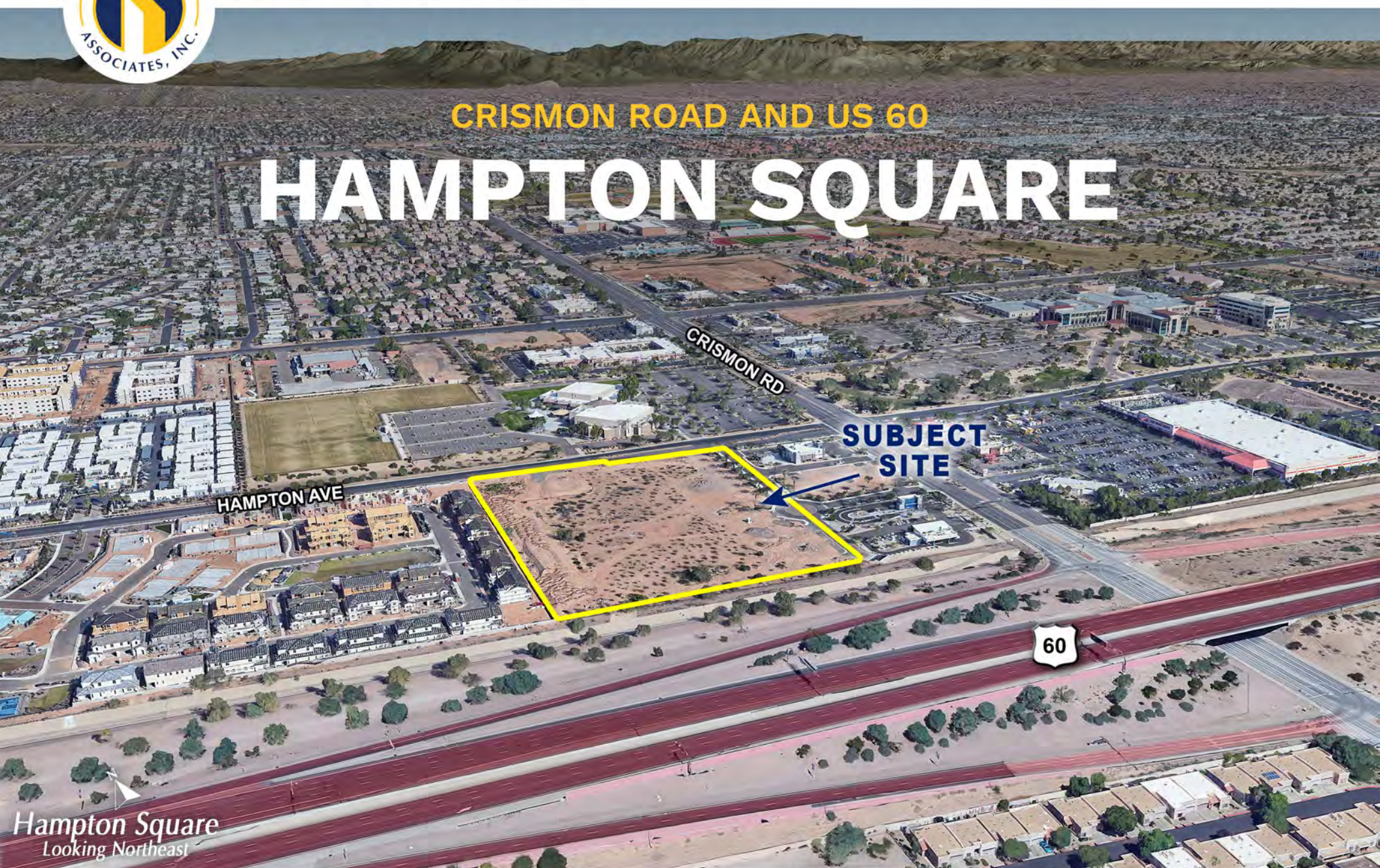




PROPERTY DIMENSIONS
REAL ESTATE GROUP LLC

CRIMON ROAD AND US 60

HAMPTON SQUARE



HAMPTON AVE

CRIMON RD

SUBJECT
SITE

60

Hampton Square
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



PROPERTY DIMENSIONS
REAL ESTATE GROUP

FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
SEAN GILLESPIE / sean@nathanlandaz.com

CRISMON ROAD AND US 60

HAMPTON SQUARE

LOCATION

Located at the northwest corner of US 60 (Superstition Freeway) and Crismon Road in the City of Mesa, Arizona.

SIZE

8.51 Total Acres ($\pm 370,786$ SF)

- Parcel A – 5.11 Acres ($\pm 222,565$)
- Parcel B – 3.40 Acres ($\pm 148,221$ SF)

ASSESSOR PARCEL NUMBERS

220-82-006 and 007

ZONING

PEP (Planned Employment Park) | City of Mesa

PRICE

Submit

TERMS

Submit

COMMENTS

Site fronts the interchange of Superstition Freeway and Crismon Road in an area of high density residential and medical uses.

PROPERTY TAXES

2023 Assessment: \$22,002.76

DUE DILIGENCE

[PLEASE CLICK](#) to view

ALTA Survey

Final Plat

Master Landscape Plan

Preliminary Site Plan



PROPERTY DIMENSIONS
REAL ESTATE GROUP LLC

MESA, ARIZONA / OVERVIEW

MESA QUICK FACTS



POPULATION

2023 population: **516,783**
Population growth 2010 - 2020: **17.7%**
Median age of **36.7**



HOUSEHOLDS

Number of Mesa households: **194,032**
Average household income: **\$82,658**



RANKING

19th best run city in the nation.
A top 10 city for startups.
#32 of the **Top 100** Best Places to Live in the country.



TECH

Named one of the Top **10** Digital Cities in the US.



