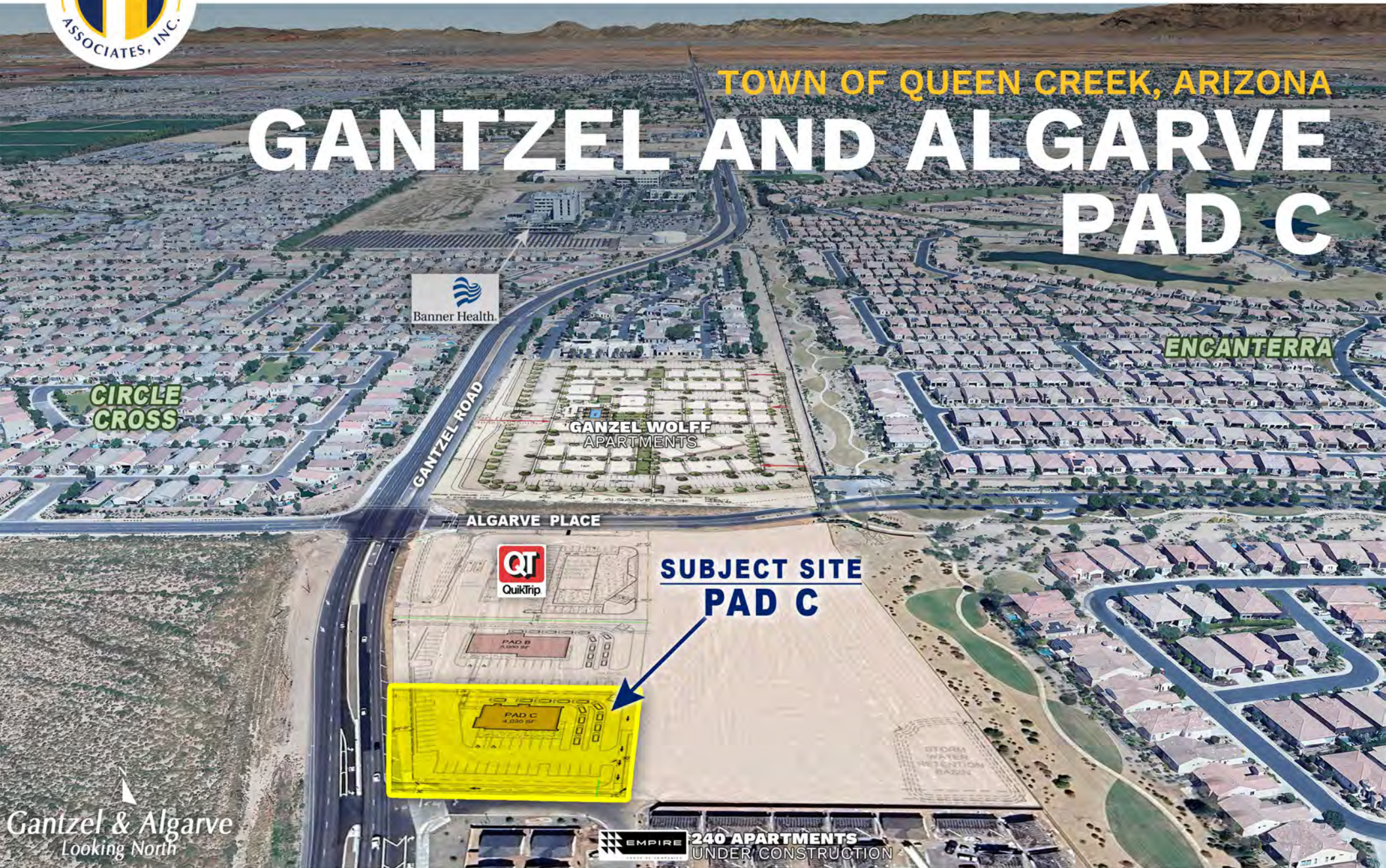




TOWN OF QUEEN CREEK, ARIZONA

# GANTZEL AND ALGARVE PAD C



Gantzel & Algarve  
Looking North

**NATHAN & ASSOCIATES, INC.**

PHONE 480.367.0700 / [www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 E Doubletree Ranch Road #150, Scottsdale, AZ 85255

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.



## TOWN OF QUEEN CREEK, ARIZONA

# GANTZEL AND ALGARVE

### LOCATION

Located at the southeast corner of Gantzel/Ironwood Road and Algarve Place/Hash Knife Road, Town of Queen Creek and Pinal County, Arizona.

### PAD C SIZE

Parcel Area: 1.07 Ac (46,652 SF)

### ASSESSOR PARCEL NUMBER

210-06-001V (part)

### PRICE

Submit

### TERMS

Seller prefers long-term land lease, but will entertain a sale.

### COMMENTS

- Site is on the going to work near side corner on very busy Gantzel Road.
- Traffic counts are 36,200 Vehicles per Day past the subject site's intersection.
- Property lies in the middle of the booming Southeast Valley/Queen Creek combined corridor; and is surrounded by approximately 20,000 new homes in a 5-mile radius with 10,000 to 15,000 more to come shortly.
- Gantzel/Ironwood Road is a 6-lane highway with a median, and is the major N/S collector for the area. A traffic light at the intersection of Algarve Place/Hash Knife and Ironwood/Gantzel Road was installed in early 2024 for easy in/out access. The southern edge of this property also enjoys a 4-way median cut.

### PROPERTY TAXES

2025 Assessment: \$4,553.88

### ZONING

CB1 (Commercial) | Pinal County

### UTILITIES

All utilities are to the site, including traffic signal at corner.



## QUICK FACTS



### POPULATION

Population estimate 2023: **99,342**  
Population growth 2010 - 2020: **2.36%**  
Median age of **33.5**



### GROWTH

San Tan Valley has seen the job market **increase by 3.3%** over the last year. **Future job growth** over the next ten years is predicted to be 47.9%, which is higher than the **US average of 33.5%**.

Source: *bestplaces.net*



### HOUSING

Median Home Value **\$645,000**  
Median Rent **\$1,842**  
Median Income **\$111,743**



### ATTRACTIONS

Encanterra Country Club  
The Links at Queen Creek  
Arizona Speedway  
San Tan Regional Park  
6-Story Banner Hospital



