

EXCLUSIVE LISTING



- Location:** NWC of Val Vista Rd. and Queen Creek Rd. in Gilbert, Arizona.
- Size:** +/- 9.5 Acres. All or part available.
- 2012 Property Tax:** \$29,650.70
- Zoning:** SC
- APN:** 304-57-692 (9.5 of 13 Acres)
- Price:** \$9.50/ sq. ft.
- Utilities:** To site
 - Electric: SRP
 - Water: City of Gilbert
 - Sewer: City of Gilbert
- Comments:** Property is located 2 miles south of the Loop 202 interchange at Val Vista Road. Val Vista and Queen Creek Road are both major arterials running through the southeast valley. Due to a steady increase in housing starts and residential demand in Gilbert this site is ideal for retail, office, church, or assisted living uses.

10 ACRES VAL VISTA & QUEEN CREEK RD.

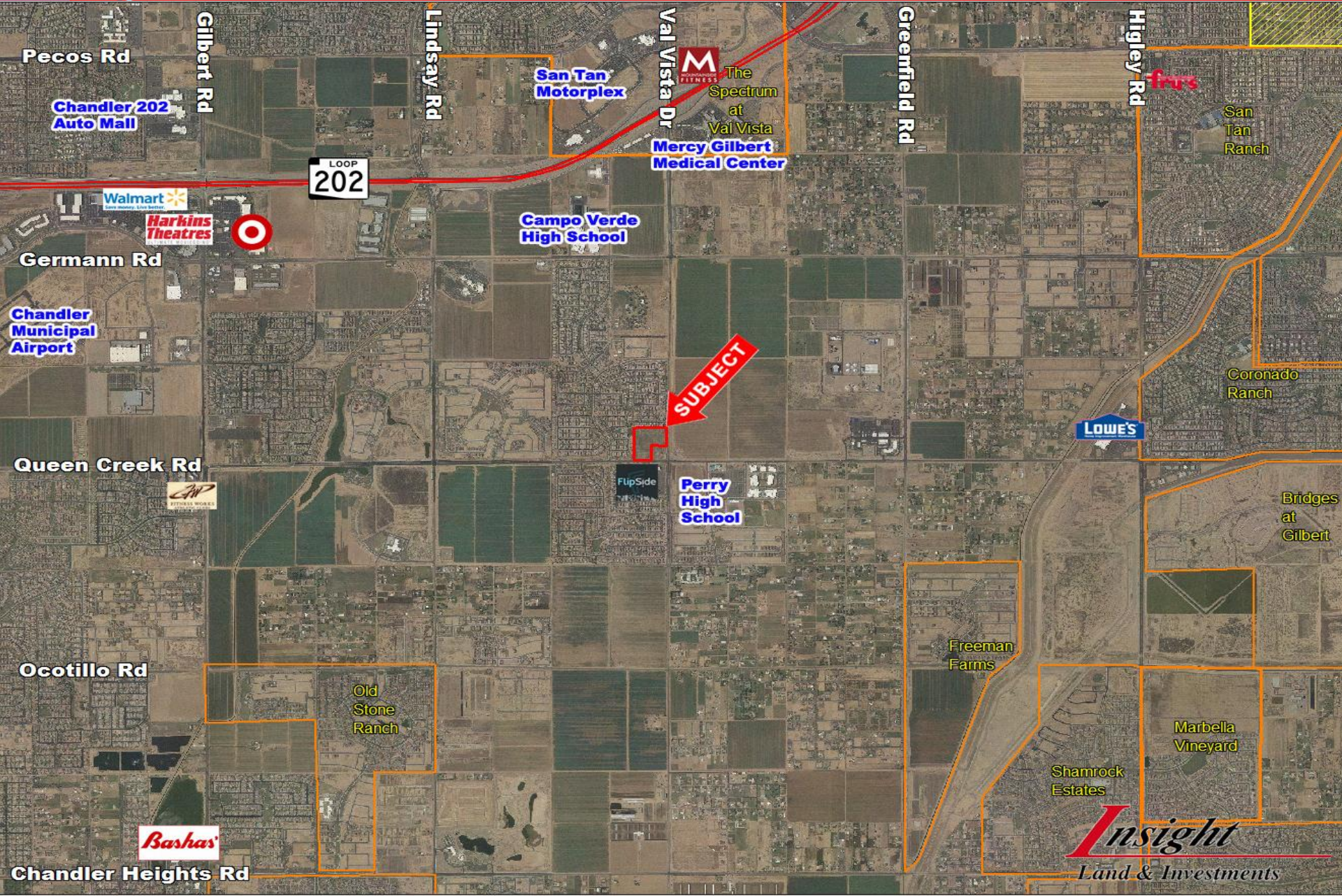
GILBERT, AZ



Val Vista Dr

SUBJECT

Queen Creek Rd



2013 Single Family Building Permits for Selected Jurisdictions

	2012										2013				2012 Total	YTD 2012	YTD 2013	Pct Change from YTD 2012
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr					
Apache Junction	26	24	31	21	5	16	4	6	10	5	6	9	7	183	66	27	-59%	
Avondale	-	-	-	1	-	-	-	-	1	6	10	6	5	3	1	27	2600%	
Buckeye	97	98	62	83	46	48	43	54	40	49	48	47	70	691	217	214	-1%	
Casa Grande	13	7	8	4	1	-	2	5	4	10	24	11	9	58	27	54	100%	
Chandler	69	52	63	48	44	42	35	29	25	39	44	60	68	588	250	211	-16%	
Coolidge	-	-	-	-	-	-	1	1	-	-				4	2	-	-100%	
Florence	4	20	22	12	12	14	12	8	12	20	10	20	28	138	26	78	200%	
