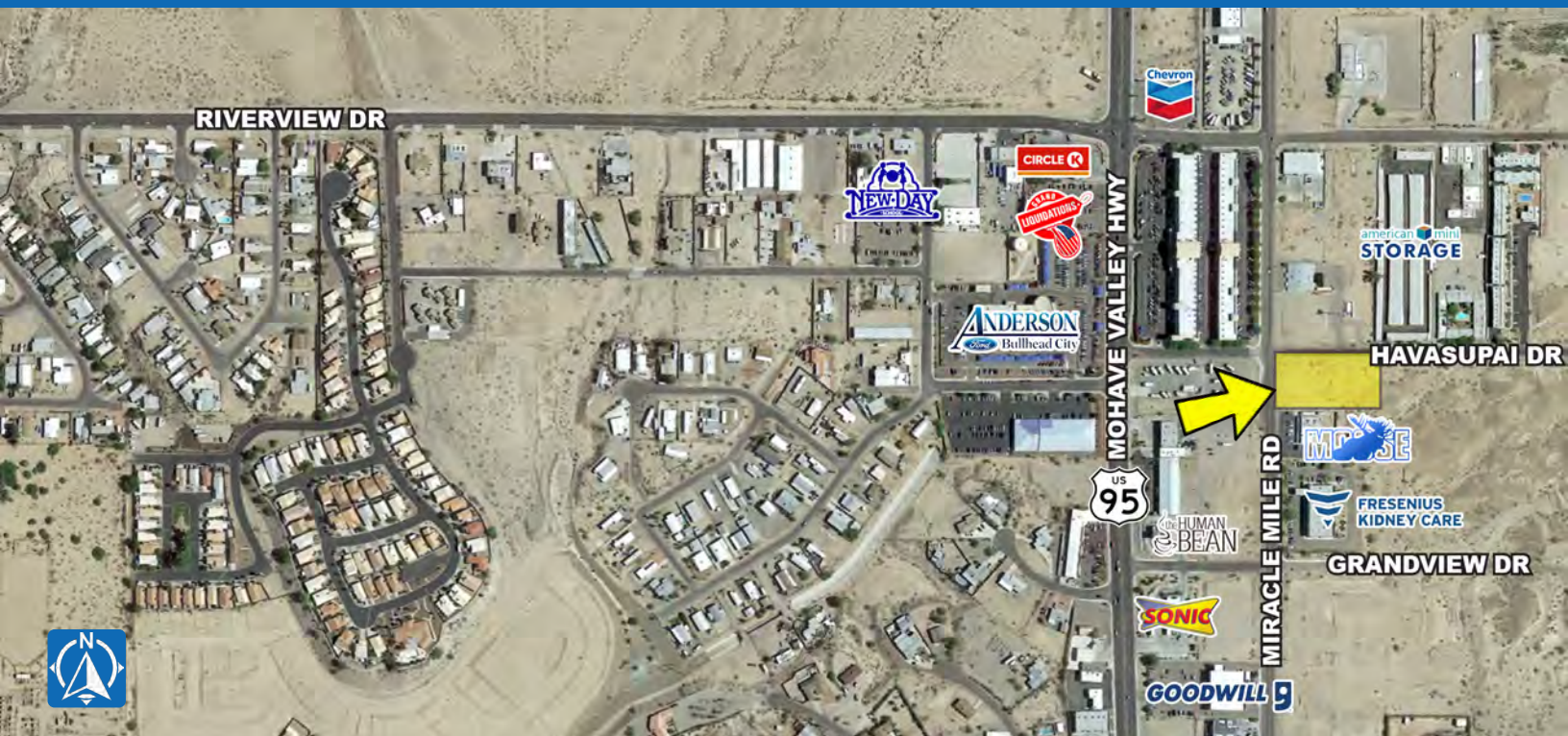


AVAILABLE GAS STATION LAND

Bullhead City

SEC Miracle Mile Rd & Havasupai Dr | Bullhead City, AZ



PROPERTY DETAILS

Address: 2610 Miracle Mile Rd, Bullhead City, AZ
 Size: ±1.04 AC
 Parcel #: 220-15-157M
 Price: \$450,000

