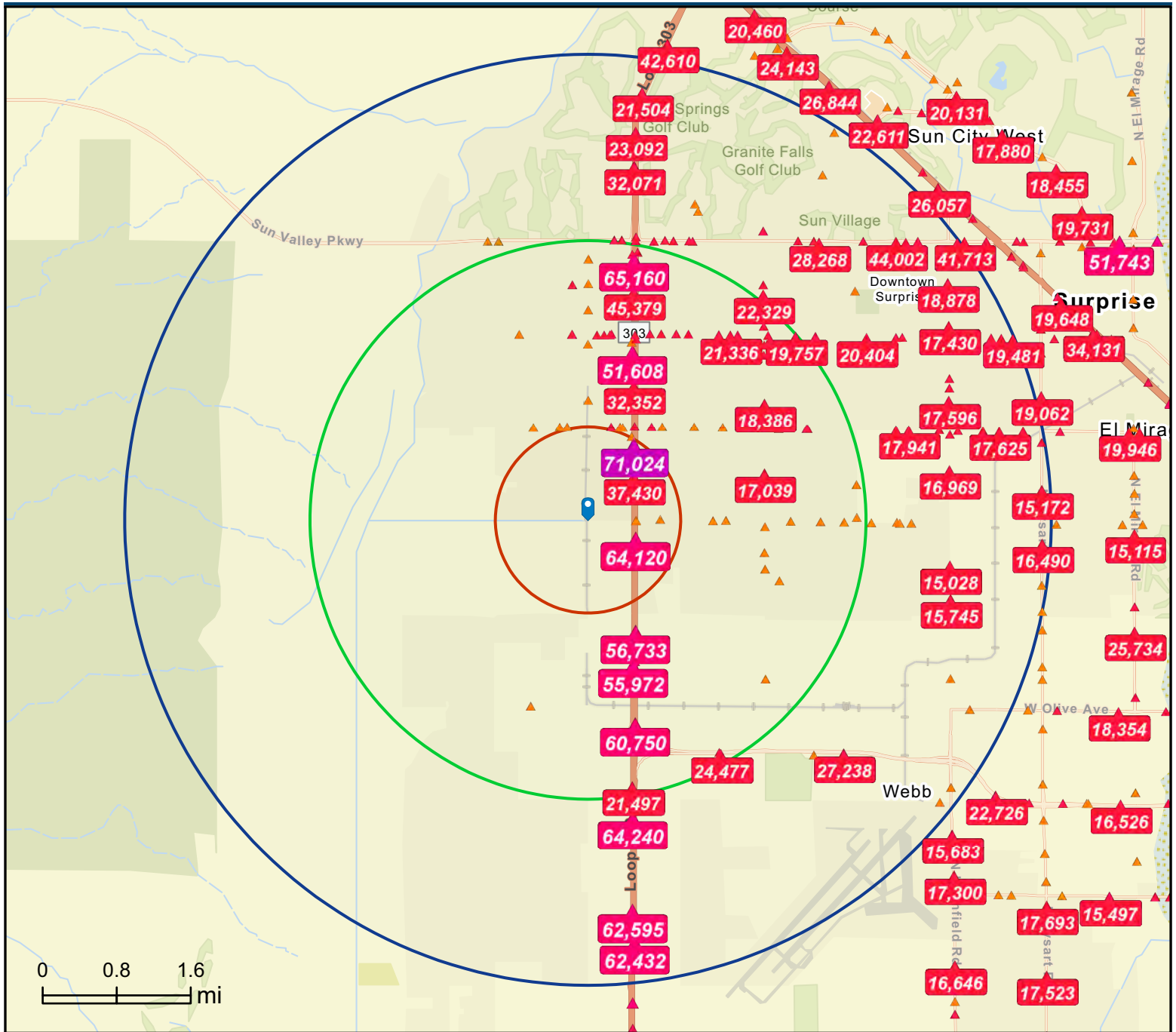
Traffic Count Map

Cactus Road & Cotton Lane
17268-17298 W Cactus Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

