



PARCEL 16

SYCAMORE FARMS



STERLING GROVE

SYCAMORE FARMS

ARIZONA
303

PRASADA

SYCAMORE FARMS

PEORIA AVENUE

SARIVAL AVENUE

GLENDALE PROMENADE

GREER RANCH

**SUBJECT
SITE**

Sycamore Farms
Looking Northeast



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 16

SYCAMORE FARMS

LOCATION

Located at the northwest corner of Sarival Avenue and Peoria Avenue in the City of Surprise, Arizona.

SIZE

21.40 Acres (18.37 Net Acres)

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)



SURPRISE QUICK FACTS



POPULATION

2022 population: **155,384**
Population growth 2021 - 2022: **3.8%**
Median age of **39**

Source: surprise.gov



HOUSEHOLDS

Median household income: **216,700**
Number of households: **52,205**

Source: surprise.gov



RANKING

2023 - Surprise named 6th safest city in Arizona by **Safewise.com**
#1 for "Global City of the Year".

Source: surprise.gov



TRANSPORTATION

- Phoenix Sky Harbor International Airport **40 Mins**
- Robust Highway Transportation Systems (**I-10, I-17, Loop 101, Loop 303, US-60**)
- Access to more than **2M Residence** in the West Valley



LOOP 303 IN SURPRISE

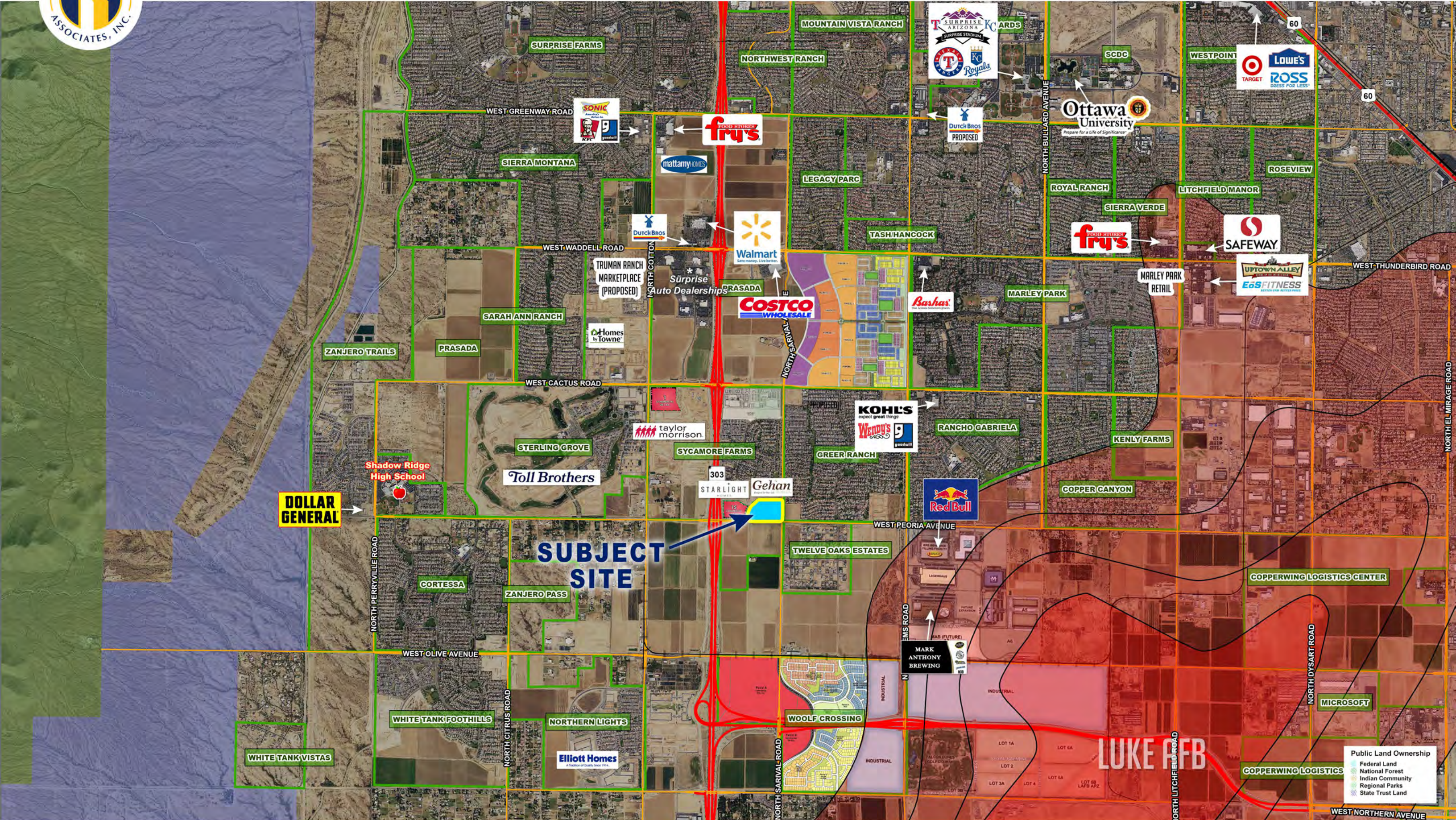
- Runs **7 miles** through Surprise City Limits
- Efficient **Transportation Routes**
- New Micro-Hospital, **Abrazo Surprise**
- Connectivity to **California**
- Connects to **I-17 and I-10**
- Many new surrounding developments in **industrial, retail, manufacturing, home building, distribution, data centers, etc.**

