

ELIO KHALIFE
FIRST AMERICAN INVESTMENT, LLC
SCOTTSDALE, AZ
MANAGING MEMBER / FOUNDER
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PROJECT HIGHLIGHTS:

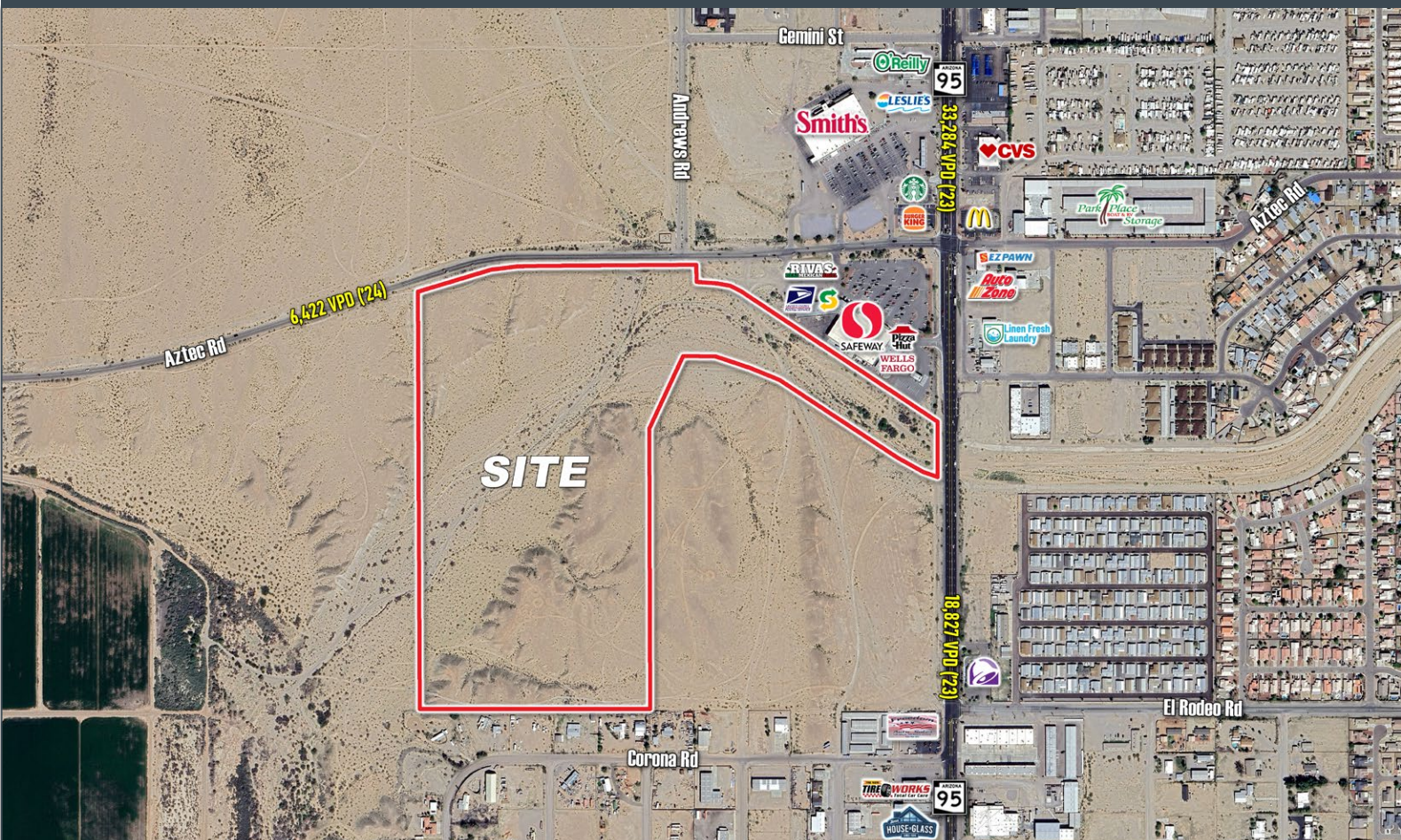
- 74.60 AC Available
- Price: \$699,000.00 and/or \$9,370 an Acre
- For Sale
- Excellent visibily, located just off of Highway 95
- Zoned AR