Gilbert	290	295	228	178	211	108	165	159	87	174	156	187	180	2,418	987	697	-29%	
Glendale	22	41	22	31	22	16	30	11	15	6	5	16	21	281	93	48	-48%	
Goodyear	80	125	75	108	87	91	80	92	37	82	89	96	82	976	281	349	24%	
Maricopa*	40	42	32	23	21	27	15	23	35	34	49	51	45	312	94	179	90%	
Maricopa County	52	57	56	79	33	49	58	33	35	49	67	59	82	577	177	257	45%	
Mesa	80	113	103	102	83	60	48	56	52	70	52	102	94	860	243	318	31%	
Paradise Valley	3	1	3	6	3	3	2	3	2	3	3	3	6	39	16	15	-6%	
Peoria	53	91	75	94	69	65	72	45	50	58	61	57	81	768	207	257	24%	
Phoenix	194	176	150	171	153	88	130	124	118	155	148	155	184	1,651	541	642	19%	
Pinal County	74	88	133	164	79	100	73	54	55	78	74	157	109	1,031	285	418	47%	
Queen Creek	56	19	22	96	59	52	54	51	27	41	40	50	67	478	98	198	102%	
Scottsdale	18	22	23	19	25	15	28	26	27	26	40	45	43	267	82	154	88%	
Surprise	65	79	55	60	55	34	39	32	17	41	37	79	50	529	158	207	31%	
Total	1,236	1,350	1,163	1,300	1,008	828	891	812	649	946	963	1,210	1,231	11,852	3,851	4,350	13%	

*Estimated

	1 mile	3 miles	5 miles
Population			
2000 Population	14,364	116,948	320,132
2010 Population	13,742	116,648	352,712
2012 Population	13,907	117,023	357,520
2017 Population	14,356	119,055	368,917
2000-2010 Annual Rate	-0.44%	-0.03%	0.97%
2010-2012 Annual Rate	0.53%	0.14%	0.60%
2012-2017 Annual Rate	0.64%	0.34%	0.63%
2012 Male Population	49.3%	49.4%	49.7%
2012 Female Population	50.7%	50.6%	50.3%
2012 Median Age	32.5	33.8	32.2