EDUCATION

Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University **350**



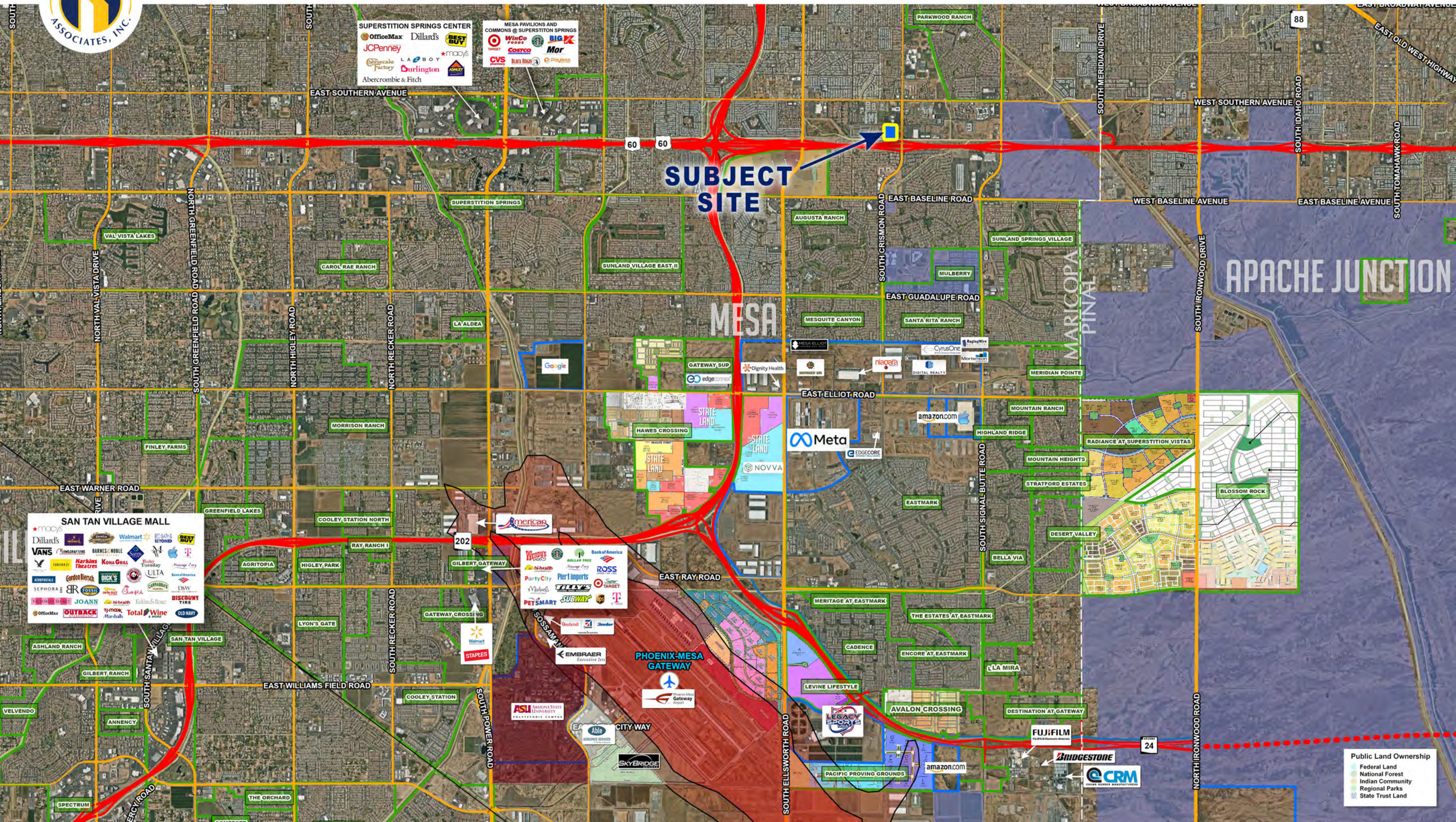
MESA'S LARGE EMPLOYERS

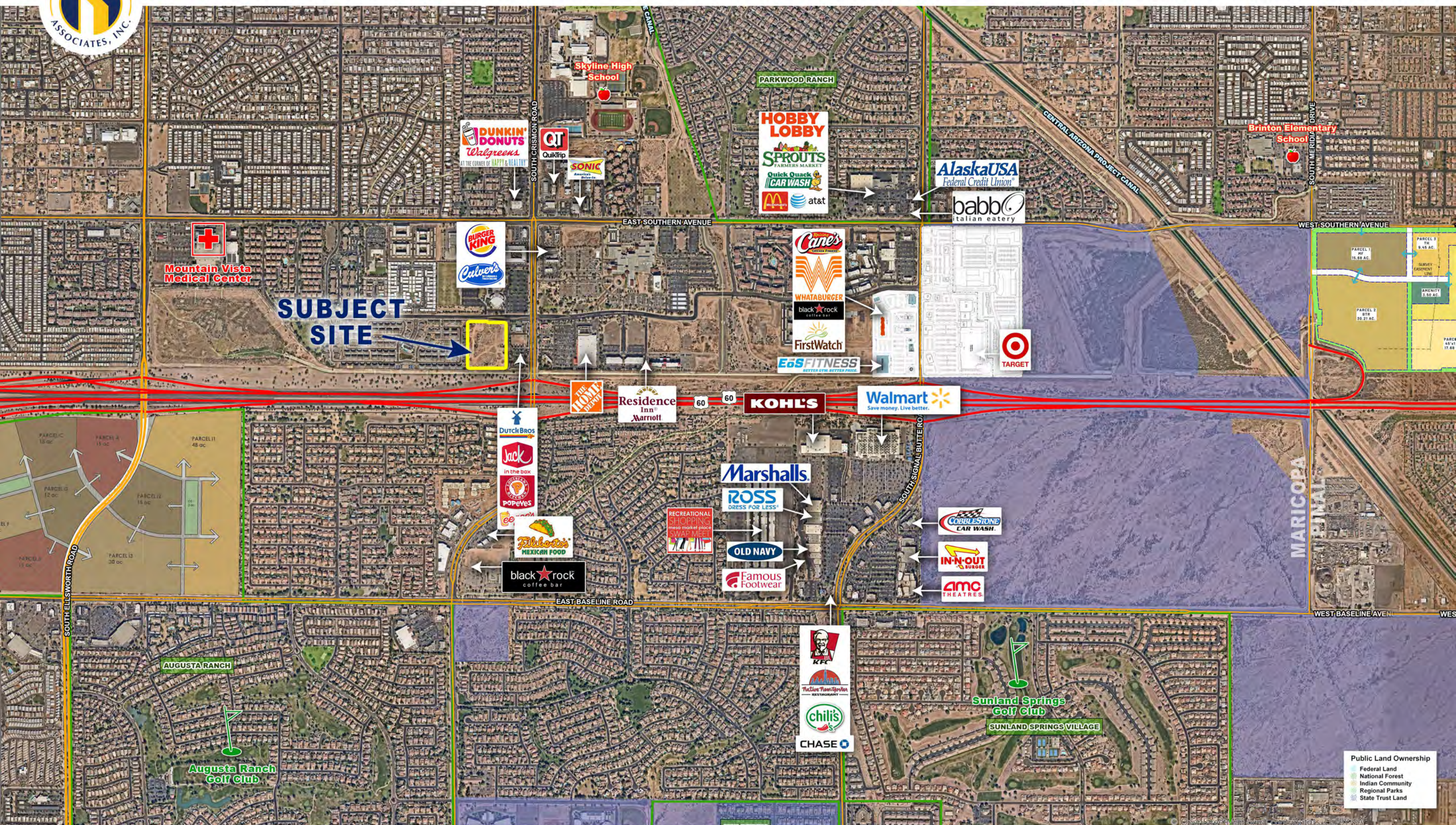
Banner Health System **8,275**
The Boeing Company **3,642**
Drivetime Automotive **1,276**
24-7 Intouch **1,200**
Mountain Vista Medical Center **820**
Empire Southwest **733**
Salt River Project **614**
Dexcom **580**
AT&T **576**
On Source Virtual HR **557**
Santander Consumer USA **515**



