

±15 ACRES AVAILABLE IN A VERY HIGH-GROWTH AREA

SWC Cotton Ln & Waddell Rd | Surprise, AZ



For more information, please contact:

Torrey Briegel
602.734.7219
tbriegel@pcaemail.com

Greg Laing
602.734.7207
glaing@pcaemail.com



PHOENIX COMMERCIAL ADVISORS



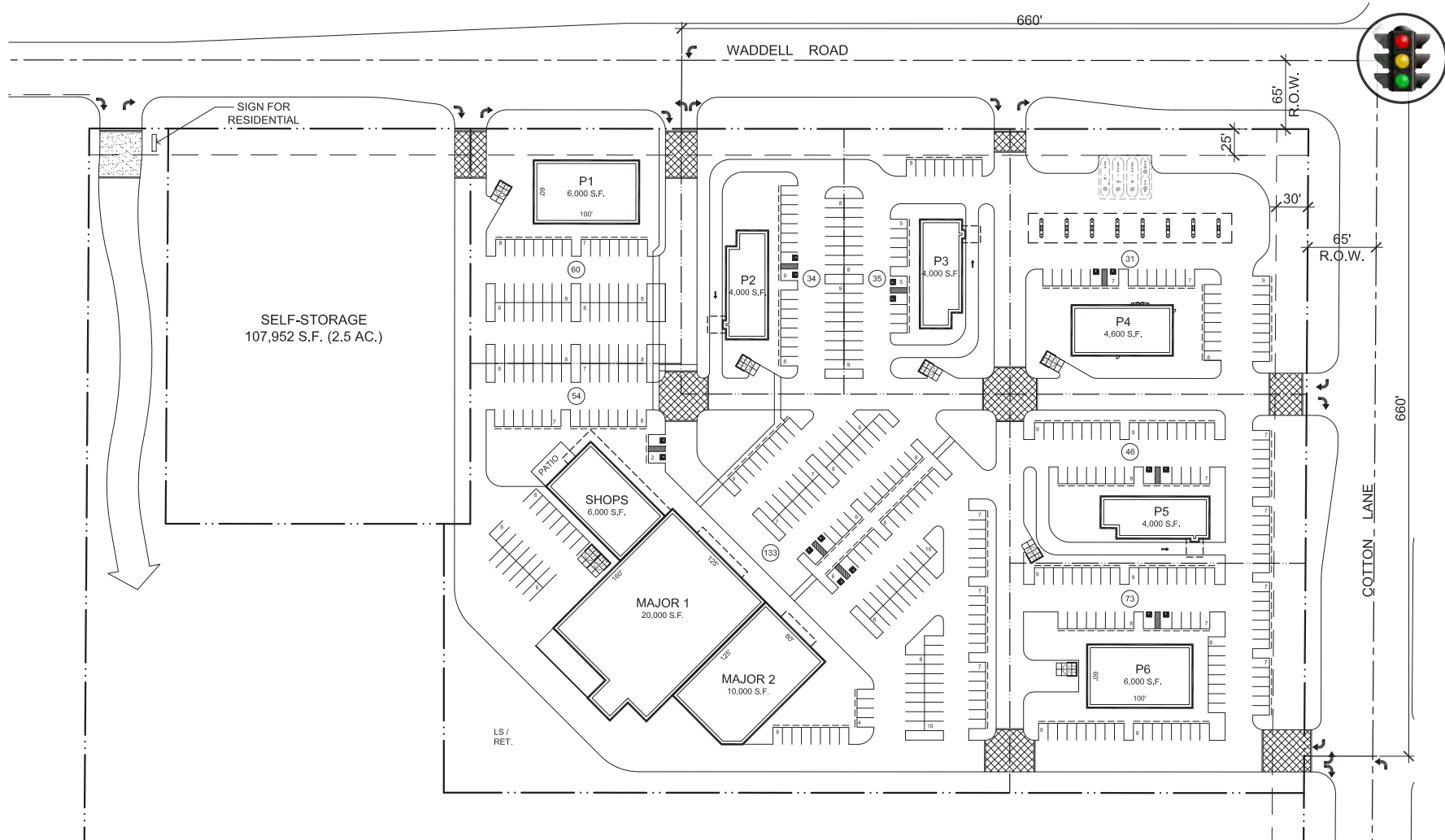
PHOENIXCOMMERCIALADVISORS.COM

3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[01/28/20]

±15 ACRES AVAILABLE IN A VERY HIGH-GROWTH AREA

SWC Cotton Ln & Waddell Rd | Surprise, AZ



For more information, please contact:

