

The Post at Cooley Station



Under Construction: Q4, 2019

Highlights:

- Average household income within 3-miles: \$113,107
- Ideally situated just west of ASU Polytechnic Campus (9,000 students) and Phx-Mesa Gateway Airport (service to 47 cities)
- Unique combination of existing residential density (11,061 residents in 1-mile radius) and future growth:
 - Fulton Homes Cooley Station Phase 1, 2, 3: ±1,399 units
 - Apartments - IDM, Wolff, Frankel: ±818 units
 - Townhomes - Cal Atlantic: ±100 units
- Close proximity to highly successful regional commercial centers: San Tan Village & Gilbert Gateway Town Center

Availability:

- Jr. Anchor PAD for sale

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Developed by





2019 Demographics

ASU Polytechnic
Home to more than 9,000 students enrolled in 40 degree programs. The 600-acre, Williams Campus is shared with Chandler-Gilbert Community College, Mesa Community College, Embry-Riddle Aeronautical University, a United States Air Force research laboratory, a Veteran's Administration Clinic and the Silvestre Herrera Army Reserve Center



209,440 People within a 5-mile radius

Phoenix-Mesa Gateway Airport
The airport offers service to 38 cities nationwide via Allegiant, Frontier and Spirit Airlines. In addition, it also hosts more than 40 companies and is quickly developing as an international aerospace center. Forecasts estimate enplanements to reach 850,000 by 2017 and 2.2 million by 2027.