PROPERTY DIMENSIONS
REAL ESTATE GROUP

HAMPTON SQUARE, CRISMON & US 60 / SOUTHEAST VALLEY SUBMARKET



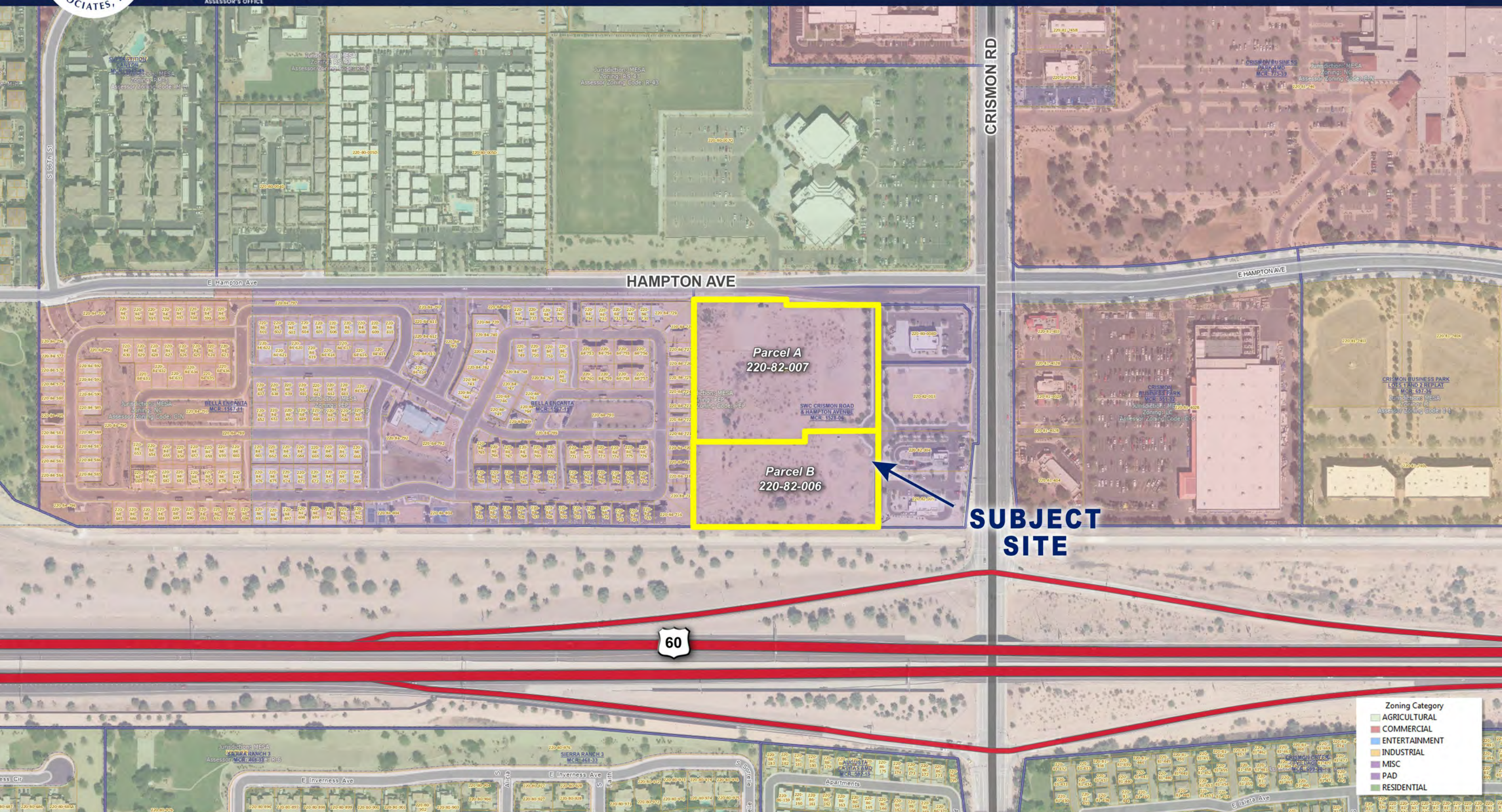




PROPERTY DIMENSIONS
REAL ESTATE GROUP

MARICOPA COUNTY
ASSESSOR'S OFFICE

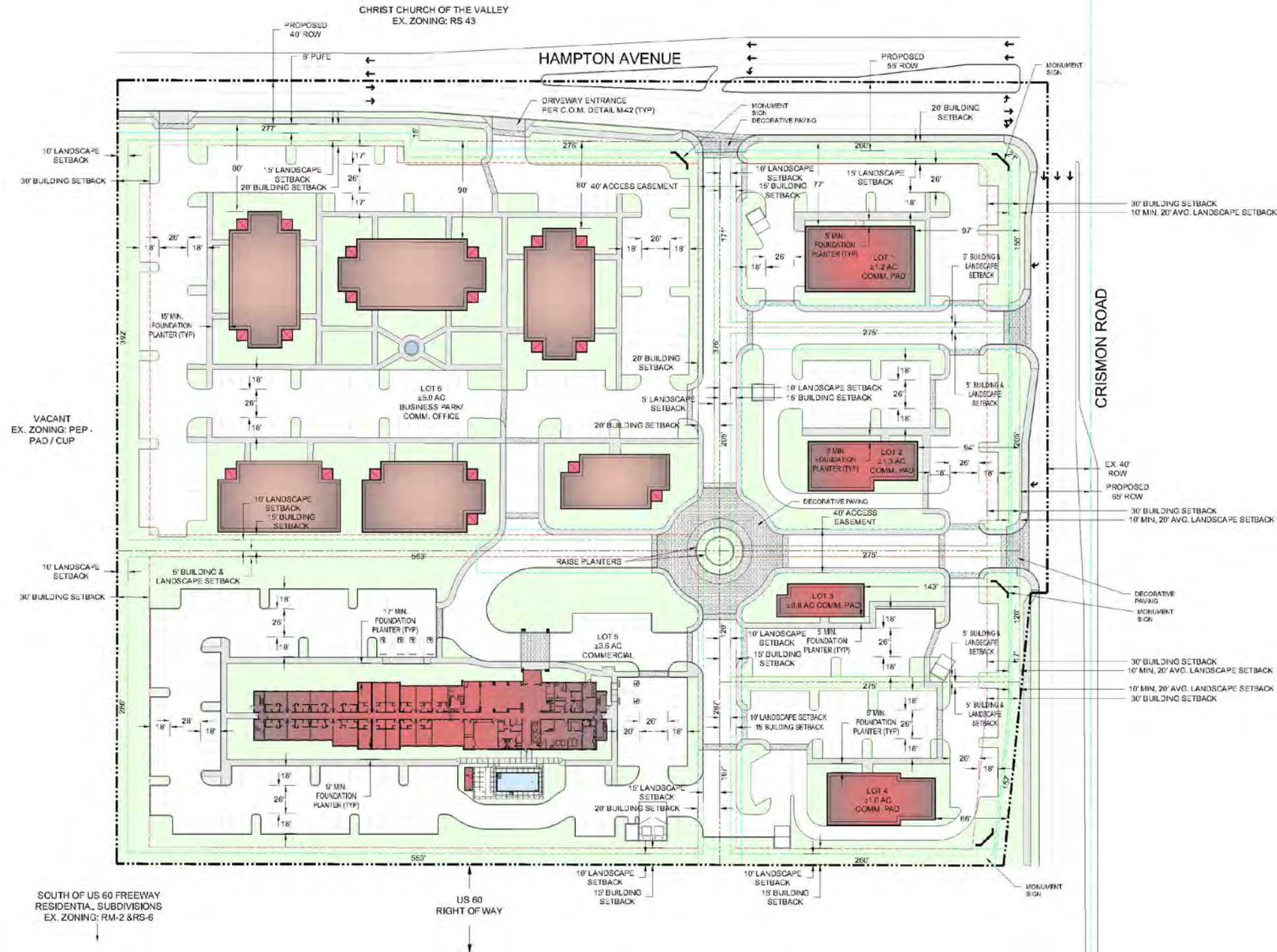
HAMPTON SQUARE, CRISMON & US 60 / ASSESSOR PARCEL MAP





PROPERTY DIMENSIONS
REAL ESTATE GROUP

HAMPTON SQUARE, CRISMON & US 60 / PRELIMINARY DEVELOPMENT SITE PLAN



LAND USE SUMMARY

Lot No.	Use	Lot Area	Building SF	Pkg Req'd	Pkg Prov.
1	Retail	1.2	6,500	18	32
2	Restaurant - FF	1.3	4,200	42	42
3	Restaurant - FF	0.8	2,800	28	28
4	Restaurant - FF	1.0	4,100	41	41
5	Hotel - 125 Units	3.6	70,908	129	145
6	Office	5.0			
	Prof. Office		42,750	114	114
	Medical Office		16,400	82	85
Totals		12.9	147,658	454	487

Dimension Requirements and Bulk Regulations

Bulk Regulations:	Current PAD	Proposed PAD:
Minimum Site Area:	2.5 acres	.75 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100'	100 ft.
Maximum Building Height:		
Commercial Pads	(1)	18 ft.
Hotel	(1)	47 ft.
Office / Medical Office	(1)	28 ft.
Minimum Building Setbacks		
Crismon Road:	30 ft.	30 ft.
Hampton Avenue:	25 ft.	20 ft.
US 60:	15 ft.	15 ft.
Interior Side Yard:	15 ft.	5 ft. (2)
Interior Rear Yard:	15 ft.	15 ft.
