



**320 ACRES AT THE BASE OF
WHITE TANK MOUNTAIN REGIONAL PARK**

SUN VALLEY PKWY AND I-10

Buckeye, AZ



PHONE 480.367.0700 / FAX 480.367.8341
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NWC 259TH AVE & GLENDALE AVE ALIGNMENTS

SUN VALLEY PKWY AND I-10

LOCATION

Located east of Sun Valley Parkway and north of Interstate (at the NWC of Rooks Road/259th Avenue and Glendale Avenue Alignments) in the City of Buckeye, Arizona.

SIZE

±320 Acres

ASSESSOR PARCEL NUMBERS

504-73-001C and 001D

BUCKEYE ZONING AND GENERAL PLAN

Buckeye Zoning: PC (Planned Community)

Buckeye 2040 General Plan Future Land Use Map: Master Planned Community

[CLICK HERE](#) for Buckeye Development Code and 2040 General Plan Future Land Use Map

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2025 Assessment: \$166.52

COMMENTS

Dramatic White Tank Mountain backdrop creates the potential for premium view lots and an amenity-rich community.



BUCKEYE QUICK FACTS



POPULATION

2025 population: **119,007**

*Buckeye's entitled land can support an ultimate build-out population of over **1.1 million**



GROWTH

Population estimate 2030: **193,600**

Population estimate 2040: **295,400**

Population growth 2020-2021: **9.5%**



RESIDENTIAL MARKET

2022 SFR & MF Permits: **2,193**

2023 SFR & MF Permits: **2,658**

2024 SF & MF Unit Projection: **2,800**

*City of Buckeye Permitting Department



DEVELOPMENT

With **35 residential developments** currently active in Buckeye, an additional **21,000 residential lots** are to be developed in the coming years.