42,428 Employees within a 5-mile radius

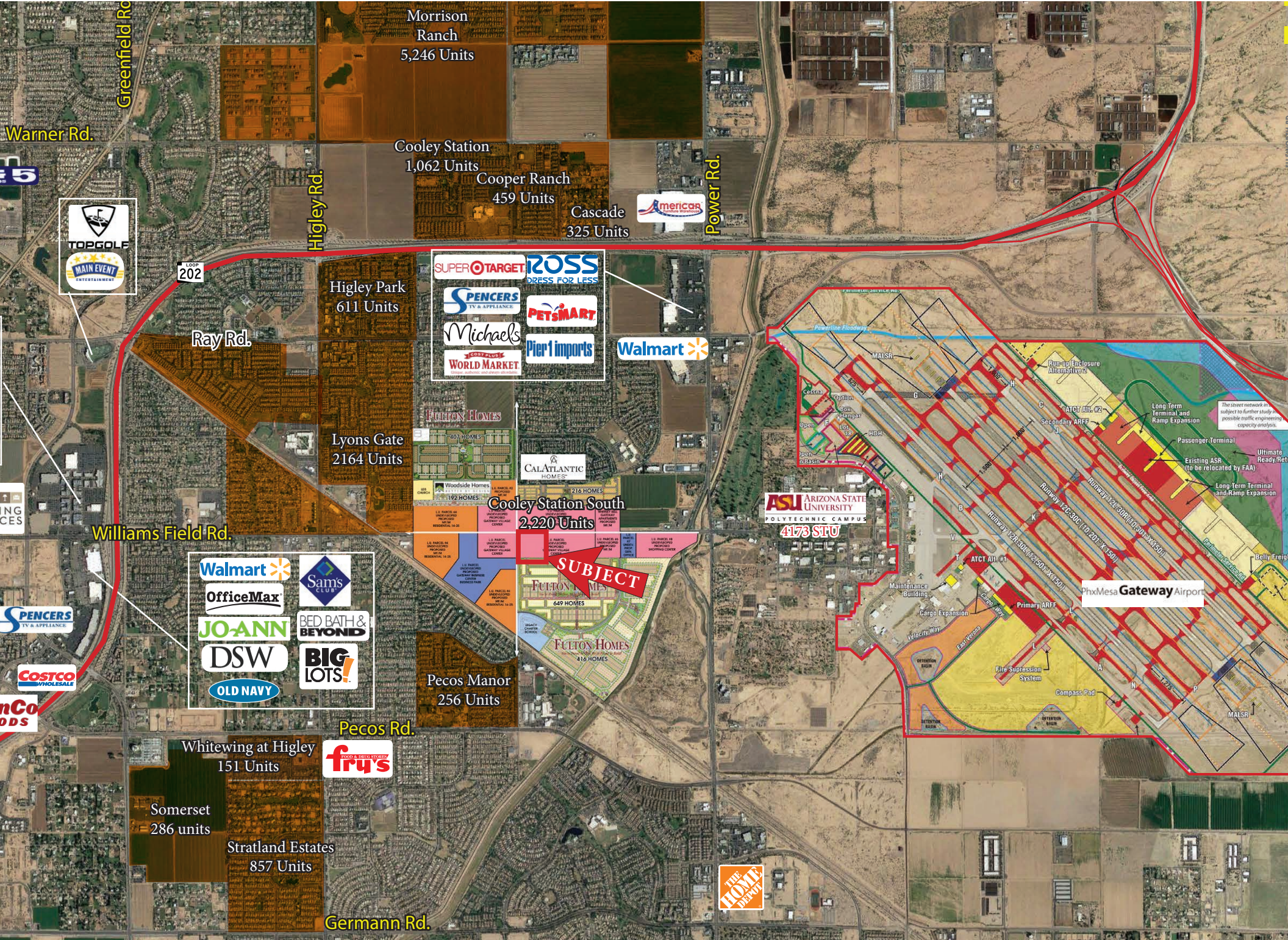


67,759 Households within a 5-mile radius

San Tan Village
Located in Gilbert, one of the nation's fastest growing cities, San Tan Village is an open-air, regional "lifestyle" center, encompassing 3,000,000 square feet of multi-use space. A variety of upscale, specialty and department stores—including Macy's, Dick's Sporting Goods, Coach, Barnes & Noble and Apples store—are featured alongside top-tier restaurants and entertainment venues. Just northeast of Cooley Station lies Gilbert Gateway Towne Center, anchored by Target and Walmart Supercenter. Abundant shopping is also located just south on Power Road.



