

PADS AVAILABLE

Southwest Corner of US 69 and Prescott Country Club Blvd
Prescott Valley, Arizona



Current Maverik
(Fast Food
In Negotiations)

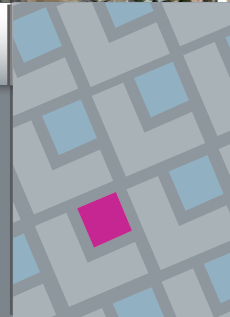
ADVENTURE'S FIRST STOP
MAVERIK
Truck Stop
(Proposed)

Pads Available

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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 Prescott Valley, Arizona



◆ NEW PADS ON BUSY US HIGHWAY!

Property Highlights

- Rare Pad opportunity on busy corridor
- Join Maverik - Busy C-Store / Gas Station
- Signalized intersection with full access
- C2 Zoning, Town of Prescott Valley
- Parcel Size: TBD
- Timing: Delivery Q2 2021

Traffic Counts

US 69 24,868 CPD
 Prescott Valley Country Club Blvd 10,059 CPD

Total 34,927 CPD

Demographics	3 mi	5 mi	10 mi
Estimated Population	8,368	30,588	67,898
Estimated Households	3,944	13,194	30,271
Med Household Income	\$52,643	\$49,967	\$52,934
Daytime Population	1,913	11,139	20,632

Source: SitesUSA

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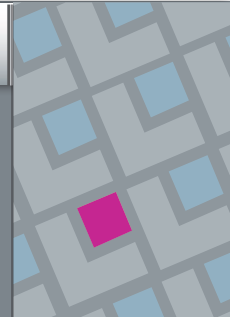
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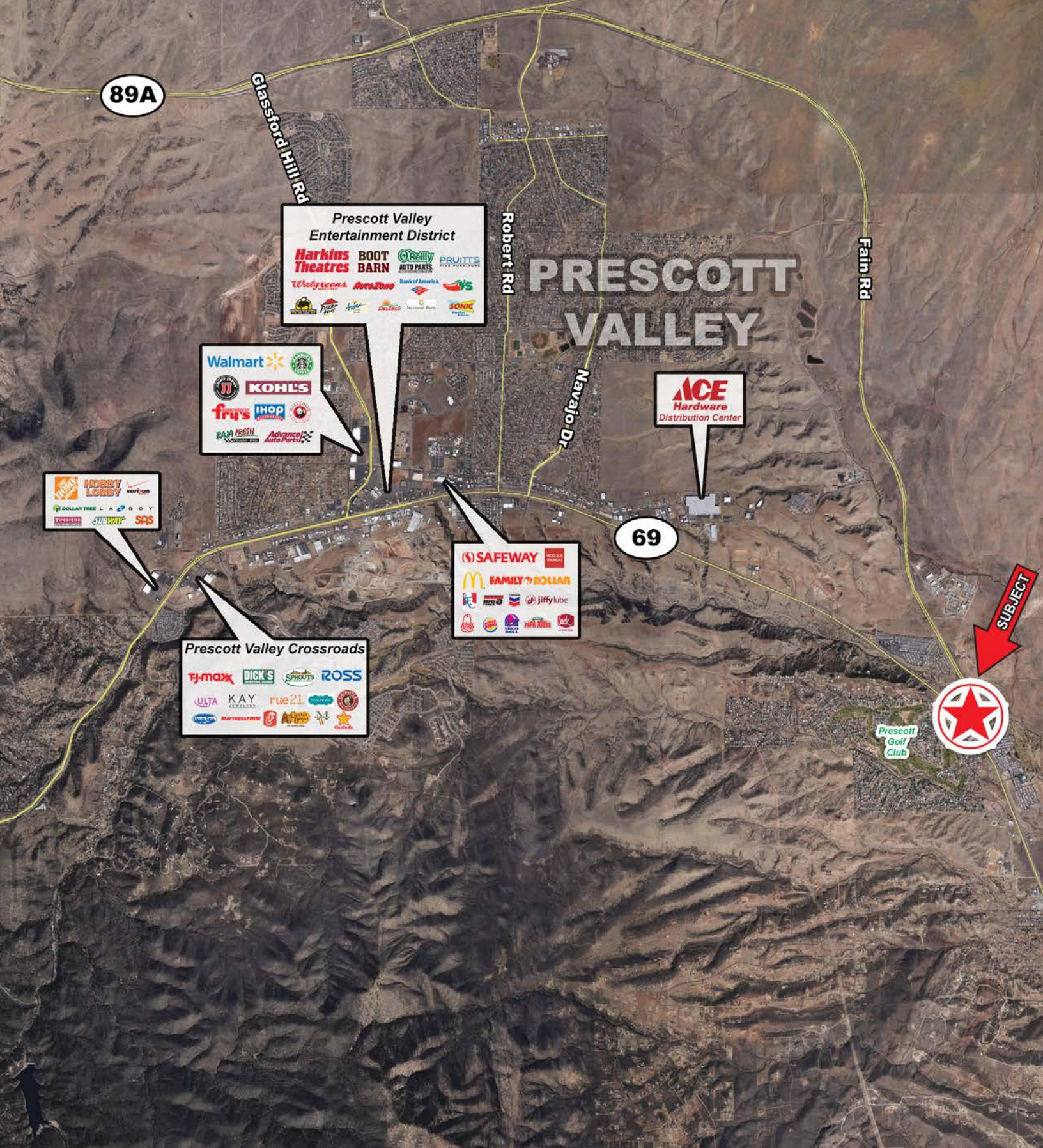
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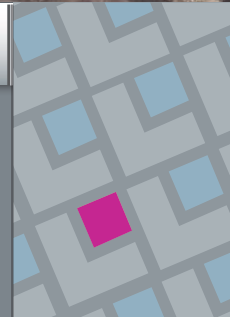