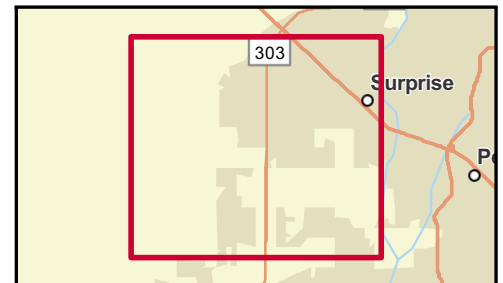
Latitude: 33.59527

Longitude: -112.42682



Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 16, 2024

Traffic Count Profile

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Latitude: 33.59527
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	North Cotton Lane	W Cactus Rd (0.09 miles N)	2019	3580
0.11	West Cactus Road	N Cotton Ln (0.11 miles E)	2019	4229
0.14	West Cactus Road	Autoshow Ave (0.05 miles E)	2019	5232
0.20	W Cactus Rd	Autoshow Ave (0.05 miles E)	2016	2243
0.35	West Cactus Road	Autoshow Ave (0.1 miles W)	2018	937
0.52		N 166th Ln (0.11 miles SE)	2022	2735
0.52	SR-303 Cactus Rd Crossover	W Cactus Rd (0.01 miles NW)	2020	9219
0.52		Loop 303 (0.01 miles W)	2022	10941
0.53	SR-303 Exit 113 Cactus Rd SB On	N 166th Ln (0.1 miles SE)	2020	2100
0.53	North Cotton Lane	W Waddell Rd (0.47 miles N)	2019	4059
0.53	N Cotton Ln	W Waddell Rd (0.47 miles N)	2016	4094
0.55		W Cactus Rd (0.29 miles S)	2022	3509
0.55	SR 303	W Jenan Rd (0.08 miles SE)	2020	49229
0.55	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2022	64120
0.56	N Cotton Ln	W Peoria Ave (0.45 miles S)	2016	3811
0.56	North Cotton Lane	W Peoria Ave (0.45 miles S)	2018	4208
0.57		W Jenan Rd (0.08 miles S)	2022	2861
0.57		Bob Stump Memorial Pkwy (0.23 miles S)	2022	3539
0.63	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2441
0.68	Loop 303	W Cactus Rd (0.48 miles S)	2015	37430
0.72	Loop 303	W Cactus Rd (0.5 miles N)	2016	44446
0.74	W Cactus Rd	N 176 Dr (0.07 miles E)	2016	375
0.78	West Cactus Road	N Sarival Ave (0.05 miles E)	2019	9701
0.88		W Mescal St (0.19 miles NE)	2022	2455
0.91	SR 303 Exit 114 Waddell Rd NB Off	W Autoshow Dr (0.24 miles W)	2020	7596
0.91		W Mescal St (0.2 miles N)	2022	2540
0.92		Loop 303 (0.24 miles N)	2022	8768
0.94	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7682
0.96	Bob Stump Memorial Parkway	W Waddell Rd (0.18 miles N)	2022	71024
1.00	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3223

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q2 2024).