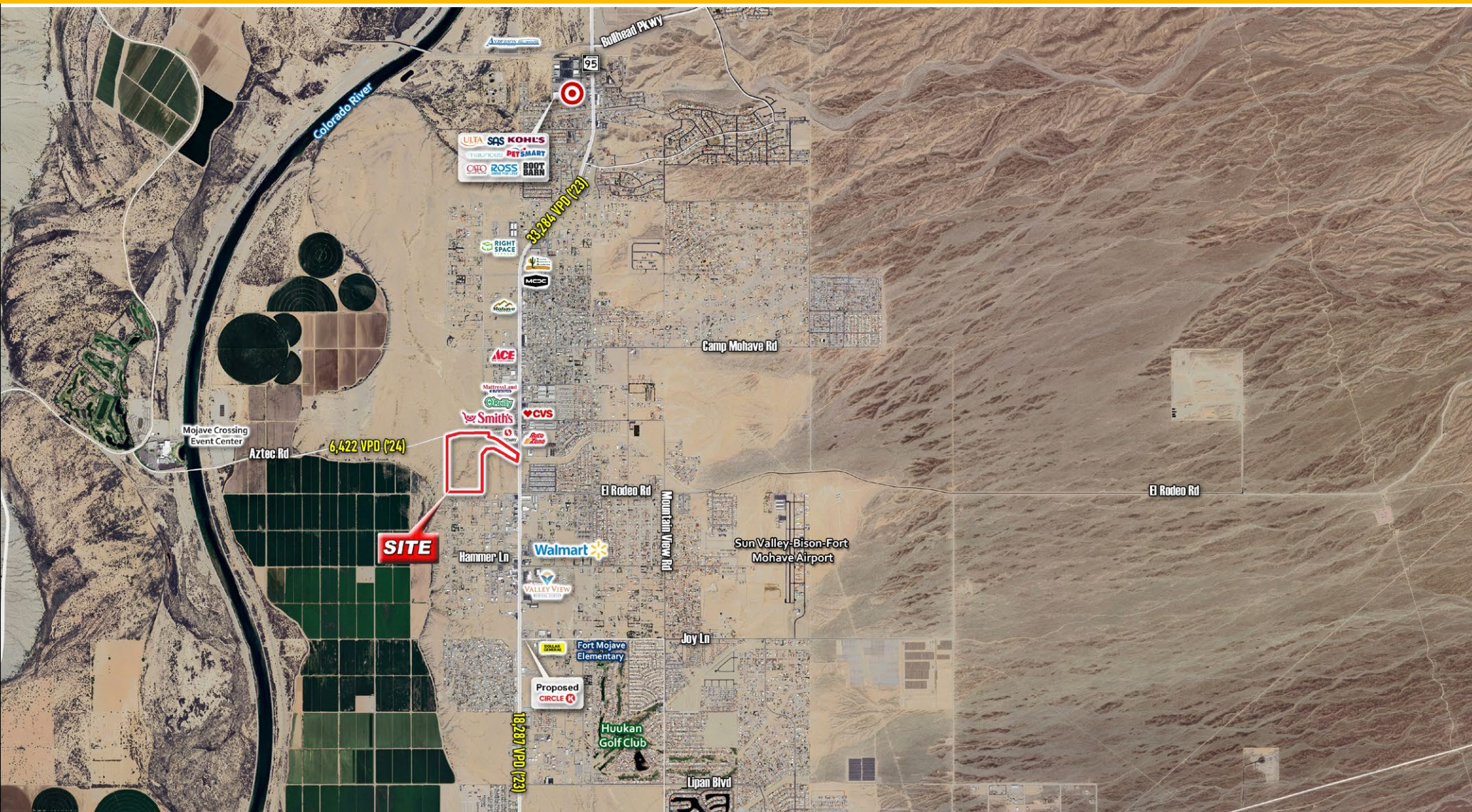
DEMOGRAPHICS

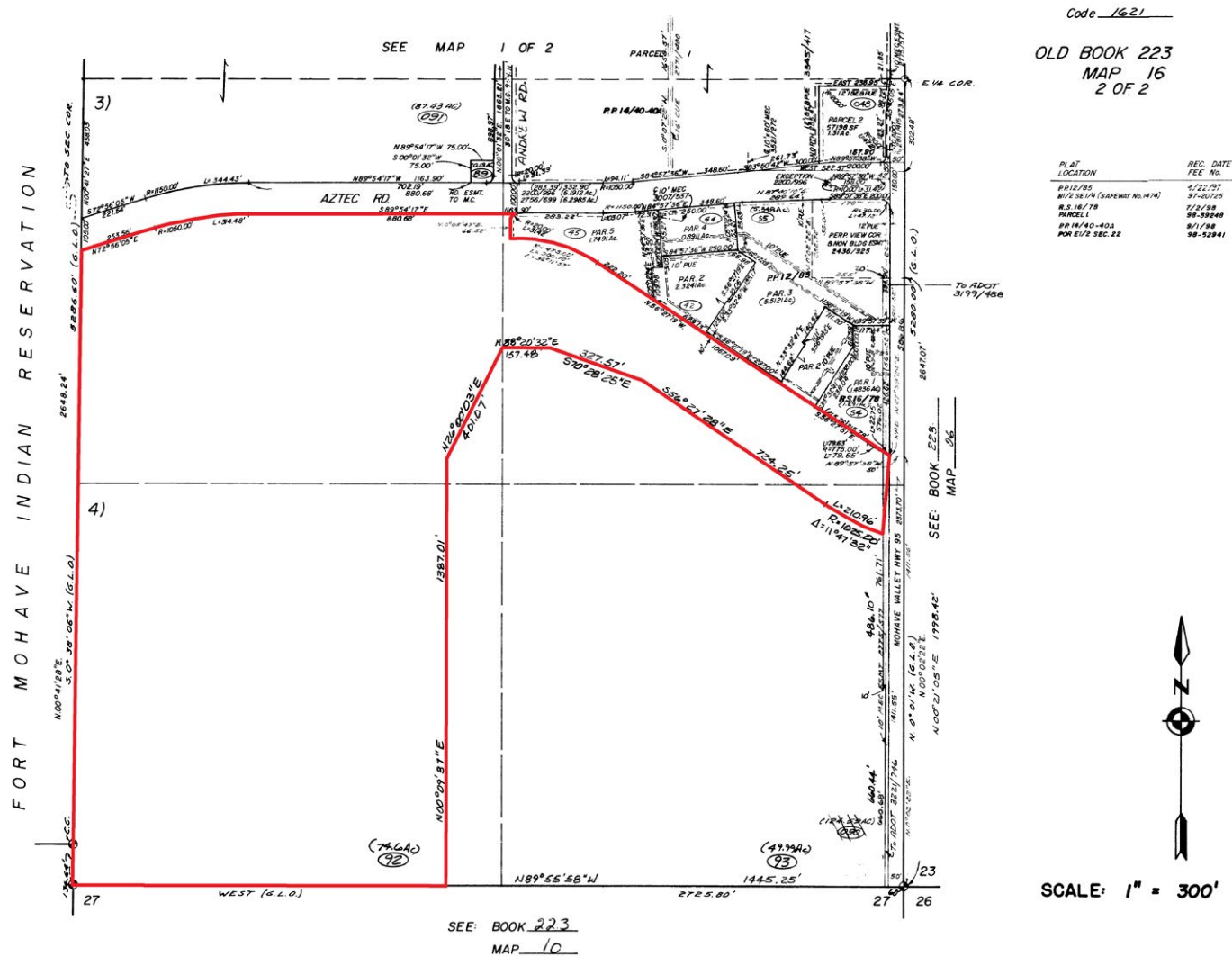
	1 MILE	3 MILES	5 MILES
2024 Population	2,514	18,310	24,693
Daytime Population	3,862	16,838	22,760
Average HH Income	\$68,970	\$88,206	\$89,610

TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 33,284 VPD ('23)
Aztec Rd: 6,422 VPD ('23)







DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,048	16,099	21,433
2020 Total Population	2,388	17,574	23,601
2020 Group Quarters	2	8	9
2024 Total Population	2,514	18,310	24,693
2024 Group Quarters	2	8	9
2029 Total Population	2,501	18,077	25,419
2024-2029 Annual Rate	-0.10%	-0.26%	0.58%
2024 Total Daytime Population	3,862	16,838	22,760
Workers	2,238	5,355	6,823
Residents	1,624	11,483	15,937
Household Summary			
2010 Households	916	6,454	8,827
2010 Average Household Size	2.24	2.49	2.43
2020 Total Households	1,110	7,311	10,109
2020 Average Household Size	2.15	2.40	2.33
2024 Households	1,189	7,745	10,711
2024 Average Household Size	2.11	2.36	2.30
2029 Households	1,216	7,878	11,375
2029 Average Household Size	2.06	2.29	2.23
2024-2029 Annual Rate	0.45%	0.34%	1.21%
2010 Families	583	4,613	6,241
2010 Average Family Size	2.68	2.82	2.76
2024 Families	699	5,181	7,028