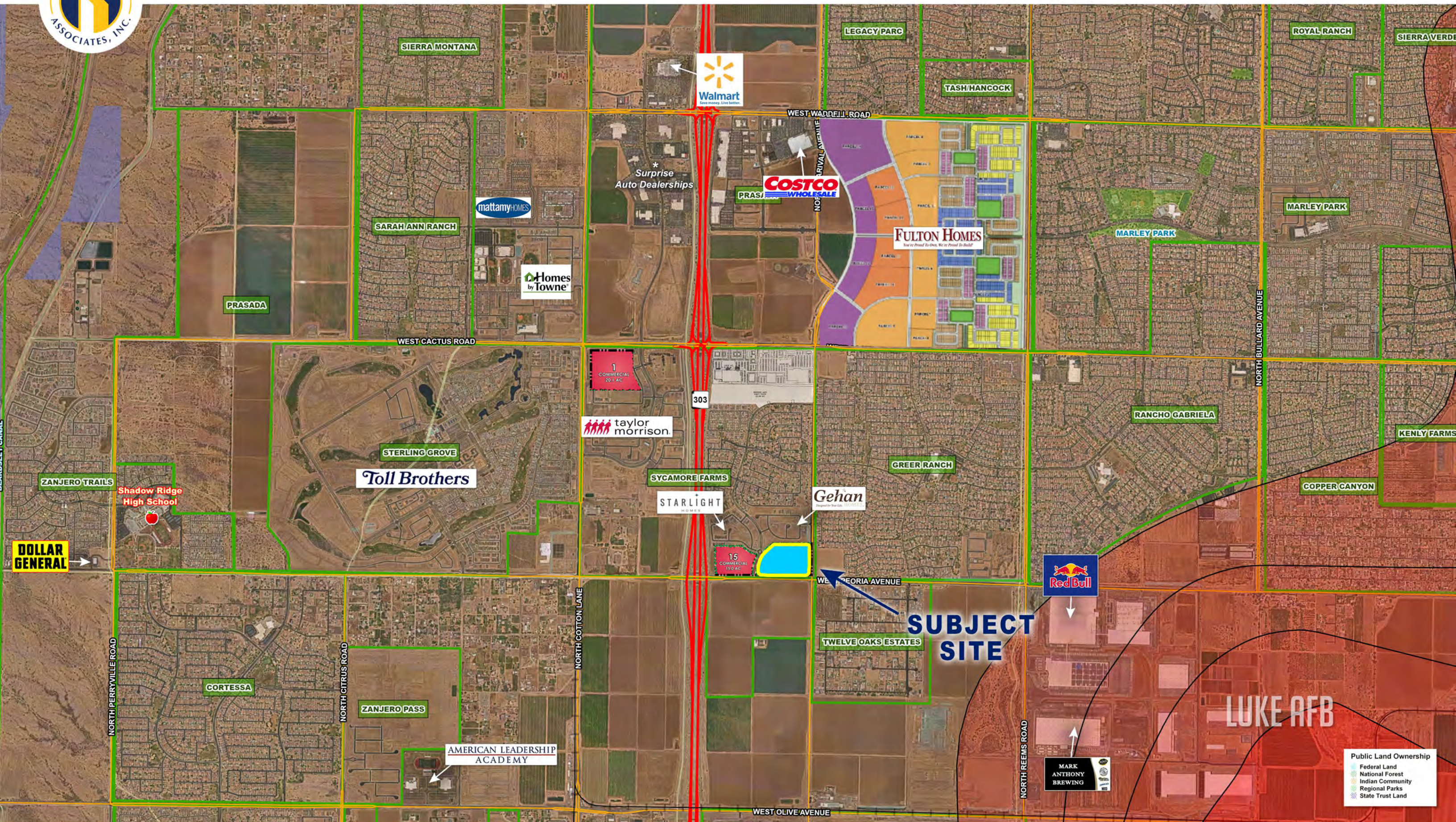


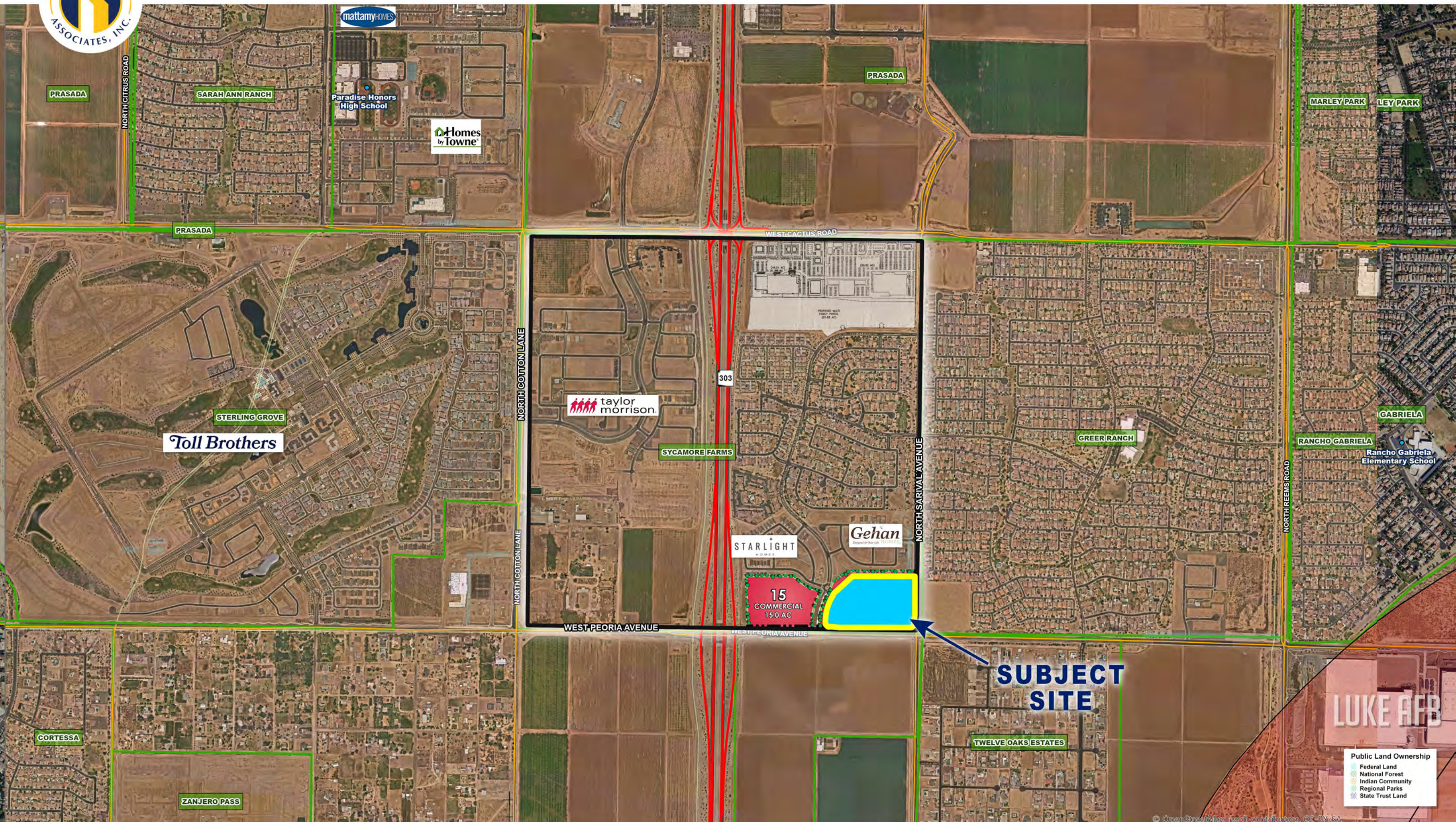
EDUCATION

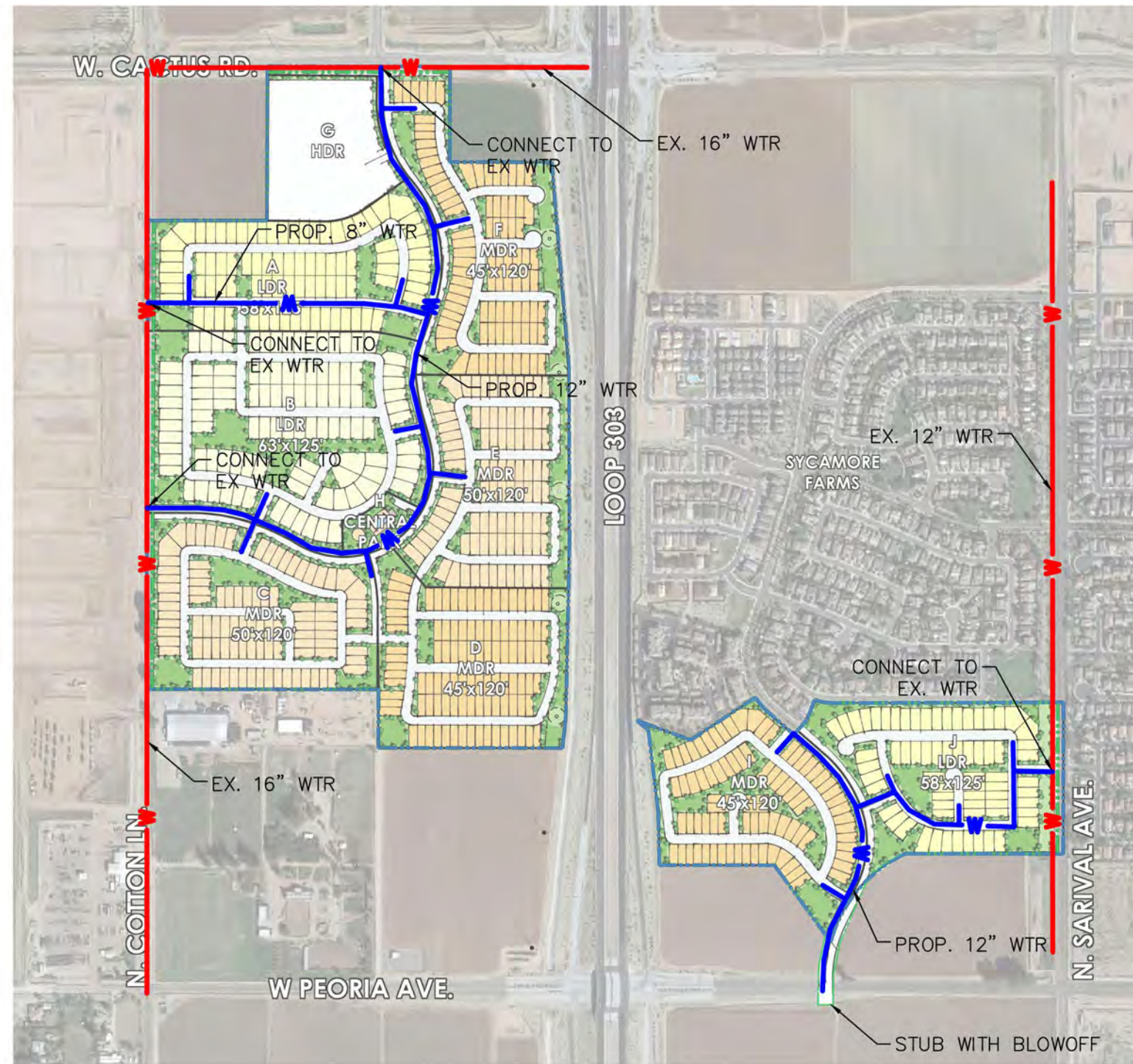
Grand Canyon University **20,500**
Estrella Mountain Community College **15,000**
Ottawa University **1,000**
West-MEC Career & Tech Education Center **1,678**
The SouthWest Skill Center **100**







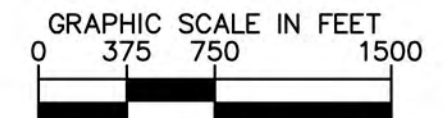






LEGEND

-  EX. WTR
-  PROP. WTR



NO.	REVISION	DATE

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
of 1

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SUBJECT SITE





SUBJECT SITE



Peoria Ave.

* Sterling Grove
by Toll Brothers

Cactus Rd.