### AREA TOP EMPLOYERS

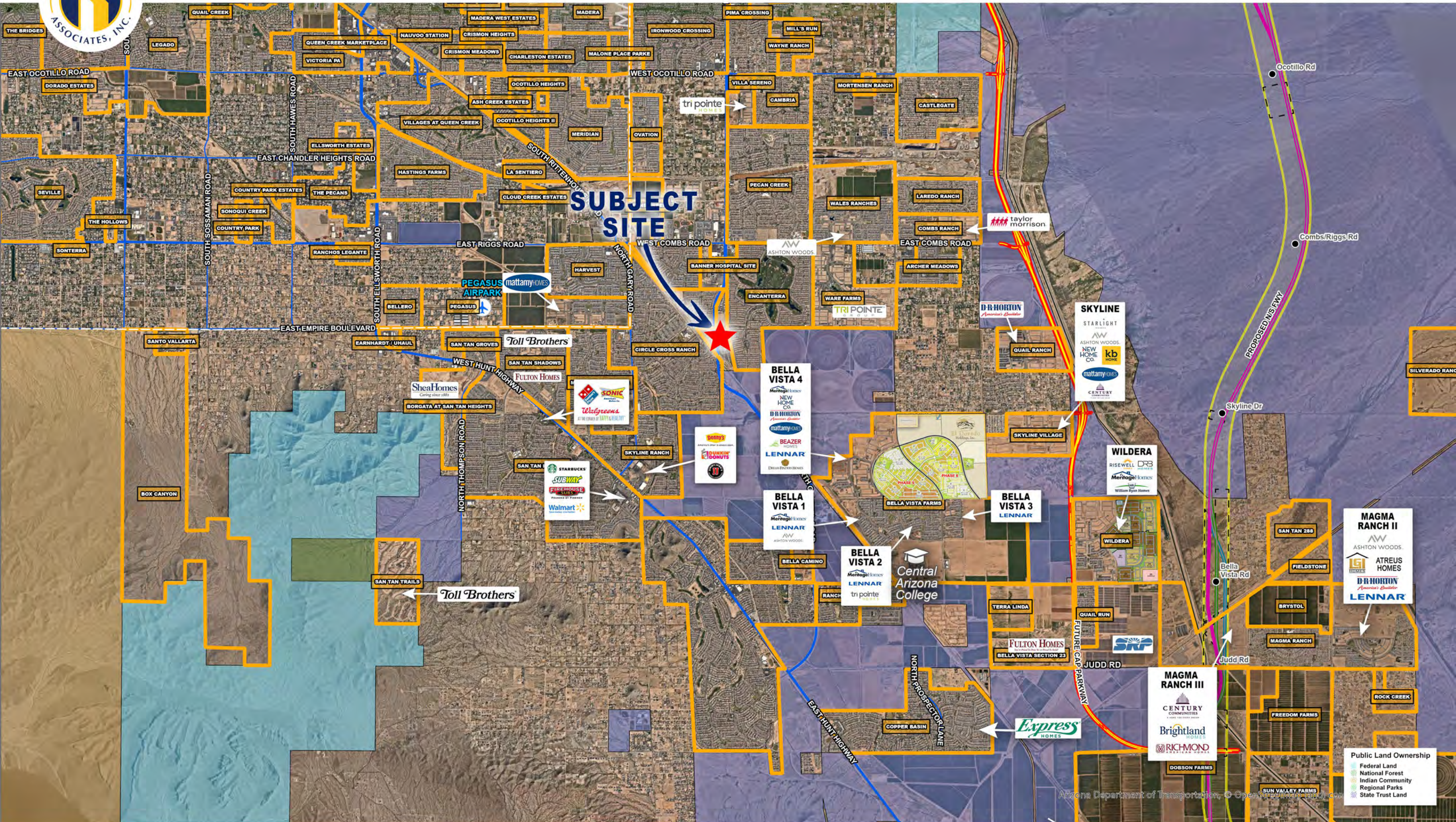
Salesforce **5,000**  
SAP Computer Software **5,000**  
Synchrony **1,500**  
McKinstry Construction **1,000**  
American Express **1,000**  
Northrop Gumman **2,150**  
Fidelity Investments **750**