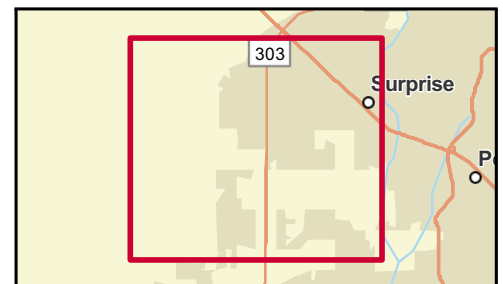
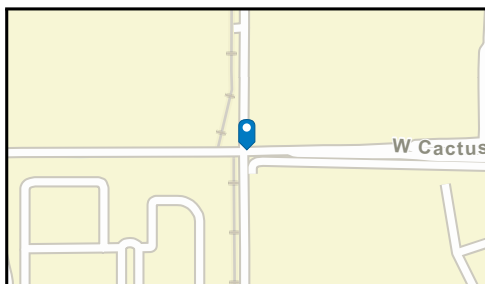
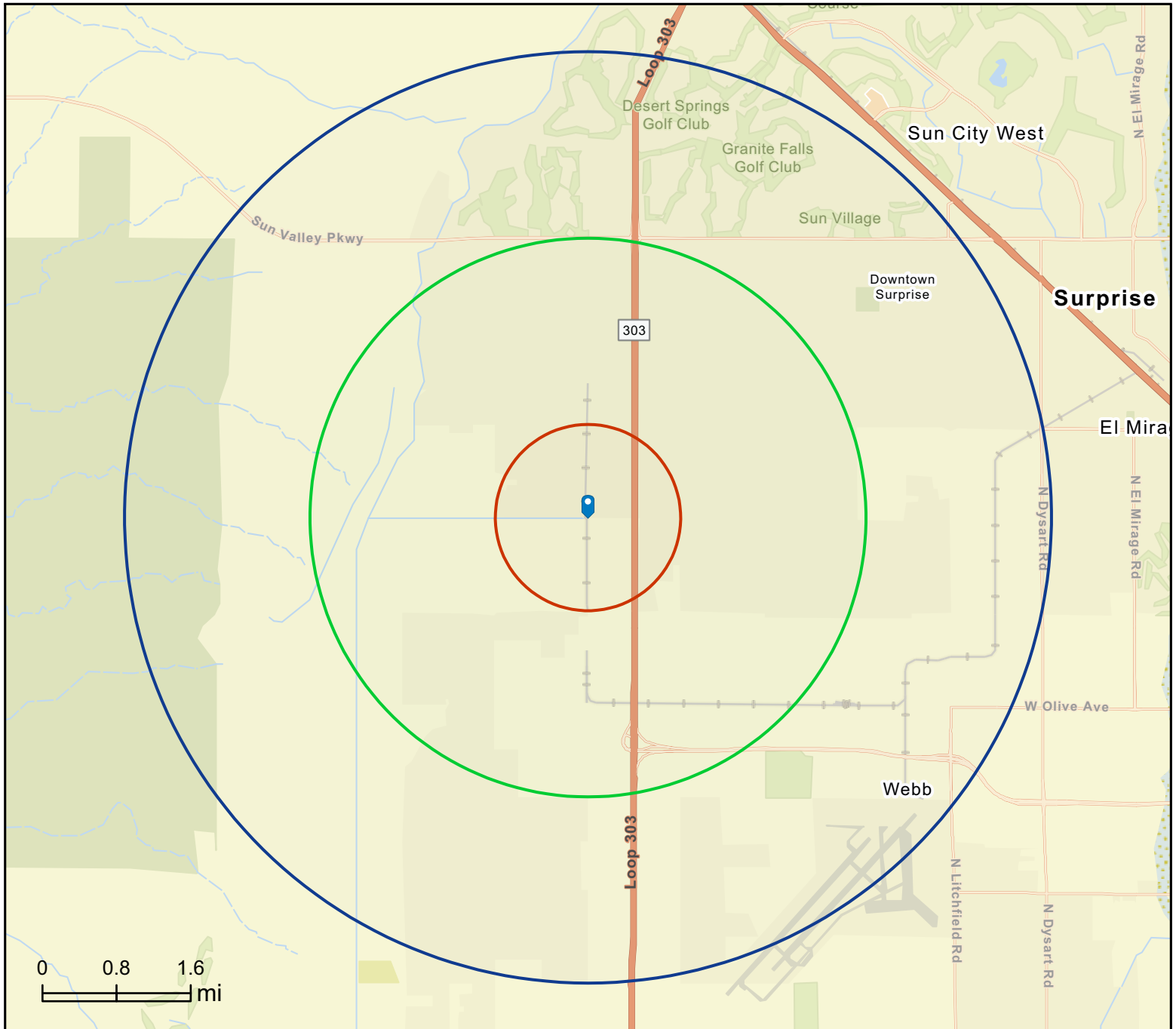
Site Map

Cactus Road & Cotton Lane
17268-17298 W Cactus Rd, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59527

Longitude: -112.42682



September 16, 2024

Executive Summary

Cactus Road & Cotton Lane
 17268-17298 W Cactus Rd, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59527
 Longitude: -112.42682

	1 mile	3 miles	5 miles
Population			
2010 Population	1,515	52,795	106,314
2020 Population	2,810	69,906	130,755
2024 Population	6,334	79,135	143,029
2029 Population	8,330	88,588	157,053
2010-2020 Annual Rate	6.37%	2.85%	2.09%
2020-2024 Annual Rate	21.07%	2.96%	2.13%
2024-2029 Annual Rate	5.63%	2.28%	1.89%
2020 Male Population	48.6%	49.0%	48.4%
2020 Female Population	51.4%	51.0%	51.6%
2020 Median Age	36.3	35.4	40.7
2024 Male Population	49.6%	49.7%	49.0%
2024 Female Population	50.4%	50.3%	51.0%
2024 Median Age	35.5	35.8	40.6

In the identified area, the current year population is 143,029. In 2020, the Census count in the area was 130,755. The rate of change since 2020 was 2.13% annually. The five-year projection for the population in the area is 157,053 representing a change of 1.89% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	64.7%	66.4%	69.4%
2024 Black Alone	6.2%	6.3%	5.9%
2024 American Indian/Alaska Native Alone	1.9%	1.2%	1.1%
2024 Asian Alone	4.2%	3.3%	3.2%
2024 Pacific Islander Alone	0.3%	0.3%	0.3%
2024 Other Race	8.5%	7.4%	6.7%
2024 Two or More Races	14.2%	15.1%	13.5%
2024 Hispanic Origin (Any Race)	24.2%	23.2%	20.9%

