

PROJECT HIGHLIGHTS:

- 5 AC Available
- Price: \$799,000.00 or \$3.67/SF
- The Site is located less than a mile south of Walmart Supercenter and Valley View Medical Center
- Zoned C-2H

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	4,247	15,844	23,117
Daytime Population	4,385	16,672	23,502
Average HH Income	\$89,818	\$83,891	\$82,948

TRAFFIC COUNTS:

AZ-95/Mohave Valley Hwy: 18,305 VPD ('24)
 Joy Ln: 5,889 VPD ('25)

ELIO KHALIFE
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 MANAGING MEMBER / FOUNDER
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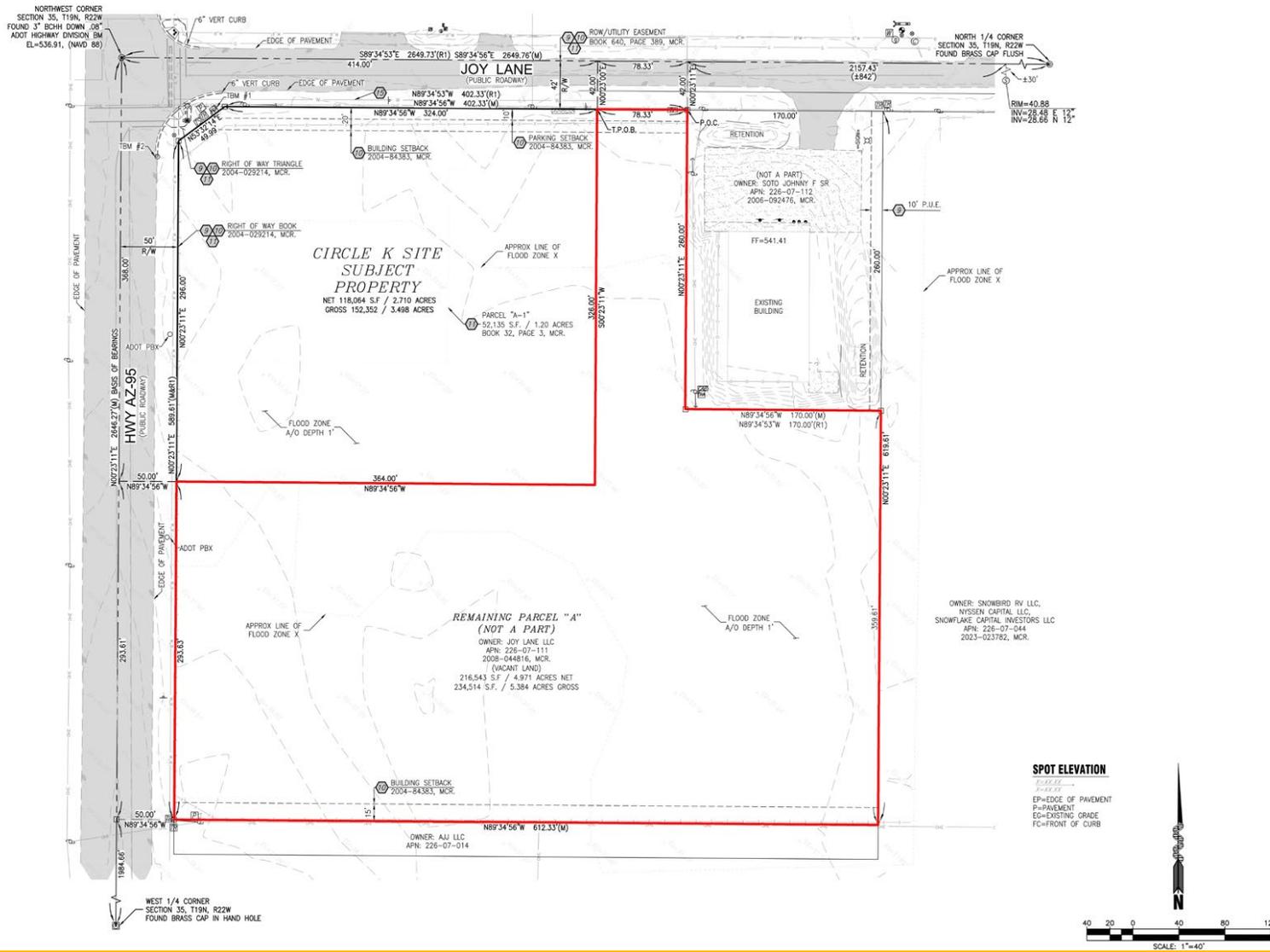
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DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,769	13,046	19,507
2020 Total Population	3,974	14,677	21,672
2020 Group Quarters	3	8	8
2025 Total Population	4,247	15,844	23,117
2025 Group Quarters	3	8	8
2030 Total Population	4,452	16,628	24,189
2025-2030 Annual Rate	0.95%	0.97%	0.91%
2025 Total Daytime Population	4,385	16,672	23,502
Workers	1,757	6,513	8,712
Residents	2,628	10,159	14,790
Household Summary			
2010 Households	1,509	5,263	7,809
2010 Average Household Size	2.50	2.48	2.50
2020 Total Households	1,622	6,138	9,037
2020 Average Household Size	2.45	2.39	2.40
2025 Households	1,768	6,789	9,873
2025 Average Household Size	2.40	2.33	2.34
2030 Households	1,884	7,252	10,509
2030 Average Household Size	2.36	2.29	2.30
2025-2030 Annual Rate	1.28%	1.33%	1.26%
2010 Families	1,087	3,758	5,597
2010 Average Family Size	2.80	2.80	2.82
2025 Families	1,177	4,479	6,509
2025 Average Family Size	2.68	2.71	2.74
2030 Families	1,248	4,762	6,893
2030 Average Family Size	2.63	2.66	2.69
2025-2030 Annual Rate	1.18%	1.23%	1.15%
Housing Unit Summary			
2000 Housing Units	1,225	3,832	5,940
Owner Occupied Housing Units	67.0%	67.1%	64.4%
Renter Occupied Housing Units	14.9%	16.9%	16.4%
Vacant Housing Units	18.0%	16.0%	19.1%
2010 Housing Units	1,849	6,512	10,137
Owner Occupied Housing Units	63.5%	60.8%	58.0%
Renter Occupied Housing Units	18.2%	20.0%	19.0%
Vacant Housing Units	18.4%	19.2%	23.0%
2020 Housing Units	1,897	7,302	11,150
Owner Occupied Housing Units	68.8%	67.3%	64.4%
Renter Occupied Housing Units	16.7%	16.7%	16.7%
Vacant Housing Units	15.1%	16.7%	19.0%
2025 Housing Units	2,047	8,027	12,042
Owner Occupied Housing Units	72.1%	70.2%	67.7%
Renter Occupied Housing Units	14.3%	14.4%	14.3%
Vacant Housing Units	13.6%	15.4%	18.0%
2030 Housing Units	2,175	8,548	12,768
Owner Occupied Housing Units	74.3%	72.6%	70.2%
Renter Occupied Housing Units	12.2%	12.2%	12.1%
Vacant Housing Units	13.4%	15.2%	17.7%
Median Household Income			
2025	\$72,149	\$67,075	\$65,892
2030	\$82,136	\$74,720	\$73,657
Median Home Value			
2025	\$302,998	\$318,780	\$315,417
2030	\$454,135	\$448,535	\$450,893