Side or Rear adjacent to Res.	NA	30 ft.
Minimum Landscape Setbacks:		
Crismon Road:	30 ft.	10 ft Min 20 ft. Avg.
Hampton Avenue:	25 ft.	15 ft.
US 60:	15 ft.	10 ft.
Interior Side Yard:	15 ft.	5 ft.
Interior Rear Yard:	15 ft.	10 ft.
Side or Rear adjacent to Res.	NA	10 ft.

GENERAL NOTES

- ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
- THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.07

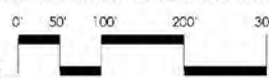
1453 & 1562 S. CRISMON ROAD

MESA, AZ

PREPARED FOR: QUYP DEVELOPMENT SERVICES

EXHIBIT 4
PRELIMINARY DEVELOPMENT SITE PLAN

SCALE: 1" = 100'
DATE: 5.1.18
GPLA JOB# 17055



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

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



PROPERTY DIMENSIONS
REAL ESTATE GROUP

HAMPTON SQUARE, CRISMON & US 60 / CONCEPTUAL EXHIBIT



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

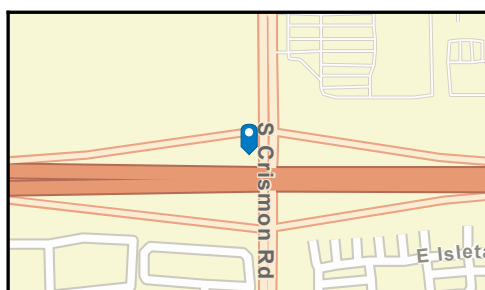
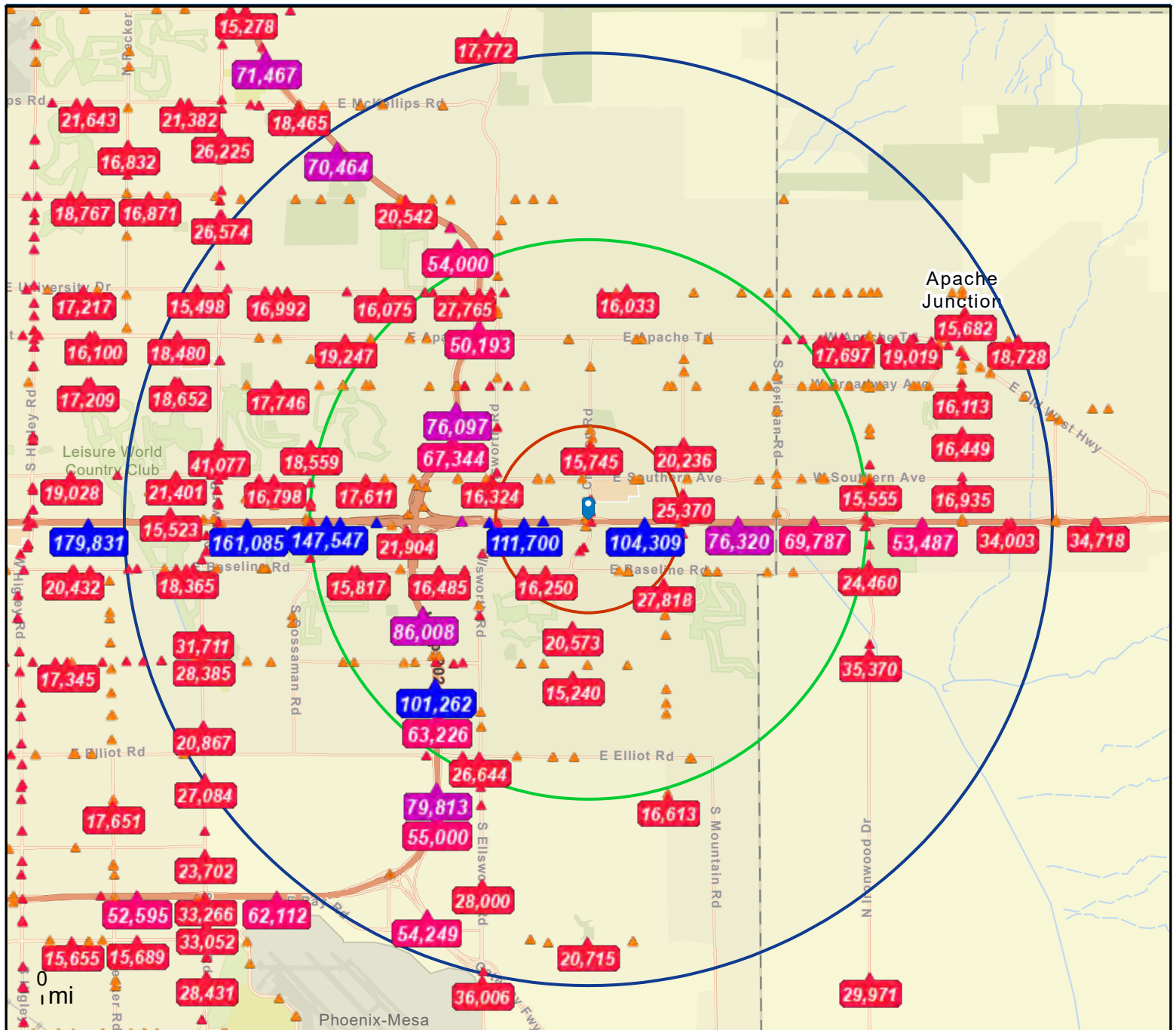
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US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

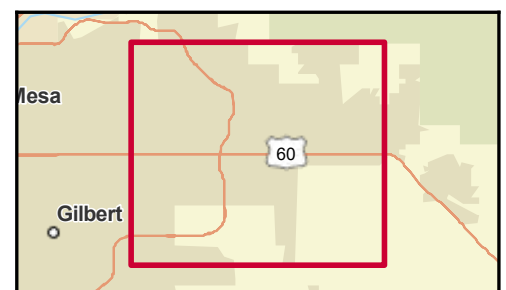
Latitude: 33.38700

Longitude: -111.61573



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).