\$120,100 Avg HH Income within a 5-mile radius



PROJECT I.D.
FEATURE SIGN

WILLIAMS FIELD ROAD +/- 17,100 cpd

RECKER ROAD +/- 13,700 cpd



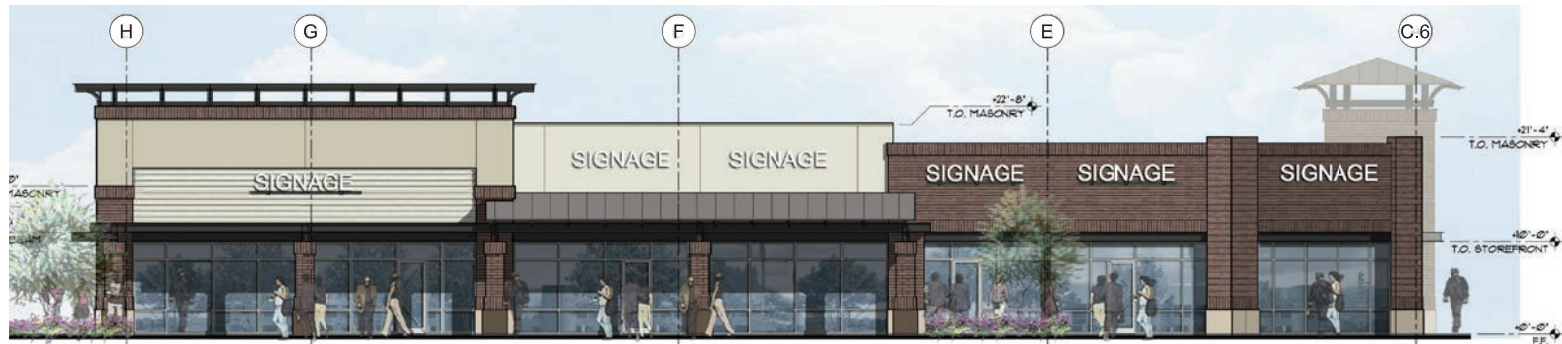
PAD AVAILABLE

■ SIGNED OR
PENDING LEASES

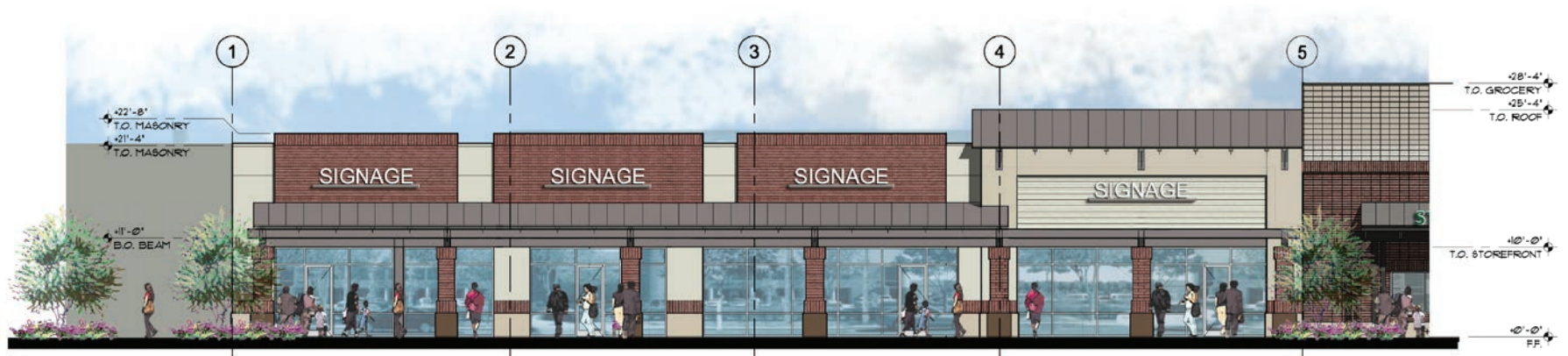
Shops A



Shops B



Shops C



E Williams Field Rd & S Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	11,679		86,369		209,440	
Projected Population (2024)	12,686		94,044		227,921	
Census Population (2010)	8,320		64,908		164,329	
Census Population (2000)	239		9,946		67,183	
Projected Annual Growth (2019 to 2024)	1,007	1.7%	7,675	1.8%	18,482	1.8%
Historical Annual Growth (2010 to 2019)	3,359	3.2%	21,461	2.8%	45,110	2.4%
Historical Annual Growth (2000 to 2010)	8,081	338.8%	54,962	55.3%	97,147	14.5%
Estimated Population Density (2019)	3,719	psm	3,056	psm	2,667	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2019)	4,006		28,146		67,759	
Projected Households (2024)	4,189		29,494		70,973	
Census Households (2010)	2,770		20,918		52,634	
Census Households (2000)	80		3,132		20,952	
Estimated Households with Children (2019)	1,668	41.6%	12,640	44.9%	29,674	43.8%
Estimated Average Household Size (2019)	2.91		3.06		3.08	
Average Household Income						
Estimated Average Household Income (2019)	\$102,317		\$115,187		\$120,100	
Projected Average Household Income (2024)	\$114,633		\$132,143		\$137,130	
Estimated Average Family Income (2019)	\$111,952		\$126,439		\$132,028	
Median Household Income						
Estimated Median Household Income (2019)	\$94,692		\$95,528		\$97,915	
Projected Median Household Income (2024)	\$108,116		\$109,384		\$112,171	
Estimated Median Family Income (2019)	\$103,743		\$105,787		\$107,261	
Per Capita Income						
Estimated Per Capita Income (2019)	\$35,101		\$37,560		\$38,872	
Projected Per Capita Income (2024)	\$37,857		\$41,464		\$42,717	
Estimated Per Capita Income 5 Year Growth	\$2,755	7.8%	\$3,904	10.4%	\$3,845	9.9%
Estimated Average Household Net Worth (2019)	\$960,405		\$1,112,800		\$1,189,930	
Daytime Demos (2019)						
Total Businesses	98		1,721		4,695	
Total Employees	937		16,645		42,428	
Company Headquarter Businesses	-	-	2	0.1%	5	0.1%
Company Headquarter Employees	-	-	118	0.7%	433	1.0%
Employee Population per Business	9.5		9.7		9.0	
Residential Population per Business	118.9		50.2		44.6	