COMMENTS

- Located just off State Route 95
- Previously planned for a commercial fuel station
- Located 7 miles away from Laughlin, Nevada
- Close proximity to Mohave High School
- Priced to sell

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	2,878	30,591	41,327
2024 Total Population	2,988	31,312	42,343
2019 Med HH Income	\$47,238	\$37,486	\$39,386
2019 Total Daytime Pop	4,296	29,662	38,313
Workers	2,623	10,270	12,439
Residents	1,673	19,392	25,874

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±28,135 VPD (NB/SB)	E: N/A VPD (EB/WB)
S: ±27,962 VPD (NB/SB)	W: N/A VPD (EB/WB)

ADOT 2018

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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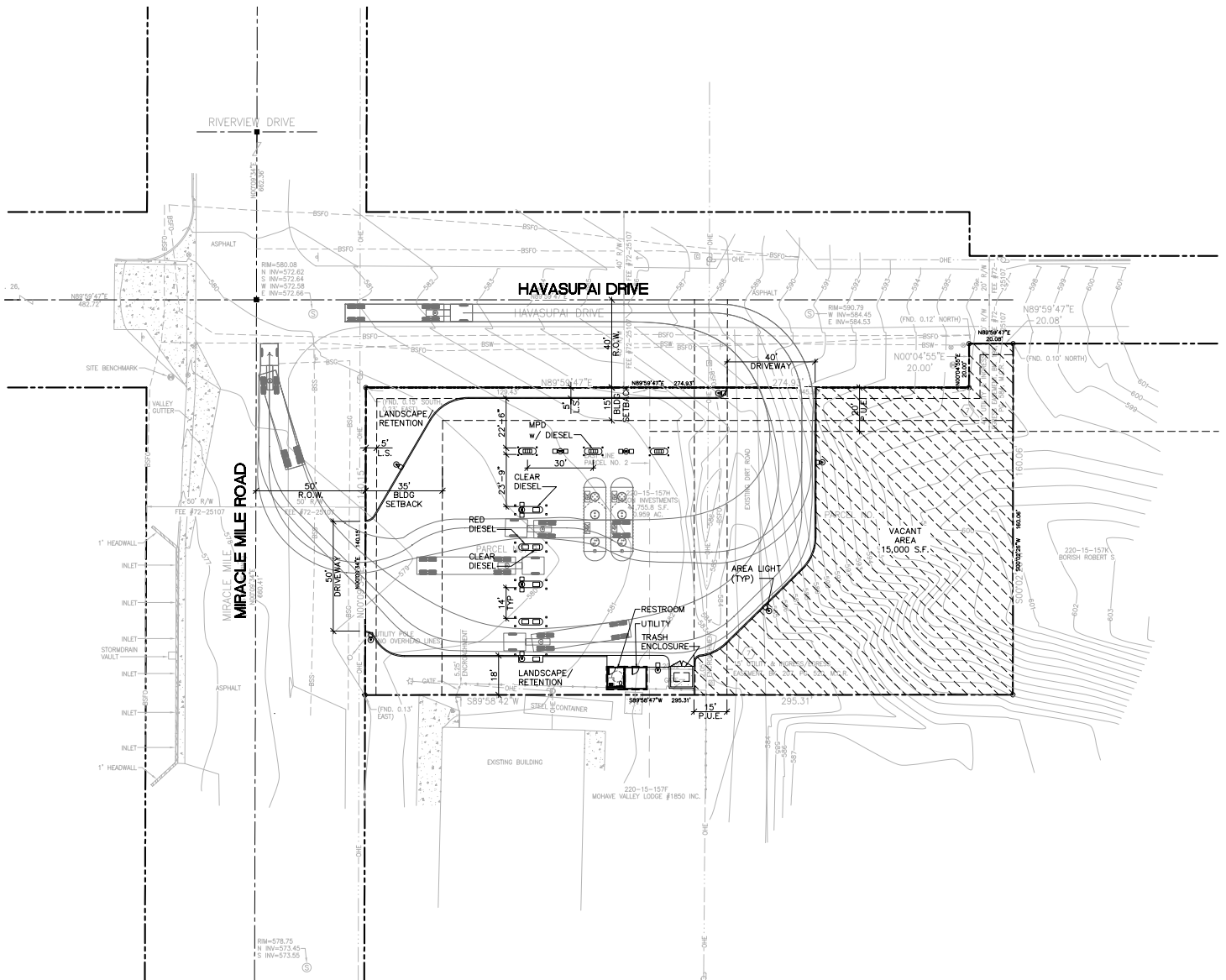
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[12/18/19]