In the identified area, the current year population is 357,520. In 2010, the Census count in the area was 352,712. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 368,917 representing a change of 0.63% annually from 2012 to 2017. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 32.2, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2012 White Alone	79.1%	79.7%	73.8%
2012 Black Alone	4.0%	3.4%	3.8%
2012 American Indian/Alaska Native Alone	1.5%	1.2%	1.8%
2012 Asian Alone	2.9%	4.8%	4.0%
2012 Pacific Islander Alone	0.3%	0.3%	0.4%
2012 Other Race	8.5%	6.8%	12.4%
2012 Two or More Races	3.8%	3.8%	3.9%
2012 Hispanic Origin (Any Race)	24.3%	19.2%	29.4%

Persons of Hispanic origin represent 29.4% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.0 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	4,639	38,273	108,514
2010 Households	4,946	40,685	123,668
2012 Total Households	5,012	40,928	125,532
2017 Total Households	5,175	41,743	129,721
2000-2010 Annual Rate	0.64%	0.61%	1.32%
2010-2012 Annual Rate	0.59%	0.27%	0.67%
2012-2017 Annual Rate	0.64%	0.39%	0.66%
2012 Average Household Size	2.77	2.85	2.84

The household count in this area has changed from 123,668 in 2010 to 125,532 in the current year, a change of 0.67% annually. The five-year projection of households is 129,721, a change of 0.66% annually from the current year total. Average household size is currently 2.84, compared to 2.84 in the year 2010. The number of families in the current year is 87,153 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$60,059	\$72,890	\$58,381
2017 Median Household Income	\$66,365	\$77,561	\$64,770
2012-2017 Annual Rate	2.02%	1.25%	2.10%
Average Household Income			
2012 Average Household Income	\$71,337	\$83,280	\$70,676
2017 Average Household Income	\$77,666	\$90,116	\$77,410
2012-2017 Annual Rate	1.71%	1.59%	1.84%
Per Capita Income			
2012 Per Capita Income	\$25,712	\$29,170	\$24,936
2017 Per Capita Income	\$27,992	\$31,635	\$27,333
2012-2017 Annual Rate	1.71%	1.64%	1.85%

Households by Income

Current median household income is \$58,381 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$64,770 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$70,676 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$77,410 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$24,936 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$27,333 in five years, compared to \$29,882 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	4,817	39,897	118,494
2000 Owner Occupied Housing Units	3,326	31,042	77,737
2000 Owner Occupied Housing Units	1,314	7,230	30,777
2000 Vacant Housing Units	177	1,625	9,980
2010 Total Housing Units	5,348	43,475	138,440
2010 Owner Occupied Housing Units	3,148	29,207	80,160
2010 Renter Occupied Housing Units	1,798	11,478	43,508
2010 Vacant Housing Units	402	2,790	14,772
2012 Total Housing Units	5,403	43,849	140,347
2012 Owner Occupied Housing Units	3,051	28,355	78,034
2012 Renter Occupied Housing Units	1,961	12,573	47,498
2012 Vacant Housing Units	391	2,921	14,815
2017 Total Housing Units	5,564	44,899	145,178
2017 Owner Occupied Housing Units	3,189	29,133	81,231
2017 Renter Occupied Housing Units	1,986	12,610	48,490
2017 Vacant Housing Units	389	3,156	15,457

Currently, 55.6% of the 140,347 housing units in the area are owner occupied; 33.8%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 138,440 housing units in the area - 57.9% owner occupied, 31.4% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 0.61%. Median home value in the area is \$141,586, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 3.04% annually to \$164,487.

