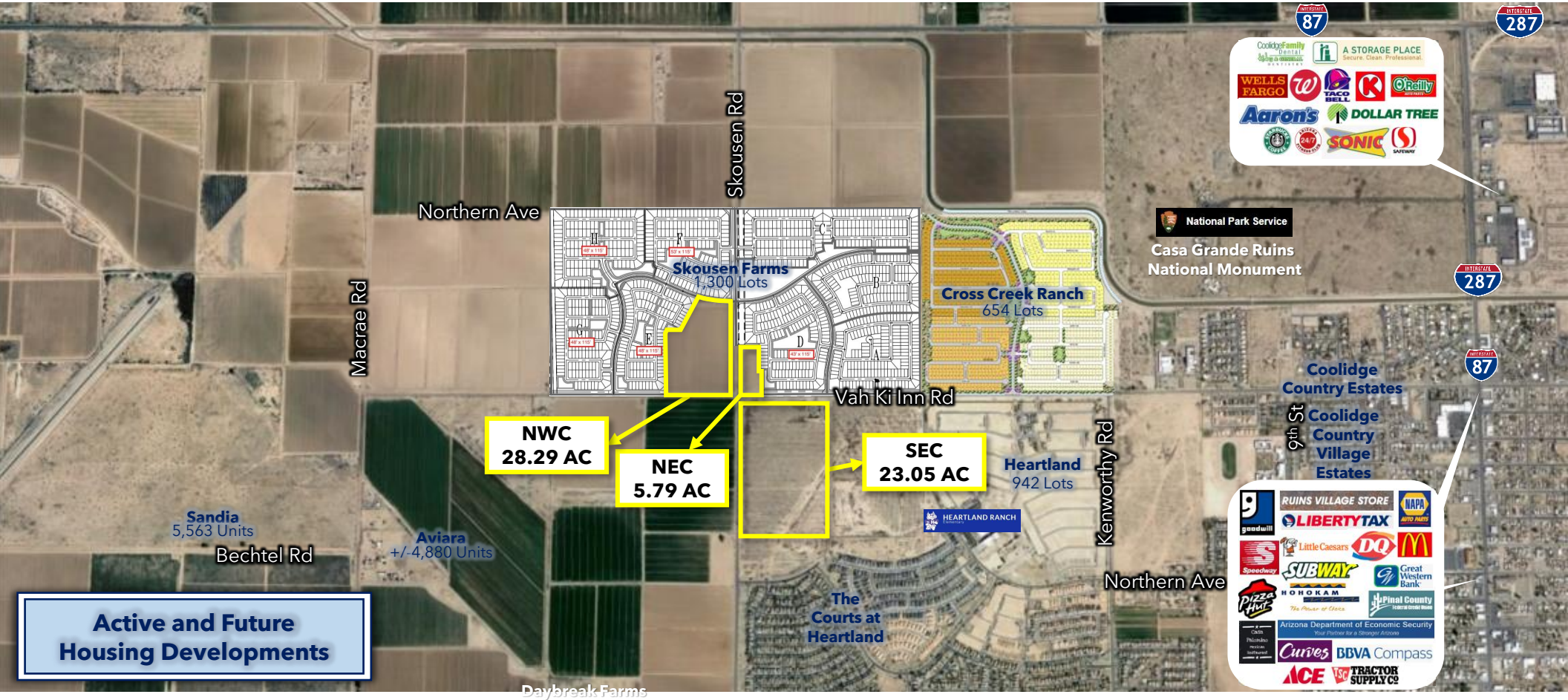


# SEC Skousen & Vah Ki Inn

Coolidge, Arizona

*D. L. Slaughter*  
**Company**



**Active and Future  
Housing Developments**

**Available:**

**Land Available**

- Approximately 2,800 Lots now under development at intersection, which means an additional 6,000-7,000 people in the next few years!

