

EVEDA

Estancia Valley Economic Development Association

Estancia



Located at the heart of the Estancia Valley just south of Moriarty, Estancia (which means "resting place") is rich in history and character. Throughout recorded history, Estancia has been a popular stopping point for regional travelers, thanks to its clean, spring-fed lake. The area has been historically associated with agriculture, including cattle ranching and farming. The town has been the county seat since 1905, and was incorporated in 1909. For over two decades in the early part of the 20th century, it was home to the headquarters of the New Mexico Central Railway. Growth during these years was largely responsible for the current physical configuration of the town, which is primarily a grid pattern of smaller residential properties, with commercial development – including restaurants, filling stations, and a vari-

ety of other commercial enterprises – largely concentrated along or near the town's main thoroughfare, 5th Street (U.S. 41). The Town of Estancia has made the visual attractiveness of the commercial district and preservation of a small-town atmosphere a high priority. Present-day residential development in the area includes larger lots surrounding the town and throughout the surrounding countryside.

In many ways, Estancia may be considered the area's most aggressive community with respect to providing amenities to residents and businesses. The town is served by municipal water and sewer systems, curbside trash removal, and a natural gas utility. Estancia boasts a newly-completed, \$1 million public library. Arthur Park, with its lake, provides area residents and visitors with fishing, picnicking, and other recreational opportunities. The town is poised to become the first community in the Estancia Valley to build a community recreation center with a swimming pool, which is scheduled for completion in

Summer 2004. Estancia is also home to the Tarrant County Fairgrounds and rodeo arena, as well as a baseball park. Public transportation includes regularly-scheduled bus service to Moriarty. The town also owns the Estancia Municipal Airport, located just east of the Town of Estancia.

Estancia's many advantages also include very reasonably priced real estate, relatively low taxes, close proximity to Interstate Highway 40 via a major secondary highway (U.S. 41), clean air and water, medical services available through public and private providers, an excellent school system, and convenient access to metropolitan Albuquerque.



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Estancia Facts

Financial Institutions

Full-service Banking

Communications

TV Stations—Albuquerque (4 major networks, several other English and Spanish language stations)

Newspapers—Albuquerque Journal and Albuquerque Tribune (daily); Mountain View Telegraph and The Independent (weekly)

Postal Service—United States Postal Service (Estancia; zip code 87016), United Parcel Services, Federal Express

Transportation

Area Highways— Interstate 40, U.S. 60, New Mexico 55, New Mexico 41

Rail Services—Amtrak passenger, AT&SF freight (Albuquerque); BNSF Mountainair, Albuquerque, and Belen

Air—Estancia Municipal Airport; Albuquerque International Airport

Medical

Torrance County Health Department
Hope Medical Center (Presbyterian)

Community Events

Estancia—National Pumpkin Chunkin' Contest
Albuquerque—State Fair, International Balloon Fiesta

Drive Times

Albuquerque International Sunport – 67 minutes
Edgewood – 35 minutes
Moriarty – 15 minutes
Albuquerque – 66 minutes
Santa Fe – 96 minutes

Environment

Elevation—6,100

Precipitation—13 inches

Terrain—Estancia Valley surrounding; Manzano Mountains to the west, Sandia Mountains to the northwest

January Temperature—High: 46° F, Low: 15° F, Average: 31° F
July Temperature—High: 88° F to 90° F, Low: 53° F, Average: 79° F

Humidity—Low

Government

County—Three Commissioners

County Seat—Estancia

Area Law Enforcement Officers—New Mexico State Police; Torrance County Sheriff's Department; Estancia Police Department

Town/County Fire Protection—Fully certified volunteer

Planning Commission—Yes

Zoning Regulations—Yes



Interested in knowing more about the wide variety of opportunities available in Estancia, New Mexico?

Contact the Estancia Valley Economic Development Association at:

EVEDA

P.O. Box 3209, Moriarty, NM 87035

Phone: 505-252-0252 or 505-832-5428

Fax: 832-5412 • **E-mail:** eveda@lobo.net

Estancia Valley Economic Development Association

P.O. Box 3209 Moriarty, NM 87035 505-252-0252 or 505-832-5428

Fax 832-5412 e-mail; director@vedanm.com

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Dear Sir / Madam,

I would like to introduce you to the Estancia Valley, and more specifically the Town of Estancia as an opportunity for a privately owned motel or franchise.

As the private contractor for economic development, representing the Mayor and the Trustees of Estancia, NM we are proactively pursuing much needed lodging for this vibrant community.

I have included demographics for your convenience; including real time estimates for the Town of Estancia in regards to population, employment etc., 2009 traffic flows, and other factors that support the need for lodging in Estancia, NM.

We would be pleased to provide further information that you or potential investors would require. We hope the enclosed information demonstrates the much needed lodging for the Town of Estancia and would be excited to host you and others for a productive site visit.

Sincerely,

Myra Pancrazio, Director
Estancia Valley Economic Development Association

Board of Directors

Betty Cullen
Chairman

David Tixier
Vice Chairman

Steve Jones
Secretary

Bill Williams
Treasurer

Jerry Britton
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Skip Pascoe
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Moriarty Council

Ronnie Reynolds
EMW Gas

John Abrams
Edgewood Council

Ted Basela
Estancia Mayor

Lorrie Freyburger
Commissioner

Myra Pancrazio
Exec. Director

OVERVIEW OF THE COMMUNITY

The Town of Estancia has a population of 2228 (2012) encompassing 6.1 Square Miles and is the county seat for Torrance County. The Town is located in the central portion of the Estancia Basin on NM 41, about 40 miles east of Albuquerque.

The Estancia basin is a generally flat area with no permanent streams, surrounded by mountains and highlands. Large salt flats and lagoons lie southeast of the Town. In ancient times, these salt flats were an important source of salt. The pre-Columbian Indian inhabitants of the area and later Spanish colonists mined salt from these flats for trade.

The Estancia area has been a cattle and sheep ranching area since the 19th century. The Town began with the arrival of the railroad around 1902. In the mid 20th century there was considerable farming in the area providing numerous crops, however, most of the farming activity was beans.