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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

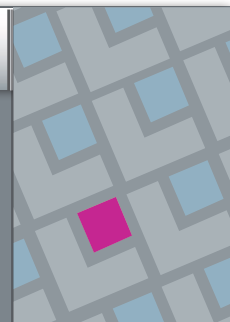
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.5618/-112.2596

RF5

AZ-69 & Fain Rd						
	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2020)	8,368		30,588		67,898	
Projected Population (2025)	9,020		32,948		72,912	
Census Population (2010)	6,424		26,723		57,066	
Census Population (2000)	4,087		20,465		39,095	
Projected Annual Growth (2020 to 2025)	652	1.6%	2,360	1.5%	5,014	1.5%
Historical Annual Growth (2010 to 2020)	1,944	3.0%	3,865	1.4%	10,832	1.9%
Historical Annual Growth (2000 to 2010)	2,337	5.7%	6,259	3.1%	17,971	4.6%
Estimated Population Density (2020)	296 psm		390 psm		216 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		314.0 sq mi	
Households						
Estimated Households (2020)	3,944		13,194		29,078	
Projected Households (2025)	4,117		13,776		30,271	
Census Households (2010)	2,920		10,921		23,122	
Census Households (2000)	1,842		8,217		15,517	
Estimated Households with Children (2020)	650	16.5%	3,051	23.1%	6,892	23.7%
Estimated Average Household Size (2020)	2.12		2.30		2.33	
Average Household Income						
Estimated Average Household Income (2020)	\$67,188		\$62,980		\$63,624	
Projected Average Household Income (2025)	\$73,319		\$69,547		\$69,999	
Estimated Average Family Income (2020)	\$80,948		\$76,930		\$77,075	
Median Household Income						
Estimated Median Household Income (2020)	\$52,643		\$49,867		\$52,934	
Projected Median Household Income (2025)	\$61,419		\$58,325		\$61,907	
Estimated Median Family Income (2020)	\$63,422		\$60,928		\$63,298	
Per Capita Income						
Estimated Per Capita Income (2020)	\$31,698		\$27,230		\$27,286	
Projected Per Capita Income (2025)	\$33,493		\$29,137		\$29,097	
Estimated Per Capita Income 5 Year Growth	\$1,795	5.7%	\$1,907	7.0%	\$1,811	6.6%
Estimated Average Household Net Worth (2020)	\$505,375		\$428,876		\$451,100	
Daytime Demos (2020)						
Total Businesses	224		1,274		2,153	
Total Employees	1,913		11,139		20,632	
Company Headquarter Businesses	-	-	4	0.3%	6	0.3%
Company Headquarter Employees	3	0.1%	525	4.7%	615	3.0%
Employee Population per Business	8.5		8.7		9.6	
Residential Population per Business	37.4		24.0		31.5	

