

PROJECT HIGHLIGHTS:

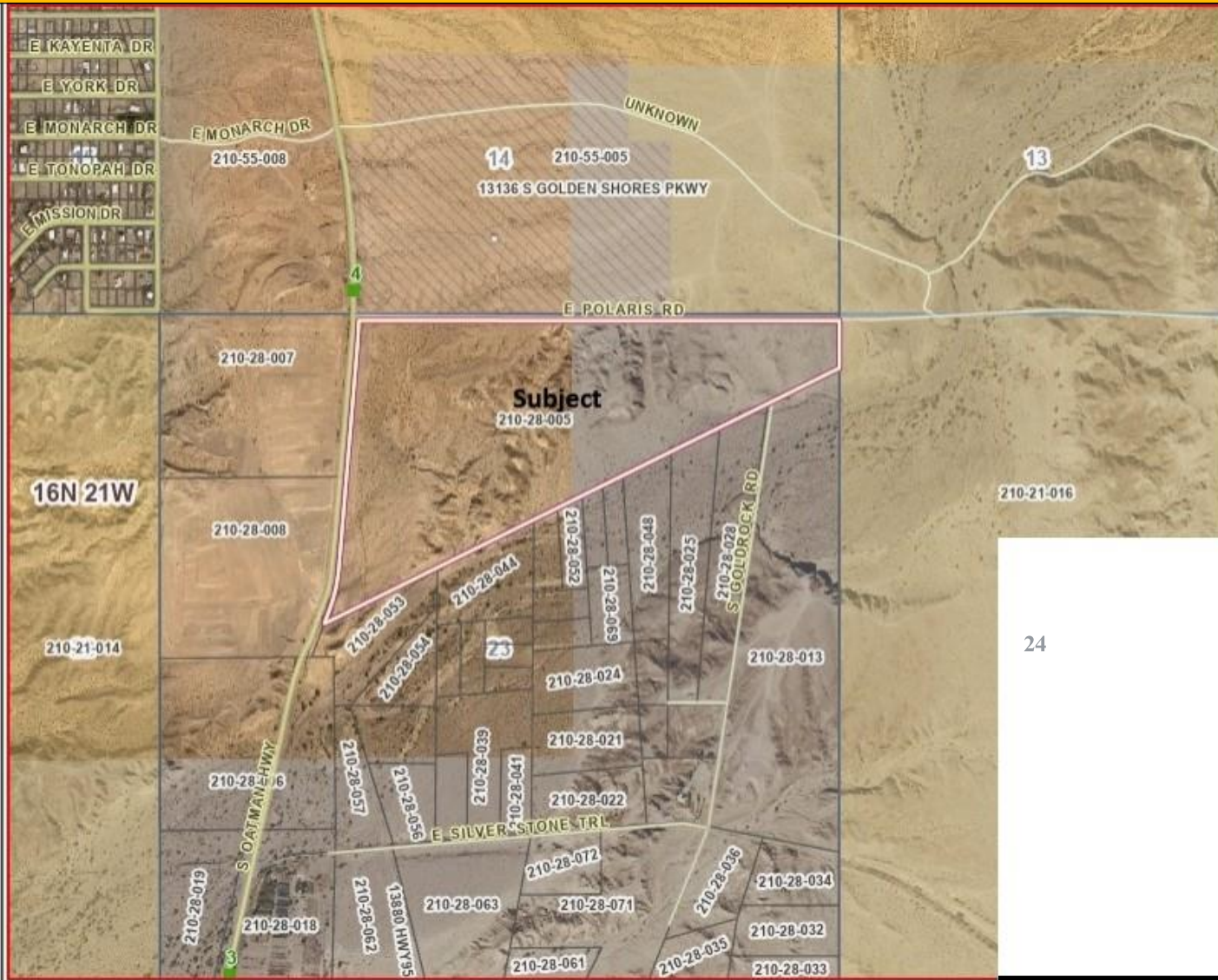

- \$115,000
- The subject is located in Topock, AZ, and is under the jurisdiction of Mohave County.
- The subject is located on the corner of Oatman Hwy and Polaris Rd, just south of the VOR Navigation Tower. The parcel is primarily surrounded by vacant land and is in close proximity to Topock Bay.
- The parcel is currently being used as vacant land.

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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	273	2,136	2,144
Daytime Population	225	1,800	1,904
Average HH Income	\$25,753	\$39,270	\$39,364




