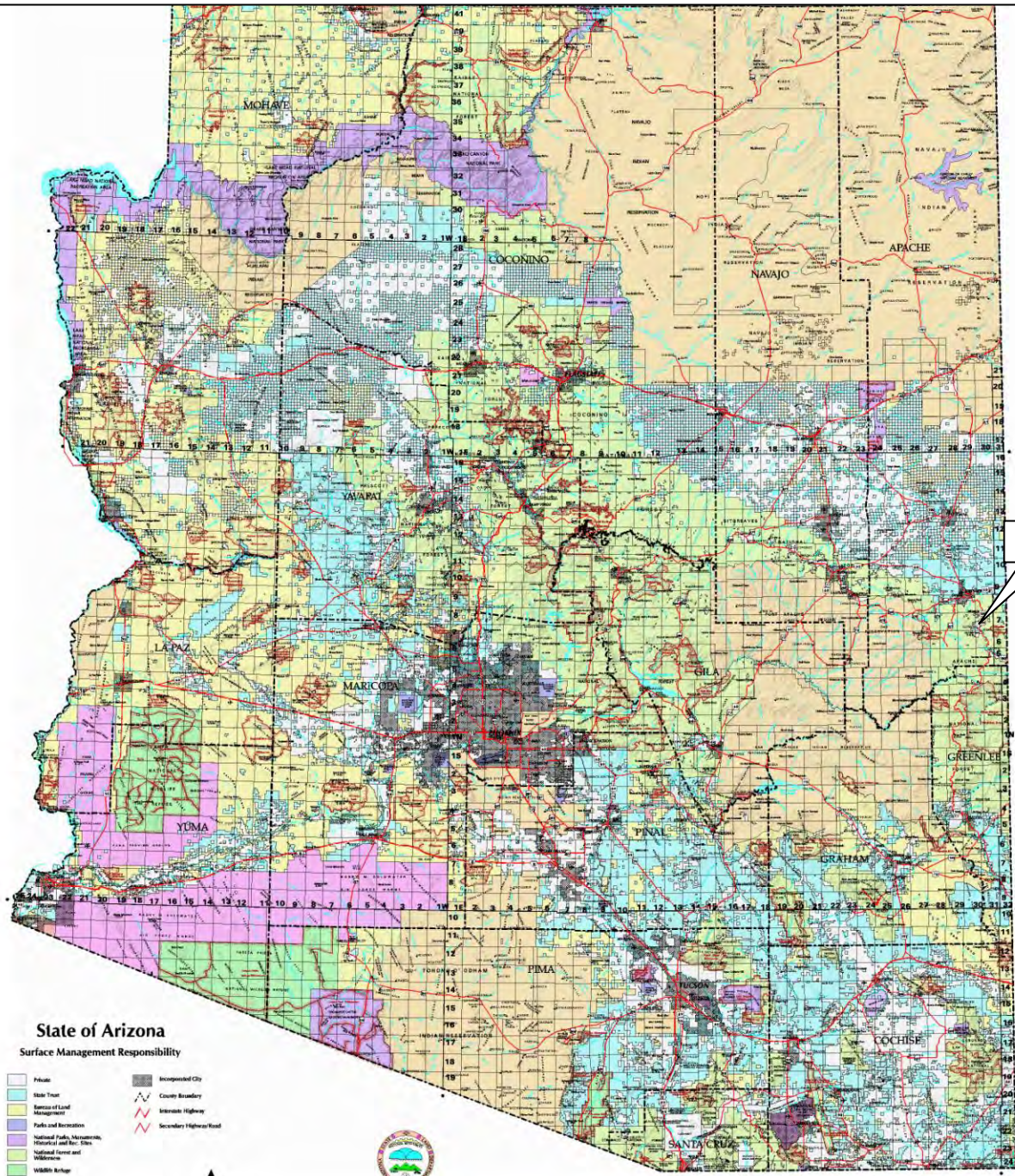


**EC Bar Ranch Estates subdivision (ECBRE): Location and Demographics**

12/19/11 /NutriDemo

EC Bar Ranch is approx 400 acres, including approx 190 acre ECBRE split into 63 lots under subdivision rules, approx 90 acres split in 11 lots under minor land division rules, 94 acres of Nutrioso Creek riparian corridor protected by the EC Bar Ranch Conservation easement, and other parcels.