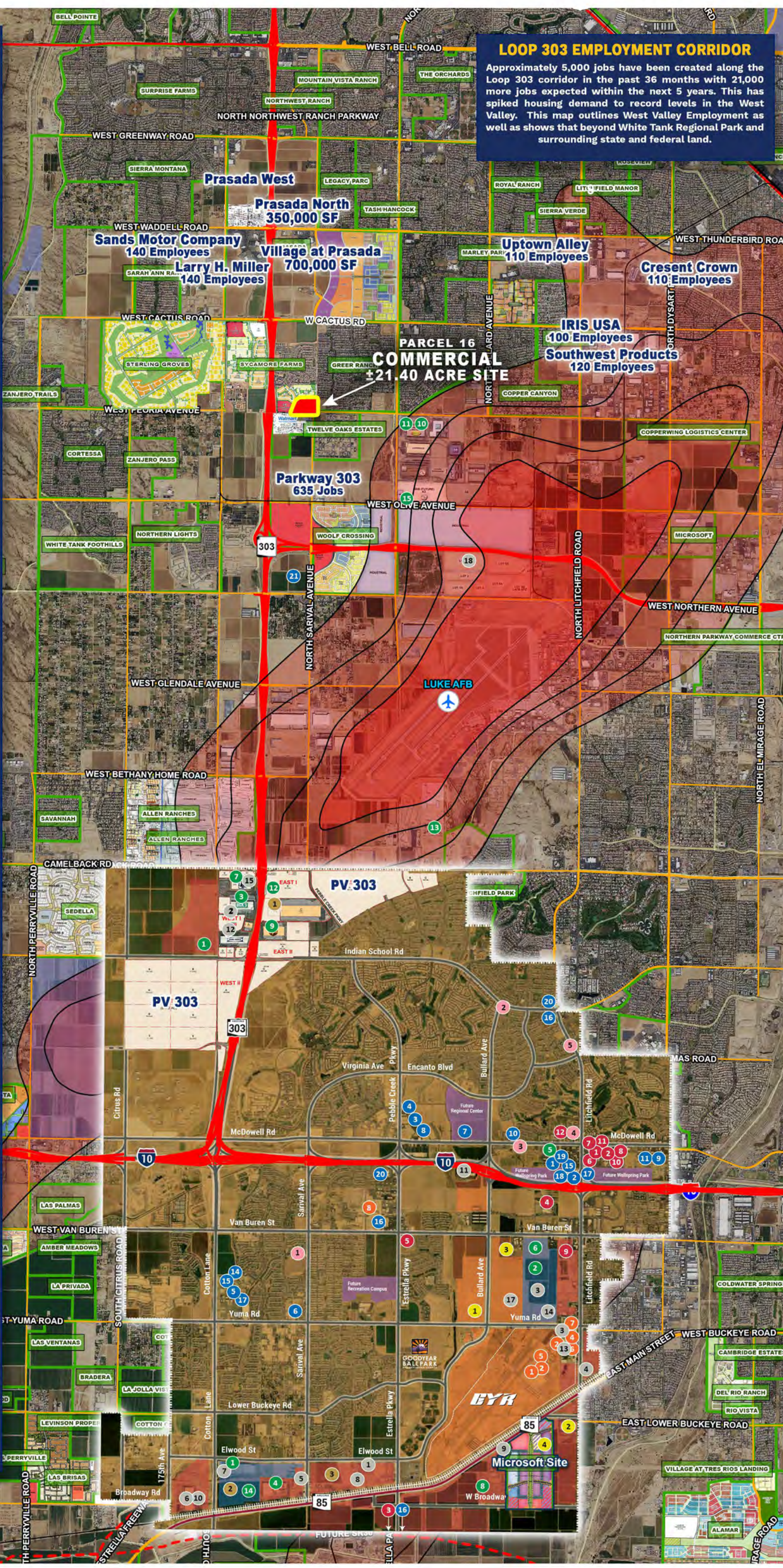
ARIZONA
303



- Retail and Entertainment**
1. Barnes & Noble
 2. Best Buy
 3. Burlington
 4. C-A-L Ranch
 5. Cost Plus World Market
 6. Fry's Marketplace (231 Employees)
 7. Harkins Theatres
 8. Home Goods / TJ Maxx
 9. JC Penny
 10. Life Time
 11. Lowe's
 12. Michaels
 13. Pier 1 Imports
 14. Pottery Barn Outlet
 15. Ross
 16. Safeway
 17. Target & Super Target
 18. Total Wine
 19. Ulta
 20. Walmart Supercenter & Marketplace (260 Employees)
 21. Desert Diamond Casino (950 Projected Employees)
- Medical and Healthcare**
1. Abrazo West Campus (1,726 Employees)
 2. Arizona Cardiology Group
 3. Banner Health (6,683 Employees)
 4. Cancer Treatment Centers of America (768 Employees)
 5. Dignity Health (700 Employees)
 6. Fresenius Kidney Care
 7. Goodyear Eye Specialists
 8. Integrated Medical Services (989 Employees)
 9. Mountain Park Health Center
 10. Palm Valley Rehabilitation (225 Employees)
 11. SimonMed Imaging (650 Employees)
 12. Spooner Physical Therapy
- Office**
1. Canyon Trails Professional Center
 2. Indian Palms Professional Plaza
 3. Palm Place Plaza
 4. Palm Valley Office Park I, II & III
 5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
1. AZZ Galvanizing (100 Employees)
 2. Ball Corp. (120 Employees)
 3. Cavco Industries (325 Employees)
 4. CornellCookson (265 Employees)
 5. Global Organics (63 Employees)
 6. Huhtamaki (330 Employees)
 7. KPS Global (130 Employees)
 8. Lorts Manufacturing (175 Employees)
 9. Inventure Foods / Poore Brothers (250 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. First Industrial at PV303 (40,000 SF to 2M SF)
 2. OPUS Goodyear Crossing (540,000 SF)
 3. Elwood Logistics (1.3 Million SF)
- Aerospace and Aviation**
1. AerSale (273 Employees)
 2. ATCA, a Lufthansa Flight Training Subsidiary
 3. Galaxy International (112 Employees)
 4. Lockheed Martin (750 Employees)
 5. LuxAir Jet Centers
 6. PolyOne
 7. Prime Solutions Group
 8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
1. Amazon.com x2 (4,538 Employees)
 2. Chewy.com (700 Employees)
 3. Dick's Sporting Goods (259 Employees)
 4. Macy's/Bloomingdale's (1,008 Employees)
 5. McLane Sunwest (345 Employees)
 6. Michael Lewis Company (120 Employees)
 7. REI (312 Employees)
 8. Simpson Norton Corporation (61 Employees)
 9. UPS (1,852 Employees)
 10. Red Bull (140 Employees)
 11. Rauch Fruit Juices (140 Employees)
 12. White Claw (250 Employees)
 13. FedEx (1,308 Employees)
 14. Blue Buffalo
 15. Mark Anthony Brewing Inc.
- Data Centers**
1. Compass Datacenters
 2. Stream Data Centers
 3. Vantage Data Centers
 4. Microsoft Data Centers

LOOP 303 EMPLOYMENT CORRIDOR

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



Map Legend

BYR
Phoenix-Goodyear Airport

City of Goodyear Boundary

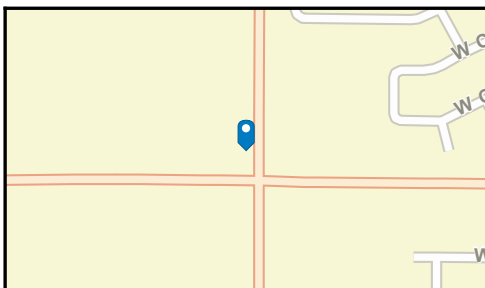
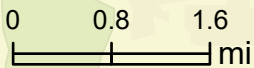
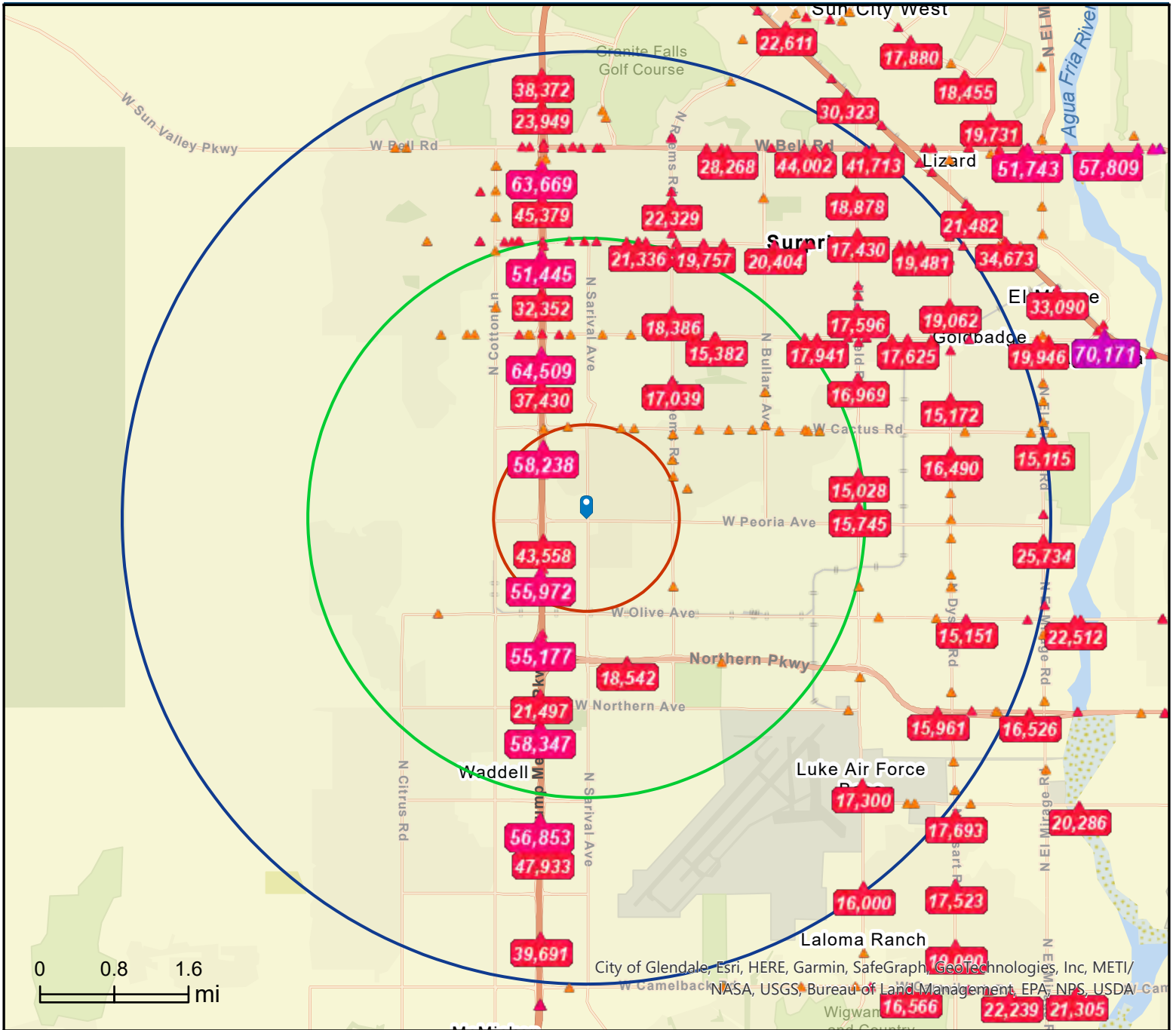
Employment Development Areas