January 12, 2024



Traffic Count Profile

US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.38700
Longitude: -111.61573

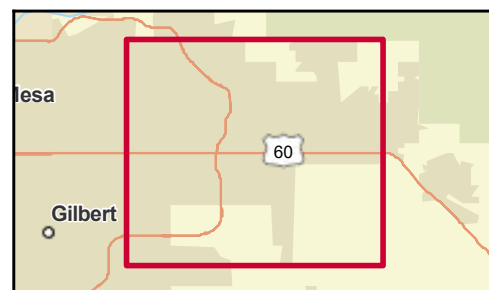
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	US-60 Exit 192 J-Ramp	S Crismon Rd (0.09 miles E)	2020	8,949
0.03		S Crismon Rd (0.1 miles W)	2021	10,587
0.03	Crismon Rd	Superstition Fwy (0.01 miles SW)	2020	17,123
0.03	South Crismon Road	Superstition Fwy (0.1 miles S)	2021	19,298
0.08	US-60 Exit 192 A-Ramp	S Crismon Rd (0.0 miles)	2020	10,056
0.08		S Crismon Rd (0.1 miles W)	2021	11,896
0.09	South Crismon Road	Superstition Fwy (0.1 miles S)	2018	19,711
0.22	S Crismon Rd	E Hampton Ave (0.03 miles S)	2015	19,500
0.31	South Crismon Road	E Irwin Ave (0.11 miles NE)	2018	19,059
0.31	S Crismon Rd	E Irwin Ave (0.11 miles NE)	2015	19,000
0.35	South Crismon Road	E Irwin Ave (0.11 miles NE)	2017	20,293
0.44	E Southern Ave	S Cerise (0.08 miles W)	2007	12,000
0.49	Superstition Fwy	S Ellsworth Rd (0.5 miles W)	2017	101,327
0.61	E Southern Ave	S 97th St (0.04 miles E)	2014	11,988
0.61	Superstition Freeway	S Signal Butte Rd (0.47 miles E)	2021	104,309
0.64	E Baseline Rd	S Wildrose (0.06 miles W)	2015	12,400
0.66	East Southern Avenue	S Cheshire (0.02 miles E)	2018	13,705
0.69	Superstition Freeway	S Rialto (0.06 miles S)	2021	111,700
0.70	E Southern Ave	S Cheshire (0.03 miles W)	2015	13,800
0.70	East Southern Avenue	S Aaron (0.03 miles W)	2018	12,969
0.70	East Southern Avenue	S Cheshire (0.03 miles W)	2018	14,468
0.70	East Baseline Road	S Valle Verde (0.03 miles W)	2018	13,157
0.70	East Baseline Road	S Valle Verde (0.03 miles W)	2017	14,280
0.70	E Southern Ave	S Aaron (0.03 miles W)	2014	12,712
0.72	S 96th St	E Frito Ave (0.05 miles N)	2015	1,386
0.72	East Baseline Road	S 96th St (0.02 miles W)	2018	14,972
0.72	East Baseline Road	S 96th St (0.02 miles W)	2017	16,250
0.81	South Crismon Road	E Edgewood Ave (0.05 miles NW)	2018	14,787
0.81	South Crismon Road	E Edgewood Ave (0.05 miles NW)	2017	15,745
0.88	S Crismon Rd	E Empress (0.06 miles S)	2001	8,800

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).



Latitude: 33.38700
Longitude: -111.61573





Executive Summary

US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.38700
Longitude: -111.61573

	1 mile	3 miles	5 miles
Population			
2010 Population	10,099	88,682	171,170
2020 Population	11,744	100,519	208,839
2023 Population	12,763	102,771	218,539
2028 Population	15,325	106,403	222,755
2010-2020 Annual Rate	1.52%	1.26%	2.01%
2020-2023 Annual Rate	2.59%	0.68%	1.41%
2023-2028 Annual Rate	3.73%	0.70%	0.38%
2020 Male Population	48.5%	48.5%	48.6%
2020 Female Population	51.5%	51.5%	51.4%
2020 Median Age	36.3	44.3	43.3
2023 Male Population	48.9%	48.9%	48.8%
2023 Female Population	51.1%	51.1%	51.2%
2023 Median Age	35.9	43.9	42.4

In the identified area, the current year population is 218,539. In 2020, the Census count in the area was 208,839. The rate of change since 2020 was 1.41% annually. The five-year projection for the population in the area is 222,755 representing a change of 0.38% 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 42.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	71.3%	73.0%	74.1%
2023 Black Alone	4.3%	2.8%	2.9%
2023 American Indian/Alaska Native Alone	1.3%	1.4%	1.3%
2023 Asian Alone	3.4%	2.2%	2.6%
2023 Pacific Islander Alone	0.4%	0.3%	0.3%
2023 Other Race	7.1%	9.0%	7.6%
2023 Two or More Races	12.3%	11.3%	11.2%
2023 Hispanic Origin (Any Race)	20.1%	22.3%	20.1%

Persons of Hispanic origin represent 20.1% 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 61.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	86	82	94
2010 Households	3,722	35,111	67,743
2020 Households	4,317	40,058	81,255
2023 Households	4,548	41,280	84,960
2028 Households	5,533	43,018	87,082
2010-2020 Annual Rate	1.49%	1.33%	1.84%
2020-2023 Annual Rate	1.62%	0.93%	1.38%
2023-2028 Annual Rate	4.00%	0.83%	0.49%
2023 Average Household Size	2.79	2.48	2.55

The household count in this area has changed from 81,255 in 2020 to 84,960 in the current year, a change of 1.38% annually. The five-year projection of households is 87,082, a change of 0.49% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2020. The number of families in the current year is 57,147 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.