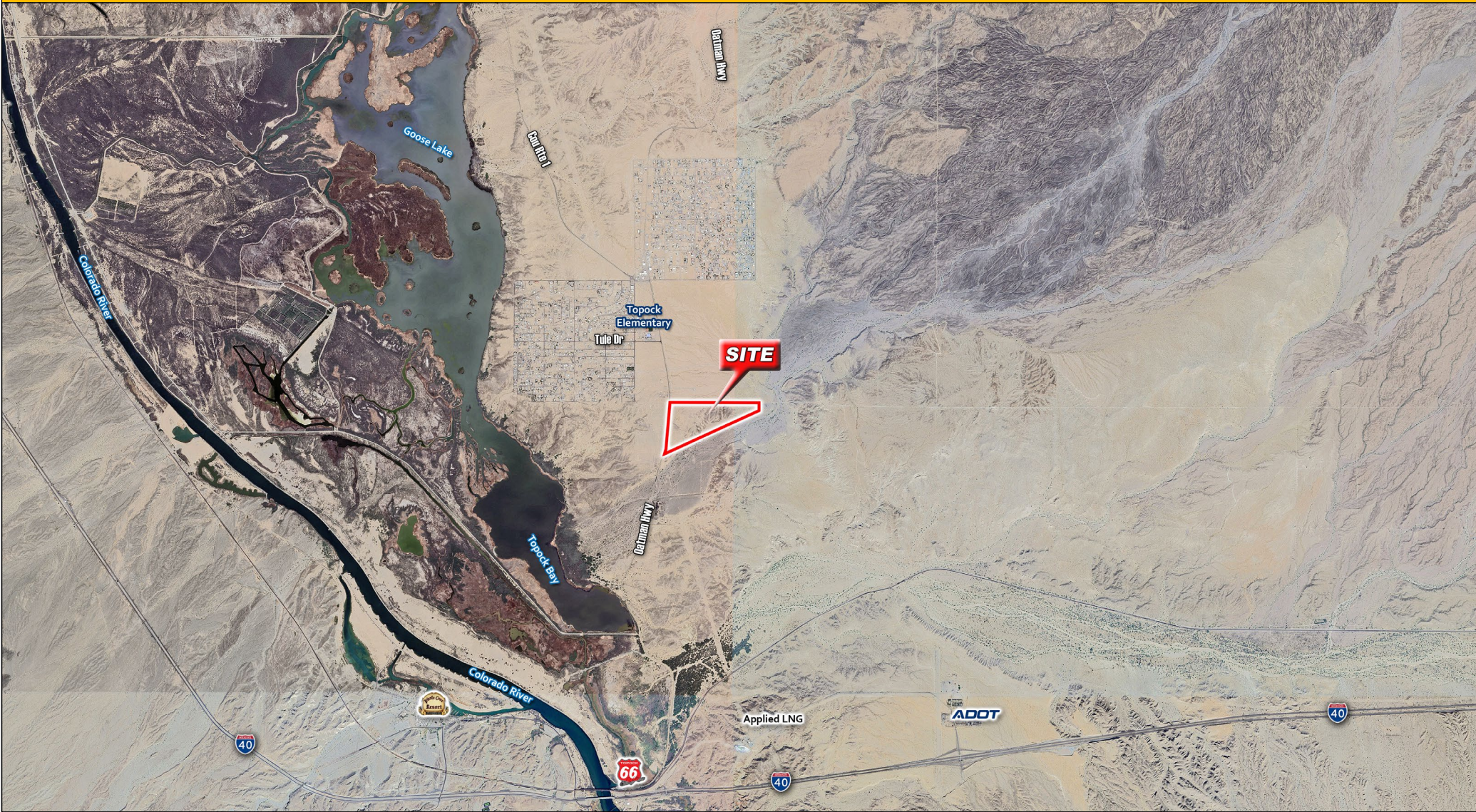



Legend

- ADOT Mileposts
- COUNTY Mileposts
 - Sign Pm1E.i5ts
 - Calcul11.1edMeasure
- Highways**
 - Main Arterials
 - Collectors
 - Local
 - Railroad
- City Limns (>1:120KJ)
- County Boundary
- Surrounding Counties
- Township/Range
- Section**
- Surface Management
 - &...caud/ Land Managfmlft
- P Bureau of Redama lion co...y
- Indian La'ld5
- LocalorStateParb
- '22 "lilivy
- NationalParbService
- Other<
- StateWildlifeArea
- USForestSewviee
- US.Fist&Wdlife So-viee

1: 16,619





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DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	268	2,042	2,055
2020 Total Population	221	1,931	1,946
2020 Group Quarters	0	4	4
2023 Total Population	273	2,136	2,144
2023 Group Quarters	0	4	4
2028 Total Population	266	2,099	2,107
2023-2028 Annual Rate	-0.52%	-0.35%	-0.35%
2023 Total Daytime Population	225	1,800	1,904
Workers	24	145	243
Residents	201	1,655	1,661
Household Summary			
2010 Households	126	1,023	1,023
2010 Average Household Size	2.13	1.99	2.00
2020 Total Households	108	966	966
2020 Average Household Size	2.05	1.99	2.01
2023 Households	115	972	976
2023 Average Household Size	2.37	2.19	2.19
2028 Households	113	970	974
2028 Average Household Size	2.35	2.16	2.16
2023-2028 Annual Rate	-0.35%	-0.04%	-0.04%
2010 Families	70	581	581
2010 Average Family Size	2.66	2.46	2.48
2023 Families	62	539	541
2023 Average Family Size	3.00	2.74	2.74
2028 Families	61	537	540
2028 Average Family Size	2.97	2.69	2.69
2023-2028 Annual Rate	-0.32%	-0.07%	-0.04%
Housing Unit Summary			
2000 Housing Units	191	1,408	1,420
Owner Occupied Housing Units	53.9%	59.0%	58.5%
Renter Occupied Housing Units	10.5%	11.3%	11.2%
Vacant Housing Units	35.6%	29.7%	30.3%
2010 Housing Units	212	1,635	1,649
Owner Occupied Housing Units	47.2%	51.1%	50.6%
Renter Occupied Housing Units	12.3%	11.5%	11.4%
Vacant Housing Units	40.6%	37.4%	38.0%
2020 Housing Units	197	1,625	1,639
Owner Occupied Housing Units	44.7%	48.1%	47.7%
Renter Occupied Housing Units	10.2%	11.3%	11.2%
Vacant Housing Units	44.7%	42.4%	42.5%
2023 Housing Units	197	1,638	1,652
Owner Occupied Housing Units	32.5%	45.9%	45.7%
Renter Occupied Housing Units	25.9%	13.4%	13.4%
Vacant Housing Units	41.6%	40.7%	40.9%
2028 Housing Units	197	1,640	1,654
Owner Occupied Housing Units	33.0%	46.5%	46.3%
Renter Occupied Housing Units	24.4%	12.6%	12.6%
Vacant Housing Units	42.6%	40.9%	41.1%