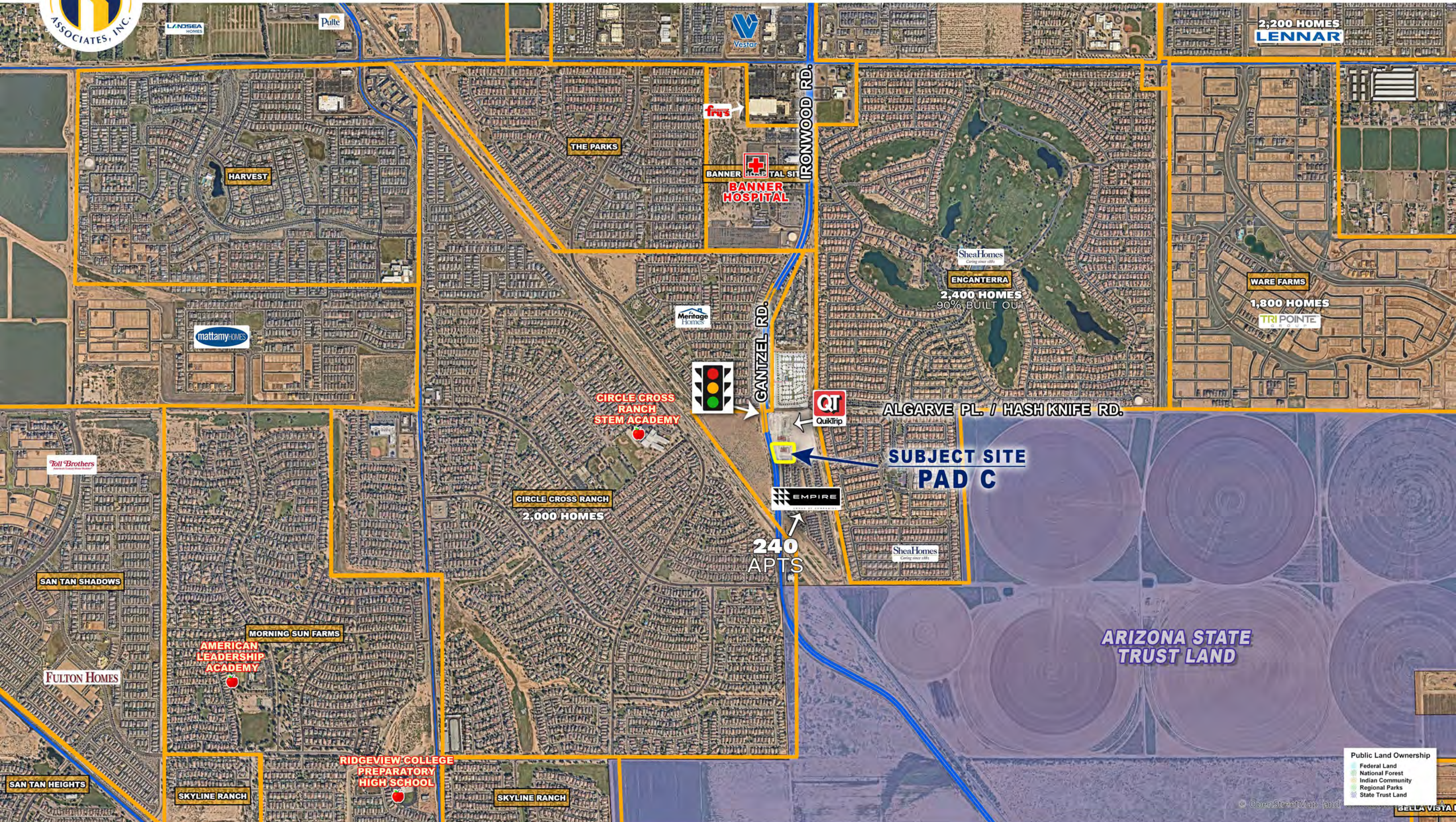


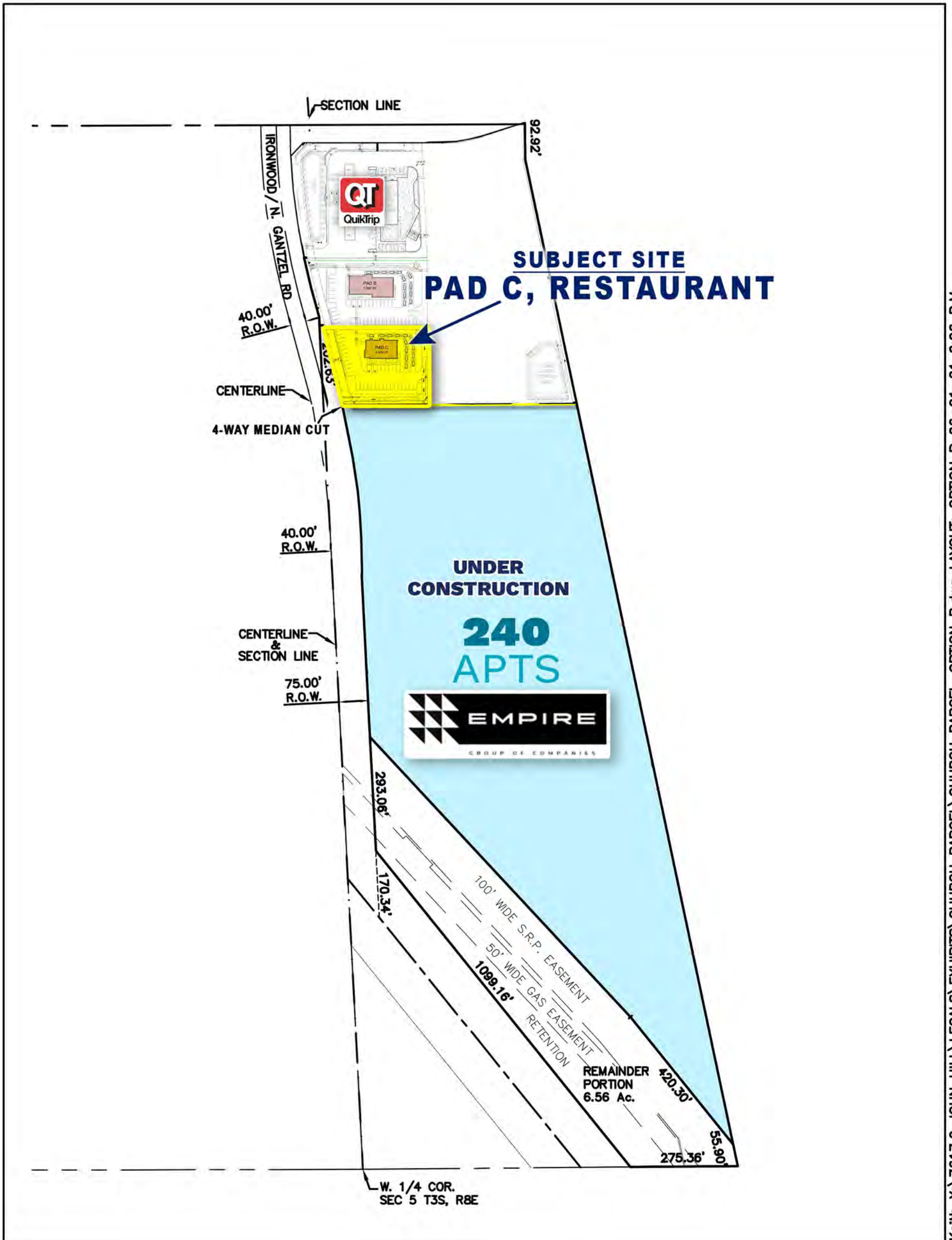
### EDUCATION

Central Arizona College **7,442 students**  
American Leadership Academy **6,100 students**  
Poston Butte High School **2,059 students**  
Combs High School **1,357 students**  
Legacy Traditional School **1,223 students**  
Jack Harmon Elementary School **565 students**  
Happy Valley School East Campus **520 students**  
Combs Traditional Academy **266 students**









Keith X:\7617.0 JOHN HILL\LEGALS\EXHIBITS\CHURCH PARCEL-OPTION B.dwg LAYOUT: OPTION B 06-21-21 2:06 P.M.



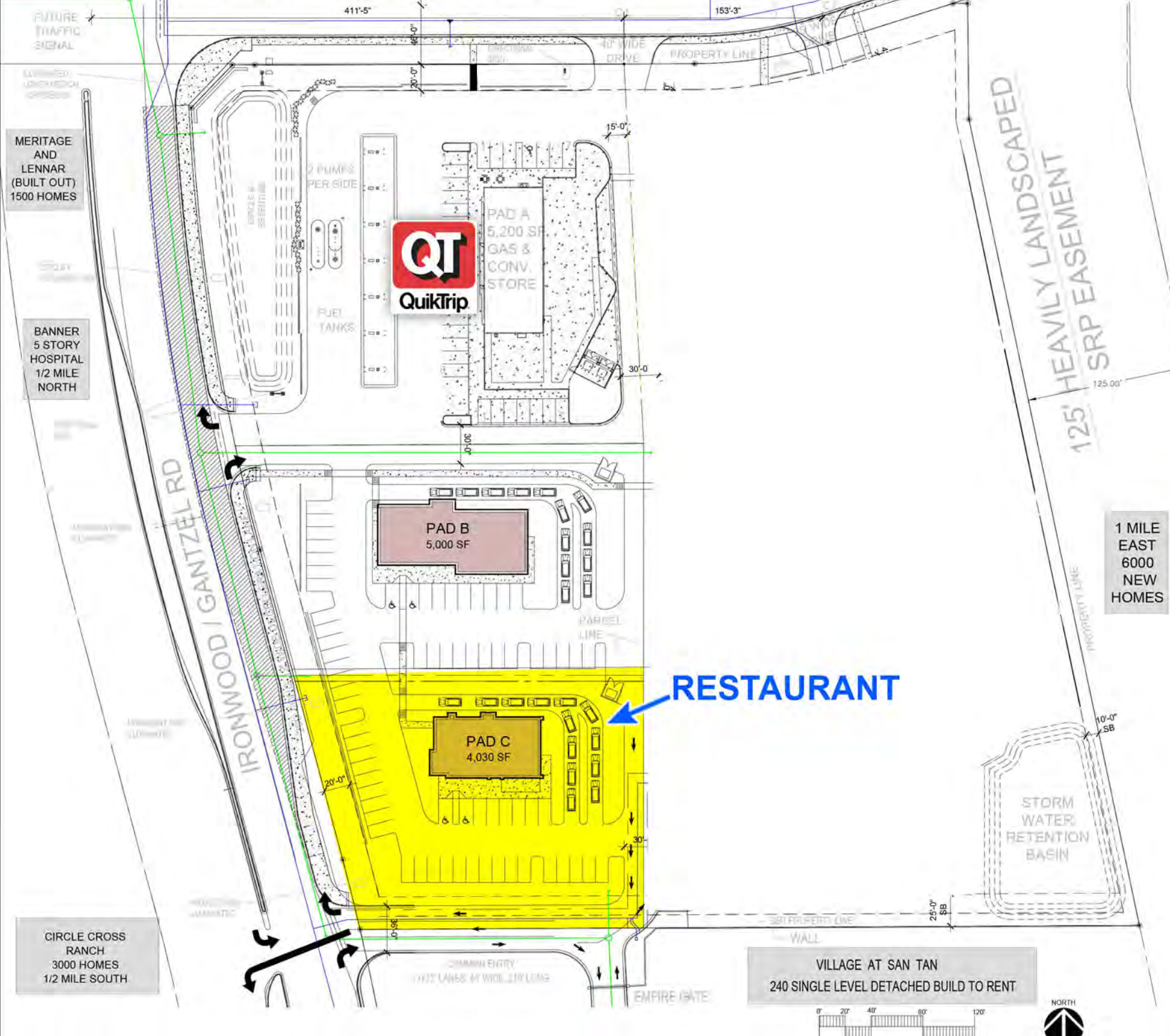
ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'

BLUE LINE = WATER = TOWN OF QUEEN CREEK  
GREEN LINE = SEWER = EPICOR

SHEA ENCANTERRA GATE ENTRANCE (2400 HOMES)

HASHKNIFE ROAD / ALGARVE PL



PROJECT DATA

APPROX. SITE AREA:	411,990.00 S.F.	NET ACRES	9.46
TOTAL BUILDING AREA:	72,497 S.F.		
APPROX. % OF COVERAGE:	17.6 %		

PARKING

TOTAL REQUIRED SPACES	288 SPACES		
TOTAL PROVIDED SPACES	296 SPACES		
PARKING RATIO	1 SPACE PER 244.9 S.F.		
PARKING RATIO	4.1 / 1,000 S.F.		
<b>HANDICAPPED</b>			
REQUIRED	12 SPACES	4.54%	
PROVIDED	22 SPACES	8.33%	

PARCEL DATA

<b>PAD A - PARCEL 1 (GAS &amp; PUMPS &amp; STORE)</b>			
PARCEL AREA (APPROX.)	96,488 S.F.	2.22 AC.	
BUILDING AREA	5,200 S.F.		
COVERAGE	5.39 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 250 SF		
TOTAL PARKING REQUIRED	21 SPACES		
TOTAL PARKING PROVIDED	30 SPACES		
HANDICAP SPACES REQUIRED	2 SPACES		
HANDICAP SPACES PROVIDED	3 SPACES	12.90%	
PARKING RATIO	1 SPACE PER 173.3 S.F.		
PARKING RATIO	5.8 / 1,000 S.F.		

