

PROJECT HIGHLIGHTS:

- Excellent visibility, located just off of Highway 95
- Zoned C2
- Located just south of Valley View Medical Center
- 0.3 Miles from Walmart
- 1.5 Miles to Safeway & Smith's

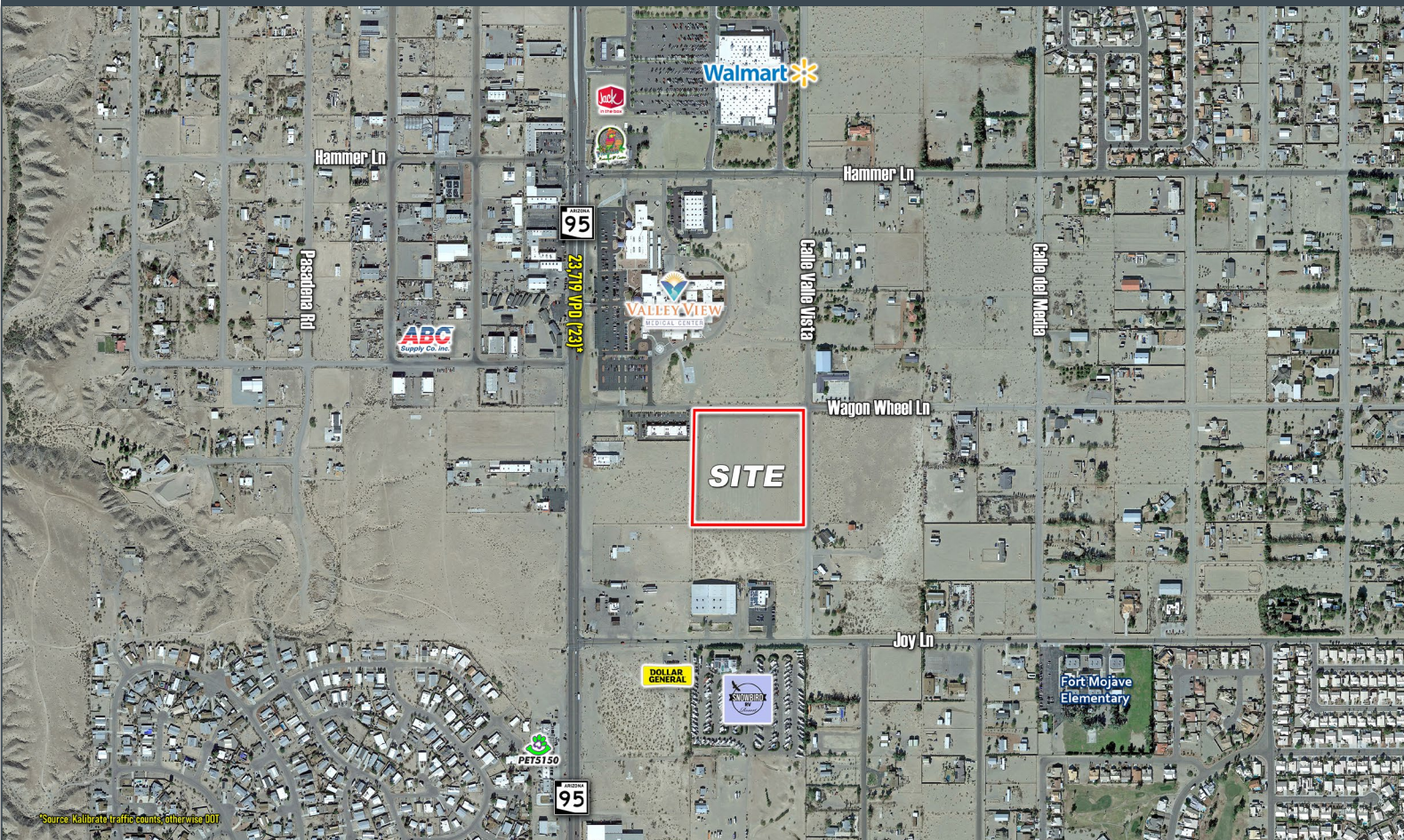
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	4,808	16,391	22,571
Daytime Population	4,769	13,960	19,905
Average HH Income	\$80,388	\$77,965	\$77,572

TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 23,719 VPD (Kalibrate 2023)

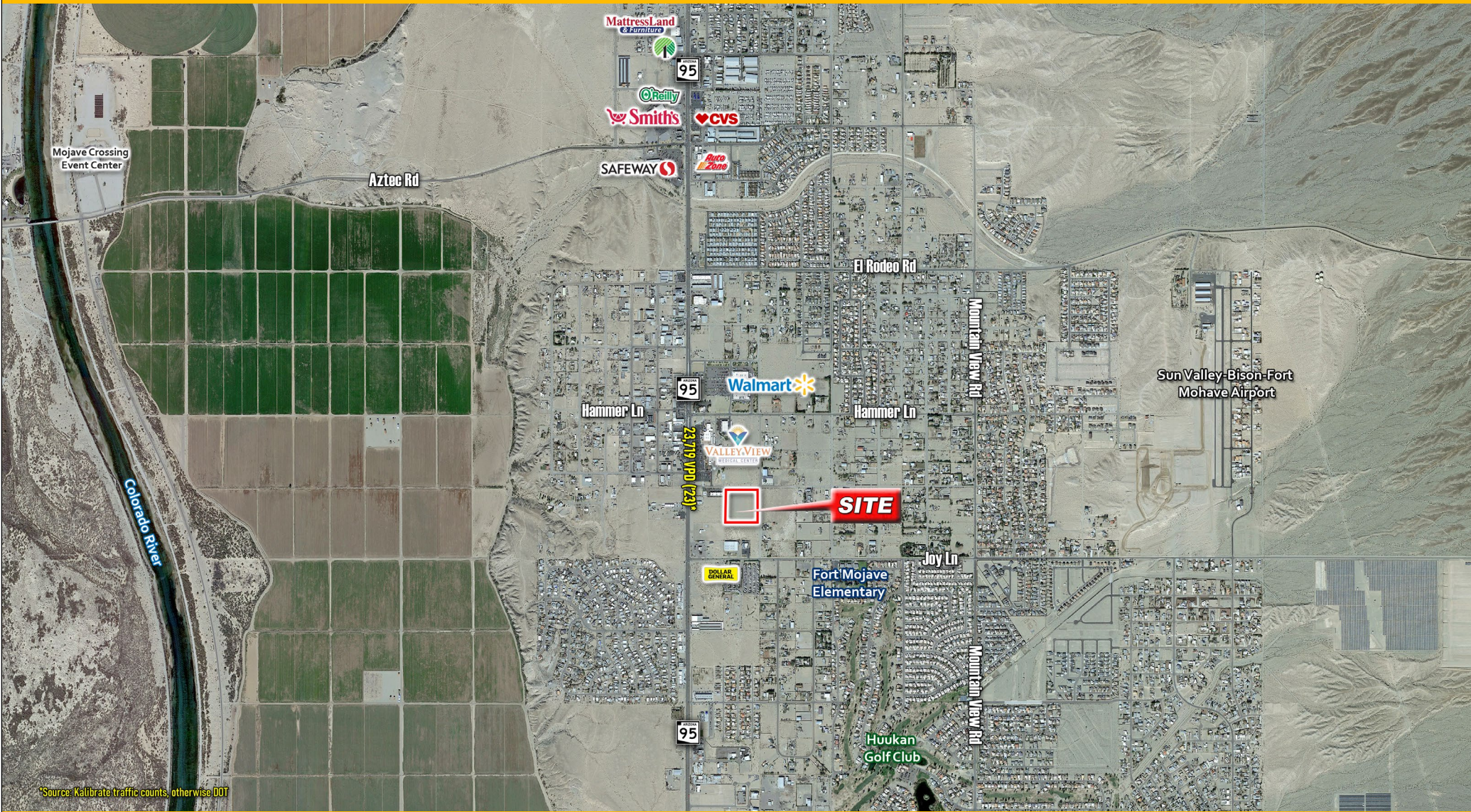
ELIO KHALIFE
FIRST AMERICAN INVESTMENT, LLC
SCOTTSDALE, AZ
MANAGING MEMBER / FOUNDER
 CELL | 928.201.5888
 E-MAIL | ELIOKHALIFE@MSN.COM