E Williams Field Rd & S Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	8,848	75.8%	66,295	76.8%	163,063	77.9%
Black or African American (2019)	573	4.9%	4,526	5.2%	9,894	4.7%
American Indian or Alaska Native (2019)	127	1.1%	915	1.1%	1,861	0.9%
Asian (2019)	999	8.6%	5,659	6.6%	13,312	6.4%
Hawaiian or Pacific Islander (2019)	29	0.2%	160	0.2%	462	0.2%
Other Race (2019)	563	4.8%	4,767	5.5%	11,336	5.4%
Two or More Races (2019)	539	4.6%	4,047	4.7%	9,510	4.5%
Not Hispanic or Latino Population (2019)	9,463	81.0%	69,688	80.7%	169,014	80.7%
Hispanic or Latino Population (2019)	2,216	19.0%	16,681	19.3%	40,425	19.3%
Not Hispanic or Latino Population (2024)	10,169	80.2%	74,999	79.7%	181,745	79.7%
Hispanic or Latino Population (2024)	2,517	19.8%	19,045	20.3%	46,177	20.3%
Not Hispanic or Latino Population (2010)	6,936	83.4%	54,395	83.8%	140,424	85.5%
Hispanic or Latino Population (2010)	1,384	16.6%	10,513	16.2%	23,906	14.5%
Not Hispanic or Latino Population (2000)	198	83.2%	8,420	84.7%	59,740	88.9%
Hispanic or Latino Population (2000)	40	16.8%	1,526	15.3%	7,443	11.1%
Projected Hispanic Annual Growth (2019 to 2024)	301	2.7%	2,364	2.8%	5,751	2.8%
Historic Hispanic Annual Growth (2000 to 2019)	2,176	285.9%	15,155	52.3%	32,983	23.3%
Age Distribution (2019)						
Age Under 5	1,023	8.8%	6,917	8.0%	14,976	7.2%
Age 5 to 9 Years	878	7.5%	6,854	7.9%	16,184	7.7%
Age 10 to 14 Years	786	6.7%	6,573	7.6%	16,532	7.9%
Age 15 to 19 Years	645	5.5%	5,482	6.3%	13,943	6.7%
Age 20 to 24 Years	658	5.6%	4,861	5.6%	10,848	5.2%
Age 25 to 29 Years	1,133	9.7%	7,077	8.2%	14,567	7.0%
Age 30 to 34 Years	1,142	9.8%	7,578	8.8%	16,089	7.7%
Age 35 to 39 Years	967	8.3%	7,203	8.3%	16,559	7.9%
Age 40 to 44 Years	751	6.4%	5,814	6.7%	14,475	6.9%
Age 45 to 49 Years	618	5.3%	4,988	5.8%	13,238	6.3%
Age 50 to 54 Years	539	4.6%	4,275	4.9%	11,417	5.5%
Age 55 to 59 Years	564	4.8%	4,305	5.0%	11,244	5.4%
Age 60 to 64 Years	535	4.6%	3,924	4.5%	10,388	5.0%
Age 65 to 74 Years	817	7.0%	6,216	7.2%	16,942	8.1%
Age 75 to 84 Years	478	4.1%	3,193	3.7%	8,966	4.3%
Age 85 Years or Over	145	1.2%	1,109	1.3%	3,072	1.5%
Median Age	32.7		33.4		35.4	
Gender Age Distribution (2019)						
Female Population	5,986	51.3%	43,898	50.8%	106,612	50.9%
Age 0 to 19 Years	1,604	26.8%	12,417	28.3%	29,772	27.9%
Age 20 to 64 Years	3,606	60.2%	25,770	58.7%	61,059	57.3%
Age 65 Years or Over	775	13.0%	5,711	13.0%	15,780	14.8%
Female Median Age	33.6		34.2		36.3	
Male Population	5,693	48.7%	42,470	49.2%	102,828	49.1%
Age 0 to 19 Years	1,728	30.4%	13,408	31.6%	31,863	31.0%
Age 20 to 64 Years	3,301	58.0%	24,255	57.1%	57,765	56.2%
Age 65 Years or Over	665	11.7%	4,807	11.3%	13,199	12.8%
Male Median Age	31.8		32.5		34.4	