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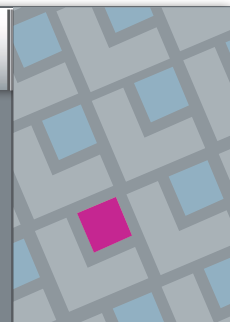
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AZ-69 & Fain Rd

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Race & Ethnicity						
White (2020)	7,613	91.0%	26,580	86.9%	58,968	86.8%
Black or African American (2020)	75	0.9%	407	1.3%	853	1.3%
American Indian or Alaska Native (2020)	76	0.9%	310	1.0%	785	1.2%
Asian (2020)	106	1.3%	342	1.1%	1,033	1.5%
Hawaiian or Pacific Islander (2020)	7	-	37	0.1%	91	0.1%
Other Race (2020)	279	3.3%	2,006	6.6%	4,108	6.1%
Two or More Races (2020)	213	2.5%	907	3.0%	2,060	3.0%
Not Hispanic or Latino Population (2020)	7,544	90.2%	25,114	82.1%	56,598	83.4%
Hispanic or Latino Population (2020)	824	9.8%	5,474	17.9%	11,299	16.6%
Not Hispanic or Latino Population (2025)	8,044	89.2%	26,578	80.7%	59,769	82.0%
Hispanic or Latino Population (2025)	976	10.8%	6,370	19.3%	13,144	18.0%
Not Hispanic or Latino Population (2010)	5,850	91.1%	22,355	83.7%	48,366	84.8%
Hispanic or Latino Population (2010)	574	8.9%	4,369	16.3%	8,700	15.2%
Not Hispanic or Latino Population (2000)	3,878	94.9%	18,396	89.9%	35,214	90.1%
Hispanic or Latino Population (2000)	209	5.1%	2,069	10.1%	3,882	9.9%
Projected Hispanic Annual Growth (2020 to 2025)	152	3.7%	896	3.3%	1,844	3.3%
Historic Hispanic Annual Growth (2000 to 2020)	615	14.7%	3,406	8.2%	7,418	9.6%
Age Distribution (2020)						
Age Under 5	292	3.5%	1,518	5.0%	3,429	5.1%
Age 5 to 9 Years	329	3.9%	1,523	5.0%	3,452	5.1%
Age 10 to 14 Years	344	4.1%	1,683	5.5%	3,663	5.4%
Age 15 to 19 Years	310	3.7%	1,608	5.3%	3,431	5.1%
Age 20 to 24 Years	253	3.0%	1,516	5.0%	3,316	4.9%
Age 25 to 29 Years	312	3.7%	1,663	5.4%	3,839	5.7%
Age 30 to 34 Years	349	4.2%	1,604	5.2%	3,474	5.1%
Age 35 to 39 Years	331	4.0%	1,454	4.8%	3,314	4.9%
Age 40 to 44 Years	343	4.1%	1,435	4.7%	3,250	4.8%
Age 45 to 49 Years	325	3.9%	1,348	4.4%	3,179	4.7%
Age 50 to 54 Years	389	4.6%	1,508	4.9%	3,402	5.0%
Age 55 to 59 Years	565	6.8%	1,828	6.0%	4,370	6.4%
Age 60 to 64 Years	855	10.2%	2,436	8.0%	5,461	8.0%
Age 65 to 74 Years	1,918	22.9%	5,158	16.9%	11,654	17.2%
Age 75 to 84 Years	1,151	13.8%	3,256	10.6%	6,586	9.7%
Age 85 Years or Over	303	3.6%	1,052	3.4%	2,080	3.1%
Median Age	57.9		47.9		47.7	
Gender Age Distribution (2020)						
Female Population	4,352	52.0%	15,825	51.7%	35,042	51.6%
Age 0 to 19 Years	642	14.8%	3,137	19.8%	6,868	19.6%
Age 20 to 64 Years	1,958	45.0%	7,595	48.0%	17,333	49.5%
Age 65 Years or Over	1,752	40.3%	5,093	32.2%	10,841	30.9%
Female Median Age	58.2		49.2		49.1	
Male Population	4,017	48.0%	14,763	48.3%	32,856	48.4%
Age 0 to 19 Years	633	15.8%	3,194	21.6%	7,107	21.6%
Age 20 to 64 Years	1,764	43.9%	7,196	48.7%	16,270	49.5%
Age 65 Years or Over	1,619	40.3%	4,373	29.6%	9,479	28.9%
Male Median Age	57.6		46.6		46.3	