State of Arizona. Private land in white. See location of Nutrioso  
 Less than 10% of land in AZ is privately owned



Nutrioso

- 1 private white
- 2 state
- 3 blm
- 4 parks
- 5 natl mon
- 6 National Forest

- 7 wildlife
- 8 Indian
- 9 military
- 10 other
- 11 incorp

The Arizona State Land Department and The Bureau of Land Management are the primary agencies responsible for land management in Arizona.

## Arizona

- Population 6,392,000 16<sup>th</sup> in USA
- Land and water area 113,998 sq mi 6<sup>th</sup> in US
- Land area 113,634 sq mil 6<sup>th</sup> in US
- Water area 363 sq mi 48<sup>th</sup> in US
- Population density 56 person/sq mi 37<sup>th</sup> in US
- Less than 10% of land in AZ is privately owned (1 sq mile = 640 acres)
- AZ = 114,000 sq mi x 10% = 1140 sq miles private = 730,000 acres

## TOTAL DOMESTIC NET MIGRATION TO ARIZONA CITIES

CTY	2001	2002	2003	2004	2005	2006	2007	2008	2009
004 Arizona	56,938	70,105	62,986	90,588	132,164	133,670	79,763	55,468	15,111
04001 Apache	-2,385	-1,242	5	-773	-443	126	-482	-470	196 (Nutrioso)
04003 Cochise	-246	669	1,384	872	1,542	183	23	-295	310
04005 Coconino	-358	1,123	-181	406	-122	-293	-320	-561	-185
04007 Gila	-264	43	-403	-115	109	740	444	48	-107
04009 Graham	-455	-365	-542	-507	41	451	1,157	1,093	500
04011 Greenlee	-322	-624	-392	-103	-56	120	242	184	-118
04012 La Paz	-175	-228	94	114	259	21	-64	-234	-87
04013 Maricopa	46,190	43,800	37,578	57,680	86,497	69,386	33,748	25,310	4,651 (Phoenix area)
04015 Mohave	3,556	5,092	5,495	7,388	7,648	6,738	2,662	-453	-761
04017 Navajo	-223	1,811	995	881	917	1,022	814	148	-579
04019 Pima	4,571	9,143	6,598	8,492	12,152	13,523	7,850	5,142	2,311 (Phoenix area)
04021 Pinal	3,691	6,145	7,089	8,475	12,292	30,320	27,959	21,978	7,790 (Tucson)
04023 Santa Cruz	-429	-465	-422	-198	181	173	-99	-241	-92
04025 Yavapai	4,203	5,037	4,722	6,344	7,998	9,094	4,879	2,734	602
04027 Yuma	-416	166	966	1,632	3,149	2,066	950	1,085	680

TOTAL NUMBER OF SENIORS (65+) IN THE LABOR FORCE IN ARIZONA									
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
64,225	73,940	71,899	81,955	85,763	93,138	96,474	110,835	116,652	116,189

Total increase from 2000 to 2009 was 81% or 9% gain per year of seniors in AZ labor force.

