

PROJECT HIGHLIGHTS:

- 3.11 AC Available
- Ground Lease, Built to Suit or Sale
- Excellent visibility, located just off of Highway 95
- Zoned C2
- Signalized intersection

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	2,106	12,986	23,298
Daytime Population	1,550	11,284	20,721
Average HH Income	\$96,410	\$94,459	\$89,638

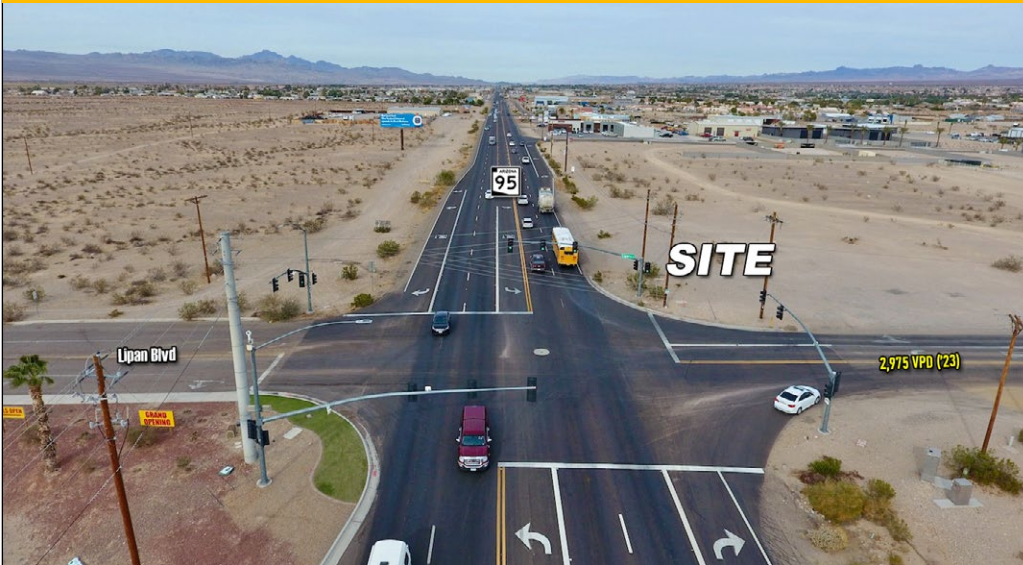
TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 23,874 VPD

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FIRST AMERICAN INVESTMENT, LLC
SCOTTSDALE, AZ
MANAGING MEMBER / FOUNDER
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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.



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GROUND LEASE, BUILT TO SUIT OR SALE



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,914	10,813	20,090
2020 Total Population	2,007	12,321	22,145
2020 Group Quarters	0	8	8
2024 Total Population	2,106	12,986	23,298
2024 Group Quarters	0	8	8
2029 Total Population	2,150	13,984	24,626
2024-2029 Annual Rate	0.41%	1.49%	1.11%
2024 Total Daytime Population	1,550	11,284	20,721
Workers	263	3,082	5,858
Residents	1,287	8,202	14,863
Household Summary			
2010 Households	769	4,409	8,113
2010 Average Household Size	2.49	2.45	2.48
2020 Total Households	817	5,235	9,322
2020 Average Household Size	2.46	2.35	2.37
2024 Households	867	5,624	9,955
2024 Average Household Size	2.43	2.31	2.34
2029 Households	921	6,265	10,858
2029 Average Household Size	2.33	2.23	2.27
2024-2029 Annual Rate	1.22%	2.18%	1.75%
2010 Families	553	3,156	5,773
2010 Average Family Size	2.79	2.77	2.81
2024 Families	580	3,747	6,589
2024 Average Family Size	2.66	2.67	2.72
2029 Families	612	4,141	7,129
2029 Average Family Size	2.56	2.59	2.64
2024-2029 Annual Rate	1.08%	2.02%	1.59%
Housing Unit Summary			
2000 Housing Units	652	3,073	6,788
Owner Occupied Housing Units	65.8%	67.2%	61.9%
Renter Occupied Housing Units	14.7%	16.1%	15.7%
Vacant Housing Units	19.5%	16.7%	22.4%
2010 Housing Units	961	5,469	10,987
Owner Occupied Housing Units	61.6%	61.5%	55.9%
Renter Occupied Housing Units	18.4%	19.1%	17.9%
Vacant Housing Units	20.0%	19.4%	26.2%
2020 Housing Units	971	6,257	11,949
Owner Occupied Housing Units	67.5%	68.3%	62.1%
Renter Occupied Housing Units	16.7%	15.4%	15.9%
Vacant Housing Units	15.4%	17.2%	21.7%
2024 Housing Units	1,026	6,666	12,561
Owner Occupied Housing Units	71.1%	70.7%	65.2%
Renter Occupied Housing Units	13.5%	13.6%	14.0%
Vacant Housing Units	15.5%	15.6%	20.7%
2029 Housing Units	1,100	7,390	13,599
Owner Occupied Housing Units	73.2%	74.1%	68.8%
Renter Occupied Housing Units	10.5%	10.6%	11.0%
Vacant Housing Units	16.3%	15.2%	20.2%
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

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