	3 miles	5 miles	10 miles		3 miles	5 miles	10 miles
Population Summary				2012 Households by Income			
2000 Total Population	116,948	320,132	835,884	Household Income Base	40,928	125,532	380,905
2010 Total Population	116,648	352,712	1,003,809	<\$15,000	4.2%	7.6%	9.8%
2012 Total Population	117,023	357,520	1,021,429	\$15,000 - \$24,999	4.3%	7.9%	8.6%
2012 Group Quarters	264	1,553	14,405	\$25,000 - \$34,999	6.8%	9.7%	9.7%
2017 Total Population	119,055	368,917	1,061,220	\$35,000 - \$49,999	12.2%	14.5%	14.5%
2012-2017 Annual Rate	0.34%	0.63%	0.77%	\$50,000 - \$74,999	23.8%	23.3%	21.5%
Household Summary				2017 Households by Income			
2000 Households	38,273	108,514	306,319	\$75,000 - \$99,999	19.1%	15.7%	14.1%
2000 Average Household Size	3.05	2.94	2.69	\$100,000 - \$149,999	20.8%	15.1%	15.0%
2010 Households	40,685	123,668	373,886	\$150,000 - \$199,999	5.4%	3.7%	4.1%
2010 Average Household Size	2.86	2.84	2.65	\$200,000+	3.3%	2.4%	2.6%
2012 Households	40,928	125,532	380,907	Average Household Income	\$83,280	\$70,676	\$69,597
2012 Average Household Size	2.85	2.84	2.64	2017 Households by Income			
2017 Households	41,743	129,721	396,364	Household Income Base	41,743	129,721	396,362
2017 Average Household Size	2.85	2.83	2.64	<\$15,000	3.5%	6.8%	9.0%
2012-2017 Annual Rate	0.39%	0.66%	0.80%	\$15,000 - \$24,999	2.9%	5.8%	6.2%
2010 Families	30,169	86,536	244,748	\$25,000 - \$34,999	4.5%	6.6%	6.8%
2010 Average Family Size	3.30	3.35	3.22	\$35,000 - \$49,999	9.4%	11.7%	11.9%
2012 Families	30,140	87,153	247,014	\$50,000 - \$74,999	26.7%	27.3%	25.4%
2012 Average Family Size	3.29	3.35	3.22	\$75,000 - \$99,999	21.6%	18.6%	16.9%
2017 Families	30,758	90,124	257,088	\$100,000 - \$149,999	21.7%	16.1%	16.0%
2017 Average Family Size	3.29	3.36	3.22	\$150,000 - \$199,999	6.4%	4.4%	4.9%
2012-2017 Annual Rate	0.41%	0.67%	0.80%	\$200,000+	3.4%	2.6%	2.8%
Housing Unit Summary				2012 Owner Occupied Housing Units by Value			
2000 Housing Units	39,897	118,494	346,145	Total	28,355	78,030	230,942
Owner Occupied Housing Units	77.8%	65.6%	60.0%	<\$50,000	1.0%	2.4%	2.8%
Renter Occupied Housing Units	18.1%	26.0%	28.5%	\$50,000 - \$99,999	8.6%	16.6%	16.7%
Vacant Housing Units	4.1%	8.4%	11.5%	\$100,000 - \$149,999	33.2%	37.3%	32.2%
2010 Housing Units	43,475	138,440	429,399	\$150,000 - \$199,999	28.5%	22.7%	22.7%
Owner Occupied Housing Units	67.2%	57.9%	55.1%	\$200,000 - \$249,999	15.6%	10.9%	12.0%
Renter Occupied Housing Units	26.4%	31.4%	32.0%	\$250,000 - \$299,999	6.8%	5.0%	6.0%
Vacant Housing Units	6.4%	10.7%	12.9%	\$300,000 - \$399,999	4.4%	3.6%	4.8%
2012 Housing Units	43,849	140,347	435,993	\$400,000 - \$499,999	1.2%	0.9%	1.5%
Owner Occupied Housing Units	64.7%	55.6%	53.0%	\$500,000 - \$749,999	0.6%	0.5%	1.0%
Renter Occupied Housing Units	28.7%	33.8%	34.4%	\$750,000 - \$999,999	0.1%	0.1%	0.2%
Vacant Housing Units	6.7%	10.6%	12.6%	\$1,000,000 +	0.0%	0.0%	0.1%
2017 Housing Units	44,899	145,178	453,404	Average Home Value	\$177,846	\$158,713	\$169,506
Owner Occupied Housing Units	64.9%	56.0%	53.2%	2017 Owner Occupied Housing Units by Value			
Renter Occupied Housing Units	28.1%	33.4%	34.2%	Total	29,133	81,227	241,355
Vacant Housing Units	7.0%	10.6%	12.6%	<\$50,000	0.4%	1.5%	1.8%
Median Household Income				2012 Owner Occupied Housing Units by Value			
2012	\$72,890	\$58,381	\$56,374	\$50,000 - \$99,999	4.9%	11.5%	11.8%
2017	\$77,561	\$64,770	\$63,118	\$100,000 - \$149,999	21.6%	28.1%	23.3%
Median Home Value				2017 Owner Occupied Housing Units by Value			
2012	\$162,713	\$141,586	\$147,362	\$150,000 - \$199,999	35.6%	31.0%	30.2%
2017	\$182,463	\$164,487	\$171,539	\$200,000 - \$249,999	21.3%	15.4%	16.6%
Per Capita Income				2012 Owner Occupied Housing Units by Value			
2012	\$29,170	\$24,936	\$26,430	\$250,000 - \$299,999	9.0%	6.7%	7.9%
2017	\$31,635	\$27,333	\$29,080	\$300,000 - \$399,999	5.2%	4.2%	5.5%
Median Age				2017 Owner Occupied Housing Units by Value			
2010	33.6	32.0	33.3	\$400,000 - \$499,999	1.1%	0.8%	1.3%
2012	33.8	32.2	33.4	\$500,000 - \$749,999	0.8%	0.6%	1.2%
2017	34.4	32.6	33.9	\$750,000 - \$999,999	0.2%	0.1%	0.2%
				\$1,000,000 +	0.0%	0.0%	0.1%
				Average Home Value	\$195,265	\$175,431	\$186,290