<b>PAD B - PARCEL 2 (RESTAURANT W/ DOUBLE DRIVE-THRU)</b>			
PARCEL AREA (APPROX.)	53,679.00 S.F.	1.23 AC.	
BUILDING AREA	5,000 S.F.		
COVERAGE	9.31 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 150 SF		
TOTAL PARKING REQUIRED	34 SPACES		
TOTAL PARKING PROVIDED	35 SPACES		
HANDICAP SPACES REQUIRED	1 SPACES		
HANDICAP SPACES PROVIDED	2 SPACES	5.41%	
PARKING RATIO	1 SPACE PER 142.8 S.F.		
PARKING RATIO	7.0 / 1,000 S.F.		

<b>PAD C - PARCEL 3 (RESTAURANT W/ DOUBLE DRIVE-THRU)</b>			
PARCEL AREA (APPROX.)	46,852.00 S.F.	1.07 AC.	
BUILDING AREA	4,030 S.F.		
COVERAGE	8.60 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 150 SF		
TOTAL PARKING REQUIRED	27 SPACES		
TOTAL PARKING PROVIDED	35 SPACES		
HANDICAP SPACES REQUIRED	1 SPACES		
HANDICAP SPACES PROVIDED	2 SPACES	6.67%	
PARKING RATIO	1 SPACE PER 115 S.F.		
PARKING RATIO	8.7 / 1,000 S.F.		

<b>PAD D - PARCEL 4 (MEDICAL / OFFICE)</b>			
PARCEL AREA (APPROX.)	215,171 S.F.	4.94 AC.	
TOTAL BUILDING AREA	58,267 S.F.		
OFFICE A	9,120 S.F. TOTAL		
4,560 SF EACH (76' x 60')			
2 BLDGS			
OFFICE B	27,040 S.F. TOTAL		
3,380 SF EACH (67'-6" x 50')			
8 BLDGS			
OFFICE B1	3,923 S.F. TOTAL		
3,923 SF EACH (75' x 52'-4")			
1 BLDG			
OFFICE B2	4,184 S.F. TOTAL		
4,184 SF EACH (80' x 52'-4")			
1 BLDG			
OFFICE C	14,000 S.F. TOTAL		
2,800 SF EACH (56' x 50')			
5 BLDGS			

COVERAGE	27.1%		
TOTAL PARKING REQUIRED:	1 SPACE PER 300 SF		
TOTAL PARKING REQUIRED	194 SPACES		
TOTAL PARKING PROVIDED	196 SPACES		
HANDICAP SPACES REQUIRED	8 SPACES		
HANDICAP SPACES PROVIDED	20 SPACES	10.2%	
PARKING RATIO	1 SPACE PER 297 SF		
PARKING RATIO	3.36 SPACES PER 1000 FEET		



ARCHICON  
Architecture & Interiors, L.C.  
5055 E WASHINGTON STREET  
SUITE 200  
PHOENIX, ARIZONA 85034  
(602) 222-4366  
FAX (602) 279-4305  
www.ARCHICON.COM

**IRONWOOD GANTZEL PLAZA**  
S.E.C. IRONWOOD / GANTZEL RD & HASHKNIFE / ALGARVE PL  
QUEEN CREEK, ARIZONA (PINAL COUNTY)

PROJECT NUMBER: 2275810-01  
PROJECT MANAGER: MEM  
DRAWN BY: MEM  
CHECKED BY: JP

NO.	REVISION	DATE

SHEET DESCRIPTION  
UNIFIED SITE PLAN



SHEET NO.

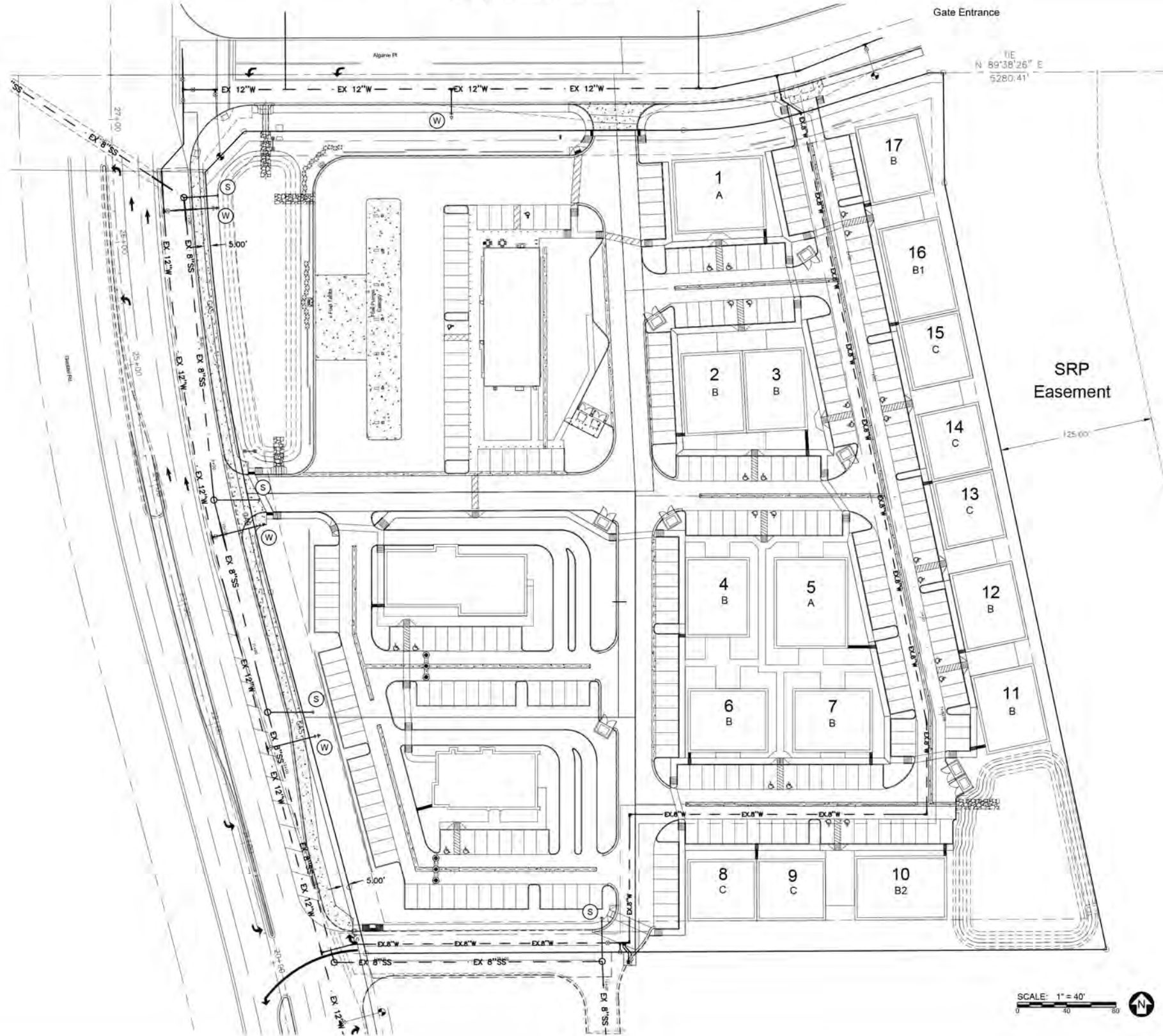
**DP-12**

ISSUE DATE: 10/12/23



# Ironwood Gantzel Plaza

Existing Water & Sewer Exhibit



**Legend**  
 (W) WATER STUB.  
 (S) SEWER STUB.

SCALE: 1" = 40'

**Ironwood Gantzel Plaza**

**Anderson - Nelson, Inc.**  
 Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology  
 Construction Management - Computer Services