LOCAL ECONOMY

In the last decade, the local economy has been boosted by several major developments. A privately run detention facility was built in the early 1990's, operated by Corrections Corporation of America, this facility employs several hundred people. Other major employers in the Town are the Estancia Public Schools, the offices of Torrance County, and Tagawa Green Houses. Within the past five years, the Town of Estancia has been host to numerous renewable energy developers attracted to the area for its wind, solar and bio mass opportunities. In 2007, Lonesome Wind completed their \$195 million construction of their 80 megawatt wind project.

The detention facility which is located in the Town of Estancia released the following numbers which demonstrates the need for a motel in the area. The personnel at the Torrance County Detention Facility book an average of 500 rooms per year. Currently, these rooms are booked in locations 20 to 40 miles away from the Town of Estancia because there is no local lodging. In addition, over 1000 people travel to Estancia each year to visit inmates from all over the state. These visitors stay in other locations due to no local lodging.

With assistance from Corrections Corporation of American the following information has been provided:

The number of hotel/motel rooms booked in Moriarty (20 miles north of the Town of Estancia) each year by Torrance County Detention Facility? Average is 400

The number of hotel/motel rooms booked in Albuquerque (45 miles east of the Town of Estancia) each year by Torrance County Detention Facility? Average 100

The number of people that may travel from in and out of state (to visit inmates) and stay in Moriarty? An estimated 1000 individuals.

The 7th Judicial District Court complex is also located in the community which host numerous trials monthly. The lawyers have indicated that they are forced to commute to Albuquerque or Moriarty for lodging which is costly for their clients.

With several renewable energy projects in the area waiting for development, the opportunity is great for lodging in Estancia along with the numerous events the county and the community hold each year.



Beautiful

In all seasons

ANNUAL EVENTS

Old Timers Day
4th of July Parade and Event
Relay for Life Event
Flag Football Tournament
Torrance County Fair
Car Shows
Annual Pumpkin Chunkin Contest
Rodeos



Cannons

Home of the Annual
Punkin Chunkin'

UTILITIES

Water: Town of Estancia
Source of Water: Ground water
Sewer: Town of Estancia
Solid Waste: Torrance County Solid Waste Authority
Electric: Central NM Electric Cooperative
Natural Gas: EMW Gas Association
Telecommunications: Plateau fiber optic and Qwest

TRANSPORTATION

Air: local airport (unpaved runway)
Intercity Bus: TNM

EDUCATION

Estancia School District

SERVICES

Police: Town of Estancia
Fire: Estancia Volunteer Fire Department
Parks: There is a park with a playground, multipurpose courts, swimming pool and picnic facilities. The County Fairgrounds with a rodeo arena are located in the Town.



HOTELS & MOTELS (Business & Industry (B&I) Guaranteed Loan Program)

Can the B&I program be used to finance motels and hotels?

Motels and hotels play an important role in the economic development of rural communities, especially because recreation and tourism are often a key rural business sector. They also provide important revenues from occupancy taxes that support local rural governments.

Motels and hotels became eligible for B&I assistance when the B&I regulations were rewritten in December 1996. Prior to that, they had been ineligible for B&I assistance.

What are the B&I program's underwriting standards for motel/hotel projects?

Motels & hotels must meet all the normal B&I standards – e.g., rural location.

Because they are single-use, special purpose facilities which are particularly vulnerable to economic downturns caused by high gas prices, etc., added strength is generally required as outlined below:

Collateral

70% LTV (max) on Real Estate is the normal standard because they are special purpose facilities.

75% LTV (max) on franchised Real Estate is acceptable because of the added benefits of the franchise.

25% LTV on the Furnishings, Fixtures, & Equipment (FF&E). Motel FF&E is very depreciable and has limited salability if removed during liquidation.

Loans on motels/hotels should always be collateralized by both the real estate and FF&E, since the two are integrally related.

A first lien position on both is important. If another lender holds a prior lien on either the real estate or the FF&E, additional discounting of the LTV is appropriate.

Equity

New or not-yet-established businesses – 25% tangible balance sheet equity at guarantee closing.

Established, profitable business – 10% tangible balance sheet equity at guarantee closing.

Feasibility Study

Feasibility studies are required on all new motel and hotel projects. These must be separate and distinct from the real estate appraisal.

Feasibility studies should be prepared by independent consultants with an established expertise in the hospitality industry.

See <http://www.hotel-online.com/Neo/Trends/> for a list of some hospitality industry consultants. The International Society of Hospitality Consultants – <http://www.ishc.com/> – may be a good resource. Appraisers with extensive motel credentials may be acceptable.

Information in the feasibility study should include detailed documentation & discussion of:

- Supply – including details on the regional and local market over the past 3-5 years, evaluation of existing competitors, and prediction of the entrance of new competitors.
- Demand analysis – including details on the market segments (vacationer, destination resort, business traveler, trucker, group meeting, etc.) that comprise historical and projected demand.
- Occupancy & average rate analysis – Average daily rate, % occupancy, and RevPAR.
- Net income forecast -- including a detailed projection of income and expenses, with a discussion of the basis for expense figures.

Appraisals

Collateral analysis should use the current, “as improved” fair market value of the property.

A future, projected, “as stabilized” market value should not be used in the collateral analysis, since the property will not be “stabilized” in the event of liquidation.

The value of the FF&E should be broken out separately from the value of the Real Estate.

Loan Term

Loans for Real Estate purposes may extend up to 30 years.

Loans for FF&E should not exceed the useful life of the furnishings – 7 years.

A blended term on a blended loan is permitted.