E Williams Field Rd & S Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	203	5.1%	2,398	8.5%	6,814	10.1%
HH Income \$150,000 to \$199,999	545	13.6%	3,636	12.9%	8,684	12.8%
HH Income \$100,000 to \$149,999	1,047	26.1%	6,591	23.4%	15,920	23.5%
HH Income \$75,000 to \$99,999	775	19.3%	5,078	18.0%	11,901	17.6%
HH Income \$50,000 to \$74,999	653	16.3%	4,755	16.9%	10,903	16.1%
HH Income \$35,000 to \$49,999	316	7.9%	2,428	8.6%	5,805	8.6%
HH Income \$25,000 to \$34,999	170	4.2%	1,345	4.8%	3,027	4.5%
HH Income \$15,000 to \$24,999	150	3.7%	1,021	3.6%	2,459	3.6%
HH Income Under \$15,000	148	3.7%	895	3.2%	2,244	3.3%
HH Income \$35,000 or More	3,539	88.3%	24,885	88.4%	60,028	88.6%
HH Income \$75,000 or More	2,569	64.1%	17,703	62.9%	43,320	63.9%
Housing (2019)						
Total Housing Units	4,098		28,891		69,939	
Housing Units Occupied	4,006	97.7%	28,146	97.4%	67,759	96.9%
Housing Units Owner-Occupied	3,219	80.3%	20,211	71.8%	53,306	78.7%
Housing Units, Renter-Occupied	788	19.7%	7,935	28.2%	14,452	21.3%
Housing Units, Vacant	92	2.3%	745	2.6%	2,181	3.2%
Marital Status (2019)						
Never Married	2,928	32.6%	21,013	31.8%	46,309	28.6%
Currently Married	4,779	53.1%	34,237	51.9%	89,622	55.4%
Separated	303	3.4%	2,279	3.5%	5,078	3.1%
Widowed	181	2.0%	1,484	2.2%	5,012	3.1%
Divorced	800	8.9%	7,011	10.6%	15,726	9.7%
Household Type (2019)						
Population Family	10,313	88.3%	76,996	89.1%	188,475	90.0%
Population Non-Family	1,362	11.7%	9,026	10.5%	20,497	9.8%
Population Group Quarters	4	-	347	0.4%	468	0.2%
Family Households	3,043	75.9%	21,743	77.2%	53,041	78.3%
Non-Family Households	964	24.1%	6,403	22.8%	14,718	21.7%
Married Couple with Children	1,278	26.7%	9,343	27.3%	22,583	25.2%
Average Family Household Size	3.4		3.5		3.6	
Household Size (2019)						
1 Person Households	661	16.5%	4,452	15.8%	10,779	15.9%
2 Person Households	1,258	31.4%	7,954	28.3%	19,766	29.2%
3 Person Households	781	19.5%	5,469	19.4%	12,591	18.6%
4 Person Households	718	17.9%	5,491	19.5%	13,142	19.4%
5 Person Households	365	9.1%	2,809	10.0%	6,672	9.8%
6 or More Person Households	223	5.6%	1,972	7.0%	4,809	7.1%
Household Vehicles (2019)						
Households with 0 Vehicles Available	123	3.1%	672	2.4%	1,307	1.9%
Households with 1 Vehicles Available	886	22.1%	7,114	25.3%	15,792	23.3%
Households with 2 or More Vehicles Available	2,997	74.8%	20,360	72.3%	50,660	74.8%
Total Vehicles Available	8,167		56,618		141,173	
Average Vehicles Per Household	2.0		2.0		2.1	