4143 N. 12th St., Suite 200  
 Phoenix, Arizona 85014  
 (602) 273-1850  
 Bullhead City, AZ (928) 704-4877

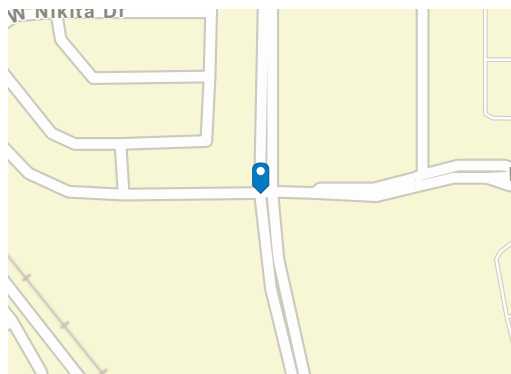
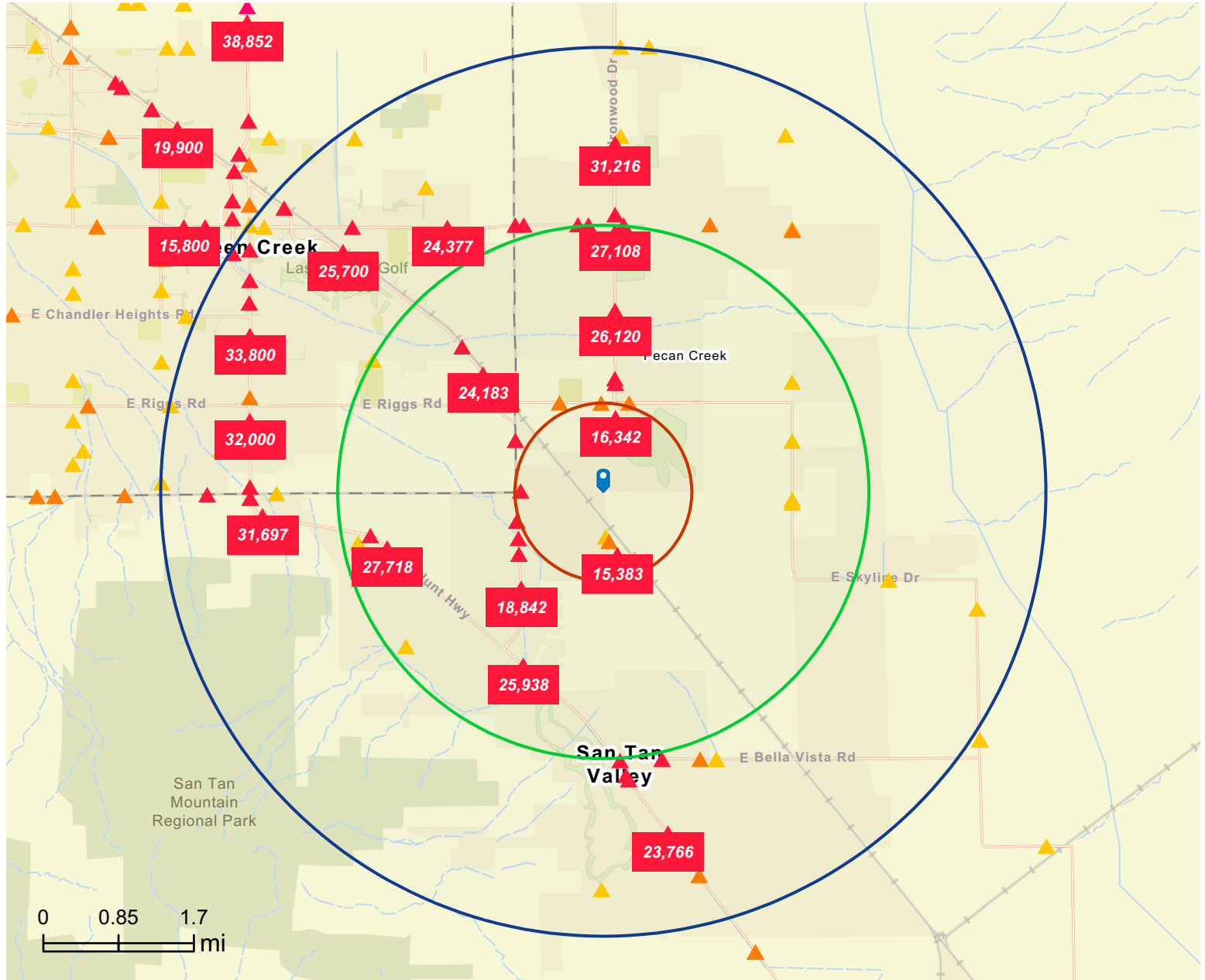
DESIGNED	DRAWN	APPROVED	DATE	REVISIONS	DATE	BY
			07-12-23			

CALL TO ORDER STAKES BEFORE YOU START  
 1 800 STAKE-IT  
 1 800 782-5348  
 (OUTSIDE MARICOPA COUNTY)

SHEET 1 OF 1  
 PROJ: 8383.0  
 BOX: TUBE

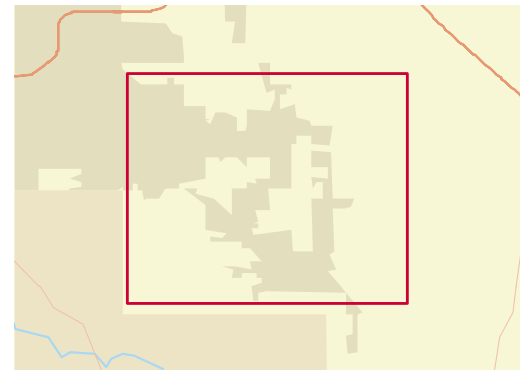
# Traffic Count Map

Gantzel and Algarve Roads  
 N Gantzel Rd & E Algarve Pl, SAN TAN VALLEY, Arizona, 85140  
 Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Traffic Count Profile

Gantzel and Algarve Roads  
N Gantzel Rd & E Algarve Pl, SAN TAN VALLEY, Arizona, 85140  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.20543  
Longitude: -111.56555

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.51	Empire Rd	N Drifter Pass Rd (0.03 miles E)	2014	7005
0.56	N Drifter Pass Rd	Empire Rd (0.05 miles N)	2015	13889
0.72	North Gantzel Road	N Karan Swiss Cir (0.13 miles W)	2018	15383
0.85	N Gantzel Rd	W Combs Rd (0.16 miles N)	2015	16342
0.93	Empire Blvd	Richardson Dr (0.04 miles E)	2008	30969
1.00	W Combs Rd	N Gantzel Rd (0.16 miles E)	2015	12468
1.03	North Gary Road	Paisley Dr (0.04 miles W)	2018	19073
1.04	E Combs Rd	Pecan Creek Dr (0.6 miles E)	2015	9848
1.09	N Gary Rd	Silver Stream Way (0.15 miles S)	2015	17716
1.12	West Combs Road	N el Morro Trl (0.09 miles SE)	2019	11742
1.15	S Meridian Rd	Moeur Rd (0.08 miles S)	2011	19042
1.18	North Gary Road	Silver Stream Way (0.03 miles N)	2018	20197
1.23	N Gantzel Rd	W Combs Rd (0.22 miles S)	2014	22720
1.28	North Gantzel Road	Kelsi Ave (0.06 miles E)	2018	25439
1.43	Gary Rd	N Gary Rd (0.07 miles N)	2014	18842
1.43	E Riggs Rd	S Meridian Rd (0.04 miles E)	2015	12895
1.90	S Rittenhouse Rd	E Cloud Rd (0.2 miles NW)	2015	24183
1.98	N Gantzel Rd	W Via de Palmas (0.02 miles S)	2014	26120
2.05	N Gantzel Rd	W Chandler Heights Rd (0.04 miles S)	2011	23317
2.13	N Rd	E Horsethief Gulch Rd (0.13 miles S)	2014	4545
2.13	North Schnepf Road	E Horsethief Gulch Rd (0.13 miles S)	2019	5284
2.16	W Hunt Hwy	Stone Creek Dr (0.06 miles SE)	2014	25938
2.16	West Hunt Highway	Stone Creek Dr (0.06 miles SE)	2018	29042
2.20	N Rd	E Stagecoach Pass Ave (0.07 miles S)	2011	4667
2.28	S Rittenhouse Rd	E Via de Palmas (0.13 miles NW)	2015	22120
2.46	N Rd	Alvarado Dr (0.07 miles N)	2011	6527
2.52	West Hunt Highway	W Lapis Dr (0.07 miles E)	2018	27718
2.67	W Hunt Hwy	N Mountain Vista Blvd (0.83 miles SE)	2015	26097
2.82		(0.0 miles )	2014	5294
2.83	San Tan Heights Blvd	Prospector Rd (0.04 miles SE)	2014	3185