Persons of Hispanic origin represent 20.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	125	99	106
2010 Households	488	16,459	37,924
2020 Households	863	21,796	46,073
2024 Households	2,021	25,069	50,598
2029 Households	2,697	28,510	56,005
2010-2020 Annual Rate	5.87%	2.85%	1.97%
2020-2024 Annual Rate	22.17%	3.35%	2.23%
2024-2029 Annual Rate	5.94%	2.61%	2.05%
2024 Average Household Size	3.13	3.14	2.80

The household count in this area has changed from 46,073 in 2020 to 50,598 in the current year, a change of 2.23% annually. The five-year projection of households is 56,005, a change of 2.05% annually from the current year total. Average household size is currently 2.80, compared to 2.81 in the year 2020. The number of families in the current year is 38,470 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	26.1%	27.7%	30.1%
Median Household Income			
2024 Median Household Income	\$115,930	\$104,550	\$96,139
2029 Median Household Income	\$133,504	\$117,168	\$109,185
2024-2029 Annual Rate	2.86%	2.31%	2.58%
Average Household Income			
2024 Average Household Income	\$147,529	\$124,260	\$116,789
2029 Average Household Income	\$173,463	\$147,519	\$138,574
2024-2029 Annual Rate	3.29%	3.49%	3.48%
Per Capita Income			
2024 Per Capita Income	\$47,608	\$39,393	\$41,297
2029 Per Capita Income	\$56,591	\$47,529	\$49,389
2024-2029 Annual Rate	3.52%	3.83%	3.64%
GINI Index			
2024 Gini Index	29.6	29.5	32.3
Households by Income			

Current median household income is \$96,139 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$109,185 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$116,789 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$138,574 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,297 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,389 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	99	93	86
2010 Total Housing Units	544	18,678	45,364
2010 Owner Occupied Housing Units	387	12,862	30,229
2010 Renter Occupied Housing Units	101	3,597	7,694
2010 Vacant Housing Units	56	2,219	7,440
2020 Total Housing Units	894	23,177	51,462
2020 Owner Occupied Housing Units	705	16,976	36,072
2020 Renter Occupied Housing Units	158	4,820	10,001
2020 Vacant Housing Units	35	1,380	5,339
2024 Total Housing Units	2,415	26,907	56,320
2024 Owner Occupied Housing Units	1,643	20,356	40,881
2024 Renter Occupied Housing Units	378	4,713	9,717
2024 Vacant Housing Units	394	1,838	5,722
2029 Total Housing Units	3,181	30,678	62,085
2029 Owner Occupied Housing Units	2,157	23,723	45,136
2029 Renter Occupied Housing Units	540	4,788	10,869
2029 Vacant Housing Units	484	2,168	6,080

Socioeconomic Status Index

2024 Socioeconomic Status Index	61.9	56.0	56.2
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Currently, 72.6% of the 56,320 housing units in the area are owner occupied; 17.3%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 51,462 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.15%. Median home value in the area is \$462,571, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.26% annually to \$569,926.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

Market Profile

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 17268-17298 W Cactus Rd, Surprise, Arizona, 85388
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Prepared by Nathan and Associates, Inc.

Latitude: 33.59527
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,515	52,795	106,314
2020 Total Population	2,810	69,906	130,755
2020 Group Quarters	3	426	1,169
2024 Total Population	6,334	79,135	143,029
2024 Group Quarters	3	446	1,219
2029 Total Population	8,330	88,588	157,053
2024-2029 Annual Rate	5.63%	2.28%	1.89%
2024 Total Daytime Population	6,222	53,351	107,147
Workers	2,944	14,140	29,924
Residents	3,278	39,211	77,223
Household Summary			
2010 Households	488	16,459	37,924
2010 Average Household Size	3.10	3.20	2.80
2020 Total Households	863	21,796	46,073
2020 Average Household Size	3.25	3.19	2.81
2024 Households	2,021	25,069	50,598
2024 Average Household Size	3.13	3.14	2.80
2029 Households	2,697	28,510	56,005
2029 Average Household Size	3.09	3.09	2.78
2024-2029 Annual Rate	5.94%	2.61%	2.05%
2010 Families	378	13,525	29,565
2010 Average Family Size	3.47	3.49	3.15
2024 Families	1,674	20,566	38,470
2024 Average Family Size	3.31	3.39	3.17
2029 Families	2,227	23,460	42,635
2029 Average Family Size	3.26	3.33	3.13
2024-2029 Annual Rate	5.87%	2.67%	2.08%
Housing Unit Summary			
2000 Housing Units	15	1,002	11,191
Owner Occupied Housing Units	53.3%	85.2%	72.7%
Renter Occupied Housing Units	46.7%	8.3%	5.5%
Vacant Housing Units	0.0%	6.5%	21.8%
2010 Housing Units	544	18,678	45,364
Owner Occupied Housing Units	71.1%	68.9%	66.6%
Renter Occupied Housing Units	18.6%	19.3%	17.0%
Vacant Housing Units	10.3%	11.9%	16.4%
2020 Housing Units	894	23,177	51,462
Owner Occupied Housing Units	78.9%	73.2%	70.1%
Renter Occupied Housing Units	17.7%	20.8%	19.4%
Vacant Housing Units	3.9%	6.0%	10.4%
2024 Housing Units	2,415	26,907	56,320
Owner Occupied Housing Units	68.0%	75.7%	72.6%
Renter Occupied Housing Units	15.7%	17.5%	17.3%
Vacant Housing Units	16.3%	6.8%	10.2%
2029 Housing Units	3,181	30,678	62,085
Owner Occupied Housing Units	67.8%	77.3%	72.7%
Renter Occupied Housing Units	17.0%	15.6%	17.5%
Vacant Housing Units	15.2%	7.1%	9.8%