2024 Average Family Size	2.59	2.71	2.70
2029 Families	714	5,262	7,381
2029 Average Family Size	2.50	2.62	2.62
2024-2029 Annual Rate	0.43%	0.31%	0.98%
Housing Unit Summary			
2000 Housing Units	562	4,675	6,354
Owner Occupied Housing Units	56.6%	66.2%	64.4%
Renter Occupied Housing Units	26.0%	17.9%	17.8%
Vacant Housing Units	17.4%	15.9%	17.7%
2010 Housing Units	1,148	8,034	11,274
Owner Occupied Housing Units	49.8%	59.6%	58.7%
Renter Occupied Housing Units	30.0%	20.7%	19.6%
Vacant Housing Units	20.2%	19.7%	21.7%
2020 Housing Units	1,346	8,682	12,489
Owner Occupied Housing Units	59.1%	65.7%	63.7%
Renter Occupied Housing Units	23.4%	18.5%	17.2%
Vacant Housing Units	17.2%	16.3%	19.6%
2024 Housing Units	1,426	9,095	13,103
Owner Occupied Housing Units	62.8%	68.9%	66.7%
Renter Occupied Housing Units	20.6%	16.3%	15.1%
Vacant Housing Units	16.6%	14.8%	18.3%
2029 Housing Units	1,437	9,257	13,869
Owner Occupied Housing Units	66.8%	71.6%	69.9%
Renter Occupied Housing Units	17.8%	13.5%	12.1%
Vacant Housing Units	15.4%	14.9%	18.0%
Median Household Income			
2024	\$78,105	\$72,095	\$64,113
2029	\$91,890	\$83,842	\$79,341
Median Home Value			
2024	\$281,723	\$317,378	\$299,043
2029	\$451,766	\$452,501	\$478,924