Income Statement Analysis

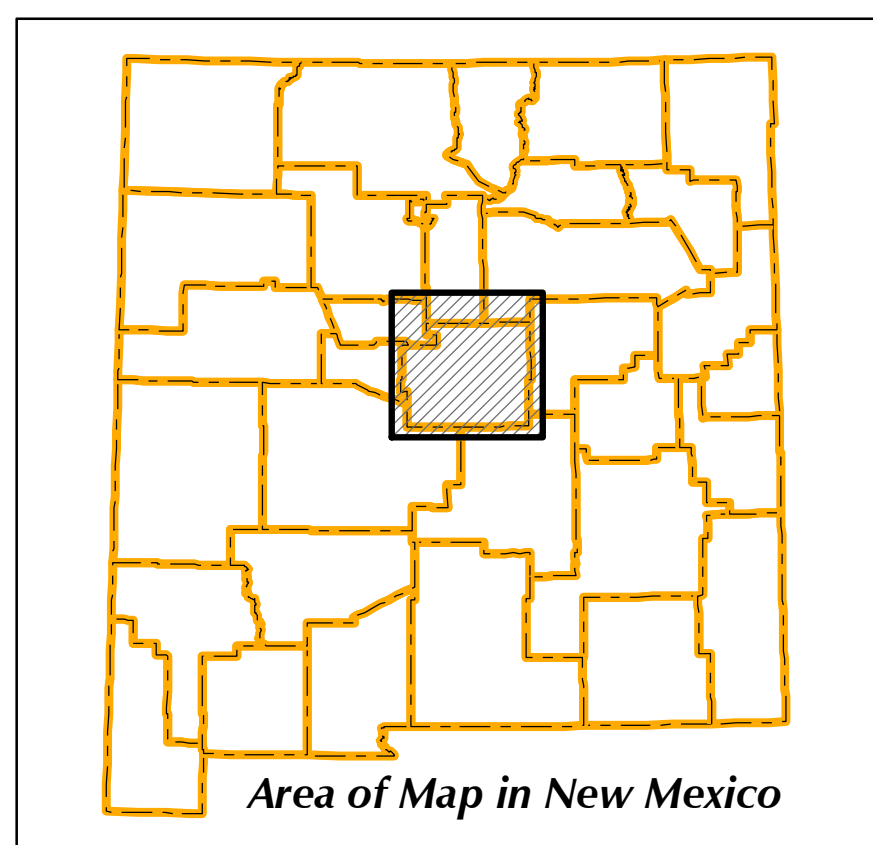
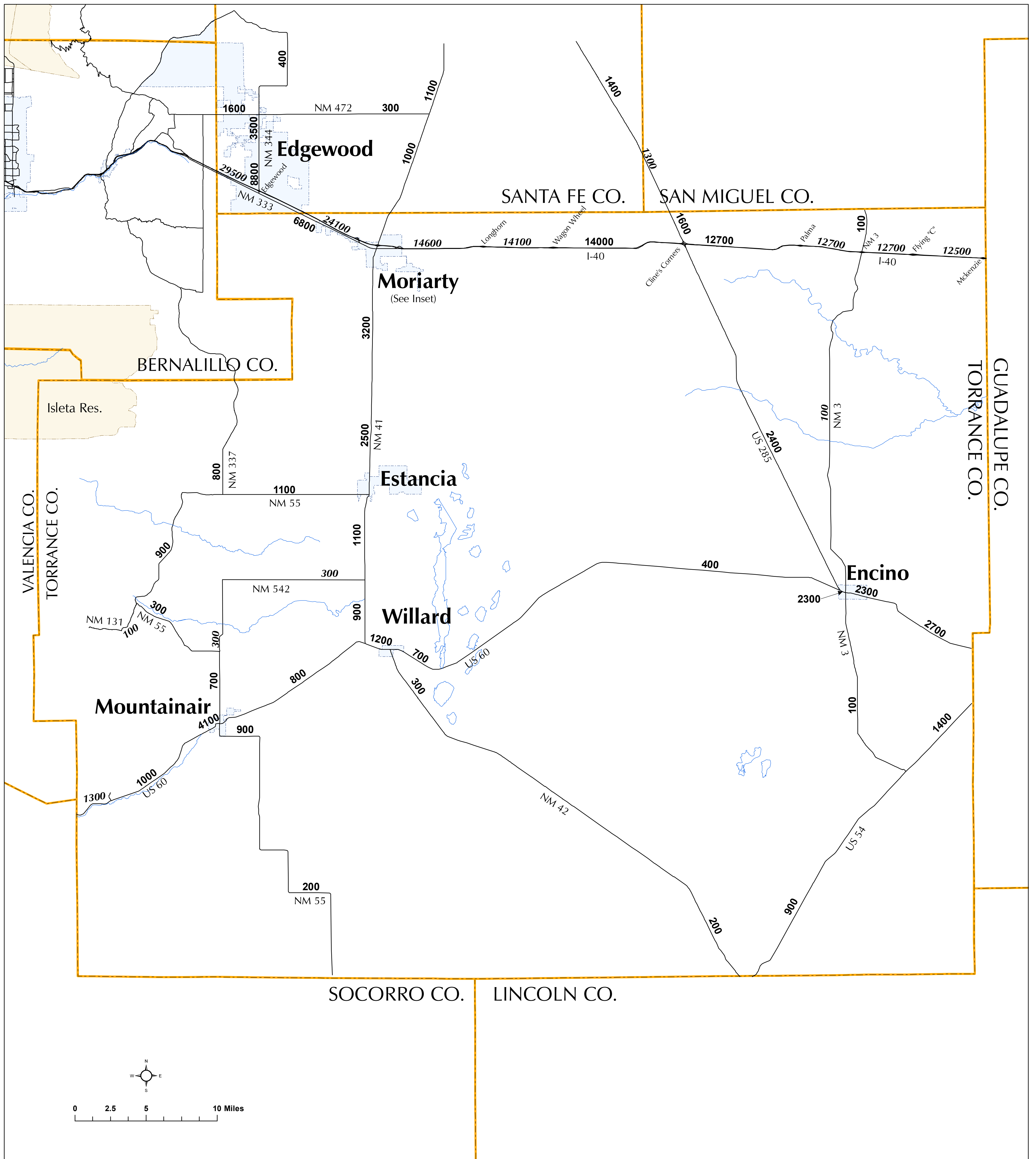
In the hospitality industry, depreciation is a real expense, so adequate provisions should be made for regular repairs and upgrades.