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

September 16, 2024

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	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	2,021	25,063	50,592
<\$15,000	1.5%	2.3%	3.3%
\$15,000 - \$24,999	0.9%	1.8%	2.8%
\$25,000 - \$34,999	1.9%	2.7%	3.7%
\$35,000 - \$49,999	9.3%	6.3%	7.8%
\$50,000 - \$74,999	9.1%	14.1%	17.4%
\$75,000 - \$99,999	13.6%	18.2%	16.9%
\$100,000 - \$149,999	30.9%	30.0%	26.2%
\$150,000 - \$199,999	12.3%	13.5%	11.7%
\$200,000+	20.5%	11.1%	10.0%
Average Household Income	\$147,529	\$124,260	\$116,789
2029 Households by Income			
Household Income Base	2,697	28,504	55,999
<\$15,000	1.1%	1.6%	2.5%
\$15,000 - \$24,999	0.9%	1.1%	1.8%
\$25,000 - \$34,999	1.4%	1.7%	2.6%
\$35,000 - \$49,999	5.5%	4.1%	5.5%
\$50,000 - \$74,999	7.5%	11.3%	14.5%
\$75,000 - \$99,999	11.9%	15.7%	15.5%
\$100,000 - \$149,999	28.3%	30.9%	28.1%
\$150,000 - \$199,999	17.1%	18.3%	16.1%
\$200,000+	26.2%	15.3%	13.5%
Average Household Income	\$173,463	\$147,519	\$138,574
2024 Owner Occupied Housing Units by Value			
Total	1,643	20,350	40,875
<\$50,000	0.1%	0.4%	0.6%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.0%	0.6%	0.8%
\$200,000 - \$249,999	0.4%	2.3%	2.5%
\$250,000 - \$299,999	2.1%	4.7%	4.5%
\$300,000 - \$399,999	12.1%	22.3%	22.2%
\$400,000 - \$499,999	42.2%	31.2%	30.1%
\$500,000 - \$749,999	36.0%	28.5%	28.4%
\$750,000 - \$999,999	0.5%	3.1%	4.5%
\$1,000,000 - \$1,499,999	6.2%	4.0%	2.8%
\$1,500,000 - \$1,999,999	0.1%	1.1%	1.1%
\$2,000,000 +	0.2%	1.7%	1.9%
Average Home Value	\$553,804	\$550,655	\$547,520
2029 Owner Occupied Housing Units by Value			
Total	2,157	23,717	45,130
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	0.1%	0.4%	0.4%
\$300,000 - \$399,999	3.8%	7.8%	8.9%
\$400,000 - \$499,999	33.5%	28.6%	28.7%
\$500,000 - \$749,999	46.3%	43.0%	42.7%
\$750,000 - \$999,999	4.9%	8.7%	9.6%
\$1,000,000 - \$1,499,999	10.0%	6.9%	4.8%
\$1,500,000 - \$1,999,999	0.6%	1.8%	1.8%
\$2,000,000 +	0.8%	2.8%	2.9%
Average Home Value	\$650,174	\$682,731	\$671,164

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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

September 16, 2024

Market Profile

Cactus Road & Cotton Lane
 17268-17298 W Cactus Rd, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59527
 Longitude: -112.42682