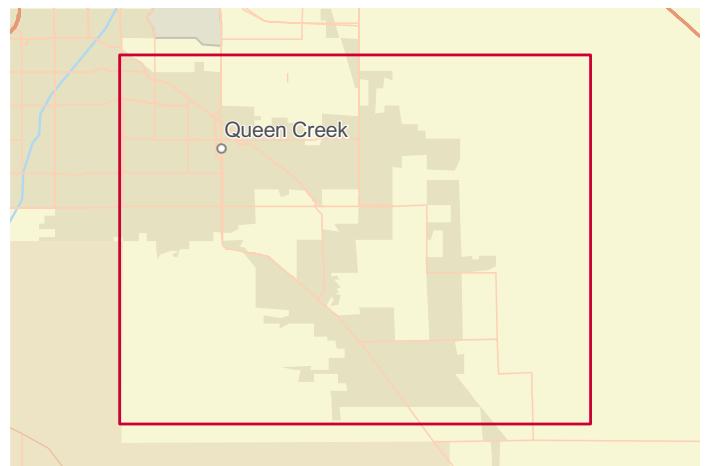
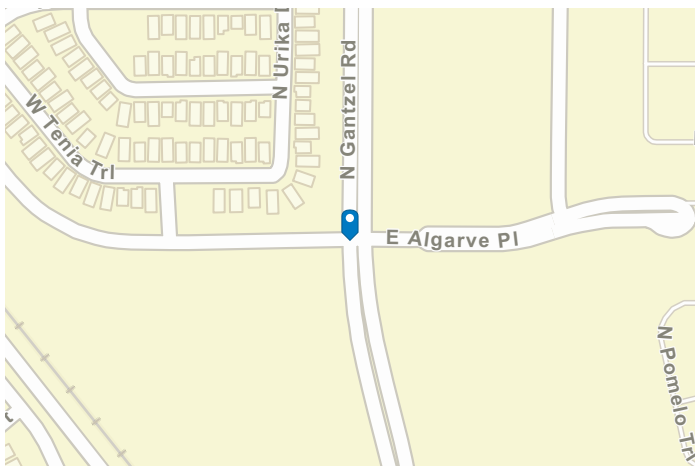
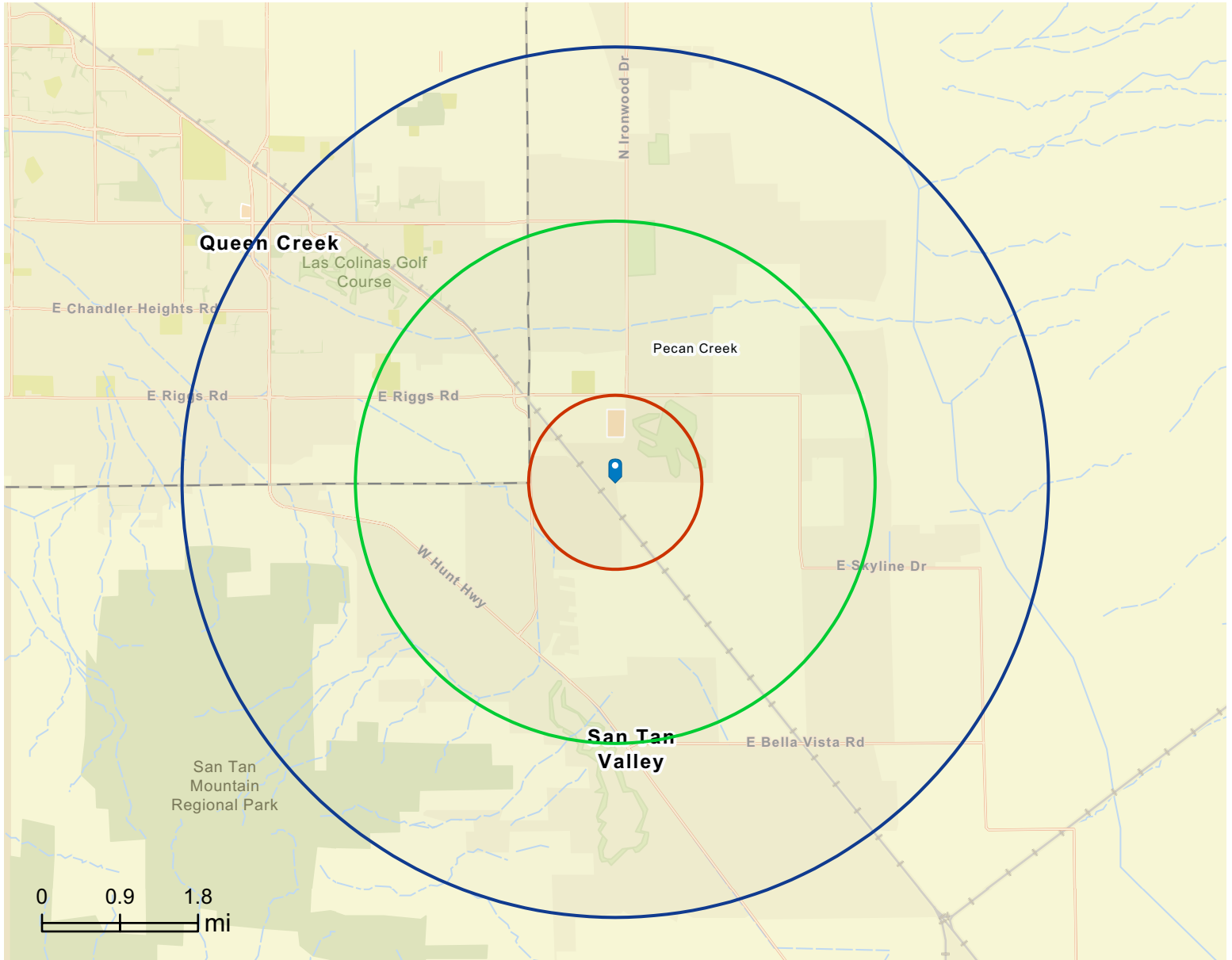
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are 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:** ©2025 Kalibrate Technologies (Q3 2025).

# Site Map

Gantzel and Algarve Roads  
N Gantzel Rd & E Algarve Pl, SAN TAN VALLEY, Arizona, 85140  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,  
Latitude: 33.20543  
Longitude: -111.56555



# Executive Summary

Gantzel and Algarve Roads  
 N Gantzel Rd & E Algarve Pl, SAN TAN VALLEY, Arizona, 85140  
 Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	5,138	45,409	93,543
2020 Population	10,686	57,876	126,356
2025 Population	13,863	77,395	161,642
2030 Population	15,543	87,788	183,385
2010-2020 Annual Rate	7.60%	2.46%	3.05%
2020-2025 Annual Rate	5.08%	5.69%	4.80%
2025-2030 Annual Rate	2.31%	2.55%	2.56%


Age	1 mile	3 miles	5 miles
2025 Median Age	37.4	34.4	34.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	67.7%	67.3%	69.2%
Black Alone	5.5%	5.2%	4.8%
American Indian Alone	1.3%	1.2%	1.2%
Asian Alone	2.6%	2.4%	2.2%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	8.5%	9.5%	8.6%
Two or More Races	14.2%	14.2%	13.7%
Hispanic Origin	24.9%	26.4%	24.5%
Diversity Index	69.3	70.3	68.0