AVAILABLE GAS STATION LAND Bullhead City

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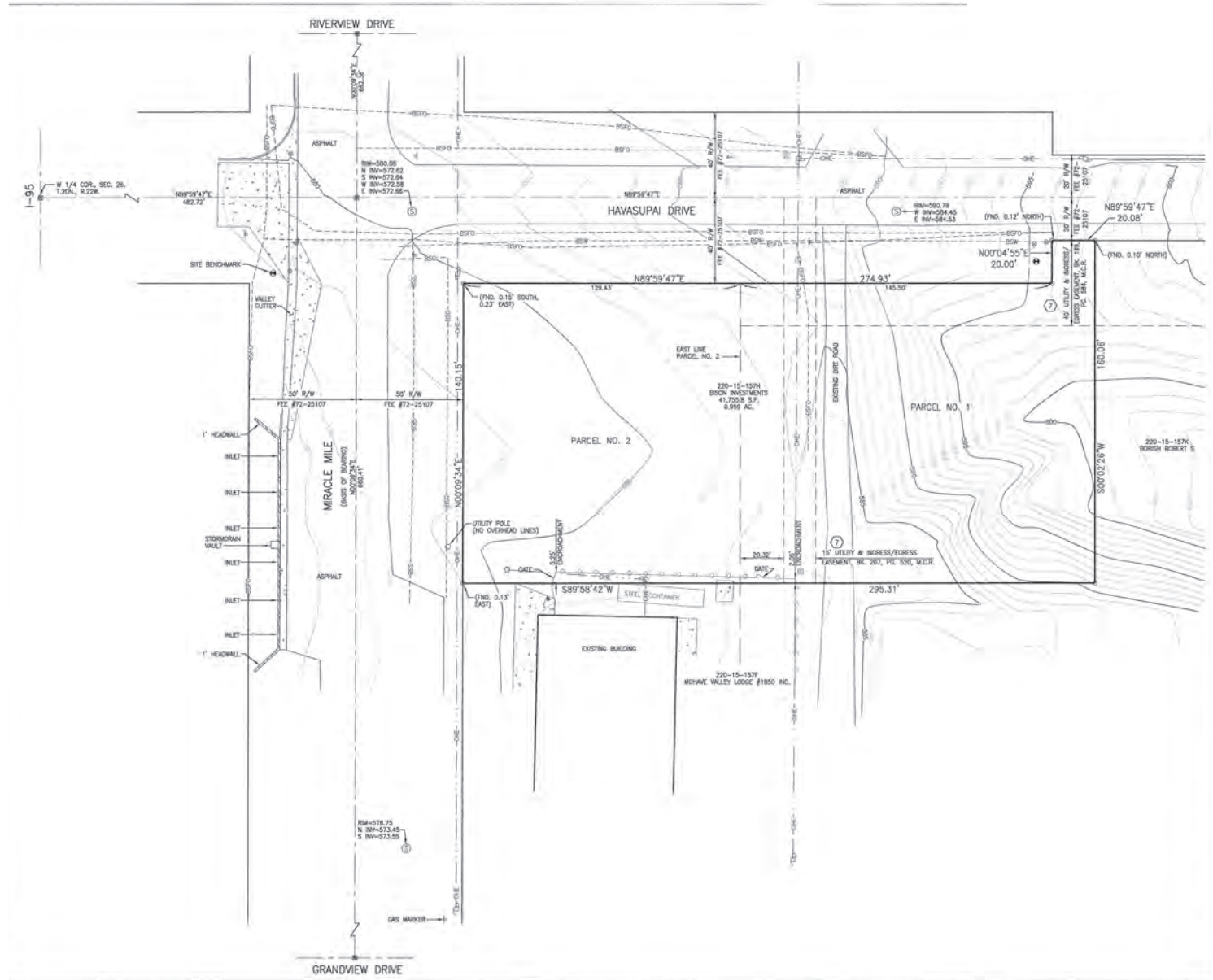
[12/18/19]