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RF5

AZ-69 & Fain Rd

	3 mi radius		5 mi radius		10 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	139	3.5%	290	2.2%	681	2.3%
HH Income \$150,000 to \$199,999	96	2.4%	355	2.7%	840	2.9%
HH Income \$100,000 to \$149,999	485	12.3%	1,395	10.6%	3,166	10.9%
HH Income \$75,000 to \$99,999	399	10.1%	1,592	12.1%	3,799	13.1%
HH Income \$50,000 to \$74,999	1,028	26.1%	2,897	22.0%	6,880	23.7%
HH Income \$35,000 to \$49,999	567	14.4%	2,051	15.5%	4,525	15.6%
HH Income \$25,000 to \$34,999	406	10.3%	1,464	11.1%	3,198	11.0%
HH Income \$15,000 to \$24,999	374	9.5%	1,602	12.1%	3,226	11.1%
HH Income Under \$15,000	448	11.4%	1,549	11.7%	2,764	9.5%
HH Income \$35,000 or More	2,716	68.9%	8,580	65.0%	19,890	68.4%
HH Income \$75,000 or More	1,120	28.4%	3,632	27.5%	8,486	29.2%
Housing (2020)						
Total Housing Units	4,487		14,450		31,613	
Housing Units Occupied	3,944	87.9%	13,194	91.3%	29,078	92.0%
Housing Units Owner-Occupied	3,111	78.9%	9,082	68.8%	20,848	71.7%
Housing Units, Renter-Occupied	833	21.1%	4,112	31.2%	8,231	28.3%
Housing Units, Vacant	543	13.8%	1,255	9.5%	2,535	8.7%
Marital Status (2020)						
Never Married	1,291	17.4%	6,501	25.1%	13,251	23.1%
Currently Married	4,351	58.8%	12,941	50.0%	30,498	53.2%
Separated	129	1.7%	728	2.8%	1,216	2.1%
Widowed	552	7.5%	1,701	6.6%	3,580	6.2%
Divorced	1,081	14.6%	3,993	15.4%	8,808	15.4%
Household Type (2020)						
Population Family	6,721	80.3%	24,693	80.7%	55,101	81.2%
Population Non-Family	1,629	19.5%	5,702	18.6%	12,534	18.5%
Population Group Quarters	19	0.2%	193	0.6%	263	0.4%
Family Households	2,560	64.9%	8,530	64.6%	19,126	65.8%
Non-Family Households	1,384	35.1%	4,664	35.4%	9,953	34.2%
Married Couple with Children	452	10.4%	1,842	14.2%	4,375	14.3%
Average Family Household Size	2.6		2.9		2.9	
Household Size (2020)						
1 Person Households	1,164	29.5%	3,820	29.0%	7,931	27.3%
2 Person Households	1,935	49.1%	5,535	41.9%	12,611	43.4%
3 Person Households	364	9.2%	1,544	11.7%	3,494	12.0%
4 Person Households	274	6.9%	1,232	9.3%	2,694	9.3%
5 Person Households	122	3.1%	610	4.6%	1,378	4.7%
6 or More Person Households	86	2.2%	454	3.4%	970	3.3%
Household Vehicles (2020)						
Households with 0 Vehicles Available	69	1.7%	445	3.4%	836	2.9%
Households with 1 Vehicles Available	1,507	38.2%	4,835	36.6%	10,267	35.3%
Households with 2 or More Vehicles Available	2,368	60.0%	7,914	60.0%	17,975	61.8%
Total Vehicles Available	7,272		24,487		54,599	
Average Vehicles Per Household	1.8		1.9		1.9	