Loan Agreement

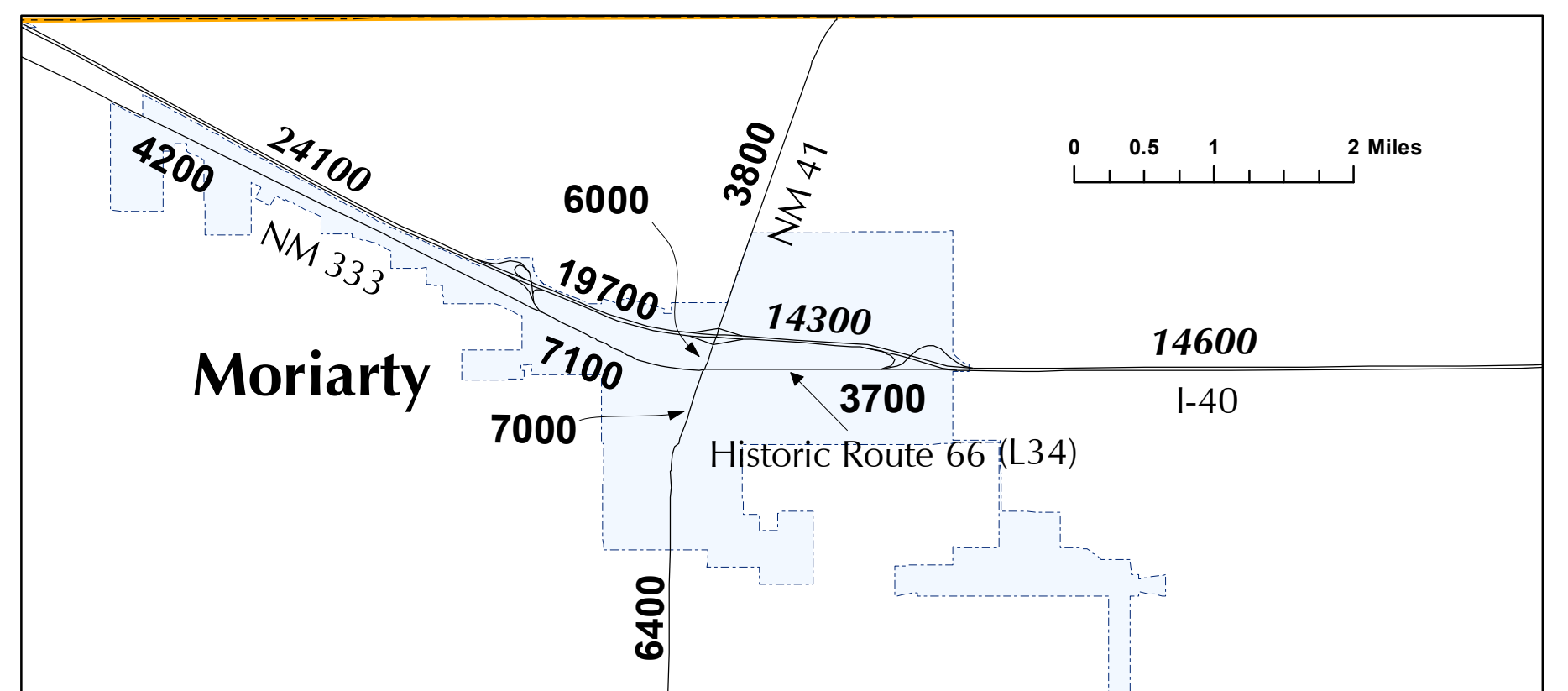
If the motel/hotel is a franchise, the loan agreement should require the borrower to maintain the franchise flag. Loss or termination of the franchise without the lender's consent would constitute a non-monetary default.

Loan Conditions

If the motel/hotel is a franchise, a “comfort letter” should be obtained from the franchisor stating that the franchise will maintain its flag on the property during liquidation.



Inset for Moriarty Area



2012 TRAFFIC FLOWS for Torrance Co. & Southern Santa Fe Co., N.M.

Prepared by the Mid-Region Council of Governments in cooperation with the local governments in State Planning and Development District 3, and funded in part by the New Mexico Department of Transportation (NMDOT) in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

August 2013

Standard Data
9500

Link Volume is based on traffic count data accepted by the NMDOT Traffic Monitoring System (TMS) as standard in accordance with the New Mexico State Traffic Monitoring Standards (NMSTMS).

Non Standard Data
9500

Link Volume is based either on traffic count data not in compliance with the NMSTMS or on professional judgement. NMDOT recommends that nonstandard data be used with caution.

Data represent average weekday traffic volumes for both directions of travel combined.

Note: Traffic volume data used in the preparation of this map were collected by the Mid-Region Council of Governments and the NMDOT.