January 12, 2024



Executive Summary

US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.38700
Longitude: -111.61573

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	26.8%	25.6%	26.4%
Median Household Income			
2023 Median Household Income	\$78,462	\$65,950	\$73,627
2028 Median Household Income	\$90,765	\$79,124	\$86,152
2023-2028 Annual Rate	2.96%	3.71%	3.19%
Average Household Income			
2023 Average Household Income	\$106,433	\$90,234	\$99,611
2028 Average Household Income	\$124,836	\$107,044	\$116,908
2023-2028 Annual Rate	3.24%	3.48%	3.25%
Per Capita Income			
2023 Per Capita Income	\$37,422	\$36,095	\$38,974
2028 Per Capita Income	\$44,572	\$43,108	\$45,985
2023-2028 Annual Rate	3.56%	3.61%	3.36%
GINI Index			
2023 Gini Index	36.2	38.4	38.6

Households by Income

Current median household income is \$73,627 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,152 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$99,611 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,908 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,974 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,985 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	96	99	97
2010 Total Housing Units	4,782	46,472	88,929
2010 Owner Occupied Housing Units	2,930	28,011	51,852
2010 Renter Occupied Housing Units	792	7,101	15,890
2010 Vacant Housing Units	1,060	11,361	21,186
2020 Total Housing Units	4,934	49,709	99,059
2020 Owner Occupied Housing Units	3,045	31,132	62,422
2020 Renter Occupied Housing Units	1,272	8,926	18,833
2020 Vacant Housing Units	514	9,702	17,921
2023 Total Housing Units	5,130	50,504	101,920
2023 Owner Occupied Housing Units	3,217	32,387	66,785
2023 Renter Occupied Housing Units	1,331	8,893	18,175
2023 Vacant Housing Units	582	9,224	16,960
2028 Total Housing Units	6,020	52,113	103,954
2028 Owner Occupied Housing Units	3,288	33,394	68,325
2028 Renter Occupied Housing Units	2,245	9,625	18,757
2028 Vacant Housing Units	487	9,095	16,872
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.8	51.0	51.1

Currently, 65.5% of the 101,920 housing units in the area are owner occupied; 17.8%, renter occupied; and 16.6% 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 99,059 housing units in the area and 18.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is \$322,898, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.66% annually to \$333,667.

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.

January 12, 2024



Market Profile

US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.38700
Longitude: -111.61573

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,099	88,682	171,170
2020 Total Population	11,744	100,519	208,839
2020 Group Quarters	93	537	1,831
2023 Total Population	12,763	102,771	218,539
2023 Group Quarters	94	536	1,828
2028 Total Population	15,325	106,403	222,755
2023-2028 Annual Rate	3.73%	0.70%	0.38%
2023 Total Daytime Population	10,591	80,128	191,067
Workers	4,639	21,446	67,992
Residents	5,952	58,682	123,075
Household Summary			
2010 Households	3,722	35,111	67,743
2010 Average Household Size	2.71	2.52	2.51
2020 Total Households	4,317	40,058	81,255
2020 Average Household Size	2.70	2.50	2.55
2023 Households	4,548	41,280	84,960
2023 Average Household Size	2.79	2.48	2.55
2028 Households	5,533	43,018	87,082
2028 Average Household Size	2.75	2.46	2.54
2023-2028 Annual Rate	4.00%	0.83%	0.49%
2010 Families	2,711	23,961	45,481
2010 Average Family Size	3.16	3.02	3.03
2023 Families	3,211	27,651	57,147
2023 Average Family Size	3.28	2.98	3.08
2028 Families	3,883	28,902	58,819
2028 Average Family Size	3.24	2.95	3.05
2023-2028 Annual Rate	3.87%	0.89%	0.58%
Housing Unit Summary			
2000 Housing Units	1,801	32,779	68,817
Owner Occupied Housing Units	68.0%	60.8%	60.2%
Renter Occupied Housing Units	3.9%	7.0%	9.7%
Vacant Housing Units	28.1%	32.2%	30.1%
2010 Housing Units	4,782	46,472	88,929
Owner Occupied Housing Units	61.3%	60.3%	58.3%
Renter Occupied Housing Units	16.6%	15.3%	17.9%
Vacant Housing Units	22.2%	24.4%	23.8%
2020 Housing Units	4,934	49,709	99,059
Owner Occupied Housing Units	61.7%	62.6%	63.0%
Renter Occupied Housing Units	25.8%	18.0%	19.0%
Vacant Housing Units	10.4%	19.5%	18.1%
2023 Housing Units	5,130	50,504	101,920
Owner Occupied Housing Units	62.7%	64.1%	65.5%
Renter Occupied Housing Units	25.9%	17.6%	17.8%
Vacant Housing Units	11.3%	18.3%	16.6%
2028 Housing Units	6,020	52,113	103,954
Owner Occupied Housing Units	54.6%	64.1%	65.7%
Renter Occupied Housing Units	37.3%	18.5%	18.0%
Vacant Housing Units	8.1%	17.5%	16.2%

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.

January 12, 2024



Market Profile

US 60 and Crismon Road
S Crismon Rd, Mesa, Arizona, 85209
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.38700
Longitude: -111.61573

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	4,548	41,280	84,960
<\$15,000	4.9%	6.3%	6.4%
\$15,000 - \$24,999	2.6%	6.8%	6.0%
\$25,000 - \$34,999	6.0%	8.4%	7.6%
\$35,000 - \$49,999	12.1%	13.8%	12.2%
\$50,000 - \$74,999	21.2%	20.2%	18.6%
\$75,000 - \$99,999	16.9%	14.8%	14.0%
\$100,000 - \$149,999	18.4%	17.9%	19.4%
\$150,000 - \$199,999	8.4%	5.9%	8.2%
\$200,000+	9.3%	5.9%	7.7%
Average Household Income	\$106,433	\$90,234	\$99,611
2028 Households by Income			
Household Income Base	5,533	43,018	87,082
<\$15,000	3.4%	4.7%	4.7%
\$15,000 - \$24,999	1.5%	4.7%	4.2%
\$25,000 - \$34,999	3.6%	6.6%	6.0%
\$35,000 - \$49,999	10.0%	11.7%	10.5%
\$50,000 - \$74,999	19.8%	19.0%	17.2%
\$75,000 - \$99,999	16.7%	15.7%	14.3%
\$100,000 - \$149,999	22.2%	21.9%	22.6%
\$150,000 - \$199,999	11.2%	8.1%	10.7%
\$200,000+	11.6%	7.6%	9.7%
Average Household Income	\$124,836	\$107,044	\$116,908
2023 Owner Occupied Housing Units by Value			
Total	3,217	32,387	66,785
<\$50,000	6.8%	18.8%	14.8%
\$50,000 - \$99,999	3.3%	7.0%	5.4%
\$100,000 - \$149,999	1.7%	4.4%	3.9%
\$150,000 - \$199,999	4.8%	6.2%	5.1%
\$200,000 - \$249,999	4.6%	7.1%	6.5%
\$250,000 - \$299,999	11.5%	10.4%	8.8%
\$300,000 - \$399,999	34.8%	22.8%	23.7%
\$400,000 - \$499,999	14.7%	13.0%	16.2%
\$500,000 - \$749,999	11.5%	7.8%	11.6%
\$750,000 - \$999,999	1.0%	1.0%	2.4%
\$1,000,000 - \$1,499,999	0.9%	0.7%	0.9%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.2%
\$2,000,000 +	4.3%	0.7%	0.6%
Average Home Value	\$435,384	\$294,212	\$336,172
2028 Owner Occupied Housing Units by Value			
Total	3,288	33,394	68,325
<\$50,000	5.7%	17.4%	14.0%
\$50,000 - \$99,999	5.7%	10.2%	8.4%
\$100,000 - \$149,999	0.4%	2.0%	1.6%
\$150,000 - \$199,999	3.3%	6.0%	4.6%
\$200,000 - \$249,999	3.9%	6.5%	6.1%
\$250,000 - \$299,999	10.2%	9.6%	8.1%
\$300,000 - \$399,999	31.2%	21.3%	21.4%
\$400,000 - \$499,999	16.1%	14.3%	17.6%
\$500,000 - \$749,999	13.9%	8.9%	12.8%
\$750,000 - \$999,999	1.5%	1.4%	3.2%
\$1,000,000 - \$1,499,999	1.3%	1.0%	1.1%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.2%
\$2,000,000 +	6.7%	1.1%	0.8%
Average Home Value	\$500,464	\$313,898	\$354,411

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.