For more information please contact:

**Mike Ord**  
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Suite 315  
Phoenix, AZ 85016

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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

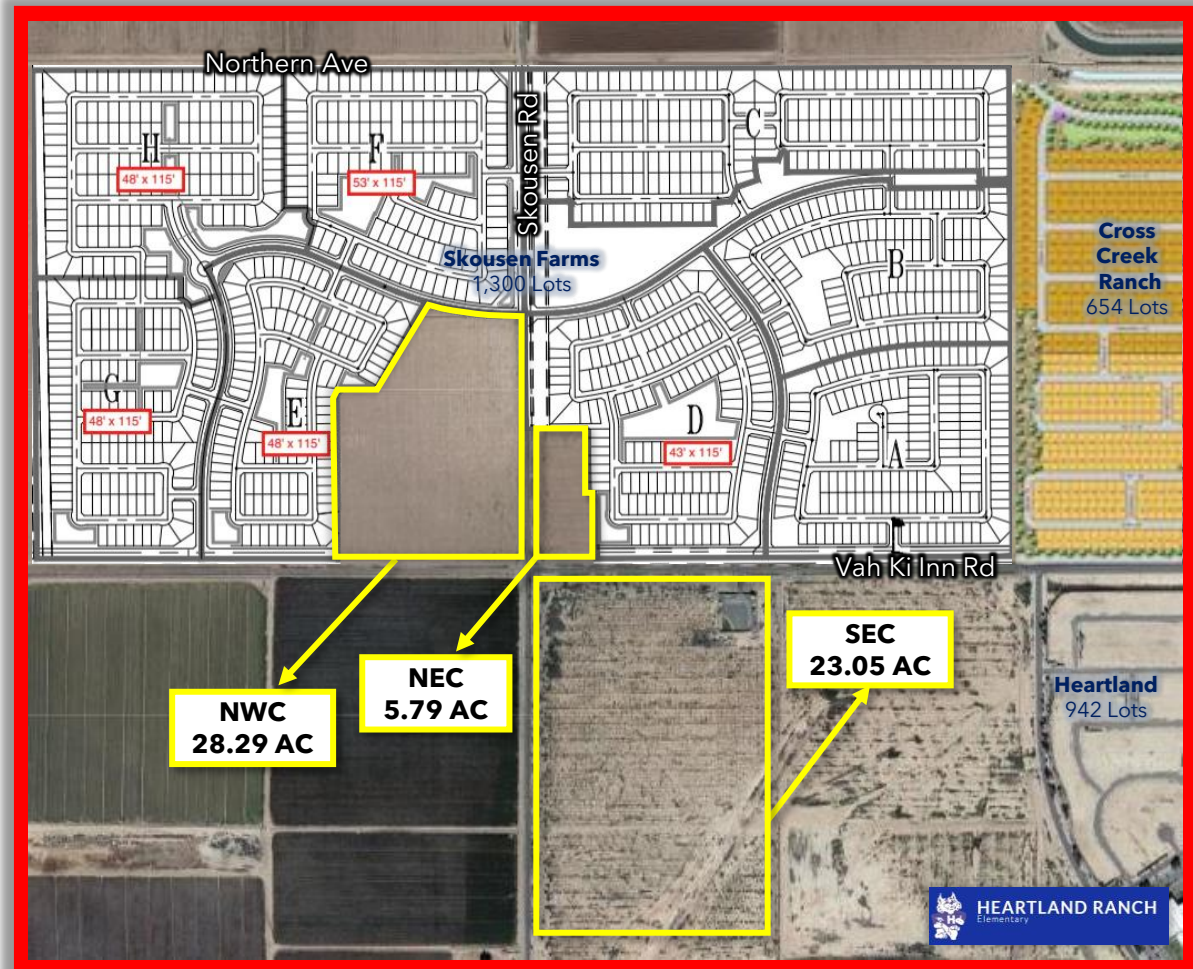
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Coolidge, Arizona

*D.L. Slaughter*  
**Company**

## Property Highlights:

- The population in Coolidge doubled to over 12,000 people over the last decade and is poised for future growth
- Sites are ideally positioned to attract grocers, drug stores (Walgreens owns the SWC), and other neighborhood-oriented retail Tenants
- Skousen Rd. is the primary north/south arterial in the trade area
- At the epicenter of future Coolidge housing activity, including the Cross Creek Ranch, Heartland, Double R Ranch, Skousen Farms, and Sandia masterplans



## Demographics:

	1 mile	3 mile	5 mile
• Average Income	\$126,622	\$79,345	\$77,777
• Population	2,285	13,485	16,761

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# Procter & Gamble will bring \$500M facility, 500 new jobs to Coolidge

AZ BUSINESS MAGAZINE - 11/15/2022

The Arizona Commerce Authority announced today that Procter & Gamble (P&G), a global consumer goods leader with a diverse portfolio of trusted, quality brands, plans to build a new manufacturing facility in Coolidge, Arizona. The facility will support P&G's fabric care portfolio, which includes products such as Tide PODS®, Downy Unstopables® and Bounce® Dryer Sheets. The new facility is expected to be operational by 2025, creating approximately 500 new jobs.

