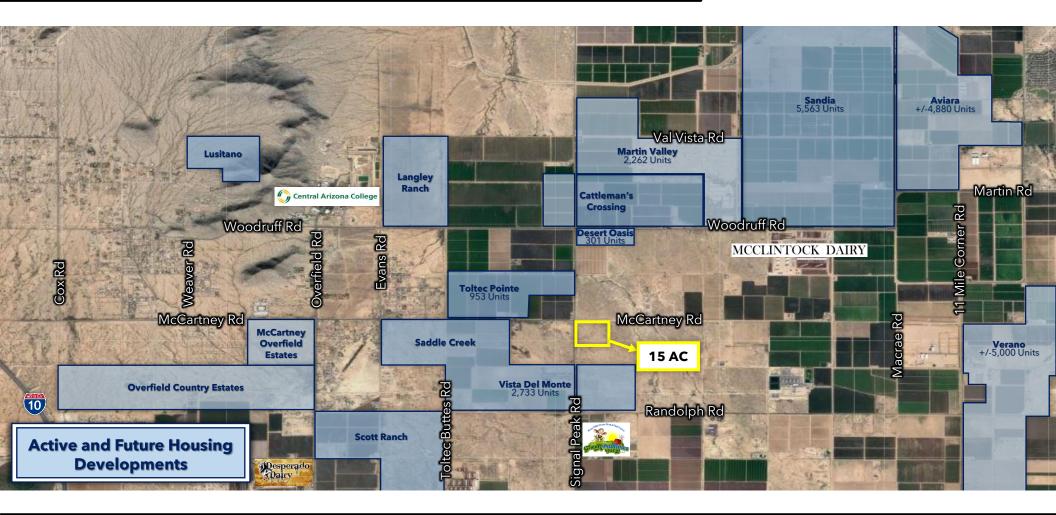
SEC McCartney & Signal Peak

Casa Grande, Arizona





Available:

Land Available

For more information please contact:

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4742 North 24th Street Suite 315 Phoenix, AZ 85016 O: 602.957.3553

www.dlslaughterco.com

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 8/2023 8/2023

SEC McCartney & Signal Peak

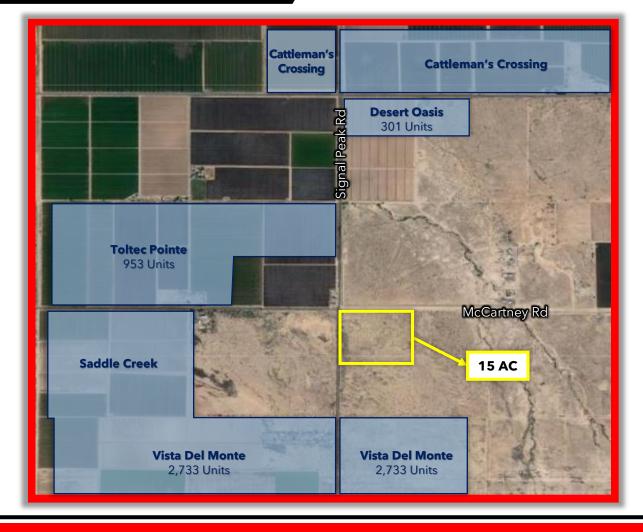
Casa Grande, Arizona



Company

Property Highlights:

- Site is situated on the going-home side on McCartney, the principal east/west arterial of north Casa Grande, with a full diamond interchange on the I-10
- Site poised to be the prime intersection for commercial uses in trade area
- At the epicenter of future Casa Grande housing activity including the Sandia, Signal Peak Trails, Vista Del Monte, and Saddle Creek masterplans



Demographics:

• Average Income	3 mile \$108,126	5 mile \$107,296
Population	3 mile 2,011	5 mile 6,452

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Demographic Summary Report

Radius	3 Mile		5 Mile	
Population				
2028 Projection	2,032		6,538	
2023 Estimate	2,011		6,452	
2010 Census	1,711		5,366	
Growth 2023 - 2028	1.04%		1.33%	
Growth 2010 - 2023	17.53%		20.24%	
2023 Population by Hispanic Origin	784		2,532	
2023 Population	2,011		6,452	
White	1,672	83.14%	5,272	81.71%
Black	100	4.97%	496	7.69%
Am. Indian & Alaskan	162	8.06%	415	6.43%
Asian	16	0.80%	74	1.15%
Hawaiian & Pacific Island	2	0.10%	1 1	0.17%
Other	59	2.93%	184	2.85%
U.S. Armed Forces	0		125	
Households				
2028 Projection	724		2,222	
2023 Estimate	713		2,190	
2010 Census	584		1,808	
Growth 2023 - 2028	1.54%		1.46%	
Growth 2010 - 2023	22.09%		21.13%	
Owner Occupied	547	76.72%	1,664	75.98%
Renter Occupied	166	23.28%	526	24.02%
2023 Households by HH Income	715		2,188	
Income: <\$25,000	130	18.18%		11.79%
Income: \$25,000 - \$50,000	57	7.97%	304	13.89%
Income: \$50,000 - \$75,000	167	23.36%	471	21.53%
Income: \$75,000 - \$100,000		10.35%	321	14.67%
Income: \$100,000 - \$125,000	107	14.97%	298	13.62%
Income: \$125,000 - \$150,000	21	2.94%	92	4.20%
Income: \$150,000 - \$200,000	62	8.67%	161	7.36%
Income: \$200,000+	97	13.57%	283	12.93%
2023 Avg Household Income	\$108,126		\$107,296	
2023 Med Household Income	\$76,182		\$79,751	

8/22/2023

Mike Ord

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