	3 miles	5 miles	10 miles
2010 Population by Age			
Total	116,647	352,714	1,003,806
0 - 4	6.9%	8.1%	7.4%
5 - 9	7.7%	8.1%	7.4%
10 - 14	8.7%	8.0%	7.2%
15 - 24	15.0%	14.8%	15.7%
25 - 34	13.7%	15.5%	14.9%
35 - 44	15.2%	14.7%	13.9%
45 - 54	16.1%	13.8%	13.0%
55 - 64	10.0%	9.2%	9.7%
65 - 74	4.3%	4.6%	5.9%
75 - 84	1.9%	2.4%	3.5%
85 +	0.6%	0.9%	1.5%
18 +	71.4%	71.1%	73.9%
2012 Population by Age			
Total	117,023	357,521	1,021,430
0 - 4	6.9%	8.0%	7.4%
5 - 9	7.7%	8.1%	7.3%
10 - 14	8.5%	7.9%	7.0%
15 - 24	14.7%	14.6%	15.5%
25 - 34	13.9%	15.8%	15.1%
35 - 44	14.8%	14.3%	13.5%
45 - 54	15.7%	13.4%	12.6%
55 - 64	10.6%	9.7%	10.1%
65 - 74	4.7%	5.0%	6.4%
75 - 84	1.9%	2.4%	3.5%
85 +	0.7%	0.9%	1.6%
18 +	71.9%	71.5%	74.3%
2017 Population by Age			
Total	119,057	368,916	1,061,219
0 - 4	6.9%	8.1%	7.4%
5 - 9	7.6%	8.1%	7.3%
10 - 14	8.6%	7.9%	7.1%
15 - 24	13.8%	13.7%	14.6%
25 - 34	14.0%	16.0%	15.3%
35 - 44	14.4%	14.0%	13.2%
45 - 54	14.7%	12.4%	11.6%
55 - 64	11.3%	10.2%	10.6%
65 - 74	5.9%	6.1%	7.6%
75 - 84	2.1%	2.6%	3.7%
85 +	0.8%	1.0%	1.6%
18 +	72.0%	71.7%	74.4%
2010 Population by Sex			
Males	57,520	175,216	496,538
Females	59,128	177,496	507,271
2012 Population by Sex			
Males	57,775	177,798	506,120
Females	59,248	179,722	515,309
2017 Population by Sex			
Males	58,741	183,268	525,615
Females	60,314	185,649	535,605