NEW TO BUCKEYE

Rehrig Pacific Company **260,000 SF integrated sustainable solutions facility**

Exxon Mobil **Distribution Center**

APS Hub West Facility **SWC Baseline and SR85**

Buckeye Commons **SEC of I-10 and Verrado Way**

Banner Health Medical Campus **Four-story, 330,000 SF hospital**

Buckeye I-10 Logistics **Phase 1 currently underway**

Funko Distribution Center **Now open**

Five Below **850,000 SF Western US Distribution Center**



HIGHER EDUCATION

Estrella Mountain Community College **12 miles**

Rio Salado Community College **12 miles**

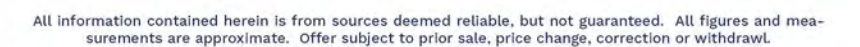
Grand Canyon University **27 miles**

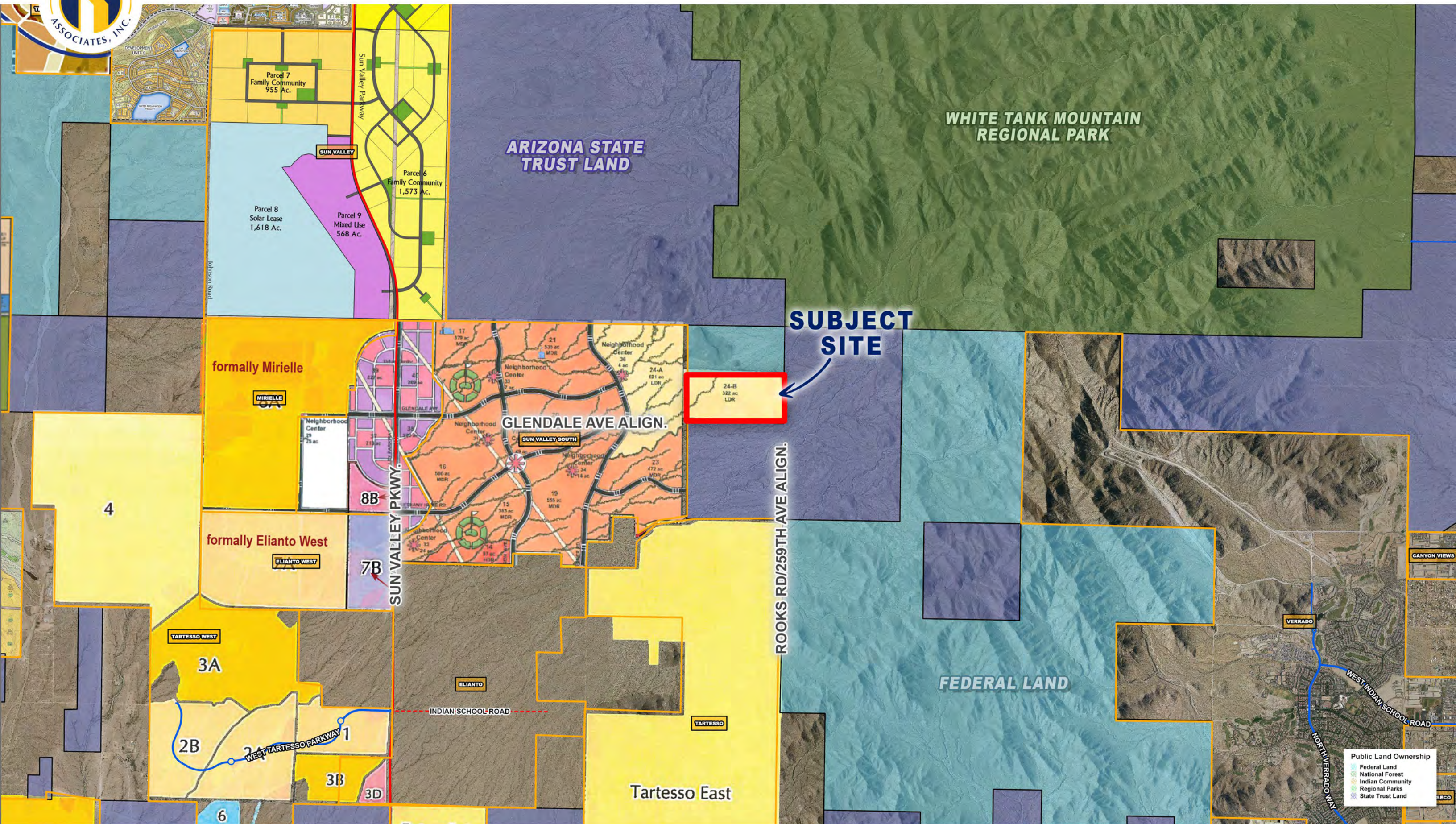
ASU Downtown Campus **28 miles**

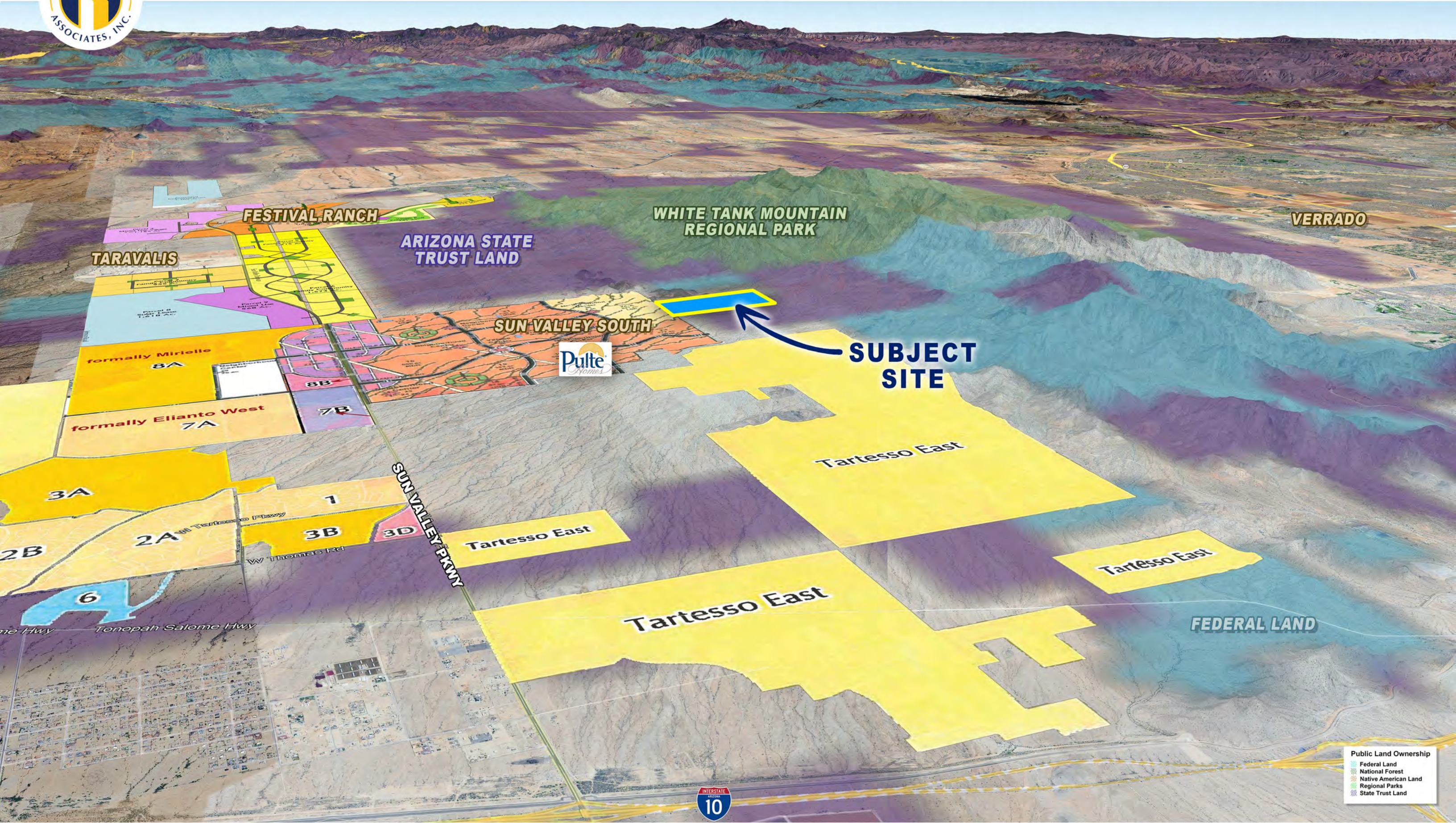
ASU West Valley Campus **30 miles**

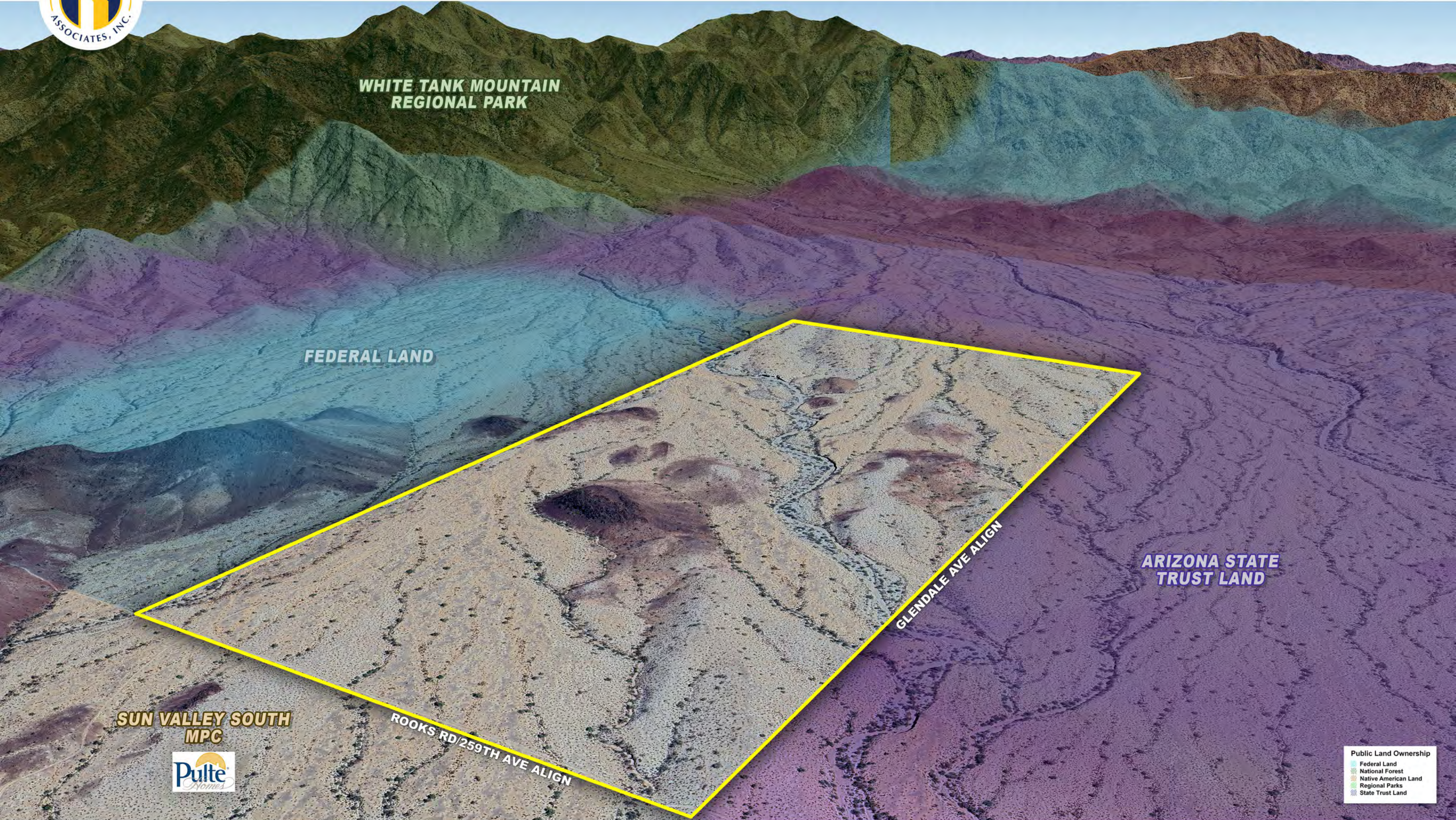
ASU Main Campus **37 miles**

Source: growbuckeye.com and buckeyeaz.gov





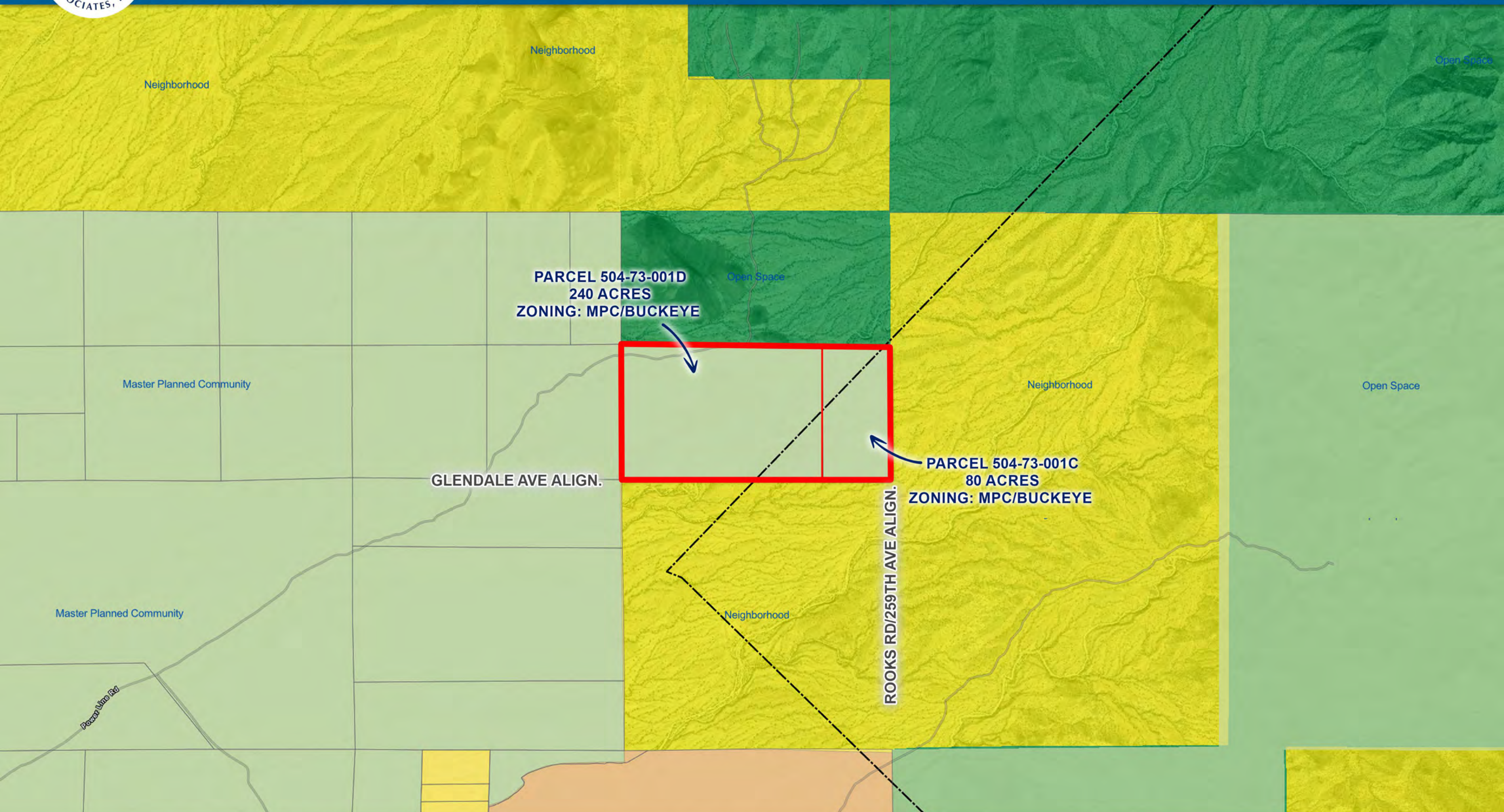




SUN VALLEY SOUTH MPC