Households	1 mile	3 miles	5 miles
2010 Total Households	1,635	13,860	28,874
2020 Total Households	3,632	18,142	39,419
2025 Total Households	4,847	25,066	51,542
2030 Total Households	5,489	28,773	59,105
2010-2020 Annual Rate	8.31%	2.73%	3.16%
2020-2025 Annual Rate	5.65%	6.35%	5.24%
2025-2030 Annual Rate	2.52%	2.80%	2.78%
2025 Average Household Size	2.86	3.09	3.13
Wealth Index	119	106	114

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	29.1%	27.7%	27.3%
<b>Median Household Income</b>			
2025 Median Household Income	\$102,197	\$102,047	\$106,901
2030 Median Household Income	\$113,135	\$112,886	\$118,809
2025-2030 Annual Rate	2.05%	2.04%	2.13%
<b>Average Household Income</b>			
2025 Average Household Income	\$123,732	\$127,106	\$134,633
2030 Average Household Income	\$136,759	\$141,485	\$150,348
<b>Per Capita Income</b>			
2025 Per Capita Income	\$43,223	\$40,674	\$42,920
2030 Per Capita Income	\$48,267	\$45,764	\$48,459
2025-2030 Annual Rate	2.23%	2.39%	2.46%
<b>Income Equality</b>			
2025 Gini Index	40.9	40.3	39.9
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	54.3	54.0	54.3
<b>Housing Unit Summary</b>			
Housing Affordability Index	86	91	92
2010 Total Housing Units	1,920	16,077	34,173
2010 Owner Occupied Hus (%)	79.0%	78.8%	77.1%
2010 Renter Occupied Hus (%)	21.0%	21.2%	22.9%
2010 Vacant Housing Units (%)	14.8%	13.8%	15.5%
2020 Housing Units	4,222	19,916	43,467
2020 Owner Occupied HUs (%)	87.8%	82.3%	82.8%
2020 Renter Occupied HUs (%)	12.2%	17.7%	17.2%
Vacant Housing Units	14.1%	8.7%	9.1%
2025 Housing Units	5,686	27,739	56,962
Owner Occupied Housing Units	87.8%	86.0%	86.1%
Renter Occupied Housing Units	12.2%	14.0%	13.9%
Vacant Housing Units	14.8%	9.6%	9.5%
2030 Total Housing Units	6,326	31,565	64,732
2030 Owner Occupied Housing Units	4,782	24,343	49,997
2030 Renter Occupied Housing Units	707	4,430	9,108
2030 Vacant Housing Units	837	2,792	5,627


 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

# Market Profile

Gantzel and Algarve Roads  
 N Gantzel Rd & E Algarve Pl, SAN TAN VALLEY, Arizona, 85140  
 Rings: 1, 3, 5 mile radii



<b>Population Summary</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2010 Total Population	5,138	45,409	93,543
2020 Total Population	10,686	57,876	126,356
2020 Group Quarters	8	35	96
2025 Total Population	13,863	77,395	161,642
2025 Group Quarters	7	38	95
2030 Total Population	15,543	87,788	183,385
2025-2030 Annual Rate	2.31%	2.55%	2.56%
2025 Total Daytime Population	11,853	56,147	117,717
Workers	3,393	11,730	27,255
Residents	8,460	44,417	90,462
<b>Household Summary</b>			
2010 Total Households	1,635	13,860	28,874
2010 Average Household Size	3.14	3.28	3.24
2020 Total Households	3,632	18,142	39,419
2020 Average Household Size	2.94	3.19	3.20
2025 Total Households	4,847	25,066	51,542
2025 Average Household Size	2.86	3.09	3.13
2030 Total Households	5,489	28,773	59,105
2030 Average Household Size	2.83	3.05	3.10
2025-2030 Annual Rate	2.52%	2.80%	2.78%
2025 Families	3,867	20,282	42,042
2025 Average Family Size	3.17	3.40	3.47
2030 Families	4,351	23,175	48,046
2030 Average Family Size	3.15	3.36	3.43
2025-2030 Growth Rate	2.4%	2.7%	2.7%
<b>Median Household Income</b>			
2025	\$102,197	\$102,047	\$106,901
2030	\$113,135	\$112,886	\$118,809

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2025	\$43,223	\$40,674	\$42,920
2030	\$48,267	\$45,764	\$48,459

### 2025 Households by Income

Household Income Base	1 mile	3 miles	5 miles
<\$10,000	5.5%	3.7%	3.0%
\$10,000-14,999	2.0%	1.4%	1.3%
\$15,000-19,999	1.7%	1.2%	1.0%
\$20,000-24,999	0.4%	0.9%	0.9%
\$25,000-29,999	1.1%	1.4%	1.7%
\$30,000-34,999	3.3%	2.0%	1.6%
\$35,000-39,999	1.3%	2.5%	2.0%
\$40,000-44,999	0.6%	2.1%	1.9%
\$45,000-49,999	3.0%	3.3%	2.7%
\$50,000-59,999	4.9%	7.1%	6.2%
\$60,000-74,999	7.2%	7.2%	7.2%
\$75000-99999	17.5%	15.8%	15.6%
\$100,000-124,999	13.0%	13.6%	14.2%
\$125,000-149,999	13.6%	12.2%	11.6%
\$150000-199999	12.2%	12.0%	13.6%
\$200,000-249,999	5.7%	6.3%	6.7%
\$250,000-299,999	1.8%	2.3%	2.8%
\$300,000-399,999	1.4%	1.7%	2.0%
\$400,000-499,999	0.5%	0.6%	0.6%
\$500,000+	3.1%	2.8%	3.1%
Average Household Income	\$123,732	\$127,106	\$134,633

### 2025 Affordability, Mortgage and Wealth

Housing Affordability Index	86	91	92
Percent of Income for Mortgage	29.1%	27.7%	27.3%
Wealth Index	119	106	114

### Median Home Value

2025	\$475,865	\$451,060	\$466,785
2030	\$575,493	\$555,697	\$568,448




**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	4,254	21,568	44,362
<\$50,000	0.5%	0.4%	0.7%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.2%	0.5%	0.3%
\$150,000 - \$199,999	0.8%	1.0%	0.8%
\$200,000 - \$249,999	1.8%	3.2%	2.5%
\$250,000 - \$299,999	3.4%	6.5%	5.2%
\$300,000 - \$399,999	22.2%	25.6%	23.2%
\$400,000 - \$499,999	27.9%	24.9%	25.8%
\$500,000 - \$749,999	33.3%	26.7%	29.7%
\$750,000 - \$999,999	8.4%	8.8%	9.0%
\$1,000,000 - \$1,499,999	1.5%	1.5%	2.0%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.3%
\$2,000,000 +	0.0%	0.3%	0.4%
Average Home Value	\$519,248	\$507,612	\$523,294

### Housing Unit Summary

2010 Total Housing Units	1,920	16,077	34,173
Owner Occupied Housing Units	79.0%	78.8%	77.1%
Renter Occupied Housing Units	21.0%	21.2%	22.9%
Vacant Housing Units	14.8%	13.8%	15.5%
2020 Housing Units	4,222	19,916	43,467
Owner Occupied Housing Units	87.8%	82.3%	82.8%
Renter Occupied Housing Units	12.2%	17.7%	17.2%
Vacant Housing Units	14.0%	9.2%	9.3%
2025 Housing Units	5,686	27,739	56,962
Owner Occupied Housing Units	87.8%	86.0%	86.1%
Renter Occupied Housing Units	12.2%	14.0%	13.9%
Vacant Housing Units	14.8%	9.6%	9.5%
2030 Total Housing Units	6,326	31,565	64,732
Owner Occupied Housing Units	87.1%	84.6%	84.6%
Renter Occupied Housing Units	12.9%	15.4%	15.4%
Vacant Housing Units	13.2%	8.8%	8.7%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	1 mile	3 miles	5 miles
Males	6,801	38,387	80,483
Females	7,062	39,008	81,159

Median Age	1 mile	3 miles	5 miles
2010	29.4	28.2	28.9
2020	36.7	33.2	33.8
2025	37.4	34.4	34.7
2030	37.8	34.9	35.1