Pop-Facts: Demographic Snapshot 2012 Report

Radius 1: 34.768655/-106.055221, aggregate

Radius 2: 34.768655/-106.055221, aggregate

Radius 3: 34.768655/-106.055221, aggregate

Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2017 Projection	2,298		7,694		44,970	
2012 Estimate	2,228		7,551		43,014	
2000 Census	1,865		7,900		40,826	
1990 Census	1,234		4,524		23,650	
Growth 2012-2017	3.14%		1.89%		4.55%	
Growth 2000-2012	19.46%		-4.42%		5.36%	
Growth 1990-2000	51.13%		74.62%		72.63%	
2012 Est. Pop by Single Race Class						
	2,228		7,551		43,014	
White Alone	1,610	72.26	5,731	75.90	34,418	80.02
Black or African American Alone	55	2.47	109	1.44	456	1.06
Amer. Indian and Alaska Native Alone	105	4.71	210	2.78	851	1.98
Asian Alone	8	0.36	28	0.37	272	0.63
Native Hawaiian and Other Pac. Isl. Alone	1	0.04	3	0.04	24	0.06
Some Other Race Alone	360	16.16	1,175	15.56	5,394	12.54
Two or More Races	89	3.99	294	3.89	1,599	3.72
2012 Est. Pop Hisp or Latino by Origin						
	2,228		7,551		43,014	
Not Hispanic or Latino	1,223	54.89	4,466	59.14	28,634	66.57
Hispanic or Latino:	1,005	45.11	3,085	40.86	14,380	33.43
Mexican	641	63.78	1,892	61.33	8,036	55.88
Puerto Rican	6	0.60	18	0.58	75	0.52
Cuban	0	0.00	0	0.00	47	0.33
All Other Hispanic or Latino	358	35.62	1,174	38.06	6,222	43.27
2012 Est. Hisp or Latino by Single Race Class						
	1,005		3,085		14,380	
White Alone	575	57.21	1,667	54.04	7,773	54.05
Black or African American Alone	12	1.19	24	0.78	100	0.70
American Indian and Alaska Native Alone	10	1.00	41	1.33	212	1.47
Asian Alone	0	0.00	3	0.10	25	0.17
Native Hawaiian and Other Pacific Islander Alone	0	0.00	1	0.03	2	0.01
Some Other Race Alone	360	35.82	1,172	37.99	5,326	37.04
Two or More Races	49	4.88	176	5.71	941	6.54

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	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Pop. Asian Alone Race by Cat	8		28		272	
Chinese, except Taiwanese	3	37.50	11	39.29	73	26.84
Filipino	1	12.50	4	14.29	48	17.65
Japanese	1	12.50	5	17.86	83	30.51
Asian Indian	2	25.00	5	17.86	7	2.57
Korean	0	0.00	0	0.00	14	5.15
Vietnamese	0	0.00	1	3.57	12	4.41
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	0	0.00	0	0.00
Laotian	0	0.00	0	0.00	4	1.47
Thai	0	0.00	0	0.00	4	1.47
All Other Asian Races Including 2+ Category	0	0.00	2	7.14	28	10.29

2012 Est. Population by Ancestry	2,228		7,551		43,014	
Pop, Arab	0	0.00	0	0.00	95	0.22
Pop, Czech	0	0.00	6	0.08	168	0.39
Pop, Danish	0	0.00	6	0.08	137	0.32
Pop, Dutch	20	0.90	77	1.02	458	1.06
Pop, English	148	6.64	491	6.50	3,366	7.83
Pop, French (except Basque)	13	0.58	57	0.75	956	2.22
Pop, French Canadian	1	0.04	5	0.07	69	0.16
Pop, German	160	7.18	579	7.67	4,802	11.16
Pop, Greek	0	0.00	1	0.01	72	0.17
Pop, Hungarian	0	0.00	1	0.01	92	0.21
Pop, Irish	274	12.30	862	11.42	3,722	8.65
Pop, Italian	27	1.21	105	1.39	1,035	2.41
Pop, Lithuanian	0	0.00	0	0.00	3	0.01
Pop, United States or American	66	2.96	230	3.05	1,491	3.47
Pop, Norwegian	1	0.04	11	0.15	475	1.10
Pop, Polish	1	0.04	13	0.17	753	1.75
Pop, Portuguese	0	0.00	2	0.03	150	0.35
Pop, Russian	1	0.04	12	0.16	235	0.55
Pop, Scottish	32	1.44	129	1.71	864	2.01
Pop, Scotch-Irish	34	1.53	128	1.70	850	1.98
Pop, Slovak	0	0.00	2	0.03	46	0.11
Pop, Sub-Saharan African	1	0.04	5	0.07	124	0.29
Pop, Swedish	1	0.04	12	0.16	508	1.18
Pop, Swiss	0	0.00	5	0.07	215	0.50
Pop, Ukrainian	0	0.00	1	0.01	23	0.05
Pop, Welsh	0	0.00	3	0.04	187	0.43
Pop, West Indian (exc Hisp groups)	1	0.04	3	0.04	17	0.04
Pop, Other ancestries	1,247	55.97	4,136	54.77	18,518	43.05



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		%		%		%
2012 Est. Population by Ancestry						
Pop, Ancestry Unclassified	198	8.89	667	8.83	3,582	8.33
2012 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	1,464	68.96	4,964	69.62	31,871	78.97
Speak Asian/Pac. Isl. Lang. at Home	5	0.24	14	0.20	104	0.26
Speak IndoEuropean Language at Home	0	0.00	9	0.13	390	0.97
Speak Spanish at Home	582	27.41	1,928	27.04	7,415	18.37
Speak Other Language at Home	72	3.39	215	3.02	576	1.43
2012 Est. Population by Sex						
Male	1,405	63.06	4,106	54.38	21,879	50.86
Female	823	36.94	3,445	45.62	21,135	49.14
2012 Est. Population by Age						
Age 0 - 4	105	4.71	421	5.58	2,656	6.17
Age 5 - 9	107	4.80	429	5.68	2,729	6.34
Age 10 - 14	127	5.70	499	6.61	2,878	6.69
Age 15 - 17	99	4.44	426	5.64	2,373	5.52
Age 18 - 20	109	4.89	328	4.34	1,711	3.98
Age 21 - 24	175	7.85	454	6.01	2,425	5.64
Age 25 - 34	413	18.54	1,008	13.35	5,346	12.43
Age 35 - 44	325	14.59	940	12.45	4,827	11.22
Age 45 - 54	285	12.79	1,143	15.14	7,575	17.61
Age 55 - 64	262	11.76	1,000	13.24	5,713	13.28
Age 65 - 74	134	6.01	545	7.22	3,011	7.00
Age 75 - 84	62	2.78	263	3.48	1,343	3.12
Age 85 and over	28	1.26	95	1.26	426	0.99
Age 16 and over	1,858	83.39	6,059	80.24	33,891	78.79
Age 18 and over	1,791	80.39	5,775	76.48	32,377	75.27
Age 21 and over	1,682	75.49	5,447	72.14	30,667	71.30
Age 65 and over	223	10.01	902	11.95	4,781	11.11
2012 Est. Median Age						
	34.52		37.24		37.88	
2012 Est. Average Age						
	36.90		37.90		37.60	