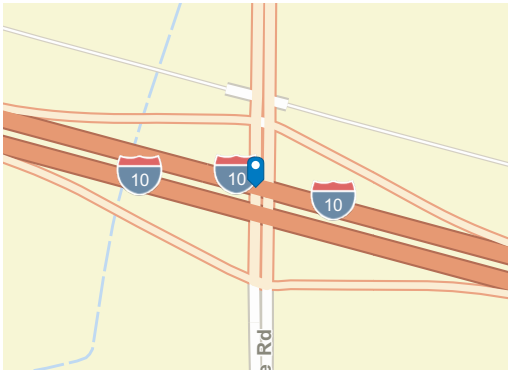
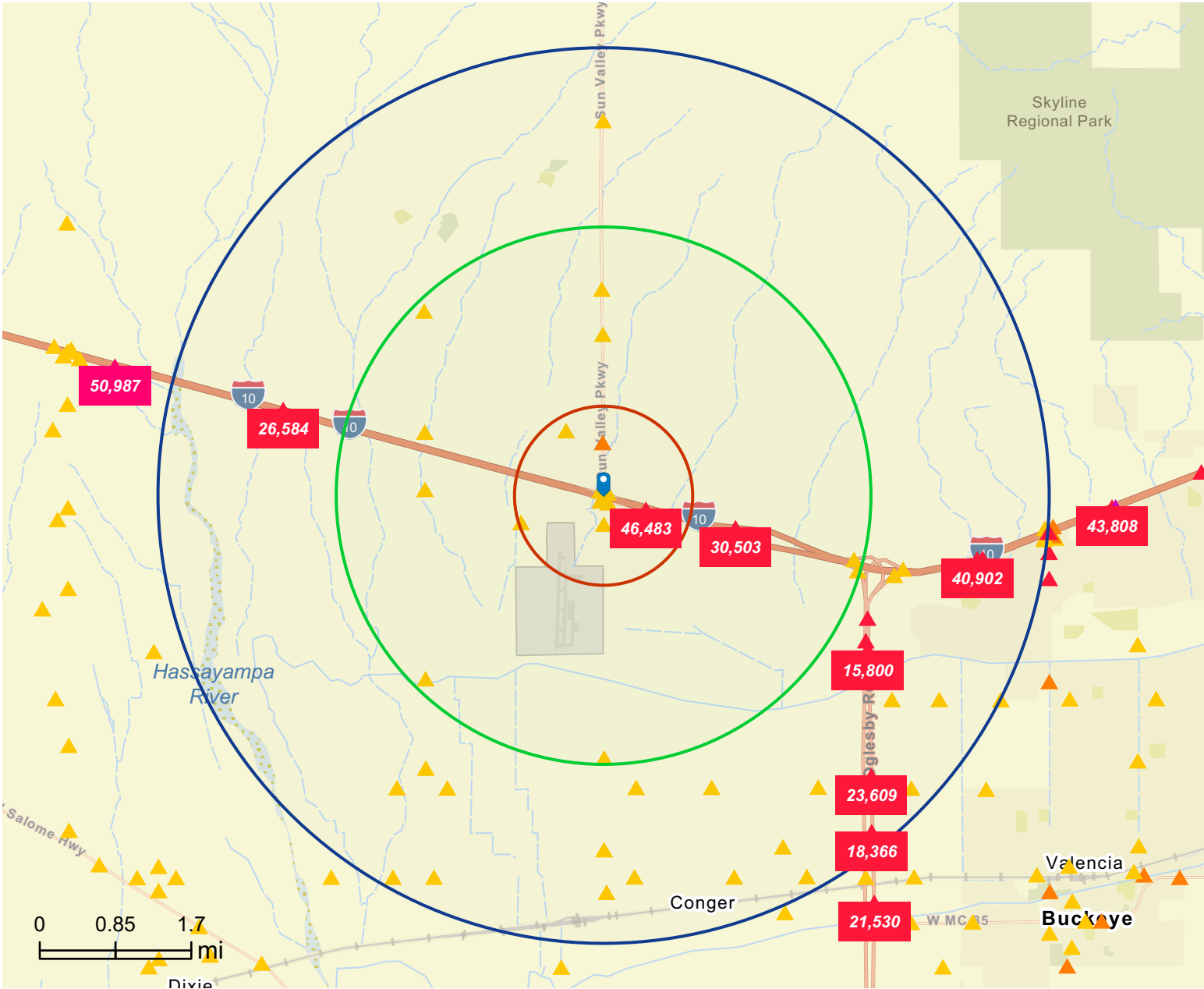


Public Land Ownership	
	Federal Land
	National Forest
	Native American Land
	Regional Parks
	State Trust Land



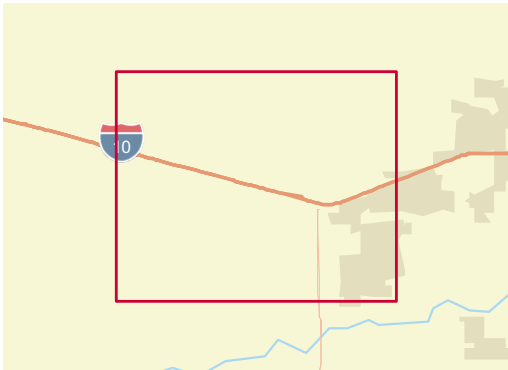
Traffic Count Map

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
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



Traffic Count Profile

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Ring: 1 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	South Palo Verde Road	I- 10	2022	5,280
0.10		Sun Valley Pkwy	2022	5,541
0.10		I- 10	2022	642
0.10		S Palo Verde Rd	2022	664
0.10		S Palo Verde Rd	2022	4,604
0.30	S Palo Verde Rd	W Buckeye Rd	2015	1,395
0.50	Pearl Harbor Memorial Highway	Yuma Rd	2022	46,483
0.60	Sun Valley Parkway	Van Buren St	2019	10,342
0.80	W Van Buren St	N 295th Ave	2015	1,811
1.00	W Yuma Rd	S 303rd Ave	2015	880

Closest 10 locations

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.