- Airport Corridor
- Industrial Corridor
- Magnet FTZ Sites

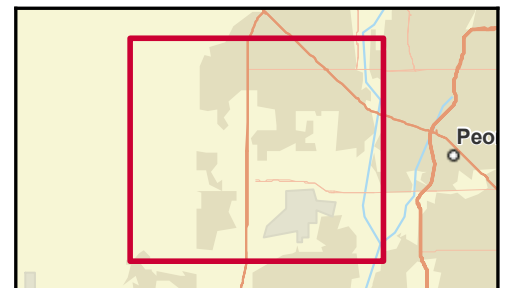


Sarival & Peoria Avenues
 10600-10668 N Sarival Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.58118
 Longitude: -112.40982



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 05, 2023



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.07	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2,811
0.19	West Peoria Avenue	N Sarival Ave (0.2 miles E)	2019	5,403
0.19	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
0.20	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
0.21	West Peoria Avenue	N Sarival Ave (0.19 miles W)	2018	2,109
0.45	West Peoria Avenue	Bob Stump Memorial Pkwy (0.02 miles W)	2021	4,723
0.51	SR-303 Exit 112 Peoria Ave NB On	W Mescal St (0.2 miles N)	2020	2,140
0.51		Bob Stump Memorial Pkwy (0.29 miles N)	2021	2,412
0.52	SR 303	Bob Stump Memorial Pkwy (0.19 miles N)	2020	43,558
0.53	North Sarival Avenue	W Cameron Dr (0.0 miles)	2019	3,614
0.55	SR-303 Exit 112 Peoria Ave SB Off	W Mescal St (0.19 miles NE)	2020	2,068
0.55		W Peoria Ave (0.19 miles N)	2021	2,331
0.64	West Peoria Avenue	N 157th Dr (0.0 miles)	2019	3,678
0.66	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.72	Loop 303	W Olive Ave (0.48 miles S)	2016	45,260
0.76	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles)	2019	55,972
0.81	N Sarival Ave	W Brown St (0.47 miles N)	2015	2,572
0.83	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
0.83	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4,093
0.83	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3,223
0.83	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.91	SR 303	W Jenan Rd (0.08 miles SE)	2020	49,229
0.91	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2021	58,238
0.91	Bob Stump Memorial Parkway	W Waddell Rd (0.18 miles N)	2021	2,367
0.98	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7,682
1.00	West Cactus Road	N Sarival Ave (0.05 miles E)	2019	9,701
1.03	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2,441
1.03	N Reems Rd	W Cholla St (0.02 miles N)	2015	8,900
1.03	West Cactus Road	N Greer Ranch Pkwy (0.0 miles)	2019	9,485