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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Male Population by Age	1,405		4,106		21,879	
Age 0 - 4	50	3.56	202	4.92	1,332	6.09
Age 5 - 9	52	3.70	211	5.14	1,365	6.24
Age 10 - 14	74	5.27	270	6.58	1,464	6.69
Age 15 - 17	54	3.84	223	5.43	1,209	5.53
Age 18 - 20	77	5.48	193	4.70	918	4.20
Age 21 - 24	141	10.04	301	7.33	1,354	6.19
Age 25 - 34	327	23.27	645	15.71	2,943	13.45
Age 35 - 44	215	15.30	518	12.62	2,335	10.67
Age 45 - 54	168	11.96	582	14.17	3,765	17.21
Age 55 - 64	138	9.82	506	12.32	2,849	13.02
Age 65 - 74	67	4.77	273	6.65	1,492	6.82
Age 75 - 84	30	2.14	139	3.39	669	3.06
Age 85 and over	12	0.85	43	1.05	183	0.84
2012 Est. Median Age, Male	32.77		35.16		36.52	
2012 Est. Average Age, Male	35.70		37.30		37.20	
2012 Est. Female Population by Age	823		3,445		21,135	
Age 0 - 4	54	6.56	219	6.36	1,324	6.26
Age 5 - 9	55	6.68	218	6.33	1,364	6.45
Age 10 - 14	53	6.44	229	6.65	1,414	6.69
Age 15 - 17	44	5.35	204	5.92	1,164	5.51
Age 18 - 20	32	3.89	135	3.92	792	3.75
Age 21 - 24	33	4.01	153	4.44	1,071	5.07
Age 25 - 34	86	10.45	364	10.57	2,403	11.37
Age 35 - 44	110	13.37	421	12.22	2,492	11.79
Age 45 - 54	117	14.22	562	16.31	3,810	18.03
Age 55 - 64	124	15.07	494	14.34	2,864	13.55
Age 65 - 74	66	8.02	272	7.90	1,519	7.19
Age 75 - 84	32	3.89	124	3.60	674	3.19
Age 85 and over	16	1.94	52	1.51	243	1.15
2012 Est. Median Age, Female	39.91		39.79		39.15	
2012 Est. Average Age, Female	39.00		38.70		38.00	

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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2012 Est. Pop Age 15+ by Marital Status	1,889		6,201		34,750	
Total, Never Married	576	30.49	2,040	32.90	9,970	28.69
Males, Never Married	390	20.65	1,166	18.80	5,501	15.83
Females, Never Married	187	9.90	874	14.09	4,469	12.86
Married, Spouse present	811	42.93	2,490	40.15	17,412	50.11
Married, Spouse absent	175	9.26	472	7.61	1,246	3.59
Widowed	97	5.13	417	6.72	1,523	4.38
Males Widowed	23	1.22	77	1.24	428	1.23
Females Widowed	73	3.86	340	5.48	1,095	3.15
Divorced	231	12.23	782	12.61	4,599	13.23
Males Divorced	135	7.15	438	7.06	2,189	6.30
Females Divorced	96	5.08	343	5.53	2,410	6.94
2012 Est. Pop. Age 25+ by Edu. Attainment	1,507		4,993		28,242	
Less than 9th grade	296	19.64	751	15.04	1,914	6.78
Some High School, no diploma	220	14.60	708	14.18	2,542	9.00
High School Graduate (or GED)	444	29.46	1,487	29.78	7,634	27.03
Some College, no degree	283	18.78	1,047	20.97	6,866	24.31
Associate Degree	122	8.10	371	7.43	2,209	7.82
Bachelor's Degree	102	6.77	437	8.75	4,019	14.23
Master's Degree	24	1.59	100	2.00	1,939	6.87
Professional School Degree	12	0.80	69	1.38	750	2.66
Doctorate Degree	4	0.27	23	0.46	368	1.30
2012 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	632		1,861		8,183	
Less than 9th grade	99	15.66	279	14.99	1,109	13.55
Some High School, no diploma	99	15.66	322	17.30	1,186	14.49
High School Graduate (or GED)	307	48.58	760	40.84	2,790	34.10
Some College, no degree	92	14.56	345	18.54	1,768	21.61
Associate Degree	5	0.79	63	3.39	651	7.96
Bachelor's Degree	20	3.16	69	3.71	467	5.71
Graduate or Professional Degree	10	1.58	24	1.29	212	2.59

Pop-Facts: Demographic Snapshot 2012 Report

Radius 1: 34.768655/-106.055221, aggregate

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Radius 3: 34.768655/-106.055221, aggregate

Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Households						
2017 Projection	681		2,902		18,167	
2012 Estimate	650		2,799		17,076	
2000 Census	621		2,684		14,591	
1990 Census	463		1,607		8,369	
Growth 2012-2017	4.77%		3.68%		6.39%	
Growth 2000-2012	4.67%		4.28%		17.03%	
Growth 1990-2000	34.13%		67.02%		74.35%	
2012 Est. Households by Household Type	650		2,799		17,076	
Family Households	485	74.62	2,059	73.56	12,805	74.99
Nonfamily Households	166	25.54	740	26.44	4,270	25.01
2012 Est. Group Quarters Population	606		626		644	
2012 HHs by Ethnicity, Hispanic/Latino	251	38.62	992	35.44	4,656	27.27
2012 Est. HHs by HH Income	650		2,799		17,076	
Income Less than \$15,000	130	20.00	534	19.08	1,935	11.33
Income \$15,000 - \$24,999	107	16.46	444	15.86	1,882	11.02
Income \$25,000 - \$34,999	92	14.15	437	15.61	1,752	10.26
Income \$35,000 - \$49,999	136	20.92	502	17.93	2,808	16.44
Income \$50,000 - \$74,999	100	15.38	461	16.47	3,542	20.74
Income \$75,000 - \$99,999	46	7.08	218	7.79	2,131	12.48
Income \$100,000 - \$124,999	14	2.15	101	3.61	1,503	8.80
Income \$125,000 - \$149,999	5	0.77	39	1.39	675	3.95
Income \$150,000 - \$199,999	5	0.77	18	0.64	410	2.40
Income \$200,000 - \$499,999	14	2.15	38	1.36	382	2.24
Income \$500,000 and more	2	0.31	6	0.21	57	0.33
2012 Est. Average Household Income	\$46,313		\$46,246		\$64,919	
2012 Est. Median Household Income	\$34,638		\$34,619		\$51,134	
2012 Est. Per Capita Income	\$14,381		\$17,408		\$25,826	