Traffic Count Profile

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Ring: 3 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	South Palo Verde Road	I- 10	2022	5,280
0.10		Sun Valley Pkwy	2022	5,541
0.10		I- 10	2022	642
0.10		S Palo Verde Rd	2022	664
0.10		S Palo Verde Rd	2022	4,604
0.30	S Palo Verde Rd	W Buckeye Rd	2015	1,395
0.50	Pearl Harbor Memorial Highway	Yuma Rd	2022	46,483
0.60	Sun Valley Parkway	Van Buren St	2019	10,342
0.80	W Van Buren St	N 295th Ave	2015	1,811
1.00	W Yuma Rd	S 303rd Ave	2015	880
1.50	I- 10	S Turner Rd	2015	30,503
1.80	Sun Valley Pkwy	W Sun Valley Pkwy	2007	3,000
2.00	S Johnson Rd	W Yuma Rd	2015	682
2.10	N 307th Ave	Johnson Rd	2015	959
2.30	Sun Valley Pkwy	Thomas Rd	2015	3,749
2.90	S Johnson Rd	Roosevelt Irrigation District Csr	2015	549
2.90	Johnson Rd	307th Ave	2015	483
2.90			2022	4,011
2.90	S Palo Verde Rd	W Southern Ave	2015	1,359
3.00			2022	4,163

Closest 20 locations

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.