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

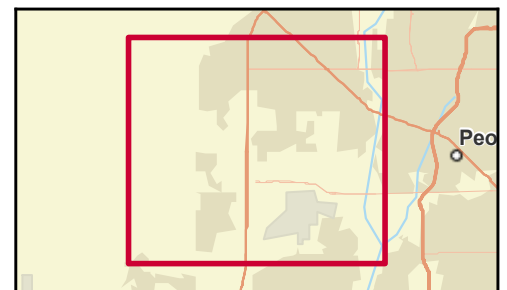
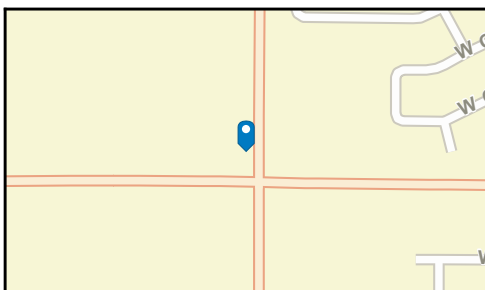
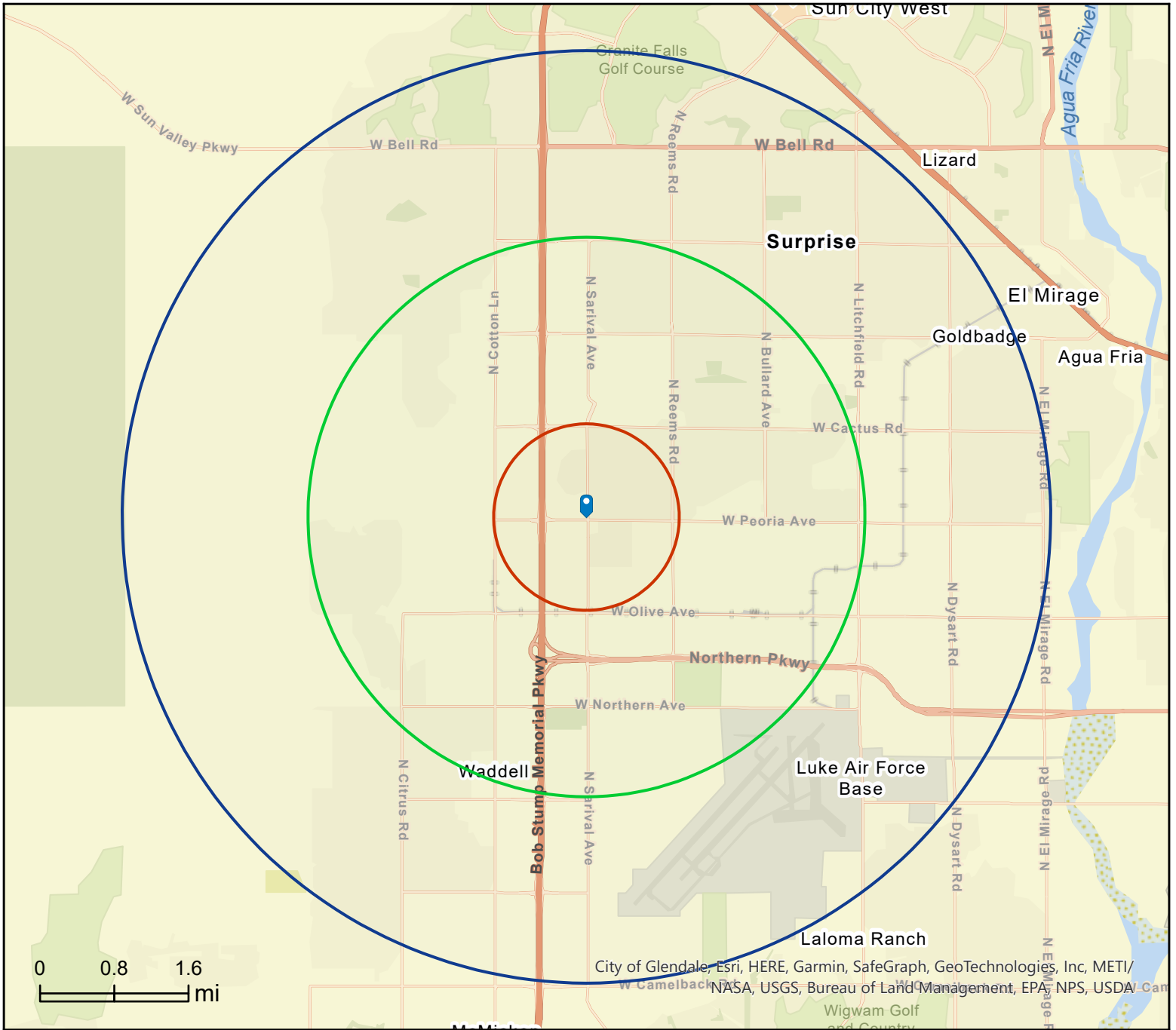
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Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,304	36,695	116,756
2020 Total Population	6,492	52,057	142,090
2020 Group Quarters	57	297	1,784
2023 Total Population	6,527	57,879	150,586
2023 Group Quarters	57	298	1,784
2028 Total Population	7,669	62,368	159,057
2023-2028 Annual Rate	3.28%	1.51%	1.10%
2023 Total Daytime Population	4,107	38,737	120,106
Workers	786	8,117	38,533
Residents	3,321	30,620	81,573
Household Summary			
2010 Households	1,055	11,376	39,816
2010 Average Household Size	3.13	3.22	2.91
2020 Total Households	1,997	16,004	47,594
2020 Average Household Size	3.22	3.23	2.95
2023 Households	2,023	18,051	50,616
2023 Average Household Size	3.20	3.19	2.94
2028 Households	2,414	19,655	53,930
2028 Average Household Size	3.15	3.16	2.92
2023-2028 Annual Rate	3.60%	1.72%	1.28%
2010 Families	810	9,363	30,580
2010 Average Family Size	3.59	3.51	3.30
2023 Families	1,538	14,678	39,224
2023 Average Family Size	3.68	3.49	3.31
2028 Families	1,825	15,960	41,774
2028 Average Family Size	3.63	3.46	3.28
2023-2028 Annual Rate	3.48%	1.69%	1.27%
Housing Unit Summary			
2000 Housing Units	54	685	11,445
Owner Occupied Housing Units	70.4%	86.6%	65.2%
Renter Occupied Housing Units	18.5%	9.1%	16.2%
Vacant Housing Units	11.1%	4.4%	18.6%
2010 Housing Units	1,230	12,944	47,788
Owner Occupied Housing Units	59.3%	69.5%	61.7%
Renter Occupied Housing Units	26.3%	18.3%	21.6%
Vacant Housing Units	14.2%	12.1%	16.7%
2020 Housing Units	2,115	17,107	52,094
Vacant Housing Units	5.6%	6.4%	8.6%
2023 Housing Units	2,123	19,520	55,293
Owner Occupied Housing Units	79.1%	74.6%	70.7%
Renter Occupied Housing Units	16.2%	17.9%	20.9%
Vacant Housing Units	4.7%	7.5%	8.5%
2028 Housing Units	2,494	21,247	58,742
Owner Occupied Housing Units	72.2%	75.1%	70.3%
Renter Occupied Housing Units	24.6%	17.4%	21.5%
Vacant Housing Units	3.2%	7.5%	8.2%
Median Household Income			
2023	\$112,721	\$101,778	\$86,699
2028	\$122,132	\$111,032	\$100,853
Median Home Value			
2023	\$401,761	\$379,862	\$360,379
2028	\$416,914	\$400,500	\$376,391
Per Capita Income			
2023	\$43,367	\$37,905	\$36,483
2028	\$50,467	\$44,742	\$43,556
Median Age			
2010	29.4	30.2	31.9
2023	32.3	32.4	34.3
2028	30.8	31.4	33.1

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

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



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2023 Households by Income			
Household Income Base	2,023	18,051	50,610
<\$15,000	2.2%	2.7%	3.4%
\$15,000 - \$24,999	3.4%	2.2%	3.4%
\$25,000 - \$34,999	3.6%	2.8%	4.7%
\$35,000 - \$49,999	6.5%	7.2%	9.8%
\$50,000 - \$74,999	11.9%	15.3%	18.3%
\$75,000 - \$99,999	11.1%	17.9%	18.8%
\$100,000 - \$149,999	30.6%	30.3%	25.0%
\$150,000 - \$199,999	14.1%	12.0%	9.0%
\$200,000+	16.7%	9.7%	7.6%
Average Household Income	\$140,683	\$121,660	\$108,449
2028 Households by Income			
Household Income Base	2,414	19,655	53,924
<\$15,000	1.6%	1.8%	2.3%
\$15,000 - \$24,999	2.1%	1.4%	2.3%
\$25,000 - \$34,999	2.3%	1.9%	3.3%
\$35,000 - \$49,999	4.4%	4.9%	7.6%
\$50,000 - \$74,999	10.5%	12.5%	15.6%
\$75,000 - \$99,999	11.1%	16.7%	18.0%
\$100,000 - \$149,999	31.6%	32.1%	28.0%
\$150,000 - \$199,999	16.2%	15.7%	12.4%
\$200,000+	20.3%	12.9%	10.4%
Average Household Income	\$161,219	\$142,113	\$128,414
2023 Owner Occupied Housing Units by Value			
Total	1,680	14,558	39,054
<\$50,000	0.1%	0.7%	1.2%
\$50,000 - \$99,999	0.0%	0.2%	0.3%
\$100,000 - \$149,999	0.0%	0.3%	1.1%
\$150,000 - \$199,999	0.2%	1.7%	3.1%
\$200,000 - \$249,999	1.9%	6.6%	8.8%
\$250,000 - \$299,999	9.3%	12.4%	13.5%
\$300,000 - \$399,999	37.7%	35.2%	36.3%
\$400,000 - \$499,999	42.3%	24.5%	19.0%
\$500,000 - \$749,999	4.8%	12.7%	11.0%
\$750,000 - \$999,999	2.1%	2.1%	1.6%
\$1,000,000 - \$1,499,999	0.1%	2.5%	1.9%
\$1,500,000 - \$1,999,999	1.3%	0.4%	0.5%
\$2,000,000 +	0.1%	0.7%	1.6%
Average Home Value	\$427,457	\$437,558	\$427,729
2028 Owner Occupied Housing Units by Value			
Total	1,801	15,967	41,285
<\$50,000	0.2%	0.7%	1.0%
\$50,000 - \$99,999	0.2%	0.5%	0.7%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.3%	1.4%	2.6%
\$200,000 - \$249,999	1.8%	5.3%	7.5%
\$250,000 - \$299,999	7.8%	10.6%	12.1%
\$300,000 - \$399,999	32.0%	31.3%	33.8%
\$400,000 - \$499,999	45.0%	26.9%	21.4%
\$500,000 - \$749,999	6.9%	15.6%	13.3%
\$750,000 - \$999,999	3.4%	3.2%	2.4%
\$1,000,000 - \$1,499,999	0.4%	3.0%	2.3%
\$1,500,000 - \$1,999,999	1.8%	0.5%	0.7%
\$2,000,000 +	0.2%	0.8%	1.9%
Average Home Value	\$453,278	\$466,105	\$458,960