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$115,930	\$104,550	\$96,139
2029	\$133,504	\$117,168	\$109,185
Median Home Value			
2024	\$483,646	\$462,817	\$462,571
2029	\$568,011	\$576,668	\$569,926
Per Capita Income			
2024	\$47,608	\$39,393	\$41,297
2029	\$56,591	\$47,529	\$49,389
Median Age			
2010	29.4	30.5	35.4
2020	36.3	35.4	40.7
2024	35.5	35.8	40.6
2029	35.6	36.2	40.8
2020 Population by Age			
Total	2,810	69,906	130,755
0 - 4	6.2%	6.4%	5.4%
5 - 9	7.0%	8.0%	6.8%
10 - 14	9.8%	9.4%	7.9%
15 - 24	13.9%	14.2%	12.6%
25 - 34	11.1%	11.4%	10.2%
35 - 44	14.9%	15.1%	12.9%
45 - 54	13.7%	13.8%	12.3%
55 - 64	9.6%	9.8%	10.3%
65 - 74	9.9%	7.7%	11.7%
75 - 84	3.4%	3.2%	7.7%
85 +	0.5%	1.0%	2.2%
18 +	72.0%	70.6%	75.2%
2024 Population by Age			
Total	6,335	79,134	143,030
0 - 4	6.9%	6.4%	5.5%
5 - 9	7.6%	7.1%	6.2%
10 - 14	8.0%	8.2%	7.0%
15 - 24	14.3%	15.0%	13.1%
25 - 34	12.4%	12.3%	11.1%
35 - 44	16.4%	14.5%	12.7%
45 - 54	13.9%	14.3%	12.6%
55 - 64	9.4%	9.9%	10.1%
65 - 74	6.9%	7.3%	10.5%
75 - 84	3.6%	4.0%	8.7%
85 +	0.7%	1.1%	2.4%
18 +	72.4%	73.0%	76.8%
2029 Population by Age			
Total	8,329	88,590	157,051
0 - 4	6.9%	6.5%	5.6%
5 - 9	7.1%	6.5%	5.8%
10 - 14	7.5%	6.9%	6.2%
15 - 24	13.3%	13.7%	12.1%
25 - 34	14.3%	14.8%	13.0%
35 - 44	15.3%	13.7%	12.5%
45 - 54	14.0%	13.4%	12.0%
55 - 64	10.0%	11.0%	10.6%
65 - 74	6.6%	7.5%	10.2%
75 - 84	4.1%	4.7%	9.0%
85 +	0.9%	1.3%	3.0%
18 +	74.3%	75.8%	78.6%

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

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	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	1,367	34,250	63,256
Females	1,443	35,656	67,499
2024 Population by Sex			
Males	3,144	39,347	70,136
Females	3,190	39,788	72,893
2029 Population by Sex			
Males	4,104	43,693	76,598
Females	4,226	44,895	80,455
2020 Population by Race/Ethnicity			
Total	1,516	52,794	106,315
White Alone	74.9%	78.3%	81.1%
Black Alone	8.8%	6.1%	5.4%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	4.9%	3.1%	2.8%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	5.9%	6.7%	5.9%
Two or More Races	4.5%	4.6%	3.9%
Hispanic Origin	18.6%	19.5%	16.9%
Diversity Index	59.8	57.1	52.0
2024 Population by Race/Ethnicity			
Total	2,810	69,906	130,755
White Alone	69.9%	68.6%	71.6%
Black Alone	6.0%	6.1%	5.6%
American Indian Alone	1.0%	1.0%	0.9%
Asian Alone	3.6%	3.0%	2.9%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	6.2%	6.7%	6.1%
Two or More Races	12.9%	14.3%	12.6%
Hispanic Origin	19.3%	21.5%	19.3%
Diversity Index	64.6	66.9	63.0
2029 Population by Race/Ethnicity			
Total	6,335	79,136	143,029
White Alone	64.7%	66.4%	69.4%
Black Alone	6.2%	6.3%	5.9%
American Indian Alone	1.9%	1.2%	1.1%
Asian Alone	4.2%	3.3%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	8.5%	7.4%	6.7%
Two or More Races	14.2%	15.1%	13.5%
Hispanic Origin	24.2%	23.2%	20.9%
Diversity Index	71.4	69.4	65.9
2029 Population by Race/Ethnicity			
Total	8,328	88,587	157,052
White Alone	62.2%	64.4%	67.3%
Black Alone	6.2%	6.3%	5.9%
American Indian Alone	2.1%	1.3%	1.2%
Asian Alone	4.6%	3.6%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	9.3%	8.1%	7.4%
Two or More Races	15.2%	16.1%	14.5%
Hispanic Origin	26.5%	25.1%	22.8%
Diversity Index	74.0	71.8	68.6