Traffic Count Profile

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Ring: 5 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	South Palo Verde Road	I- 10	2022	5,280
0.10		Sun Valley Pkwy	2022	5,541
0.10		I- 10	2022	642
0.10		S Palo Verde Rd	2022	664
0.10		S Palo Verde Rd	2022	4,604
0.30	S Palo Verde Rd	W Buckeye Rd	2015	1,395
0.50	Pearl Harbor Memorial Highway	Yuma Rd	2022	46,483
0.60	Sun Valley Parkway	Van Buren St	2019	10,342
0.80	W Van Buren St	N 295th Ave	2015	1,811
1.00	W Yuma Rd	S 303rd Ave	2015	880
1.50	I- 10	S Turner Rd	2015	30,503
1.80	Sun Valley Pkwy	W Sun Valley Pkwy	2007	3,000
2.00	S Johnson Rd	W Yuma Rd	2015	682
2.10	N 307th Ave	Johnson Rd	2015	959
2.30	Sun Valley Pkwy	Thomas Rd	2015	3,749
2.90	S Johnson Rd	Roosevelt Irrigation District Csr	2015	549
2.90	Johnson Rd	307th Ave	2015	483
2.90			2022	4,011
2.90	S Palo Verde Rd	W Southern Ave	2015	1,359
3.00			2022	4,163
3.30	Olgelsby Rd	Roosevelt Irrigation District Csr	2016	15,206
3.30	W Southern Ave	287th Ave	2014	1,538
3.40	AZ 85	State Rte 85	2022	17,277
3.40		W Westpark Loop S	2022	7,009
3.40	South Oglesby Road	Roosevelt Irrigation District Csr	2019	17,285
3.40	Olgelsby Rd	Roosevelt Irrigation District Csr	2015	15,800
3.50			2022	7,809
3.50	W Southern Ave	S Wilson Rd	2014	1,181

Closest locations 1-28, Table 1 of 2

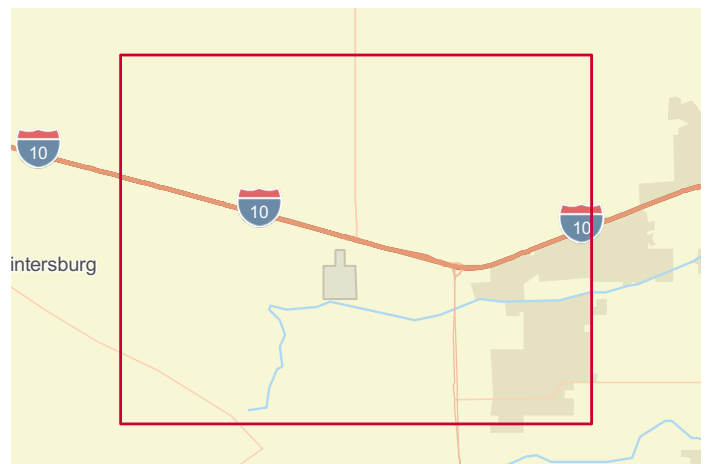
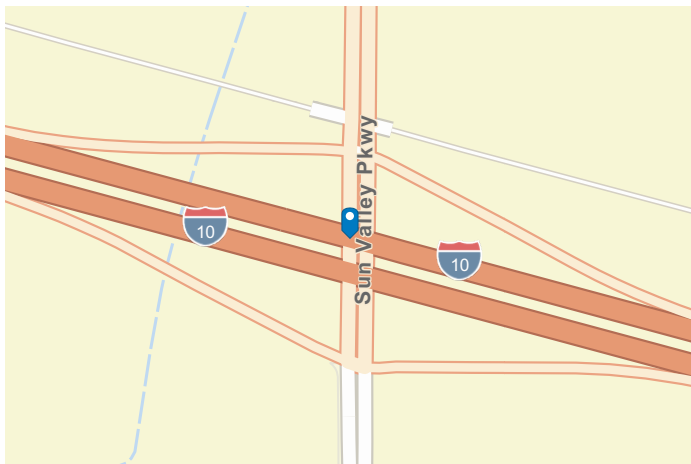
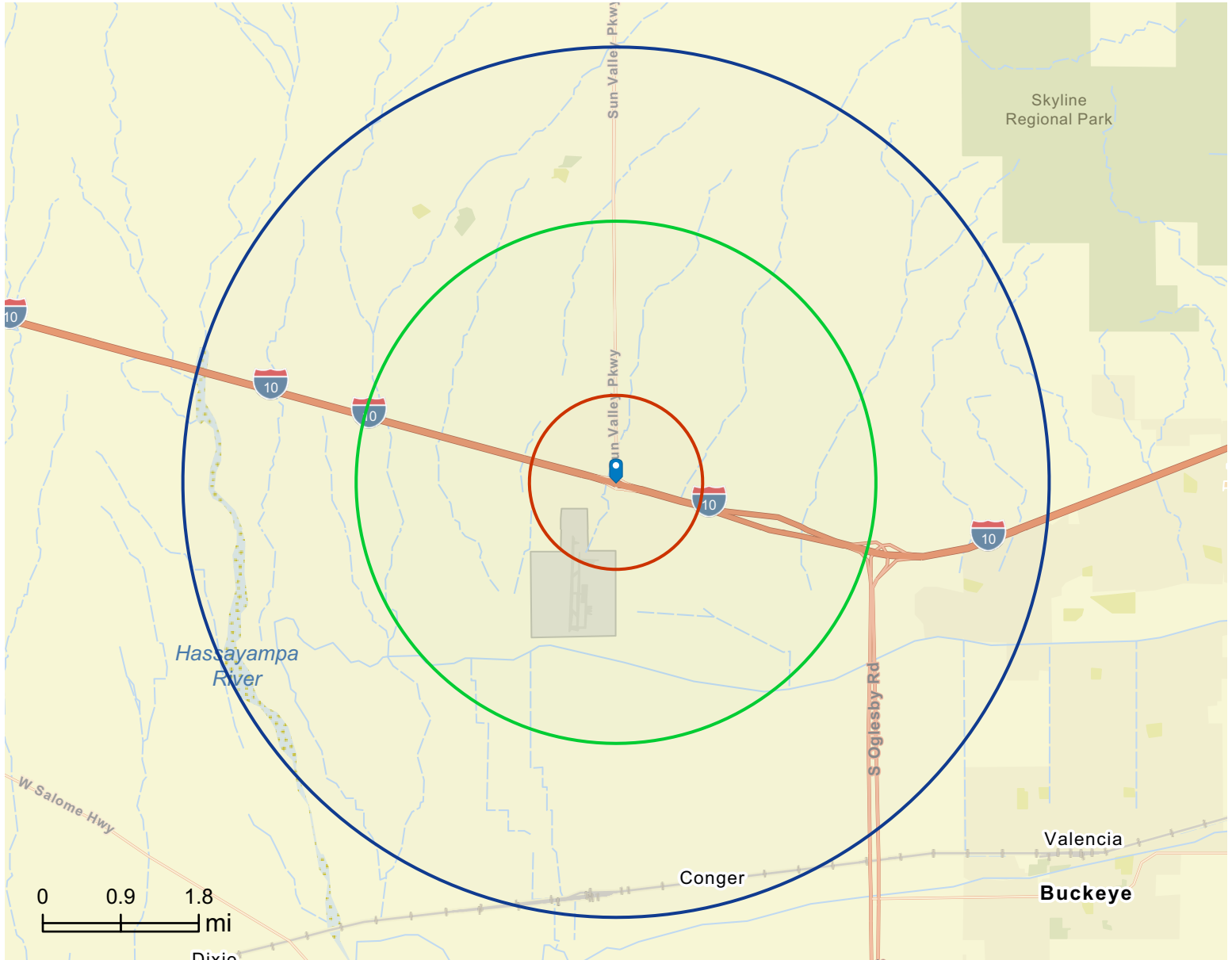
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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.60	S Johnson Rd	W Southern Ave	2015	569
3.70	W Southern Ave	S Johnson Rd	2014	705
3.70	I- 10	N 307th Ave	2015	26,584
4.00	W Broadway Rd	Olgelsby Rd	2015	1,432
4.00	S Palo Verde Rd	W Baseline Rd	2015	760
4.00	W Southern Ave	S Johnson Rd	2014	671
4.10	W Southern Ave	S Turner Rd	2014	1,549
4.20	Sun Valley Pkwy	Indian School Rd	2015	579
4.20	I- 10	S Miller Rd	2015	40,902
4.30	W Baseline Rd	Baseline Rd	2015	3,877
4.30	Pearl Harbor Memorial Highway	S 257th Dr	2022	41,938
4.30	South Oglesby Road	W Southern Ave	2022	23,609
4.40	W Broadway Rd	Rooks Rd	2003	1,000
4.40	S Turner Rd	W Baseline Rd	2011	130
4.40	S Palo Verde Rd	W Baseline Rd	2015	1,256
4.50	W Baseline Rd	S Wilson Ave	2015	4,177
4.70	W Baseline Rd	S 308th Ave	2015	3,122
4.80	W Southern Ave	Olgelsby Rd	2014	1,910
4.80	South Oglesby Road	W Baseline Rd	2022	18,366
4.80	SR 85 (2)	W Baseline Rd	2020	16,291
4.80	W Baseline Rd	S Turner Rd	2015	4,616
4.90	W Baseline Rd	S 309th Dr	2015	3,901