2025 Population by Age	1 mile	3 miles	5 miles
Total	13,863	77,394	161,643
0 - 4	7.3%	7.6%	7.3%
5 - 9	7.8%	8.1%	8.0%
10 - 14	7.3%	8.2%	8.3%
15 - 24	11.4%	13.7%	13.9%
25 - 34	12.9%	13.3%	12.8%
35 - 44	13.6%	14.7%	14.6%
45 - 54	10.8%	12.6%	12.9%
55 - 64	10.2%	9.1%	9.4%
65 - 74	11.9%	8.2%	8.1%
75 - 84	6.6%	4.5%	4.4%
85 +	0.9%	0.7%	0.7%
18 +	73.7%	71.4%	71.6%

2025 Population 15+ by Marital Status	1 mile	3 miles	5 miles
Total	10,762	58,951	123,546
Never Married	26.8%	30.0%	29.4%
Married	62.1%	58.0%	57.9%
Widowed	4.4%	3.1%	3.3%
Divorced	6.7%	8.9%	9.4%



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	9,177	48,387	100,982
Less than 9th Grade	0.6%	1.7%	1.9%
9th - 12th Grade, No Diploma	3.9%	3.6%	3.2%
High School Graduate	21.5%	23.9%	21.7%
GED/Alternative Credential	4.2%	4.9%	4.7%
Some College, No Degree	23.5%	25.0%	23.9%
Associate Degree	9.9%	11.6%	11.6%
Bachelor's Degree	25.3%	20.8%	23.1%
Graduate/Professional Degree	11.1%	8.5%	9.9%

### 2020 Population by Race/Ethnicity

Total	10,686	57,876	126,356
White Alone	70.1%	69.3%	71.1%
Black Alone	4.9%	4.9%	4.5%
American Indian Alone	1.3%	1.3%	1.2%
Asian Alone	2.3%	2.1%	2.0%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	7.8%	8.7%	8.0%
Two or More Races	7.8%	8.7%	8.0%
Hispanic Origin	23.4%	24.9%	23.1%
Diversity Index	66.7	68.1	65.7

### 2025 Population by Race/Ethnicity

Total	13,863	77,395	161,642
White Alone	67.7%	67.3%	69.2%
Black Alone	5.5%	5.2%	4.8%
American Indian Alone	1.3%	1.2%	1.2%
Asian Alone	2.6%	2.4%	2.2%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	8.5%	9.5%	8.6%
Two or More Races	14.2%	14.2%	13.7%
Hispanic Origin	24.9%	26.4%	24.5%
Diversity Index	69.3	70.3	68.0

**2025 Employed Pop 16+ by Occupation**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total	5,646	34,783	74,868
White Collar	61.4%	59.5%	63.0%
Management/Business/Financial	19.8%	20.2%	20.6%
Professional	16.7%	18.8%	20.8%
Sales	10.5%	8.7%	8.4%
Administrative Support	14.4%	11.9%	13.1%
Services	16.2%	17.7%	16.4%

**2025 Employed Pop 16+ by Occupation**

Total	5,646	34,783	74,868
Blue Collar	22.4%	22.8%	20.6%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	6.3%	6.5%	5.2%
Installation/Maintenance/Repair	5.0%	5.8%	4.8%
Production	1.6%	3.0%	3.0%
Transportation/Material Moving	9.5%	7.3%	7.5%
White Collar	61.4%	59.5%	63.0%
Management/Business/Financial	19.8%	20.2%	20.6%
Professional	16.7%	18.8%	20.8%
Sales	10.5%	8.7%	8.4%
Administrative Support	14.4%	11.9%	13.1%
Services	16.2%	17.7%	16.4%

**2025 Civilian Population 16+ in Labor Force**

Civilian Population 16+	5,646	34,783	74,868
Population 16+ Employed	97.1%	96.3%	96.5%
Population 16+ Unemployment rate	2.9%	3.7%	3.5%
Population 16-24 Employed	18.4%	14.4%	14.4%
Population 16-24 Unemployment rate	1.5%	9.1%	9.2%
Population 25-54 Employed	62.9%	66.1%	65.8%
Population 25-54 Unemployment rate	3.4%	2.9%	2.7%
Population 55-64 Employed	12%	11%	12%
Population 55-64 Unemployment rate	2.6%	2.0%	1.5%
Population 65+ Employed	4%	5%	5%
Population 65+ Unemployment rate	1.4%	1.8%	1.7%

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	5,483	33,483	72,221
Agriculture/Mining	0.6%	0.7%	0.7%
Construction	10.5%	9.4%	9.2%
Manufacturing	6.5%	7.6%	7.3%
Wholesale Trade	2.5%	1.8%	1.8%
Retail Trade	11.3%	11.6%	11.2%
Transportation/Utilities	3.9%	5.8%	6.5%
Information	2%	2%	2%
Finance/Insurance/Real Estate	10.1%	9.1%	9.2%
Services	46.0%	47.5%	47.2%
Public Administration	6.6%	4.5%	5.1%

### 2025 Consumer Spending

Apparel & Services: Total \$	\$12,553,718	\$67,718,449	\$147,367,221
Average Spent	\$2,590.00	\$2,701.61	\$2,859.17
Spending Potential Index	106	110	117
Education: Total \$	\$8,079,342	\$42,998,605	\$94,824,217
Average Spent	\$1,666.87	\$1,715.42	\$1,839.75
Spending Potential Index	93	96	103
Entertainment/Recreation: Total \$	\$21,042,452	\$111,112,088	\$242,223,438
Average Spent	\$4,341.34	\$4,432.78	\$4,699.54
Spending Potential Index	106	108	114
Food at Home: Total \$	\$35,955,186	\$193,626,620	\$420,625,597
Average Spent	\$7,418.03	\$7,724.67	\$8,160.83
Spending Potential Index	100	104	110
Food Away from Home: Total \$	\$21,030,191	\$114,253,464	\$248,646,349
Average Spent	\$4,338.81	\$4,558.11	\$4,824.15
Spending Potential Index	105	110	117
Health Care: Total \$	\$39,611,329	\$207,691,467	\$449,345,566
Average Spent	\$8,172.34	\$8,285.78	\$8,718.05
Spending Potential Index	106	107	113
HH Furnishings & Equipment: Total \$	\$15,237,170	\$81,056,718	\$176,215,594
Average Spent	\$3,143.63	\$3,233.73	\$3,418.87
Spending Potential Index	108	111	118
Personal Care Products & Services: Total \$	\$5,443,652	\$28,891,146	\$62,615,188
Average Spent	\$1,123.10	\$1,152.60	\$1,214.84
Spending Potential Index	107	110	116



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$134,965,728	\$713,239,454	\$1,551,325,135
Average Spent	\$27,845.21	\$28,454.46	\$30,098.27
Spending Potential Index	105	107	113
Support Payments/Gifts in Kind: Total \$	\$20,414,311	\$103,217,703	\$222,400,464
Average Spent	\$4,211.74	\$4,117.84	\$4,314.94
Spending Potential Index	128	125	131
Travel: Total \$	\$19,132,627	\$98,826,512	\$215,891,526
Average Spent	\$3,947.31	\$3,942.65	\$4,188.65
Spending Potential Index	109	109	116
Vehicle Maintenance & Repairs: Total \$	\$6,992,917	\$37,196,498	\$80,582,445
Average Spent	\$1,442.73	\$1,483.94	\$1,563.43
Spending Potential Index	107	110	116

**Top Tapestry Segment**


1 mile	3 miles	5 miles
<b>Boomburbs (H2):</b>	<b>Up and Coming Families (G2):</b>	<b>Boomburbs (H2):</b>
This segment is characterized by high-earning suburban families in the South and West.	This segment is characterized by Southern suburbanites with diverse family structures, education, and employment.	This segment is characterized by high-earning suburban families in the South and West.
<a href="#">Learn more about this segment...</a>	<a href="#">Learn more about this segment...</a>	<a href="#">Learn more about this segment...</a>

**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.

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.

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.

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:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.