January 12, 2024



Market Profile

US 60 and Crismon Road
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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2023	\$78,462	\$65,950	\$73,627
2028	\$90,765	\$79,124	\$86,152
Median Home Value			
2023	\$349,821	\$281,368	\$322,898
2028	\$367,008	\$291,013	\$333,667
Per Capita Income			
2023	\$37,422	\$36,095	\$38,974
2028	\$44,572	\$43,108	\$45,985
Median Age			
2010	32.5	40.6	40.7
2020	36.3	44.3	43.3
2023	35.9	43.9	42.4
2028	35.7	43.3	42.1
2020 Population by Age			
Total	11,744	100,519	208,839
0 - 4	6.1%	5.3%	5.6%
5 - 9	6.6%	5.8%	6.1%
10 - 14	7.5%	6.2%	6.4%
15 - 24	15.2%	11.4%	11.3%
25 - 34	12.8%	11.1%	11.1%
35 - 44	13.5%	10.9%	11.3%
45 - 54	14.1%	11.3%	11.5%
55 - 64	11.2%	12.3%	12.7%
65 - 74	7.4%	13.4%	12.7%
75 - 84	4.3%	9.5%	8.3%
85 +	1.3%	2.8%	2.8%
18 +	74.8%	78.8%	78.0%
2023 Population by Age			
Total	12,764	102,770	218,540
0 - 4	7.2%	5.7%	5.9%
5 - 9	7.6%	6.0%	6.3%
10 - 14	7.9%	6.0%	6.3%
15 - 24	12.4%	10.2%	10.6%
25 - 34	13.4%	11.6%	11.9%
35 - 44	17.0%	11.8%	12.3%
45 - 54	12.3%	10.5%	11.1%
55 - 64	9.7%	11.3%	11.5%
65 - 74	7.9%	14.3%	12.8%
75 - 84	3.5%	9.4%	8.2%
85 +	1.2%	3.2%	3.1%
18 +	73.1%	78.9%	78.0%
2028 Population by Age			
Total	15,324	106,402	222,754
0 - 4	7.4%	5.9%	6.0%
5 - 9	7.3%	5.9%	6.2%
10 - 14	7.7%	6.1%	6.3%
15 - 24	12.8%	9.7%	9.9%
25 - 34	13.7%	12.4%	12.4%
35 - 44	16.6%	12.0%	12.7%
45 - 54	12.5%	10.2%	10.7%
55 - 64	9.0%	10.3%	10.6%
65 - 74	8.0%	13.8%	12.7%
75 - 84	3.8%	10.2%	9.1%
85 +	1.2%	3.5%	3.4%
18 +	73.3%	78.9%	78.1%
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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Males	5,701	48,781	101,393
Females	6,043	51,738	107,446
2023 Population by Sex			
Males	6,240	50,266	106,732
Females	6,523	52,505	111,807
2028 Population by Sex			
Males	7,441	52,055	108,705
Females	7,883	54,348	114,050
2010 Population by Race/Ethnicity			
Total	10,099	88,682	171,172
White Alone	83.1%	84.9%	85.5%
Black Alone	3.3%	2.3%	2.3%
American Indian Alone	1.0%	1.1%	1.0%
Asian Alone	3.8%	2.0%	1.9%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	4.9%	6.5%	6.2%
Two or More Races	3.7%	3.0%	2.9%
Hispanic Origin	15.4%	17.6%	16.6%
Diversity Index	48.4	48.4	46.8
2020 Population by Race/Ethnicity			
Total	11,744	100,519	208,839
White Alone	72.8%	74.4%	75.5%
Black Alone	3.9%	2.6%	2.7%
American Indian Alone	1.3%	1.4%	1.3%
Asian Alone	3.3%	2.1%	2.4%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	6.5%	8.4%	7.2%
Two or More Races	11.9%	10.9%	10.7%
Hispanic Origin	18.9%	21.1%	19.3%
Diversity Index	61.8	61.8	59.6
2023 Population by Race/Ethnicity			
Total	12,763	102,772	218,539
White Alone	71.3%	73.0%	74.1%
Black Alone	4.3%	2.8%	2.9%
American Indian Alone	1.3%	1.4%	1.3%
Asian Alone	3.4%	2.2%	2.6%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	7.1%	9.0%	7.6%
Two or More Races	12.3%	11.3%	11.2%
Hispanic Origin	20.1%	22.3%	20.1%
Diversity Index	64.0	63.7	61.3
2028 Population by Race/Ethnicity			
Total	15,325	106,403	222,755
White Alone	68.9%	71.1%	72.2%
Black Alone	5.0%	3.1%	3.3%
American Indian Alone	1.4%	1.4%	1.3%
Asian Alone	3.6%	2.4%	2.9%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	7.8%	9.7%	8.1%
Two or More Races	12.8%	12.0%	11.9%
Hispanic Origin	21.2%	23.3%	21.0%
Diversity Index	66.6	65.9	63.6

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

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2020 Population by Relationship and Household Type			
Total	11,744	100,519	208,839
In Households	99.2%	99.5%	99.1%
Householder	35.6%	39.8%	39.1%
Opposite-Sex Spouse	18.2%	19.6%	19.8%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.8%	2.8%	2.7%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	29.7%	24.6%	25.3%
Adopted Child	1.1%	0.8%	0.9%
Stepchild	1.5%	1.4%	1.5%
Grandchild	2.4%	2.4%	2.3%
Brother or Sister	1.1%	1.2%	1.1%
Parent	1.1%	1.2%	1.2%
Parent-in-law	0.4%	0.3%	0.4%
Son-in-law or Daughter-in-law	0.4%	0.5%	0.5%
Other Relatives	1.2%	1.2%	1.2%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.1%	3.2%	3.0%
In Group Quarters	0.8%	0.5%	0.9%
Institutionalized	0.0%	0.3%	0.4%
Noninstitutionalized	0.8%	0.3%	0.5%
2023 Population 25+ by Educational Attainment			
Total	8,289	74,087	155,128
Less than 9th Grade	1.3%	2.6%	2.5%
9th - 12th Grade, No Diploma	4.2%	5.9%	5.5%
High School Graduate	21.7%	24.8%	23.5%
GED/Alternative Credential	5.3%	4.5%	4.4%
Some College, No Degree	19.7%	23.9%	23.9%
Associate Degree	15.1%	11.0%	11.1%
Bachelor's Degree	21.5%	18.9%	19.9%
Graduate/Professional Degree	11.2%	8.4%	9.3%
2023 Population 15+ by Marital Status			
Total	9,869	84,606	178,207
Never Married	31.1%	23.9%	25.7%
Married	54.6%	56.5%	55.1%
Widowed	4.0%	7.2%	7.0%
Divorced	10.4%	12.4%	12.2%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,147	46,307	100,516
Population 16+ Employed	97.0%	96.5%	96.3%
Population 16+ Unemployment rate	3.0%	3.5%	3.7%
Population 16-24 Employed	14.8%	13.7%	13.4%
Population 16-24 Unemployment rate	2.7%	3.8%	4.7%
Population 25-54 Employed	67.6%	63.3%	63.9%
Population 25-54 Unemployment rate	2.8%	3.5%	3.5%
Population 55-64 Employed	12.4%	15.0%	15.4%
Population 55-64 Unemployment rate	4.5%	3.5%	3.7%
Population 65+ Employed	5.1%	8.0%	7.3%
Population 65+ Unemployment rate	3.0%	2.8%	2.8%