Site Map

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,
Latitude: 33.43941
Longitude: -112.67742



Executive Summary

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	71	2,036	12,969
2020 Male Population	50.7%	51.5%	50.0%
2020 Female Population	49.3%	48.5%	50.0%
2026 Population	65	2,112	17,279
2026 Male Population	50.8%	51.0%	50.4%
2026 Female Population	49.2%	49.0%	49.6%
2031 Population	66	2,195	20,549
2031 Male Population	51.5%	50.5%	50.2%
2031 Female Population	50.0%	49.5%	49.8%
2010-2020 Annual Rate	1.20%	2.41%	6.05%
2020-2026 Annual Rate	-1.40%	0.59%	4.70%
2026-2031 Annual Rate	0.31%	0.77%	3.53%

In the identified area, the current year population is **17,279**. In 2020, the Census count in the area was **12,969**. The rate of change since 2020 was **4.70%** annually. The five-year projection for the population in the area is **20,549** representing a change of **3.53%** annually from 2026 to 2031. Currently, the population is **50.4%** male and **49.6%** female.

Median Age

2026 Median Age	34.4	35.6	32.0
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The median age in this area is **32.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	52.3%	57.4%	54.3%
2026 Black Alone	4.6%	1.8%	8.1%
2026 American Indian Alone	1.5%	1.1%	1.6%
2026 Asian Alone	0.0%	0.4%	1.4%
2026 Pacific Islander Alone	0.0%	0.1%	0.3%
2026 Some Other Race Alone	21.5%	22.7%	17.6%
2026 Two or More Races	18.5%	16.4%	16.7%
2026 Hispanic Origin	47.7%	48.1%	40.7%
2026 Diversity Index	82.1	79.5	81.4

Persons of Hispanic origin represent **40.7%** of the population in the identified area compared to **19.9%** 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 **81.4** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	91	80	91
2010 Total Households	16	483	2,233
2020 Total Households	17	587	3,848
2026 Total Households	17	624	5,254
2031 Total Households	17	655	6,290
2010-2020 Annual Rate	0.61%	1.97%	5.59%
2020-2026 Annual Rate	0.00%	0.98%	5.11%
2026-2031 Annual Rate	0.00%	0.97%	3.66%
2026 Average Household Size	3.82	3.35	3.28

The household count in this area has changed from **3,848** in 2020 to **5,254** in the current year, a change of **5.11%** annually. The five-year projection of households is **6,290**, a change of **3.66%** annually from the current year total. Average household size is currently **3.28**, compared to **3.36** in the year 2020. The number of families in the current year is **4,235** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	0.0%	38.4%	25.9%

Median Household Income			
2026 Median Household Income	\$75,000	\$75,391	\$103,130
2031 Median Household Income	\$92,482	\$96,978	\$116,887
2026-2031 Annual Rate	4.28%	5.16%	2.54%

Average Household Income			
2026 Average Household Income	\$108,057	\$102,636	\$126,316
2031 Average Household Income	\$136,968	\$122,205	\$148,640
2026-2031 Annual Rate	4.86%	3.55%	3.31%

Per Capita Income			
2026 Per Capita Income	\$35,353	\$31,133	\$38,467
2031 Per Capita Income	\$41,327	\$37,264	\$45,553
2026-2031 Annual Rate	3.17%	3.66%	3.44%

Income Equality			
2026 Gini Index	37.2	40.3	35.1

Households by Income

Current median household income is **\$103,130** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$116,887** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$126,316** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$148,640** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$38,467** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$45,553** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	0	66	97
2010 Total Housing Units	19	578	2,805
2010 Owner Occupied	12	378	1,770
2010 Renter Occupied	4	104	464
2010 Vacant	3	95	572
2020 Housing Units	19	625	4,295
2020 Owner Occupied	14	508	3,294
2020 Renter Occupied	3	79	554
2020 Vacant	1	47	451
2026 Housing Units	19	661	5,932
2026 Owner Occupied	14	545	4,405
2026 Renter Occupied	3	79	849
2026 Vacant	2	37	678
2031 Total Housing Units	20	701	7,049
2031 Owner Occupied	15	583	5,366
2031 Renter Occupied	2	72	924
2031 Vacant	3	46	759

Socioeconomic Status

2026 Socioeconomic Status Index	45.3	43.6	48.3
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Currently, **73.7%** of the **5,932** housing units in the area are owner occupied; **15.8%** renter occupied; and **10.5%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **4,295** housing units in the area and **1** vacant housing units. The annual rate of change in housing units since 2020 is **5.30%**. Median home value in the area is **\$454,543**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **8.06%** annually to **\$700,000**.