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

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

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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	2,810	69,906	130,755
In Households	99.9%	99.4%	99.1%
Householder	32.3%	31.3%	35.2%
Opposite-Sex Spouse	21.4%	19.6%	21.1%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.0%	2.1%	2.1%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	32.1%	32.9%	28.2%
Adopted Child	1.0%	1.1%	1.0%
Stepchild	2.0%	2.2%	1.8%
Grandchild	1.9%	2.5%	2.3%
Brother or Sister	0.9%	1.0%	1.0%
Parent	1.5%	1.5%	1.4%
Parent-in-law	0.5%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.5%	0.5%	0.5%
Other Relatives	1.4%	1.3%	1.2%
Foster Child	0.5%	0.2%	0.2%
Other Nonrelatives	1.8%	2.4%	2.3%
In Group Quarters	0.1%	0.6%	0.9%
Institutionalized	0.0%	0.1%	0.3%
Noninstitutionalized	0.1%	0.5%	0.6%
2024 Population 25+ by Educational Attainment			
Total	4,005	50,120	97,435
Less than 9th Grade	1.9%	1.4%	1.2%
9th - 12th Grade, No Diploma	3.4%	3.1%	3.2%
High School Graduate	24.0%	22.8%	22.5%
GED/Alternative Credential	6.7%	4.3%	3.7%
Some College, No Degree	24.8%	24.3%	24.2%
Associate Degree	9.5%	13.0%	12.5%
Bachelor's Degree	21.1%	20.8%	21.6%
Graduate/Professional Degree	8.6%	10.2%	11.2%
2024 Population 15+ by Marital Status			
Total	4,913	61,975	116,229
Never Married	34.1%	28.3%	26.2%
Married	50.6%	60.5%	60.6%
Widowed	3.8%	3.4%	5.1%
Divorced	11.5%	7.8%	8.1%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,150	41,176	68,009
Population 16+ Employed	97.4%	96.6%	96.6%
Population 16+ Unemployment rate	2.6%	3.4%	3.4%
Population 16-24 Employed	12.6%	14.2%	14.4%
Population 16-24 Unemployment rate	4.7%	8.5%	7.7%
Population 25-54 Employed	70.9%	68.2%	65.6%
Population 25-54 Unemployment rate	1.9%	2.6%	2.4%
Population 55-64 Employed	14.3%	13.3%	14.0%
Population 55-64 Unemployment rate	4.8%	1.5%	2.2%
Population 65+ Employed	2.3%	4.3%	5.9%
Population 65+ Unemployment rate	0.0%	4.0%	6.6%

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

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2024 Employed Population 16+ by Industry			
Total	3,067	39,783	65,674
Agriculture/Mining	0.2%	0.2%	0.3%
Construction	7.6%	7.6%	7.0%
Manufacturing	7.0%	6.9%	7.1%
Wholesale Trade	1.7%	1.2%	1.3%
Retail Trade	11.1%	13.8%	14.6%
Transportation/Utilities	5.0%	5.5%	5.8%
Information	1.0%	1.6%	1.7%
Finance/Insurance/Real Estate	11.2%	11.0%	10.7%
Services	50.1%	45.1%	45.2%
Public Administration	5.1%	7.0%	6.3%
2024 Employed Population 16+ by Occupation			
Total	3,068	39,783	65,674
White Collar	69.4%	67.3%	67.2%
Management/Business/Financial	19.8%	20.2%	20.6%
Professional	29.6%	23.7%	22.3%
Sales	11.0%	11.1%	11.7%
Administrative Support	9.0%	12.3%	12.5%
Services	15.6%	15.3%	15.7%
Blue Collar	15.1%	17.4%	17.1%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.7%	3.2%	3.2%
Installation/Maintenance/Repair	5.2%	3.1%	2.9%
Production	2.2%	3.9%	3.7%
Transportation/Material Moving	4.0%	7.1%	7.2%
2020 Households by Type			
Total	863	21,796	46,073
Married Couple Households	67.1%	63.4%	60.4%
With Own Children <18	31.5%	31.3%	22.9%
Without Own Children <18	35.6%	32.1%	37.5%
Cohabiting Couple Households	6.0%	7.1%	6.3%
With Own Children <18	2.4%	3.2%	2.4%
Without Own Children <18	3.6%	4.0%	3.9%
Male Householder, No Spouse/Partner	10.4%	11.8%	12.4%
Living Alone	5.2%	5.8%	7.3%
65 Years and over	1.0%	1.6%	3.2%
With Own Children <18	1.4%	2.6%	1.9%
Without Own Children <18, With Relatives	2.8%	2.4%	2.1%
No Relatives Present	1.0%	1.0%	1.0%
Female Householder, No Spouse/Partner	16.5%	17.7%	20.8%
Living Alone	7.5%	7.1%	11.0%
65 Years and over	2.2%	3.5%	7.1%
With Own Children <18	3.7%	4.8%	4.1%
Without Own Children <18, With Relatives	4.6%	5.1%	5.0%
No Relatives Present	0.7%	0.6%	0.7%
2020 Households by Size			
Total	863	21,796	46,073
1 Person Household	12.7%	12.9%	18.3%
2 Person Household	31.4%	30.0%	37.4%
3 Person Household	18.9%	18.4%	14.9%
4 Person Household	19.5%	19.6%	14.8%
5 Person Household	9.3%	11.0%	8.4%
6 Person Household	5.0%	5.4%	3.9%
7 + Person Household	3.4%	2.7%	2.3%