	3 miles	5 miles	10 miles
2010 Population by Race/Ethnicity			
Total	116,648	352,713	1,003,809
White Alone	80.5%	74.5%	76.2%
Black Alone	3.3%	3.8%	4.0%
American Indian Alone	1.1%	1.7%	2.3%
Asian Alone	4.7%	3.8%	4.7%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	6.6%	12.1%	9.0%
Two or More Races	3.6%	3.7%	3.6%
Hispanic Origin	18.5%	28.7%	22.5%
Diversity Index	54.5	67.0	61.9
2012 Population by Race/Ethnicity			
Total	117,022	357,520	1,021,429
White Alone	79.7%	73.8%	75.4%
Black Alone	3.4%	3.8%	4.1%
American Indian Alone	1.2%	1.8%	2.4%
Asian Alone	4.8%	4.0%	4.9%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	6.8%	12.4%	9.2%
Two or More Races	3.8%	3.9%	3.7%
Hispanic Origin	19.2%	29.4%	23.2%
Diversity Index	55.9	68.0	63.1
2017 Population by Race/Ethnicity			
Total	119,055	368,917	1,061,219
White Alone	77.6%	71.7%	73.2%
Black Alone	3.6%	4.1%	4.4%
American Indian Alone	1.3%	2.0%	2.7%
Asian Alone	5.4%	4.5%	5.5%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	7.5%	13.1%	9.8%
Two or More Races	4.2%	4.2%	4.1%
Hispanic Origin	21.0%	31.3%	24.9%
Diversity Index	59.5	70.5	66.1
2010 Population by Relationship and Household Type			
Total	116,647	352,712	1,003,809
In Households	99.8%	99.6%	98.6%
In Family Households	87.6%	85.3%	81.1%
Householder	25.8%	24.5%	24.4%
Spouse	19.5%	17.6%	17.9%
Child	36.1%	35.4%	32.0%
Other relative	3.7%	4.8%	4.2%
Nonrelative	2.4%	3.0%	2.6%
In Nonfamily Households	12.2%	14.2%	17.5%
In Group Quarters	0.2%	0.4%	1.4%
Institutionalized Population	0.0%	0.1%	0.2%
Noninstitutionalized Population	0.2%	0.4%	1.2%



	3 miles	5 miles	10 miles
2010 Households by Type			
Total	40,685	123,668	373,885
Households with 1 Person	18.8%	22.1%	25.4%
Households with 2+ People	81.2%	77.9%	74.6%
Family Households	74.2%	70.0%	65.5%
Husband-wife Families	56.1%	50.3%	48.1%
With Related Children	29.9%	26.9%	23.4%
Other Family (No Spouse Present)	18.0%	19.7%	17.4%
Other Family with Male Householder	5.8%	6.4%	5.5%
With Related Children	3.8%	4.1%	3.4%
Other Family with Female Householder	12.3%	13.3%	11.8%
With Related Children	8.4%	9.2%	7.9%
Nonfamily Households	7.0%	8.0%	9.2%
All Households with Children	42.6%	40.8%	35.2%
Multigenerational Households	4.5%	4.9%	4.0%
Unmarried Partner Households	7.1%	8.1%	7.6%
Male-female	6.4%	7.4%	6.8%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	40,685	123,668	373,885
1 Person Household	18.8%	22.1%	25.4%
2 Person Household	30.8%	30.2%	32.7%
3 Person Household	18.8%	17.0%	15.7%
4 Person Household	17.4%	15.4%	13.8%
5 Person Household	8.4%	8.4%	7.0%
6 Person Household	3.5%	3.9%	3.2%
7 + Person Household	2.2%	3.0%	2.2%
2010 Households by Tenure and Mortgage Status			
Total	40,685	123,668	373,885
Owner Occupied	71.8%	64.8%	63.3%
Owned with a Mortgage/Loan	63.7%	54.2%	49.6%
Owned Free and Clear	8.1%	10.6%	13.7%
Renter Occupied	28.2%	35.2%	36.7%