Market Profile

Sun Valley Pkwy and Interstate 10
Sun Valley Pkwy & I-10 W, Buckeye, Arizona, 85326
Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	63	1,605	7,210
2020 Total Population	71	2,036	12,969
2020 Group Quarters	0	17	23
2026 Total Population	65	2,112	17,279
2026 Group Quarters	0	19	25
2031 Total Population	66	2,195	20,549
2026-2031 Annual Rate	0.31%	0.77%	3.53%
2026 Total Daytime Population	60	1,476	12,310
Workers	20	246	2,990
Residents	40	1,230	9,320

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	16	483	2,233
2010 Average Household Size	3.94	3.32	3.23
2020 Total Households	17	587	3,848
2020 Average Household Size	4.18	3.44	3.36
2026 Total Households	17	624	5,254
2026 Average Household Size	3.82	3.35	3.28
2031 Total Households	17	655	6,290
2031 Average Household Size	3.88	3.32	3.26
2026-2031 Annual Rate	0.00%	0.97%	3.66%
2026 Families	14	474	4,235
2026 Average Family Size	4.00	3.71	3.61
2031 Families	14	497	5,076
2031 Average Family Size	4.07	3.65	3.56
2026-2031 Growth Rate	0.00%	0.95%	3.69%

Median Household Income	1 mile	3 miles	5 miles
2026	\$75,000	\$75,391	\$103,130
2031	\$92,482	\$96,978	\$116,887

Per Capita Income	1 mile	3 miles	5 miles
2026	\$35,353	\$31,133	\$38,467
2031	\$41,327	\$37,264	\$45,553

2026 Households by Income			
Household Income Base	18	623	5,254
<\$10,000	5.6%	5.8%	1.3%
\$10,000-14,999	0.0%	0.3%	0.2%
\$15,000-19,999	0.0%	1.1%	2.0%
\$20,000-24,999	0.0%	2.4%	0.9%
\$25,000-29,999	0.0%	0.3%	0.5%
\$30,000-34,999	5.6%	3.7%	1.6%
\$35,000-39,999	5.6%	3.5%	2.1%
\$40,000-44,999	0.0%	2.4%	2.5%
\$45,000-49,999	5.6%	2.9%	1.9%
\$50,000-59,999	11.1%	8.5%	4.1%
\$60,000-74,999	16.7%	18.8%	10.1%
\$75000-99999	11.1%	11.7%	20.0%
\$100,000-124,999	11.1%	13.5%	17.3%
\$125,000-149,999	0.0%	3.9%	8.6%
\$150000-199999	16.7%	13.2%	14.9%
\$200,000-249,999	5.6%	3.4%	5.1%
\$250,000-299,999	5.6%	2.1%	3.2%
\$300,000-399,999	0.0%	0.8%	1.4%
\$400,000-499,999	0.0%	0.3%	0.6%
\$500,000+	0.0%	1.4%	1.8%
Average Household Income	\$108,057	\$102,636	\$126,316

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	0	66	97
Percent of Income for Mortgage	0.0%	38.4%	25.9%
Wealth Index	91	80	91

Median Home Value			
2026	\$475,000	\$491,824	\$454,543
2031	\$700,000	\$787,809	\$529,339

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	14	546	4,405
<\$50,000	0.0%	1.5%	0.4%
\$50,000 - \$99,999	0.0%	0.9%	0.1%
\$100,000 - \$149,999	0.0%	0.2%	0.1%
\$150,000 - \$199,999	0.0%	0.9%	0.4%
\$200,000 - \$249,999	0.0%	2.8%	2.9%
\$250,000 - \$299,999	0.0%	2.0%	3.8%
\$300,000 - \$399,999	28.6%	15.0%	20.7%
\$400,000 - \$499,999	28.6%	29.1%	39.7%
\$500,000 - \$749,999	21.4%	17.8%	27.2%
\$750,000 - \$999,999	21.4%	28.2%	4.4%
\$1,000,000 - \$1,499,999	0.0%	1.3%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.0%	0.2%	0.0%
Average Home Value	\$550,000	\$579,629	\$482,644

Housing Unit Summary			
2010 Total Housing Units	19	578	2,805
Owner Occupied Housing Units	75.0%	78.3%	79.3%
Renter Occupied Housing Units	25.0%	21.5%	20.8%
Vacant Housing Units	15.8%	16.4%	20.4%
2020 Housing Units	19	625	4,295
Owner Occupied Housing Units	82.3%	86.5%	85.6%
Renter Occupied Housing Units	17.6%	13.5%	14.4%
Vacant Housing Units	5.3%	7.5%	10.5%
2026 Housing Units	19	661	5,932
Owner Occupied Housing Units	82.3%	87.3%	83.8%
Renter Occupied Housing Units	17.6%	12.7%	16.2%
Vacant Housing Units	10.5%	5.6%	11.4%
2031 Total Housing Units	20	701	7,049
Owner Occupied Housing Units	88.2%	89.0%	85.3%
Renter Occupied Housing Units	11.8%	11.0%	14.7%
Vacant Housing Units	15.0%	6.6%	10.8%

2026 Population by Sex	1 mile	3 miles	5 miles
Males	33	1,078	8,704
Females	32	1,034	8,575

Median Age			
2010	28.8	34.3	30.7
2020	33.8	35.3	30.8
2026	34.4	35.6	32.0
2031	34.4	36.2	32.9

2026 Population by Age			
Total	67	2,112	17,280
0 - 4	6.2%	7.3%	8.8%
5 - 9	7.7%	7.4%	9.0%
10 - 14	9.2%	7.9%	8.5%
15 - 24	15.4%	14.9%	13.2%
25 - 34	13.8%	11.8%	15.5%
35 - 44	12.3%	12.2%	15.3%
45 - 54	12.3%	11.9%	11.4%
55 - 64	12.3%	11.3%	8.5%
65 - 74	9.2%	9.8%	6.7%
75 - 84	4.6%	4.4%	3.1%
85 +	1.5%	0.9%	0.6%
18 +	70.8%	72.1%	68.8%

2026 Population 15+ by Marital Status			
Total	50	1,634	12,726
Never Married	34.0%	31.8%	31.8%
Married	50.0%	59.2%	57.1%
Widowed	2.0%	2.3%	3.9%
Divorced	14.0%	6.7%	7.3%