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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2023 Employed Population 16+ by Industry			
Total	6,932	44,685	96,844
Agriculture/Mining	0.5%	0.6%	0.7%
Construction	5.9%	8.9%	7.5%
Manufacturing	6.6%	7.5%	8.5%
Wholesale Trade	0.9%	1.7%	1.8%
Retail Trade	14.6%	13.3%	13.3%
Transportation/Utilities	7.1%	6.3%	6.7%
Information	1.1%	1.4%	1.5%
Finance/Insurance/Real Estate	7.7%	9.0%	9.0%
Services	50.6%	47.4%	47.1%
Public Administration	5.0%	4.0%	3.9%
2023 Employed Population 16+ by Occupation			
Total	6,931	44,684	96,842
White Collar	68.5%	63.8%	64.7%
Management/Business/Financial	24.3%	18.1%	18.2%
Professional	21.5%	23.5%	24.1%
Sales	11.7%	9.8%	10.1%
Administrative Support	11.0%	12.4%	12.4%
Services	14.3%	16.7%	15.6%
Blue Collar	17.2%	19.6%	19.7%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	3.2%	5.5%	4.5%
Installation/Maintenance/Repair	3.2%	3.4%	3.9%
Production	4.0%	4.3%	4.5%
Transportation/Material Moving	6.7%	6.2%	6.5%
2020 Households by Type			
Total	4,317	40,058	81,255
Married Couple Households	51.5%	49.7%	51.2%
With Own Children <18	22.2%	15.4%	16.9%
Without Own Children <18	29.3%	34.3%	34.2%
Cohabiting Couple Households	8.4%	7.6%	7.4%
With Own Children <18	2.8%	2.5%	2.4%
Without Own Children <18	5.5%	5.1%	5.0%
Male Householder, No Spouse/Partner	15.0%	16.7%	16.2%
Living Alone	8.7%	11.0%	10.8%
65 Years and over	1.9%	5.1%	4.9%
With Own Children <18	2.4%	1.7%	1.7%
Without Own Children <18, With Relatives	2.3%	2.7%	2.5%
No Relatives Present	1.5%	1.3%	1.3%
Female Householder, No Spouse/Partner	25.1%	26.0%	25.3%
Living Alone	12.1%	15.5%	15.0%
65 Years and over	5.0%	10.3%	9.7%
With Own Children <18	5.2%	3.7%	3.7%
Without Own Children <18, With Relatives	6.1%	5.8%	5.6%
No Relatives Present	1.7%	1.1%	1.0%
2020 Households by Size			
Total	4,317	40,058	81,255
1 Person Household	20.8%	26.4%	25.7%
2 Person Household	33.6%	38.9%	38.0%
3 Person Household	17.2%	12.9%	13.5%
4 Person Household	13.6%	10.7%	11.3%
5 Person Household	8.3%	5.8%	6.2%
6 Person Household	3.9%	3.1%	3.2%
7 + Person Household	2.5%	2.1%	2.0%

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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2020 Households by Tenure and Mortgage Status			
Total	4,317	40,058	81,255
Owner Occupied	70.5%	77.7%	76.8%
Owned with a Mortgage/Loan	56.2%	46.5%	49.1%
Owned Free and Clear	14.3%	31.2%	27.7%
Renter Occupied	29.5%	22.3%	23.2%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	96	99	97
Percent of Income for Mortgage	26.8%	25.6%	26.4%
Wealth Index	86	82	94
2020 Housing Units By Urban/ Rural Status			
Total	4,934	49,709	99,059
Urban Housing Units	100.0%	99.7%	99.5%
Rural Housing Units	0.0%	0.3%	0.5%
2020 Population By Urban/ Rural Status			
Total	11,744	100,519	208,839
Urban Population	100.0%	99.6%	99.4%
Rural Population	0.0%	0.4%	0.6%

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)	Senior Escapes (9D)	Senior Escapes (9D)
2.	Bright Young Professionals	Up and Coming Families (7A)	Up and Coming Families (7A)
3.	Workday Drive (4A)	The Elders (9C)	The Elders (9C)
2023 Consumer Spending			
Apparel & Services: Total \$	\$9,993,643	\$73,999,514	\$168,566,487
Average Spent	\$2,197.37	\$1,792.62	\$1,984.07
Spending Potential Index	100	82	90
Education: Total \$	\$7,290,427	\$52,271,189	\$123,055,656
Average Spent	\$1,603.00	\$1,266.26	\$1,448.40
Spending Potential Index	89	71	81
Entertainment/Recreation: Total \$	\$17,204,193	\$135,395,921	\$306,700,010
Average Spent	\$3,782.80	\$3,279.94	\$3,609.93
Spending Potential Index	100	87	95
Food at Home: Total \$	\$30,079,260	\$239,263,602	\$538,862,482
Average Spent	\$6,613.73	\$5,796.11	\$6,342.54
Spending Potential Index	97	85	93
Food Away from Home: Total \$	\$17,471,671	\$131,244,793	\$296,718,460
Average Spent	\$3,841.62	\$3,179.38	\$3,492.45
Spending Potential Index	103	85	94
Health Care: Total \$	\$32,856,480	\$274,169,632	\$615,106,278
Average Spent	\$7,224.38	\$6,641.71	\$7,239.95
Spending Potential Index	98	90	98
HH Furnishings & Equipment: Total \$	\$13,644,058	\$105,748,933	\$238,614,131
Average Spent	\$3,000.01	\$2,561.75	\$2,808.55
Spending Potential Index	102	87	95
Personal Care Products & Services: Total \$	\$4,438,255	\$35,078,667	\$78,447,733
Average Spent	\$975.87	\$849.77	\$923.35
Spending Potential Index	102	89	97
Shelter: Total \$	\$111,907,145	\$865,660,052	\$1,951,440,026
Average Spent	\$24,605.79	\$20,970.45	\$22,968.93
Spending Potential Index	99	85	93
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,704,307	\$122,047,998	\$271,619,856
Average Spent	\$3,233.14	\$2,956.59	\$3,197.03
Spending Potential Index	103	95	102
Travel: Total \$	\$10,470,971	\$79,467,659	\$180,863,786
Average Spent	\$2,302.32	\$1,925.09	\$2,128.81
Spending Potential Index	102	86	95
Vehicle Maintenance & Repairs: Total \$	\$6,159,907	\$48,572,827	\$108,772,541
Average Spent	\$1,354.42	\$1,176.67	\$1,280.28
Spending Potential Index	103	90	98

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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