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.



Market Profile

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,302	36,693	116,757
0 - 4	10.2%	10.3%	9.0%
5 - 9	11.2%	10.6%	9.4%
10 - 14	8.8%	9.3%	8.4%
15 - 24	12.1%	11.4%	12.7%
25 - 34	18.5%	17.8%	15.8%
35 - 44	17.3%	17.2%	15.3%
45 - 54	10.6%	10.7%	10.3%
55 - 64	7.1%	7.7%	8.5%
65 - 74	2.5%	3.4%	6.6%
75 - 84	0.9%	1.2%	3.1%
85 +	0.9%	0.5%	0.9%
18 +	65.7%	65.4%	68.8%
2023 Population by Age			
Total	6,529	57,878	150,587
0 - 4	8.7%	8.7%	7.9%
5 - 9	8.9%	9.0%	8.2%
10 - 14	8.4%	8.6%	7.8%
15 - 24	13.7%	13.2%	12.9%
25 - 34	14.7%	14.4%	14.2%
35 - 44	16.7%	17.2%	15.5%
45 - 54	12.7%	12.3%	11.4%
55 - 64	8.1%	8.2%	8.6%
65 - 74	5.8%	5.9%	8.3%
75 - 84	1.9%	2.1%	4.2%
85 +	0.4%	0.4%	1.0%
18 +	68.8%	68.8%	71.6%
2028 Population by Age			
Total	7,670	62,369	159,058
0 - 4	9.2%	9.0%	8.3%
5 - 9	9.0%	9.0%	8.2%
10 - 14	8.7%	8.8%	8.0%
15 - 24	13.2%	12.8%	12.5%
25 - 34	17.1%	16.7%	16.3%
35 - 44	16.3%	16.1%	14.7%
45 - 54	11.4%	11.9%	11.2%
55 - 64	7.5%	7.4%	7.8%
65 - 74	4.9%	5.3%	7.1%
75 - 84	2.3%	2.4%	4.9%
85 +	0.4%	0.5%	1.2%
18 +	68.3%	68.5%	71.3%
2010 Population by Sex			
Males	1,609	18,057	57,476
Females	1,695	18,638	59,280
2023 Population by Sex			
Males	3,176	28,636	74,058
Females	3,351	29,243	76,528
2028 Population by Sex			
Males	3,693	30,695	77,729
Females	3,976	31,673	81,328

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



Market Profile

Sarival & Peoria Avenues
 10600-10668 N Sarival Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.58118
 Longitude: -112.40982

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,303	36,695	116,756
White Alone	69.4%	76.9%	77.6%
Black Alone	7.7%	6.1%	6.1%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	8.1%	3.7%	2.9%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	8.9%	7.5%	7.9%
Two or More Races	4.7%	4.8%	4.4%
Hispanic Origin	21.3%	20.6%	20.7%
Diversity Index	66.5	59.4	58.7
2020 Population by Race/Ethnicity			
Total	6,492	52,057	142,090
White Alone	65.1%	67.6%	67.7%
Black Alone	7.9%	6.3%	6.2%
American Indian Alone	1.0%	1.0%	1.1%
Asian Alone	4.9%	3.3%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	6.7%	7.0%	7.9%
Two or More Races	14.2%	14.5%	13.8%
Hispanic Origin	22.0%	22.4%	23.1%
Diversity Index	70.0	68.2	68.5
2023 Population by Race/Ethnicity			
Total	6,526	57,878	150,585
White Alone	63.6%	65.9%	66.3%
Black Alone	8.5%	6.7%	6.6%
American Indian Alone	1.0%	1.1%	1.2%
Asian Alone	5.0%	3.5%	3.1%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.1%	7.5%	8.3%
Two or More Races	14.7%	15.0%	14.2%
Hispanic Origin	22.9%	23.4%	23.9%
Diversity Index	71.5	69.9	70.0
2028 Population by Race/Ethnicity			
Total	7,667	62,368	159,057
White Alone	61.0%	63.3%	64.1%
Black Alone	9.0%	7.5%	7.3%
American Indian Alone	1.0%	1.2%	1.2%
Asian Alone	5.4%	3.9%	3.4%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.9%	8.2%	8.8%
Two or More Races	15.5%	15.7%	14.9%
Hispanic Origin	24.2%	24.4%	24.6%
Diversity Index	73.8	72.2	71.8
2010 Population by Relationship and Household Type			
Total	3,304	36,695	116,756
In Households	99.8%	99.8%	99.2%
In Family Households	90.4%	92.3%	89.2%
Householder	24.4%	25.5%	26.1%
Spouse	19.9%	20.2%	20.5%
Child	38.3%	39.2%	35.8%
Other relative	5.2%	4.6%	4.1%
Nonrelative	2.5%	2.7%	2.6%
In Nonfamily Households	9.4%	7.6%	10.1%
In Group Quarters	0.2%	0.2%	0.8%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.2%	0.1%	0.7%