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[12/18/19]









One Page Summary

Miracle Mile Rd & Havasupai Dr, Bullhead City
-114.596446293 35.0914260850001
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 35.091426
Longitude: -114.596446

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,166	25,897	33,796
2010 Total Population	2,623	29,055	39,161
2019 Total Population	2,878	30,591	41,327
2019 Group Quarters	0	120	162
2024 Total Population	2,988	31,312	42,343
2019-2024 Annual Rate	0.75%	0.47%	0.49%
2019 Total Daytime Population	4,296	29,662	38,313
Workers	2,623	10,270	12,439
Residents	1,673	19,392	25,874
Household Summary			
2000 Households	919	10,466	13,675
2000 Average Household Size	2.36	2.47	2.46
2010 Households	1,175	12,000	16,243
2010 Average Household Size	2.23	2.41	2.40
2019 Households	1,296	12,707	17,260
2019 Average Household Size	2.22	2.40	2.38
2024 Households	1,348	13,049	17,752
2024 Average Household Size	2.22	2.39	2.38
2019-2024 Annual Rate	0.79%	0.53%	0.56%
2010 Families	738	7,552	10,291
2010 Average Family Size	2.68	2.89	2.87
2019 Families	805	7,891	10,789
2019 Average Family Size	2.67	2.89	2.86
2024 Families	832	8,064	11,043
2023 Average Family Size	2.68	2.89	2.86
2019-2024 Annual Rate	0.66%	0.43%	0.47%
Housing Unit Summary			
2019 Housing Units	1,717	17,779	23,758
Owner Occupied Housing Units	47.2%	42.5%	43.5%
Renter Occupied Housing Units	28.3%	29.0%	29.2%
Vacant Housing Units	24.5%	28.5%	27.4%
Median Household Income			
2019	\$47,238	\$37,486	\$39,386
2024	\$51,372	\$40,999	\$43,664
Median Home Value			
2019	\$129,194	\$116,973	\$132,537
2024	\$158,013	\$165,703	\$186,070
Average Income Value			
Average Household Income	\$53,703	\$50,836	\$56,101
Per Capita Income			
2019	\$23,897	\$21,126	\$23,441
2024	\$26,563	\$24,044	\$27,051
Median Age			
2019	53.6	49.8	50.0
2019 Population 25+ by Educational Attainment			
Total	2,243	22,903	31,092
Less than 9th Grade	1.4%	7.0%	5.9%
9th - 12th Grade, No Diploma	7.3%	15.0%	13.9%
High School Graduate	28.1%	30.9%	31.0%
GED/Alternative Credential	10.7%	7.4%	6.9%
Some College, No Degree	33.4%	24.8%	24.4%
Associate Degree	7.2%	6.3%	7.5%
Bachelor's Degree	6.4%	5.6%	6.6%
Graduate/Professional Degree	5.6%	3.1%	3.7%

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

January 15, 2020