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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2012 Median HH Inc by Single Race Class. or Ethn						
White Alone	37,505		35,958		53,870	
Black or African American Alone	14,999		19,077		54,224	
American Indian and Alaska Native Alone	22,364		27,758		39,526	
Asian Alone	78,410		41,076		87,343	
Native Hawaiian and Other Pacific Islander Alone	0		14,999		56,307	
Some Other Race Alone	27,977		32,404		39,858	
Two or More Races	55,307		33,118		43,620	
Hispanic or Latino	27,462		32,527		40,548	
Not Hispanic or Latino	39,964		36,113		57,208	
2012 Est. Family HH Type, Presence Own Children						
	485		2,059		12,805	
Married-Couple Family, own children	170	35.05	619	30.06	3,779	29.51
Married-Couple Family, no own children	206	42.47	981	47.64	6,546	51.12
Male Householder, own children	20	4.12	59	2.87	391	3.05
Male Householder, no own children	3	0.62	59	2.87	267	2.09
Female Householder, own children	46	9.48	216	10.49	1,230	9.61
Female Householder, no own children	40	8.25	124	6.02	594	4.64
2012 Est. Households by Household Size						
	650		2,799		17,076	
1-person household	166	25.54	736	26.30	4,164	24.39
2-person household	244	37.54	1,031	36.83	6,310	36.95
3-person household	92	14.15	386	13.79	2,851	16.70
4-person household	85	13.08	376	13.43	2,323	13.60
5-person household	38	5.85	168	6.00	942	5.52
6-person household	20	3.08	86	3.07	405	2.37
7 or more person household	6	0.92	15	0.54	80	0.47
2012 Est. Average Household Size						
	2.50		2.47		2.48	

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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Households by Presence of People	650		2,799		17,076	
Households with 1 or more People under Age 18:	268	41.23	946	33.80	5,628	32.96
Married-Couple Family	189	70.52	646	68.29	3,826	67.98
Other Family, Male Householder	20	7.46	57	6.03	389	6.91
Other Family, Female Householder	55	20.52	227	24.00	1,256	22.32
Nonfamily, Male Householder	0	0.00	1	0.11	30	0.53
Nonfamily, Female Householder	4	1.49	14	1.48	127	2.26
Households no People under Age 18:	383	58.92	1,854	66.24	11,447	67.04
Married-Couple Family	179	46.74	789	42.56	5,731	50.07
Other Family, Male Householder	3	0.78	47	2.54	216	1.89
Other Family, Female Householder	27	7.05	74	3.99	435	3.80
Nonfamily, Male Householder	70	18.28	449	24.22	2,730	23.85
Nonfamily, Female Householder	103	26.89	494	26.65	2,336	20.41
2012 Est. Households by Number of Vehicles	650		2,799		17,076	
No Vehicles	40	6.15	129	4.61	437	2.56
1 Vehicle	171	26.31	693	24.76	4,101	24.02
2 Vehicles	233	35.85	1,074	38.37	6,681	39.13
3 Vehicles	105	16.15	442	15.79	3,519	20.61
4 Vehicles	77	11.85	310	11.08	1,470	8.61
5 or more Vehicles	25	3.85	151	5.39	867	5.08
2012 Est. Average Number of Vehicles	2.17		2.26		2.29	
Family Households						
2017 Projection	507		2,133		13,626	
2012 Estimate	485		2,059		12,805	
2000 Census	462		1,979		11,010	
1990 Census	336		1,230		6,483	
Growth 2012-2017	4.54%		3.59%		6.41%	
Growth 2000-2012	4.98%		4.04%		16.30%	
Growth 1990-2000	37.50%		60.89%		69.83%	
2012 Est. Families by Poverty Status	485		2,059		12,805	
2012 Families at or Above Poverty	410	84.54	1,804	87.62	11,521	89.97
2012 Families at or Above Poverty with Children	209	43.09	807	39.19	4,781	37.34
2012 Families Below Poverty	75	15.46	255	12.38	1,285	10.04
2012 Families Below Poverty with Children	59	12.16	211	10.25	998	7.79



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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Pop Age 16+ by Employment Status	1,858		6,059		33,891	
In Armed Forces	0	0.00	1	0.02	108	0.32
Civilian - Employed	714	38.43	2,490	41.10	19,137	56.47
Civilian - Unemployed	37	1.99	150	2.48	1,435	4.23
Not in Labor Force	1,107	59.58	3,417	56.40	13,211	38.98
2012 Est. Civ Employed Pop 16+ Class of Worker	915		3,173		20,991	
For-Profit Private Workers	449	49.07	1,919	60.48	12,766	60.82
Non-Profit Private Workers	41	4.48	106	3.34	1,196	5.70
Local Government Workers	208	22.73	464	14.62	1,675	7.98
State Government Workers	85	9.29	249	7.85	1,564	7.45
Federal Government Workers	24	2.62	88	2.77	978	4.66
Self-Emp Workers	104	11.37	343	10.81	2,789	13.29
Unpaid Family Workers	4	0.44	5	0.16	23	0.11
2012 Est. Civ Employed Pop 16+ by Occupation	915		3,173		20,991	
Architect/Engineer	8	0.87	52	1.64	553	2.63
Arts/Entertain/Sports	13	1.42	43	1.36	362	1.72
Building Grounds Maint	33	3.61	110	3.47	1,018	4.85
Business/Financial Ops	31	3.39	78	2.46	649	3.09
Community/Soc Svcs	9	0.98	33	1.04	248	1.18
Computer/Mathematical	2	0.22	22	0.69	388	1.85
Construction/Extraction	125	13.66	444	13.99	1,931	9.20
Edu/Training/Library	118	12.90	216	6.81	1,301	6.20
Farm/Fish/Forestry	22	2.40	34	1.07	153	0.73
Food Prep/Serving	65	7.10	229	7.22	1,229	5.85
Health Practitioner/Tec	40	4.37	111	3.50	1,206	5.75
Healthcare Support	38	4.15	185	5.83	562	2.68
Maintenance Repair	56	6.12	154	4.85	866	4.13
Legal	1	0.11	5	0.16	217	1.03
Life/Phys/Soc Science	8	0.87	31	0.98	342	1.63
Management	40	4.37	153	4.82	1,961	9.34
Office/Admin Support	141	15.41	487	15.35	2,552	12.16
Production	21	2.30	124	3.91	947	4.51
Protective Svcs	12	1.31	172	5.42	617	2.94
Sales/Related	58	6.34	225	7.09	1,936	9.22
Personal Care/Svc	7	0.77	48	1.51	752	3.58
Transportation/Moving	68	7.43	216	6.81	1,201	5.72