Representing a \$500 million investment, the manufacturing facility will be constructed on 427 acres at Inland Port Arizona in Coolidge. P&G intends to complete land acquisition for the Coolidge facility this month and begin construction on the facility in 2023.

"Arizona is proud to welcome this new manufacturing facility from such an iconic American company as P&G," said Governor Doug Ducey. "P&G represents another global leader establishing manufacturing operations in Arizona, bolstering our state's booming manufacturing industry and adding hundreds of good jobs in Pinal County."

"Pinal County is a prime location for serving our consumers and customers across the region," said Martin Hettich, P&G Senior Vice President, Fabric

Care, North America. "The Coolidge facility will be key to supporting P&G's Fabric Care business, and we look forward to our partnership with the community for years to come."



"Pinal County continues to demonstrate its attractiveness as a premier manufacturing destination in Arizona and nationwide," said Sandra Watson, President and CEO of the Arizona Commerce Authority. "With a highly skilled workforce, ready access to infrastructure, and a growing manufacturing ecosystem that includes leaders like Nikola, Coolidge represents an excellent fit for this new factory. We look forward to supporting P&G's success in the region far into the future."

"We are pleased to welcome a world class leader in consumer products to the Inland Port of Arizona in Coolidge," said Coolidge Mayor Jon Thompson. "Procter & Gamble will help grow our local economy and provide excellent opportunities to our expanding workforce."

"Pinal County enthusiastically welcomes P&G to our region, which is home to a number of other Fortune 500 companies and international business leaders," said Stephen Q. Miller, Supervisor for District 3, Pinal County. "We appreciate the company's trust in our business environment and look forward to supporting their long-term success."

Arizona has seen significant manufacturing growth in recent years. Industries such as semiconductors, electric vehicles and batteries are thriving, supporting thousands of new jobs through direct production and supply chain operations.

P&G's decision comes after a surge of economic activity in Pinal County such as electric vehicle manufacturers Lucid and Nikola, semiconductor leader Chang Chun Arizona, aircraft services leader ecube, iconic brand Kohler and battery innovator Cirba Solutions.

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,372	13,632	16,857
2023 Estimate	2,285	13,485	16,761
2010 Census	1,574	11,414	14,709
Growth 2023 - 2028	3.81%	1.09%	0.57%
Growth 2010 - 2023	45.17%	18.14%	13.95%
2023 Population by Hispanic Origin	940	6,330	7,673
2023 Population	2,285	13,485	16,761
White	1,749 76.54%	9,914 73.52%	12,056 71.93%
Black	290 12.69%	1,270 9.42%	1,459 8.70%
Am. Indian & Alaskan	118 5.16%	1,606 11.91%	2,434 14.52%
Asian	42 1.84%	157 1.16%	174 1.04%
Hawaiian & Pacific Island	7 0.31%	27 0.20%	30 0.18%
Other	78 3.41%	511 3.79%	608 3.63%
U.S. Armed Forces	118	439	444

<b>Households</b>			
2028 Projection	712	4,565	5,659
2023 Estimate	686	4,505	5,612
2010 Census	465	3,777	4,872
Growth 2023 - 2028	3.79%	1.33%	0.84%
Growth 2010 - 2023	47.53%	19.27%	15.19%
Owner Occupied	500 72.89%	3,030 67.26%	3,838 68.39%
Renter Occupied	186 27.11%	1,475 32.74%	1,774 31.61%

<b>2023 Households by HH Income</b>			
Income: <\$25,000	6 0.87%	666 14.78%	912 16.25%
Income: \$25,000 - \$50,000	102 14.80%	1,250 27.73%	1,541 27.46%
Income: \$50,000 - \$75,000	162 23.51%	836 18.55%	1,052 18.75%
Income: \$75,000 - \$100,000	98 14.22%	490 10.87%	638 11.37%
Income: \$100,000 - \$125,000	108 15.67%	633 14.04%	699 12.46%
Income: \$125,000 - \$150,000	49 7.11%	242 5.37%	268 4.78%
Income: \$150,000 - \$200,000	31 4.50%	123 2.73%	178 3.17%
Income: \$200,000+	133 19.30%	267 5.92%	324 5.77%
2023 Avg Household Income	\$126,622	\$79,345	\$77,777
2023 Med Household Income	\$94,004	\$57,060	\$56,182

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