Torrey Briegel
602.734.7219
tbriegel@pcaemail.com

Greg Laing
602.734.7207
glaing@pcaemail.com



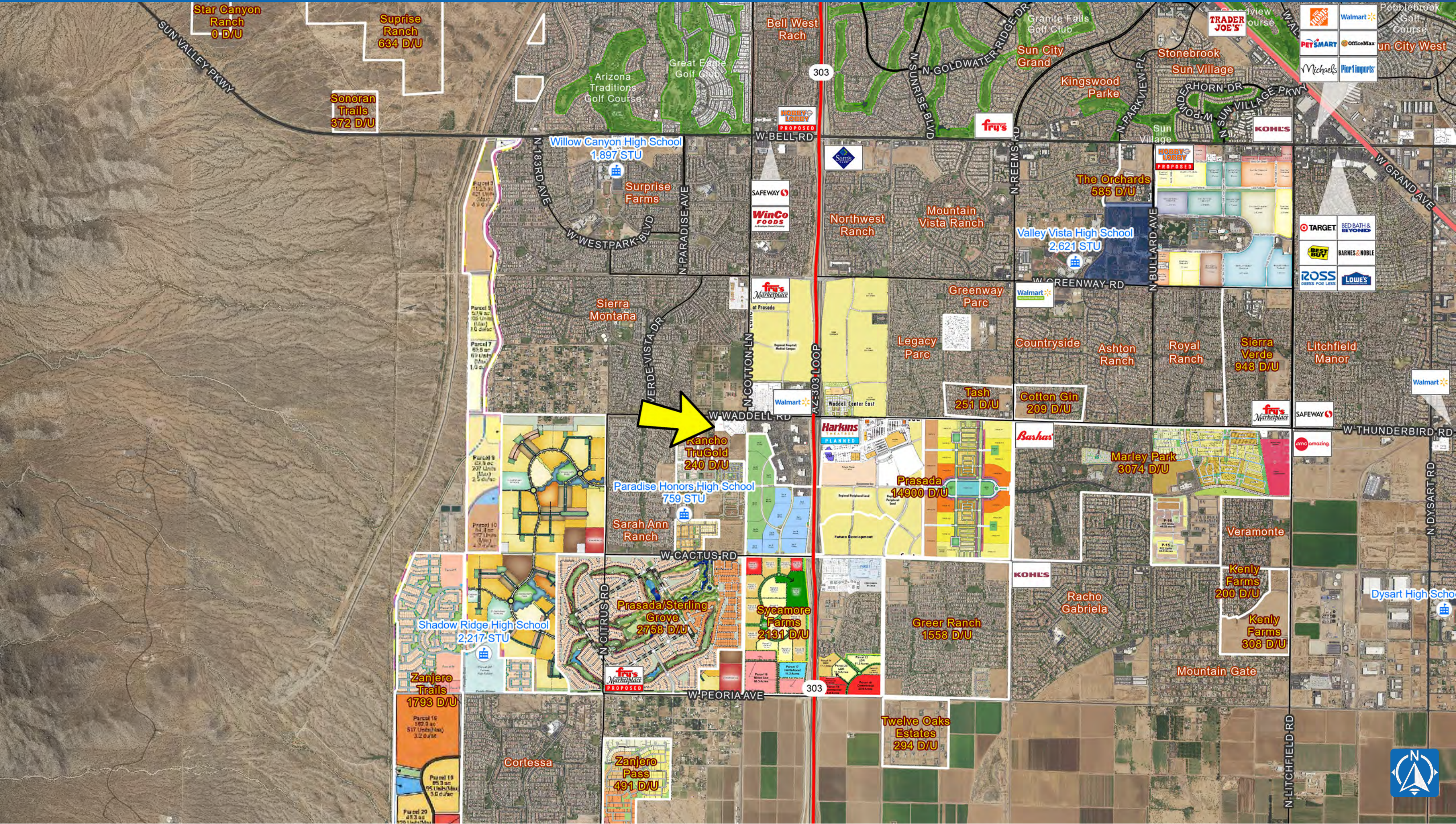
3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800



PHOENIXCOMMERCIALADVISORS.COM

[01/28/20]







One Page Summary

Cotton Ln & Waddell Rd, Surprise
-112.426729185 33.6097736470001
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 33.609774
Longitude: -112.426729

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	241	8,459	27,930
2010 Total Population	5,331	64,427	115,782
2019 Total Population	6,391	78,442	136,561
2019 Group Quarters	4	119	387
2024 Total Population	7,227	86,137	150,727
2019-2024 Annual Rate	2.49%	1.89%	1.99%
2019 Total Daytime Population	5,514	54,658	110,927
Workers	2,142	10,925	29,150
Residents	3,372	43,733	81,777
Household Summary			
2000 Households	65	3,690	12,287
2000 Average Household Size	3.71	2.29	2.26
2010 Households	1,644	21,795	43,015
2010 Average Household Size	3.24	2.95	2.68
2019 Households	1,969	25,983	49,636
2019 Average Household Size	3.24	3.01	2.74
2024 Households	2,217	28,353	54,255
2024 Average Household Size	3.26	3.03	2.77
2019-2024 Annual Rate	2.40%	1.76%	1.80%
2010 Families	1,324	17,377	32,709
2010 Average Family Size	3.58	3.28	3.06
2019 Families	1,563	20,596	37,574
2019 Average Family Size	3.60	3.35	3.13
2024 Families	1,752	22,438	41,109
2023 Average Family Size	3.63	3.38	3.16
2019-2024 Annual Rate	2.31%	1.73%	1.81%
Housing Unit Summary			
2019 Housing Units	2,103	29,672	57,549
Owner Occupied Housing Units	73.1%	69.9%	69.5%
Renter Occupied Housing Units	20.5%	17.6%	16.7%
Vacant Housing Units	6.4%	12.4%	13.8%
Median Household Income			
2019	\$74,453	\$73,863	\$69,093
2024	\$79,432	\$82,061	\$78,962
Median Home Value			
2019	\$237,177	\$247,577	\$259,336
2024	\$264,898	\$277,642	\$285,604
Average Income Value			
Average Household Income	\$84,746	\$84,902	\$83,784
Per Capita Income			
2019	\$26,739	\$28,236	\$30,484
2024	\$30,928	\$32,891	\$35,272
Median Age			
2019	30.4	34.6	38.9
2019 Population 25+ by Educational Attainment			
Total	3,723	49,674	92,917
Less than 9th Grade	2.3%	1.7%	1.7%
9th - 12th Grade, No Diploma	3.7%	4.8%	4.6%
High School Graduate	20.9%	20.8%	21.8%
GED/Alternative Credential	5.6%	3.5%	3.3%
Some College, No Degree	33.9%	30.7%	29.1%
Associate Degree	10.8%	9.9%	10.0%
Bachelor's Degree	15.4%	19.0%	19.5%
Graduate/Professional Degree	7.3%	9.6%	10.0%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 27, 2019