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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Pop 16+ by Occupation Classification	915		3,173		20,991	
Blue Collar	270	29.51	939	29.59	4,945	23.56
White Collar	468	51.15	1,457	45.92	11,715	55.81
Service and Farm	177	19.34	777	24.49	4,331	20.63
2012 Est. Workers Age 16+, Transp. To Work	880		3,092		20,740	
Drove Alone	710	80.68	2,523	81.60	16,789	80.95
Car Pooled	99	11.25	338	10.93	2,452	11.82
Public Transportation	3	0.34	12	0.39	51	0.25
Walked	8	0.91	40	1.29	342	1.65
Bicycle	0	0.00	0	0.00	20	0.10
Other Means	1	0.11	11	0.36	197	0.95
Worked at Home	59	6.70	168	5.43	889	4.29
2012 Est. Workers Age 16+ by Travel Time to Work *						
Less than 15 Minutes	268		657		3,541	
15 - 29 Minutes	192		568		4,086	
30 - 44 Minutes	30		356		5,846	
45 - 59 Minutes	50		538		3,228	
60 or more Minutes	314		801		2,889	
2012 Est. Avg Travel Time to Work in Minutes	40.96		41.45		37.41	
2012 Est. Tenure of Occupied Housing Units	650		2,799		17,076	
Owner Occupied	542	83.38	2,428	86.75	14,654	85.82
Renter Occupied	109	16.77	371	13.25	2,421	14.18
2012 Owner Occ. HUs: Avg. Length of Residence	18		17		15	
2012 Renter Occ. HUs: Avg. Length of Residence	12		12		8	

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Description	0.00 - 5.00 miles		0.00 - 15.00 miles		0.00 - 30.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. All Owner-Occupied Housing Values	542		2,428		14,654	
Value Less than \$20,000	32	5.90	96	3.95	357	2.44
Value \$20,000 - \$39,999	55	10.15	196	8.07	653	4.46
Value \$40,000 - \$59,999	52	9.59	214	8.81	808	5.51
Value \$60,000 - \$79,999	53	9.78	209	8.61	944	6.44
Value \$80,000 - \$99,999	78	14.39	255	10.50	988	6.74
Value \$100,000 - \$149,999	146	26.94	657	27.06	3,117	21.27
Value \$150,000 - \$199,999	44	8.12	337	13.88	2,165	14.77
Value \$200,000 - \$299,999	43	7.93	266	10.96	3,186	21.74
Value \$300,000 - \$399,999	13	2.40	75	3.09	1,360	9.28
Value \$400,000 - \$499,999	10	1.85	39	1.61	442	3.02
Value \$500,000 - \$749,999	8	1.48	39	1.61	384	2.62
Value \$750,000 - \$999,999	5	0.92	21	0.86	161	1.10
Value \$1,000,000 or more	4	0.74	22	0.91	90	0.61

2012 Est. Median All Owner-Occupied Housing Value	\$100,439	\$118,566	\$160,642
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2012 Est. Housing Units by Units in Structure		790		3,507		19,971	
1 Unit Attached	4	0.51	18	0.51	148	0.74	
1 Unit Detached	439	55.57	1,745	49.76	12,745	63.82	
2 Units	0	0.00	1	0.03	19	0.10	
3 or 4 Units	0	0.00	5	0.14	178	0.89	
5 to 19 Units	2	0.25	21	0.60	165	0.83	
20 to 49 Units	0	0.00	1	0.03	19	0.10	
50 or More Units	0	0.00	0	0.00	13	0.07	
Mobile Home or Trailer	345	43.67	1,713	48.85	6,665	33.37	
Boat, RV, Van, etc.	0	0.00	2	0.06	19	0.10	

2012 Est. Housing Units by Year Structure Built		790		3,507		19,971	
Housing Unit Built 2005 or later	9	1.14	36	1.03	826	4.14	
Housing Unit Built 2000 to 2004	43	5.44	290	8.27	1,610	8.06	
Housing Unit Built 1990 to 1999	216	27.34	1,122	31.99	6,866	34.38	
Housing Unit Built 1980 to 1989	107	13.54	635	18.11	4,393	22.00	
Housing Unit Built 1970 to 1979	100	12.66	528	15.06	3,276	16.40	
Housing Unit Built 1960 to 1969	77	9.75	234	6.67	1,042	5.22	
Housing Unit Built 1950 to 1959	89	11.27	234	6.67	741	3.71	
Housing Unit Built 1940 to 1949	42	5.32	127	3.62	390	1.95	
Housing Unit Built 1939 or Earlier	109	13.80	299	8.53	828	4.15	

2012 Est. Median Year Structure Built **	1978	1985	1988
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Pop-Facts: Demographic Snapshot 2012 Report

*This row intentionally left blank. No total category data is available.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