E Williams Field Rd & S Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	8,846		64,861		158,758	
Estimated Civilian Employed	6,596	74.6%	45,897	70.8%	107,757	67.9%
Estimated Civilian Unemployed	240	2.7%	1,430	2.2%	3,377	2.1%
Estimated in Armed Forces	-	-	110	0.2%	159	0.1%
Estimated Not in Labor Force	2,010	22.7%	17,424	26.9%	47,464	29.9%
Unemployment Rate	2.7%		2.2%		2.1%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	6,596		45,897		107,757	
Management, Business, Financial Operations	1,370	20.8%	9,555	20.8%	22,527	20.9%
Professional, Related	1,703	25.8%	12,235	26.7%	29,171	27.1%
Service	954	14.5%	6,294	13.7%	14,693	13.6%
Sales, Office	1,787	27.1%	12,495	27.2%	28,350	26.3%
Farming, Fishing, Forestry	-	-	28	-	84	-
Construct, Extraction, Maintenance	315	4.8%	2,362	5.1%	5,929	5.5%
Production, Transport Material Moving	466	7.1%	2,928	6.4%	7,003	6.5%
White Collar Workers	4,860	73.7%	34,286	74.7%	80,048	74.3%
Blue Collar Workers	1,735	26.3%	11,611	25.3%	27,709	25.7%
Consumer Expenditure (2019)						
Total Household Expenditure	\$289.28 M		\$2.18 B		\$5.44 B	
Total Non-Retail Expenditure	\$151.74 M	52.5%	\$1.15 B	52.6%	\$2.86 B	52.6%
Total Retail Expenditure	\$137.54 M	47.5%	\$1.03 B	47.4%	\$2.58 B	47.4%
Apparel	\$10.33 M	3.6%	\$78.26 M	3.6%	\$195.04 M	3.6%
Contributions	\$9.35 M	3.2%	\$71.51 M	3.3%	\$180.64 M	3.3%
Education	\$8.75 M	3.0%	\$68.14 M	3.1%	\$171.57 M	3.2%
Entertainment	\$16.66 M	5.8%	\$125.6 M	5.8%	\$314.18 M	5.8%
Food and Beverages	\$42.67 M	14.8%	\$320.25 M	14.7%	\$797.1 M	14.7%
Furnishings and Equipment	\$10.35 M	3.6%	\$77.94 M	3.6%	\$194.85 M	3.6%
Gifts	\$6.92 M	2.4%	\$53.61 M	2.5%	\$135.31 M	2.5%
Health Care	\$24.22 M	8.4%	\$180.27 M	8.3%	\$450.47 M	8.3%
Household Operations	\$11.35 M	3.9%	\$85.9 M	3.9%	\$215.16 M	4.0%
Miscellaneous Expenses	\$5.46 M	1.9%	\$41.13 M	1.9%	\$102.84 M	1.9%
Personal Care	\$3.9 M	1.3%	\$29.31 M	1.3%	\$73.11 M	1.3%
Personal Insurance	\$2.1 M	0.7%	\$15.92 M	0.7%	\$40.1 M	0.7%
Reading	\$624.82 K	0.2%	\$4.71 M	0.2%	\$11.8 M	0.2%
Shelter	\$60.44 M	20.9%	\$455.94 M	20.9%	\$1.14 B	20.9%
Tobacco	\$1.64 M	0.6%	\$12.08 M	0.6%	\$29.76 M	0.5%
Transportation	\$53.58 M	18.5%	\$401.64 M	18.4%	\$1 B	18.4%
Utilities	\$20.93 M	7.2%	\$156.03 M	7.2%	\$388.1 M	7.1%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	7,689		55,682		136,956	
Elementary (Grade Level 0 to 8)	220	2.9%	987	1.8%	2,339	1.7%
Some High School (Grade Level 9 to 11)	193	2.5%	1,236	2.2%	3,638	2.7%
High School Graduate	1,037	13.5%	8,661	15.6%	22,700	16.6%
Some College	1,974	25.7%	14,352	25.8%	34,269	25.0%
Associate Degree Only	833	10.8%	6,111	11.0%	14,264	10.4%
Bachelor Degree Only	2,360	30.7%	16,436	29.5%	39,475	28.8%
Graduate Degree	1,072	13.9%	7,901	14.2%	20,272	14.8%