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

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2020 Households by Tenure and Mortgage Status			
Total	863	21,796	46,073
Owner Occupied	81.7%	77.9%	78.3%
Owned with a Mortgage/Loan	71.8%	69.2%	60.4%
Owned Free and Clear	9.7%	8.7%	17.9%
Renter Occupied	18.3%	22.1%	21.7%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	99	93	86
Percent of Income for Mortgage	26.1%	27.7%	30.1%
Wealth Index	125	99	106
2020 Housing Units By Urban/ Rural Status			
Total	894	23,177	51,462
Urban Housing Units	99.2%	97.9%	98.7%
Rural Housing Units	0.8%	2.1%	1.3%
2020 Population By Urban/ Rural Status			
Total	2,810	69,906	130,755
Urban Population	98.6%	98.1%	98.6%
Rural Population	1.4%	1.9%	1.4%

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

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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)		
2.	Workday Drive (4A)		The Elders (9C)
3.	Boomburbs (1C)		Workday Drive (4A)
2024 Consumer Spending			
Apparel & Services: Total \$	\$6,391,441	\$66,409,339	\$122,698,857
Average Spent	\$3,162.51	\$2,649.06	\$2,424.97
Spending Potential Index	133	111	102
Education: Total \$	\$4,022,523	\$43,020,479	\$81,415,648
Average Spent	\$1,990.36	\$1,716.08	\$1,609.07
Spending Potential Index	115	99	93
Entertainment/Recreation: Total \$	\$11,024,259	\$114,090,106	\$216,952,246
Average Spent	\$5,454.85	\$4,551.04	\$4,287.76
Spending Potential Index	133	111	105
Food at Home: Total \$	\$18,091,368	\$191,035,249	\$367,456,125
Average Spent	\$8,951.69	\$7,620.38	\$7,262.27
Spending Potential Index	123	104	99
Food Away from Home: Total \$	\$10,849,281	\$112,304,497	\$208,677,051
Average Spent	\$5,368.27	\$4,479.82	\$4,124.22
Spending Potential Index	138	115	106
Health Care: Total \$	\$19,328,031	\$205,265,641	\$401,822,185
Average Spent	\$9,563.60	\$8,188.03	\$7,941.46
Spending Potential Index	124	106	103
HH Furnishings & Equipment: Total \$	\$8,565,008	\$89,280,264	\$168,280,881
Average Spent	\$4,238.00	\$3,561.38	\$3,325.84
Spending Potential Index	134	113	105
Personal Care Products & Services: Total \$	\$2,529,589	\$26,594,182	\$52,121,415
Average Spent	\$1,251.65	\$1,060.84	\$1,030.11
Spending Potential Index	126	107	103
Shelter: Total \$	\$69,014,035	\$721,091,368	\$1,387,043,528
Average Spent	\$34,148.46	\$28,764.27	\$27,413.01
Spending Potential Index	128	108	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,332,689	\$105,581,752	\$207,695,787
Average Spent	\$5,112.66	\$4,211.65	\$4,104.82
Spending Potential Index	146	120	117
Travel: Total \$	\$8,187,080	\$84,778,256	\$161,548,244
Average Spent	\$4,051.00	\$3,381.80	\$3,192.78
Spending Potential Index	134	111	105
Vehicle Maintenance & Repairs: Total \$	\$3,922,180	\$41,029,703	\$78,126,322
Average Spent	\$1,940.71	\$1,636.67	\$1,544.06
Spending Potential Index	131	110	104

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

September 16, 2024