## Nutrioso

- Unincorporated town with a post office and saw mill, but no other commercial business
- 15 miles south of Springerville and Eagar on Hwy 180/191 in White Mtns at 7600 ft elevation
- Private land in Nutrioso: approx 8000 ac = 1% of total private land in AZ
- Surrounded by National Forest, the amount of private land in Nutrioso cannot expand in area
- 1 acre is the minimum lot size in Apache County (ECBRE average lot size is 3 acres)
- Parcel sizes of 100 ac to 1000 ac totaling 4,000 ac are held by 10 different owners (ECB is 400 ac)
- Nutrioso Valley is surrounded by mountains, including Escudilla Mtn, 3<sup>rd</sup> highest in AZ
- County roads cannot exceed 10% grade so future development is limited to about 1000 ac the Valley (EC Bar Ranch is 400 ac in the Valley)
- Groundwater limits future growth to the Valley (ECBRE has multiple groundwater veins)
- Rights to surface water for irrigation and nonpotable uses are very limited (ECBRE has irrigation rights)
- Access to Nutrioso Creek is limited to 5 private landowners with 50 ac or more (ECBRE has access to 3 miles of Nutrioso Creek on 94 acres protected by a conservation easement)
- Access to Apache Sitgreaves National Forest is limited by road closures (ECBRE adjoins the ASNF)
- Year round population is approx 300 people
- Average house value is \$150,000. Median age is 58
- Bank financing is generally unavailable for land purchases (ECBRE has developer financing)
- EC Bar Ranch produces cattle on with irrigated pastures and qualifies for ag tax exemption

## Demographics

Chart A illustrates the increased rate of births between 1946-1964. 80 million were born during this period. Peak spending is age 46. Retirement home and land purchases occur between ages 55 and 65.



United States birth rate (births per 1000 population).<sup>[3]</sup> The [United States Census Bureau](#) defines the demographic birth boom as between 1946 and 1964<sup>[4]</sup> (blue). As can be seen by the birth rate chart, the "birth boom" of the post-World War II period is, in a way, as much or more defined by the birth dearths that preceded and followed it, than by any exceptionally high fertility rate. Comparing birth rates from 1946 to 1964 with the rates, say, prior to World War I, the post-World War II rates are much lower, though they are high in comparison to the time periods immediately preceding and following 1946 - 1964. Years 1925-46 was Silent Generation, years 1946-64 was Baby Boomers, years 1964-79 was Generation X, years 1979-95 was Generation Y, and years 1995 to present are Generation Z.

Year	Births	1951	3.75 million	1966	3.6 million
1930	2.2 million	1952	3.85 million	1967	3.5 million
1933	2.31 million	1953	3.9 million	1973	3.14 million
1935	2.15 million	1954	4 million	1980	3.6 million
1940	2.36 million	1955	4.1 million	1985	3.76 million
1941	2.5 million	1956	4.16 million	1990	4.16 million
1942	2.8 million	1957	4.3 million	1995	3.9 million
1943	2.9 million	1958	4.2 million	2000	4 million
1944	2.8 million	1959	4.25 million	2004	4.1 million
1945	2.8 million	1960	4.26 million	2007	4.317 million
<b>1946</b>	<b>3.47 million</b>	1961	4.3 million		
1947	3.9 million	1962	4.17 million		
1948	3.5 million	1963	4.1 million		
1949	3.56 million	<b>1964</b>	<b>4 million</b>		
1950	3.6 million	1965	3.76 million		

Chart B illustrates the following:

- Chart plots the number of births (3.5 to 4.5 mil) for each year from 1946 to 1964, eg Baby Boom.
- People born in 1946 reach age 55 in 2001, age 60 in 2006, and age 65 in 2011
- People born in 1964 reach age 55 in 2019, age 60 in 2024, and age 65 in 2029
- Births peaked at 4.3 mil in 1957. People born in 1957 are 55 in 2012, 60 in 2016, and 65 in 2021
- People age 55 and older do not buy starter homes or trade up from small to large homes
- People age 55-65 buy retirement property: homes and land for building homes
- The first Boomers have reached ages where they buy retirement property, eg those born in 1946 are age 60 in 2006 and age 65 in 2011
- If the prime age to buy retirement property is 60, the first buyers (those born in 1946) turned 60 in 2006. The boom in births lasted 18 years, so 80 mil Boomers will turn age 60 from 2006 to 2024.