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	41	1,321	10,444
Less than 9th Grade	7.3%	8.9%	2.8%
9th - 12th Grade, No Diploma	12.2%	19.0%	6.6%
High School Graduate	17.1%	16.8%	25.9%
GED/Alternative Credential	7.3%	7.7%	7.0%
Some College, No Degree	26.8%	21.1%	21.0%
Associate Degree	21.9%	16.4%	11.2%
Bachelor's Degree	4.9%	8.2%	20.4%
Graduate/Professional Degree	2.4%	1.9%	5.2%

2020 Population by Race/Ethnicity			
Total	71	2,036	12,969
White Alone	54.9%	60.3%	57.2%
Black Alone	4.2%	1.8%	7.3%
American Indian Alone	1.4%	1.1%	1.7%
Asian Alone	1.4%	0.4%	1.2%
Pacific Islander Alone	0.0%	0.1%	0.3%
Some Other Race Alone	19.7%	20.7%	16.4%
Two or More Races	19.7%	20.7%	16.4%
Hispanic Origin	45.1%	45.2%	39.0%
Diversity Index	81.0	78.3	79.8

2026 Population by Race/Ethnicity			
Total	64	2,112	17,278
White Alone	52.3%	57.4%	54.3%
Black Alone	4.6%	1.8%	8.1%
American Indian Alone	1.5%	1.1%	1.6%
Asian Alone	0.0%	0.4%	1.4%
Pacific Islander Alone	0.0%	0.1%	0.3%
Some Other Race Alone	21.5%	22.7%	17.6%
Two or More Races	18.5%	16.4%	16.7%
Hispanic Origin	47.7%	48.1%	40.7%
Diversity Index	82.1	79.5	81.4

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	25	906	8,852
White Collar	52.2%	51.0%	52.7%
Management/Business/Financial	13.0%	11.3%	15.7%
Professional	21.8%	26.3%	17.9%
Sales	13.0%	6.5%	7.4%
Administrative Support	4.3%	6.9%	11.7%
Services	13.1%	10.8%	17.0%

2026 Employed Pop 16+ by Occupation			
Total	25	906	8,852
Blue Collar	34.8%	38.2%	30.3%
Farming/Forestry/Fishing	0.0%	2.3%	0.4%
Construction/Extraction	8.7%	6.3%	8.1%
Installation/Maintenance/Repair	4.3%	7.9%	8.6%
Production	4.3%	3.4%	4.3%
Transportation/Material Moving	17.4%	18.4%	8.9%
White Collar	52.2%	51.0%	52.7%
Management/Business/Financial	13.0%	11.3%	15.7%
Professional	21.8%	26.3%	17.9%
Sales	13.0%	6.5%	7.4%
Administrative Support	4.3%	6.9%	11.7%
Services	13.1%	10.8%	17.0%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	25	906	8,852
Population 16+ Employed	96.0%	97.9%	90.2%
Population 16+ Unemployment rate	0.0%	2.2%	9.8%
Population 16-24 Employed	16.0%	15.7%	13.0%
Population 16-24 Unemployment rate	0.0%	4.1%	13.6%
Population 25-54 Employed	64.0%	61.9%	62.4%
Population 25-54 Unemployment rate	0.0%	1.4%	9.0%
Population 55-64 Employed	16%	15%	11%
Population 55-64 Unemployment rate	0.0%	4.3%	9.3%
Population 65+ Employed	4%	6%	4%
Population 65+ Unemployment rate	0.0%	0.0%	10.8%

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	24	887	7,985
Agriculture/Mining	0.0%	4.3%	0.8%
Construction	8.7%	10.5%	13.9%
Manufacturing	4.3%	8.5%	9.8%
Wholesale Trade	0.0%	1.0%	1.7%
Retail Trade	13.0%	11.3%	9.4%
Transportation/Utilities	17.4%	16.6%	9.6%
Information	0%	1%	0%
Finance/Insurance/Real Estate	4.3%	4.4%	7.0%
Services	39.1%	32.7%	41.2%
Public Administration	13.0%	9.7%	6.5%

2026 Consumer Spending			
Apparel & Services: Total \$	\$40,573	\$1,344,803	\$13,965,820
Average Spent	\$2,386.65	\$2,155.13	\$2,658.13
Spending Potential Index	94	84	104
Education: Total \$	\$28,527	\$871,528	\$9,735,136
Average Spent	\$1,678.06	\$1,396.68	\$1,852.90
Spending Potential Index	84	70	92
Entertainment/Recreation: Total \$	\$68,124	\$2,212,828	\$22,898,918
Average Spent	\$4,007.29	\$3,546.20	\$4,358.38
Spending Potential Index	93	82	101
Food at Home: Total \$	\$128,382	\$4,378,788	\$40,938,388
Average Spent	\$7,551.88	\$7,017.29	\$7,791.85
Spending Potential Index	96	89	99
Food Away from Home: Total \$	\$71,967	\$2,399,216	\$24,813,343
Average Spent	\$4,233.35	\$3,844.90	\$4,722.75
Spending Potential Index	95	86	106
Health Care: Total \$	\$139,121	\$4,775,834	\$43,015,684
Average Spent	\$8,183.59	\$7,653.58	\$8,187.23
Spending Potential Index	102	95	102
HH Furnishings & Equipment: Total \$	\$46,884	\$1,557,546	\$15,546,459
Average Spent	\$2,757.88	\$2,496.07	\$2,958.98
Spending Potential Index	97	88	104
Personal Care Products & Services: Total \$	\$18,189	\$598,016	\$6,308,706
Average Spent	\$1,069.94	\$958.36	\$1,200.74
Spending Potential Index	94	84	105

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$405,779	\$13,196,927	\$143,383,647
Average Spent	\$23,869.35	\$21,148.92	\$27,290.38
Spending Potential Index	87	77	99
Support Payments/Gifts in Kind: Total \$	\$52,404	\$1,717,678	\$17,787,684
Average Spent	\$3,082.59	\$2,752.69	\$3,385.55
Spending Potential Index	101	90	111
Travel: Total \$	\$55,117	\$1,741,199	\$19,257,746
Average Spent	\$3,242.18	\$2,790.38	\$3,665.35
Spending Potential Index	89	76	100
Vehicle Maintenance & Repairs: Total \$	\$20,103	\$675,876	\$6,618,483
Average Spent	\$1,182.53	\$1,083.13	\$1,259.70
Spending Potential Index	95	87	102

Top Tapestry Segment		
1 mile	3 miles	5 miles
Southern Satellites (I6): This segment is characterized by suburban, low-cost areas with long commutes and diverse ages. Learn more about this segment...	Southern Satellites (I6): This segment is characterized by suburban, low-cost areas with long commutes and diverse ages. Learn more about this segment...	Boomburbs (H2): This segment is characterized by high-earning suburban families in the South and West. Learn more about this segment...

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.