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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2023 Population 25+ by Educational Attainment			
Total	3,942	35,055	95,137
Less than 9th Grade	0.4%	1.5%	1.4%
9th - 12th Grade, No Diploma	3.2%	3.2%	4.0%
High School Graduate	19.1%	20.6%	21.7%
GED/Alternative Credential	2.2%	3.9%	3.9%
Some College, No Degree	27.8%	26.4%	25.8%
Associate Degree	15.6%	13.0%	13.3%
Bachelor's Degree	21.3%	20.6%	20.0%
Graduate/Professional Degree	10.6%	10.8%	9.9%
2023 Population 15+ by Marital Status			
Total	4,833	42,665	114,583
Never Married	28.9%	25.3%	27.6%
Married	60.4%	64.1%	60.3%
Widowed	3.0%	3.1%	4.0%
Divorced	7.7%	7.5%	8.1%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,123	28,022	69,973
Population 16+ Employed	97.9%	96.7%	96.7%
Population 16+ Unemployment rate	2.1%	3.3%	3.3%
Population 16-24 Employed	11.2%	12.5%	13.5%
Population 16-24 Unemployment rate	2.8%	8.9%	7.4%
Population 25-54 Employed	73.7%	74.0%	71.4%
Population 25-54 Unemployment rate	1.8%	2.2%	2.5%
Population 55-64 Employed	12.1%	11.0%	11.4%
Population 55-64 Unemployment rate	3.4%	2.1%	2.7%
Population 65+ Employed	3.0%	2.5%	3.7%
Population 65+ Unemployment rate	0.0%	9.9%	5.8%
2023 Employed Population 16+ by Industry			
Total	3,058	27,094	67,658
Agriculture/Mining	0.0%	0.3%	0.3%
Construction	9.1%	7.5%	6.8%
Manufacturing	6.9%	7.3%	7.7%
Wholesale Trade	0.0%	1.1%	1.2%
Retail Trade	10.8%	12.1%	14.5%
Transportation/Utilities	2.8%	5.8%	6.1%
Information	1.5%	2.2%	1.9%
Finance/Insurance/Real Estate	14.4%	11.4%	10.2%
Services	45.3%	45.9%	45.3%
Public Administration	9.4%	6.5%	6.1%
2023 Employed Population 16+ by Occupation			
Total	3,059	27,094	67,656
White Collar	66.2%	66.5%	65.5%
Management/Business/Financial	18.4%	19.3%	18.0%
Professional	25.6%	25.3%	23.3%
Sales	11.2%	10.1%	12.0%
Administrative Support	10.9%	11.7%	12.2%
Services	19.7%	15.2%	16.3%
Blue Collar	14.2%	18.3%	18.2%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	5.1%	3.0%	3.2%
Installation/Maintenance/Repair	3.0%	3.5%	3.1%
Production	4.6%	5.0%	4.9%
Transportation/Material Moving	1.5%	6.6%	6.9%

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

September 05, 2023



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2010 Households by Type			
Total	1,054	11,376	39,816
Households with 1 Person	17.6%	12.4%	18.0%
Households with 2+ People	82.4%	87.6%	82.0%
Family Households	76.9%	82.3%	76.8%
Husband-wife Families	62.8%	65.3%	60.5%
With Related Children	41.3%	40.8%	32.2%
Other Family (No Spouse Present)	14.0%	17.0%	16.3%
Other Family with Male Householder	4.6%	5.7%	5.1%
With Related Children	3.3%	4.5%	3.7%
Other Family with Female Householder	9.5%	11.3%	11.3%
With Related Children	7.3%	8.6%	8.4%
Nonfamily Households	5.6%	5.3%	5.2%
All Households with Children	52.0%	54.6%	45.0%
Multigenerational Households	5.5%	6.2%	5.2%
Unmarried Partner Households	7.9%	7.8%	7.1%
Male-female	6.6%	7.0%	6.3%
Same-sex	1.2%	0.9%	0.8%
2010 Households by Size			
Total	1,056	11,376	39,816
1 Person Household	17.5%	12.4%	18.1%
2 Person Household	25.3%	27.7%	32.3%
3 Person Household	16.0%	18.7%	16.2%
4 Person Household	21.3%	21.3%	17.4%
5 Person Household	11.3%	11.9%	9.5%
6 Person Household	5.7%	5.0%	4.0%
7 + Person Household	2.9%	3.0%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	1,054	11,376	39,817
Owner Occupied	69.3%	79.1%	74.0%
Owned with a Mortgage/Loan	63.9%	73.8%	63.1%
Owned Free and Clear	5.4%	5.3%	11.0%
Renter Occupied	30.7%	20.9%	26.0%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	120	115	103
Percent of Income for Mortgage	21.4%	22.4%	25.0%
Wealth Index	130	99	91
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,230	12,944	47,788
Housing Units Inside Urbanized Area	96.0%	98.1%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	4.0%	1.9%	0.7%
2010 Population By Urban/ Rural Status			
Total Population	3,304	36,695	116,756
Population Inside Urbanized Area	95.8%	98.4%	99.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	4.2%	1.6%	0.7%

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

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



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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Workday Drive (4A)	Workday Drive (4A)	The Elders (9C)
3.		Boomburbs (1C)	Workday Drive (4A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$5,902,636	\$45,371,641	\$112,849,450
Average Spent	\$2,917.76	\$2,513.53	\$2,229.52
Spending Potential Index	133	114	101
Education: Total \$	\$4,128,314	\$32,352,334	\$80,944,281
Average Spent	\$2,040.69	\$1,792.27	\$1,599.18
Spending Potential Index	114	100	89
Entertainment/Recreation: Total \$	\$10,155,604	\$78,270,973	\$195,520,439
Average Spent	\$5,020.07	\$4,336.10	\$3,862.82
Spending Potential Index	133	115	102
Food at Home: Total \$	\$17,272,127	\$133,022,082	\$337,414,318
Average Spent	\$8,537.88	\$7,369.24	\$6,666.16
Spending Potential Index	126	108	98
Food Away from Home: Total \$	\$10,441,418	\$80,076,512	\$198,986,799
Average Spent	\$5,161.35	\$4,436.13	\$3,931.30
Spending Potential Index	139	119	106
Health Care: Total \$	\$19,055,477	\$146,923,938	\$375,140,592
Average Spent	\$9,419.42	\$8,139.38	\$7,411.50
Spending Potential Index	128	111	101
HH Furnishings & Equipment: Total \$	\$8,084,016	\$62,210,854	\$155,265,977
Average Spent	\$3,996.05	\$3,446.39	\$3,067.53
Spending Potential Index	135	117	104
Personal Care Products & Services: Total \$	\$2,582,150	\$19,861,448	\$50,357,320
Average Spent	\$1,276.40	\$1,100.30	\$994.89
Spending Potential Index	133	115	104
Shelter: Total \$	\$65,170,849	\$501,811,943	\$1,265,606,844
Average Spent	\$32,214.95	\$27,799.68	\$25,004.09
Spending Potential Index	130	112	101
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,813,397	\$67,898,399	\$171,202,395
Average Spent	\$4,356.60	\$3,761.48	\$3,382.38
Spending Potential Index	139	120	108
Travel: Total \$	\$6,218,812	\$48,036,878	\$119,080,475
Average Spent	\$3,074.05	\$2,661.18	\$2,352.63
Spending Potential Index	137	118	105
Vehicle Maintenance & Repairs: Total \$	\$3,639,318	\$27,866,646	\$69,773,871
Average Spent	\$1,798.97	\$1,543.77	\$1,378.49
Spending Potential Index	137	118	105

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.