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

\$450,000 MULTIFAMILY & COMMERCIAL

SWC WAGON WHEEL LN & CALLE VALLE VISTA | FORT MOHAVE, AZ



*Source: Kalibrate traffic counts, otherwise DOT

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\$650,000 MULTI-FAMILY & COMMERCIAL



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,312	13,972	19,479
2020 Total Population	4,657	15,654	21,594
2020 Group Quarters	4	8	8
2023 Total Population	4,808	16,391	22,571
2023 Group Quarters	4	8	8
2028 Total Population	4,754	17,171	24,246
2023-2028 Annual Rate	-0.23%	0.93%	1.44%
2023 Total Daytime Population	4,769	13,960	19,905
Workers	1,805	3,434	5,336
Residents	2,964	10,526	14,569
Household Summary			
2010 Households	1,764	5,671	7,780
2010 Average Household Size	2.44	2.46	2.50
2020 Total Households	1,948	6,575	8,984
2020 Average Household Size	2.39	2.38	2.40
2023 Households	2,013	6,956	9,502
2023 Average Household Size	2.39	2.36	2.37
2028 Households	2,030	7,484	10,443
2028 Average Household Size	2.34	2.29	2.32
2023-2028 Annual Rate	0.17%	1.47%	1.91%
2010 Families	1,254	4,052	5,590
2010 Average Family Size	2.76	2.79	2.83
2023 Families	1,410	4,915	6,747
2023 Average Family Size	2.71	2.68	2.69
2028 Families	1,423	5,275	7,383
2028 Average Family Size	2.65	2.61	2.63
2023-2028 Annual Rate	0.18%	1.42%	1.82%
Housing Unit Summary			
2000 Housing Units	1,352	4,028	5,677
Owner Occupied Housing Units	66.3%	68.1%	65.6%
Renter Occupied Housing Units	16.7%	16.9%	16.8%
Vacant Housing Units	17.0%	15.0%	17.6%
2010 Housing Units	2,152	6,965	9,965
Owner Occupied Housing Units	62.5%	61.5%	58.9%
Renter Occupied Housing Units	19.4%	19.9%	19.2%
Vacant Housing Units	18.0%	18.6%	21.9%
2020 Housing Units	2,279	7,770	10,934
Vacant Housing Units	14.5%	15.4%	17.8%
2023 Housing Units	2,345	8,153	11,412
Owner Occupied Housing Units	65.5%	67.9%	66.3%
Renter Occupied Housing Units	20.3%	17.4%	17.0%
Vacant Housing Units	14.2%	14.7%	16.7%
2028 Housing Units	2,371	8,724	12,437
Owner Occupied Housing Units	66.5%	70.2%	69.0%
Renter Occupied Housing Units	19.1%	15.6%	14.9%
Vacant Housing Units	14.4%	14.2%	16.0%
Median Household Income			
2023	\$62,123	\$57,020	\$56,061
2028	\$72,697	\$65,587	\$63,895
Median Home Value			
2023	\$269,188	\$267,101	\$271,671
2028	\$274,653	\$274,136	\$280,469
Per Capita Income			
2023	\$33,482	\$32,851	\$32,860
2028	\$39,454	\$39,681	\$39,986
Median Age			
2010	47.9	47.7	47.9
2023	51.9	51.6	52.0
2028	51.9	52.2	52.9