

PROJECT HIGHLIGHTS:

- 1,000 ft of AZ-95 frontage
- Zoned C-2H
- Mohave Valley is bordered by the Black Mountains to the east and the Needles Mountains to the west. It is adjacent to the California city of Needles.
- The economy of Mohave Valley is diverse, with a mix of agriculture, tourism, and small businesses. Many residents work in nearby cities like Bullhead City or Needles.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	929	4,234	10,362
Daytime Population	905	3,334	9,539
Average HH Income	\$61,184	\$63,478	\$72,358

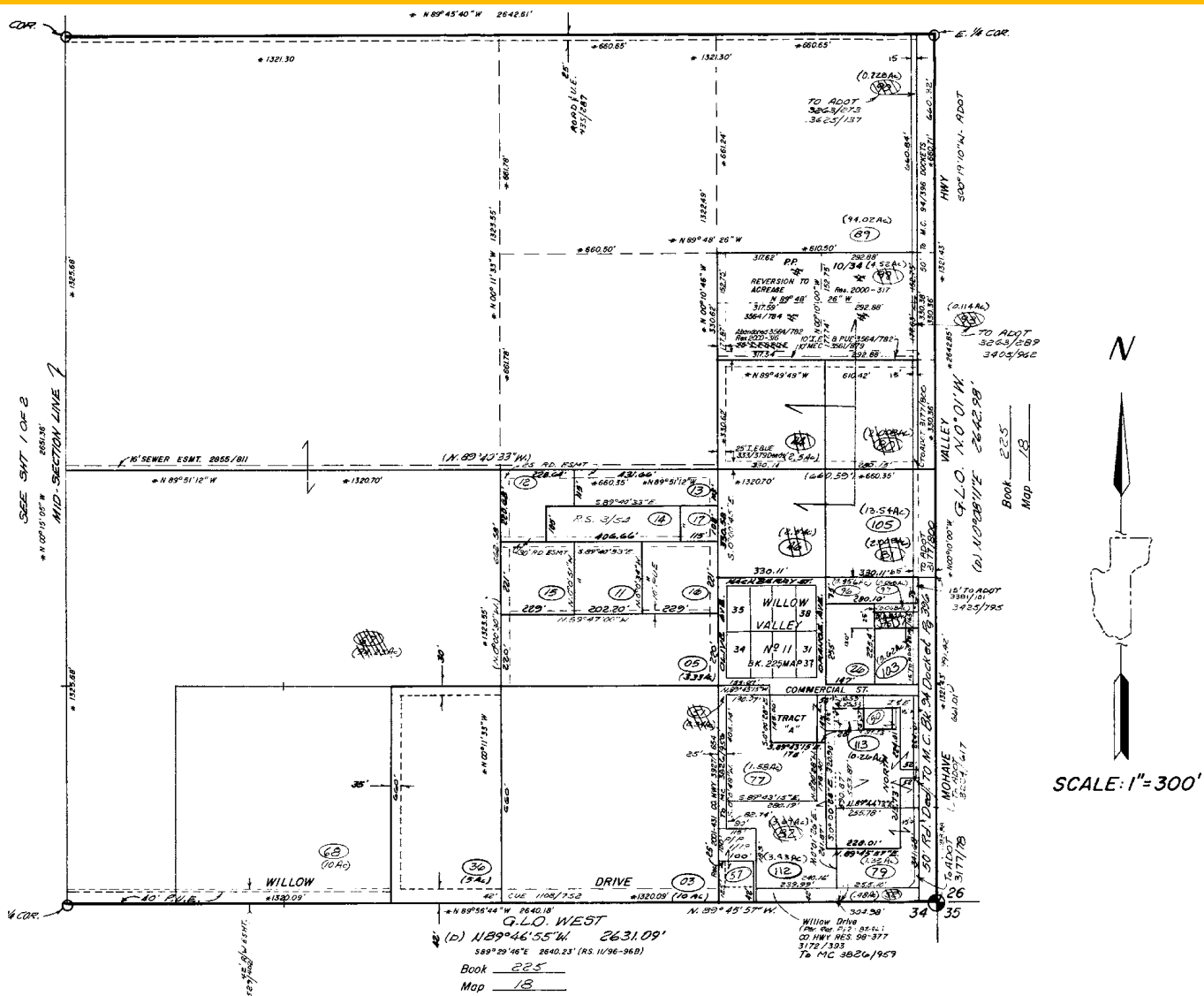
TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 14,066 VPD (Kalibrate 2023)

ELIO KHALIFE
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MANAGING MEMBER / FOUNDER
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DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	835	3,850	8,824
2020 Total Population	858	3,955	9,600
2020 Group Quarters	0	0	0
2023 Total Population	929	4,234	10,362
2023 Group Quarters	0	0	0
2028 Total Population	929	5,193	12,201
2023-2028 Annual Rate	0.00%	4.17%	3.32%
2023 Total Daytime Population	905	3,334	9,539
Workers	280	623	2,708
Residents	625	2,711	6,831
Household Summary			
2010 Households	376	1,536	3,566
2010 Average Household Size	2.22	2.51	2.47
2020 Total Households	398	1,665	4,059
2020 Average Household Size	2.16	2.38	2.37
2023 Households	416	1,769	4,313
2023 Average Household Size	2.23	2.39	2.40
2028 Households	420	2,204	5,195
2028 Average Household Size	2.21	2.36	2.35
2023-2028 Annual Rate	0.19%	4.50%	3.79%
2010 Families	252	1,055	2,497
2010 Average Family Size	2.60	2.93	2.86
2023 Families	272	1,194	2,985
2023 Average Family Size	2.64	2.81	2.79
2028 Families	270	1,476	3,568
2028 Average Family Size	2.63	2.77	2.73
2023-2028 Annual Rate	-0.15%	4.33%	3.63%
Housing Unit Summary			
2000 Housing Units	607	2,243	4,541
Owner Occupied Housing Units	54.4%	53.4%	53.2%
Renter Occupied Housing Units	13.2%	14.0%	16.4%
Vacant Housing Units	32.5%	32.7%	30.4%
2010 Housing Units	700	2,728	6,008
Owner Occupied Housing Units	45.7%	45.0%	44.8%
Renter Occupied Housing Units	8.0%	11.3%	14.5%
Vacant Housing Units	46.3%	43.7%	40.6%
2020 Housing Units	703	2,737	6,352
Vacant Housing Units	43.4%	39.2%	36.1%
2023 Housing Units	715	2,820	6,649
Owner Occupied Housing Units	50.8%	49.5%	48.6%
Renter Occupied Housing Units	7.4%	13.2%	16.3%
Vacant Housing Units	41.8%	37.3%	35.1%
2028 Housing Units	716	3,299	7,601
Owner Occupied Housing Units	51.7%	56.0%	54.5%
Renter Occupied Housing Units	7.0%	10.8%	13.9%
Vacant Housing Units	41.3%	33.2%	31.7%
Median Household Income			
2023	\$48,802	\$46,166	\$53,609
2028	\$56,229	\$54,836	\$61,318
Median Home Value			
2023	\$275,000	\$255,453	\$258,289
2028	\$284,921	\$255,112	\$258,891
Per Capita Income			
2023	\$26,091	\$27,032	\$30,194
2028	\$31,269	\$33,873	\$36,873
Median Age			
2010	51.2	49.2	48.2
2023	54.0	53.5	52.1
2028	55.0	55.4	53.2