

The Shops of Horizon

- ◆ Next to WalMart
- ◆ Adjacent to 600 homes subdivision under development
- ◆ Median cut to Darrington Dr.
- ◆ 7,250 square foot in line center
- ◆ 2 End cap spaces with drive thru
- ◆ 3 outlying Pad Sites



Explosive Growth in Horizon City

Available September 2018

Desert Hills Elementary

Vista
MARKETS

Auto
Zone

Kenazo Dr. Ave

Horizon Blvd.

Horizon Blvd.



The Shops of Horizon

600 Housing Unit Subdivision Development Underway

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600 Housing Unit Subdivision Underway

The Shoppes of Horizon

PROJECT RECAP - PARCEL "A"

Land area: 78,943 s.f. (1.812 acres)
 Building area: 11,4500 s.f.
 Site Coverage: 15%
 Parking Required: 1/200 s.f. =
 58 parking spaces
 Parking Provided: 65 Parking spaces

PROJECT RECAP - PARCEL "B"

Land area: 26,032 s.f. (.598 acres)
 Building area: 4,000 s.f.
 Site Coverage: 18.4%
 Parking Required: 1/200 s.f. =
 20 parking spaces
 Parking Provided: 22 Parking spaces



PROPOSED SITE PLAN



PROPOSED ELEVATION

The Shops of Horizon

Horizon Blvd.

Darrington St.

Planned Housing Unit Subdivision



C. D. STEWART
SURVEY No. 321
380 Acres Water District Lease Area

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380 Acres Water District Lease Area



| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,230 | 12,708 | 21,693 |
| 2010 Population | 8,593 | 32,539 | 47,251 |
| 2017 Population | 9,101 | 37,714 | 56,109 |
| 2022 Population | 9,416 | 41,225 | 61,374 |
| 2000-2010 Annual Rate | 10.28% | 9.86% | 8.10% |
| 2010-2017 Annual Rate | 0.80% | 2.06% | 2.40% |
| 2017-2022 Annual Rate | 0.68% | 1.80% | 1.81% |
| 2017 Male Population | 48.6% | 49.4% | 49.2% |
| 2017 Female Population | 51.4% | 50.6% | 50.8% |
| 2017 Median Age | 28.1 | 27.5 | 27.8 |

In the identified area, the current year population is 56,109. In 2010, the Census count in the area was 47,251. The rate of change since 2010 was 2.40% annually. The five-year projection for the population in the area is 61,374 representing a change of 1.81% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 28.1, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2017 White Alone | 79.7% | 80.7% | 82.8% |
| 2017 Black Alone | 2.8% | 3.1% | 2.4% |
| 2017 American Indian/Alaska Native Alone | 0.7% | 0.6% | 0.6% |
| 2017 Asian Alone | 0.6% | 0.7% | 0.5% |
| 2017 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2017 Other Race | 13.3% | 12.5% | 11.8% |
| 2017 Two or More Races | 2.9% | 2.3% | 1.8% |
| 2017 Hispanic Origin (Any Race) | 87.1% | 87.9% | 90.4% |

Persons of Hispanic origin represent 90.4% of the population in the identified area compared to 18.1% 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 43.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 984 | 3,337 | 5,627 |
| 2010 Households | 2,341 | 8,668 | 12,578 |
| 2017 Total Households | 2,447 | 10,106 | 14,990 |
| 2022 Total Households | 2,526 | 11,067 | 16,429 |
| 2000-2010 Annual Rate | 9.05% | 10.02% | 8.38% |
| 2010-2017 Annual Rate | 0.61% | 2.14% | 2.45% |
| 2017-2022 Annual Rate | 0.64% | 1.83% | 1.85% |
| 2017 Average Household Size | 3.72 | 3.69 | 3.71 |

The household count in this area has changed from 12,578 in 2010 to 14,990 in the current year, a change of 2.45% annually. The five-year projection of households is 16,429, a change of 1.85% annually from the current year total. Average household size is currently 3.71, compared to 3.72 in the year 2010. The number of families in the current year is 13,078 in the specified area.

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2017 Median Household Income | \$51,104 | \$46,161 | \$42,096 |
| 2022 Median Household Income | \$55,050 | \$50,411 | \$45,966 |
| 2017-2022 Annual Rate | 1.50% | 1.78% | 1.77% |
| Average Household Income | | | |
| 2017 Average Household Income | \$64,942 | \$60,694 | \$57,310 |
| 2022 Average Household Income | \$72,155 | \$68,207 | \$64,850 |
| 2017-2022 Annual Rate | 2.13% | 2.36% | 2.50% |
| Per Capita Income | | | |
| 2017 Per Capita Income | \$17,572 | \$16,688 | \$15,625 |
| 2022 Per Capita Income | \$19,482 | \$18,692 | \$17,648 |
| 2017-2022 Annual Rate | 2.09% | 2.29% | 2.46% |

Households by Income

Current median household income is \$42,096 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,966 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,310 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,850 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$15,625 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,648 in five years, compared to \$34,828 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 1,023 | 3,520 | 6,000 |
| 2000 Owner Occupied Housing Units | 878 | 2,965 | 4,850 |
| 2000 Renter Occupied Housing Units | 105 | 372 | 777 |
| 2000 Vacant Housing Units | 40 | 183 | 373 |
| 2010 Total Housing Units | 2,441 | 9,249 | 13,426 |
| 2010 Owner Occupied Housing Units | 2,003 | 7,415 | 10,552 |
| 2010 Renter Occupied Housing Units | 338 | 1,253 | 2,026 |
| 2010 Vacant Housing Units | 100 | 581 | 848 |
| 2017 Total Housing Units | 2,585 | 10,966 | 16,257 |
| 2017 Owner Occupied Housing Units | 2,022 | 8,438 | 12,156 |
| 2017 Renter Occupied Housing Units | 424 | 1,668 | 2,834 |
| 2017 Vacant Housing Units | 138 | 860 | 1,267 |
| 2022 Total Housing Units | 2,710 | 12,202 | 18,097 |
| 2022 Owner Occupied Housing Units | 2,080 | 9,207 | 13,248 |
| 2022 Renter Occupied Housing Units | 446 | 1,860 | 3,181 |
| 2022 Vacant Housing Units | 184 | 1,135 | 1,668 |