E Williams Field Rd & S Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	3,704	133.7%	24,186	115.6%	60,818	115.5%
1 Attached Unit	19	0.7%	974	4.7%	1,721	3.3%
2 to 4 Units	17	0.6%	294	1.4%	589	1.1%
5 to 9 Units	38	1.4%	330	1.6%	738	1.4%
10 to 19 Units	110	4.0%	748	3.6%	1,284	2.4%
20 to 49 Units	38	1.4%	454	2.2%	701	1.3%
50 or More Units	67	2.4%	940	4.5%	1,358	2.6%
Mobile Home or Trailer	11	0.4%	209	1.0%	525	1.0%
Other Structure	1	-	11	-	25	-
Homes Built By Year (2019)						
Homes Built 2010 or later	789	28.5%	4,159	19.9%	10,336	19.6%
Homes Built 2000 to 2009	2,578	93.1%	16,181	77.4%	30,830	58.6%
Homes Built 1990 to 1999	259	9.3%	4,186	20.0%	16,749	31.8%
Homes Built 1980 to 1989	130	4.7%	1,254	6.0%	4,258	8.1%
Homes Built 1970 to 1979	123	4.5%	1,247	6.0%	3,093	5.9%
Homes Built 1960 to 1969	68	2.4%	585	2.8%	1,341	2.5%
Homes Built 1950 to 1959	33	1.2%	328	1.6%	760	1.4%
Homes Built Before 1949	26	0.9%	207	1.0%	392	0.7%
Home Values (2019)						
Home Values \$1,000,000 or More	6	0.3%	57	0.4%	152	0.4%
Home Values \$500,000 to \$999,999	84	3.9%	1,480	9.6%	4,733	11.6%
Home Values \$400,000 to \$499,999	147	6.9%	1,831	11.9%	6,279	15.4%
Home Values \$300,000 to \$399,999	703	33.0%	4,505	29.3%	14,508	35.5%
Home Values \$200,000 to \$299,999	1,618	76.1%	8,771	57.0%	19,374	47.4%
Home Values \$150,000 to \$199,999	473	22.2%	2,476	16.1%	5,492	13.4%
Home Values \$100,000 to \$149,999	76	3.6%	535	3.5%	1,361	3.3%
Home Values \$70,000 to \$99,999	20	0.9%	109	0.7%	265	0.6%
Home Values \$50,000 to \$69,999	6	0.3%	36	0.2%	103	0.3%
Home Values \$25,000 to \$49,999	7	0.4%	99	0.6%	202	0.5%
Home Values Under \$25,000	70	3.3%	264	1.7%	731	1.8%
Owner-Occupied Median Home Value	\$261,648		\$285,512		\$300,854	
Renter-Occupied Median Rent	\$1,233		\$1,145		\$1,189	
Transportation To Work (2019)						
Drive to Work Alone	4,573	80.3%	32,967	78.0%	79,262	77.3%
Drive to Work in Carpool	555	9.7%	4,178	9.9%	10,416	10.2%
Travel to Work by Public Transportation	107	1.9%	585	1.4%	1,498	1.5%
Drive to Work on Motorcycle	35	0.6%	183	0.4%	377	0.4%
Walk or Bicycle to Work	117	2.1%	957	2.3%	1,959	1.9%
Other Means	75	1.3%	404	1.0%	819	0.8%
Work at Home	232	4.1%	2,994	7.1%	8,146	7.9%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,007	17.7%	7,395	17.5%	16,881	16.5%
Travel to Work in 15 to 29 Minutes	2,470	43.4%	15,666	37.1%	36,020	35.1%
Travel to Work in 30 to 59 Minutes	2,235	39.3%	15,756	37.3%	38,056	37.1%
Travel to Work in 60 Minutes or More	604	10.6%	3,765	8.9%	8,154	8.0%
Average Minutes Travel to Work	26.7		26.8		26.8	