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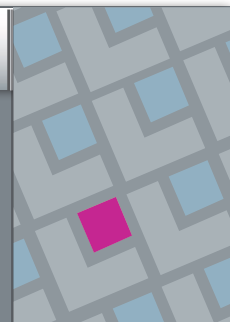
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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	7,331		25,528		56,649	
Estimated Civilian Employed	2,984	40.7%	11,986	47.0%	26,091	46.1%
Estimated Civilian Unemployed	164	2.2%	583	2.3%	1,152	2.0%
Estimated in Armed Forces	-	-	8	-	17	-
Estimated Not in Labor Force	4,184	57.1%	12,951	50.7%	29,388	51.9%
Unemployment Rate	2.2%		2.3%		2.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	2,984		11,986		26,091	
Management, Business, Financial Operations	450	15.1%	1,388	11.6%	3,077	11.8%
Professional, Related	521	17.5%	1,910	15.9%	4,303	16.5%
Service	518	17.3%	3,106	25.9%	6,083	23.3%
Sales, Office	830	27.8%	2,967	24.8%	6,717	25.7%
Farming, Fishing, Forestry	2	-	60	0.5%	68	0.3%
Construct, Extraction, Maintenance	283	9.5%	1,140	9.5%	2,741	10.5%
Production, Transport Material Moving	381	12.8%	1,416	11.8%	3,101	11.9%
White Collar Workers	1,801	60.3%	6,265	52.3%	14,098	54.0%
Blue Collar Workers	1,183	39.7%	5,722	47.7%	11,993	46.0%
Consumer Expenditure (2020)						
Total Household Expenditure	\$210.92 M		\$673.91 M		\$1.5 B	
Total Non-Retail Expenditure	\$111.11 M	52.7%	\$354.99 M	52.7%	\$787.72 M	52.6%
Total Retail Expenditure	\$99.81 M	47.3%	\$318.92 M	47.3%	\$709.25 M	47.4%
Apparel	\$7.15 M	3.4%	\$23 M	3.4%	\$51.13 M	3.4%
Contributions	\$6.85 M	3.2%	\$21.38 M	3.2%	\$47.58 M	3.2%
Education	\$5.54 M	2.6%	\$17.61 M	2.6%	\$38.98 M	2.6%
Entertainment	\$11.72 M	5.6%	\$37.22 M	5.5%	\$82.89 M	5.5%
Food and Beverages	\$31.16 M	14.8%	\$100.15 M	14.9%	\$222.28 M	14.8%
Furnishings and Equipment	\$7.32 M	3.5%	\$23.2 M	3.4%	\$51.72 M	3.5%
Gifts	\$5.05 M	2.4%	\$15.66 M	2.3%	\$34.95 M	2.3%
Health Care	\$18.88 M	9.0%	\$59.88 M	8.9%	\$133 M	8.9%
Household Operations	\$8.28 M	3.9%	\$26.25 M	3.9%	\$58.29 M	3.9%
Miscellaneous Expenses	\$4.01 M	1.9%	\$12.72 M	1.9%	\$28.26 M	1.9%
Personal Care	\$2.83 M	1.3%	\$9.03 M	1.3%	\$20.06 M	1.3%
Personal Insurance	\$1.44 M	0.7%	\$4.51 M	0.7%	\$10.09 M	0.7%
Reading	\$473.37 K	0.2%	\$1.49 M	0.2%	\$3.31 M	0.2%
Shelter	\$44.06 M	20.9%	\$141.87 M	21.1%	\$314.31 M	21.0%
Tobacco	\$1.39 M	0.7%	\$4.55 M	0.7%	\$10.01 M	0.7%
Transportation	\$38.46 M	18.2%	\$122.95 M	18.2%	\$273.98 M	18.3%
Utilities	\$16.29 M	7.7%	\$52.42 M	7.8%	\$116.11 M	7.8%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	6,840		22,741		50,607	
Elementary (Grade Level 0 to 8)	137	2.0%	690	3.0%	1,248	2.5%
Some High School (Grade Level 9 to 11)	476	7.0%	2,148	9.4%	4,053	8.0%
High School Graduate	1,729	25.3%	6,535	28.7%	14,345	28.3%
Some College	2,313	33.8%	6,724	29.6%	14,903	29.4%
Associate Degree Only	564	8.2%	1,954	8.6%	4,967	9.8%
Bachelor Degree Only	972	14.2%	2,886	12.7%	6,911	13.7%
Graduate Degree	649	9.5%	1,804	7.9%	4,181	8.3%

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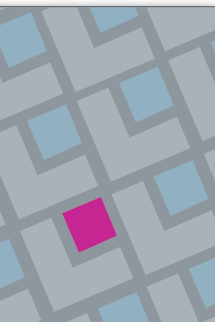
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Units In Structure (2020)						
1 Detached Unit	2,849	97.5%	8,871	81.2%	21,227	91.8%
1 Attached Unit	148	5.1%	375	3.4%	957	4.1%
2 to 4 Units	238	8.2%	1,371	12.6%	2,383	10.3%
5 to 9 Units	18	0.6%	93	0.9%	245	1.1%
10 to 19 Units	4	0.1%	88	0.8%	301	1.3%
20 to 49 Units	35	1.2%	125	1.1%	178	0.8%
50 or More Units	5	0.2%	88	0.8%	253	1.1%
Mobile Home or Trailer	601	20.6%	2,089	19.1%	3,405	14.7%
Other Structure	46	1.6%	94	0.9%	130	0.6%
Homes Built By Year (2020)						
Homes Built 2010 or later	454	15.5%	982	9.0%	2,794	12.1%
Homes Built 2000 to 2009	1,347	46.1%	3,252	29.8%	8,070	34.9%
Homes Built 1990 to 1999	816	27.9%	3,733	34.2%	8,130	35.2%
Homes Built 1980 to 1989	598	20.5%	2,440	22.3%	4,626	20.0%
Homes Built 1970 to 1979	589	20.2%	2,071	19.0%	3,886	16.8%
Homes Built 1960 to 1969	81	2.8%	495	4.5%	948	4.1%
Homes Built 1950 to 1959	18	0.6%	82	0.8%	223	1.0%
Homes Built Before 1949	40	1.4%	139	1.3%	402	1.7%
Home Values (2020)						
Home Values \$1,000,000 or More	11	0.3%	30	0.3%	70	0.3%
Home Values \$500,000 to \$999,999	190	6.1%	496	5.5%	1,240	6.0%
Home Values \$400,000 to \$499,999	174	5.6%	477	5.3%	1,204	5.8%
Home Values \$300,000 to \$399,999	729	23.4%	1,550	17.1%	3,790	18.2%
Home Values \$200,000 to \$299,999	1,162	37.4%	3,180	35.0%	8,060	38.7%
Home Values \$150,000 to \$199,999	291	9.3%	1,368	15.1%	2,853	13.7%
Home Values \$100,000 to \$149,999	181	5.8%	758	8.4%	1,517	7.3%
Home Values \$70,000 to \$99,999	60	1.9%	312	3.4%	510	2.4%
Home Values \$50,000 to \$69,999	43	1.4%	139	1.5%	245	1.2%
Home Values \$25,000 to \$49,999	149	4.8%	473	5.2%	790	3.8%
Home Values Under \$25,000	121	3.9%	286	3.1%	536	2.6%
Owner-Occupied Median Home Value	\$247,170		\$230,156		\$243,306	
Renter-Occupied Median Rent	\$764		\$717		\$751	
Transportation To Work (2020)						
Drive to Work Alone	2,352	74.3%	8,548	74.4%	19,756	77.9%
Drive to Work in Carpool	368	11.6%	1,721	15.0%	3,232	12.7%
Travel to Work by Public Transportation	-	-	6	-	82	0.3%
Drive to Work on Motorcycle	25	0.8%	86	0.7%	134	0.5%
Walk or Bicycle to Work	36	1.1%	274	2.4%	429	1.7%
Other Means	36	1.1%	86	0.8%	197	0.8%
Work at Home	347	11.0%	773	6.7%	1,534	6.0%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	627	19.8%	3,987	34.7%	8,540	33.7%
Travel to Work in 15 to 29 Minutes	1,104	34.9%	4,223	36.7%	9,269	36.5%
Travel to Work in 30 to 59 Minutes	687	21.7%	2,181	19.0%	4,796	18.9%
Travel to Work in 60 Minutes or More	221	7.0%	809	7.0%	1,945	7.7%
Average Minutes Travel to Work	22.1		19.0		19.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS | SITE PLAN / AVAILABILITY | AERIAL | CONTACT | **DEMOGRAPHICS**

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