
Section Fifteen

Town of Fountain Hills Community Profile

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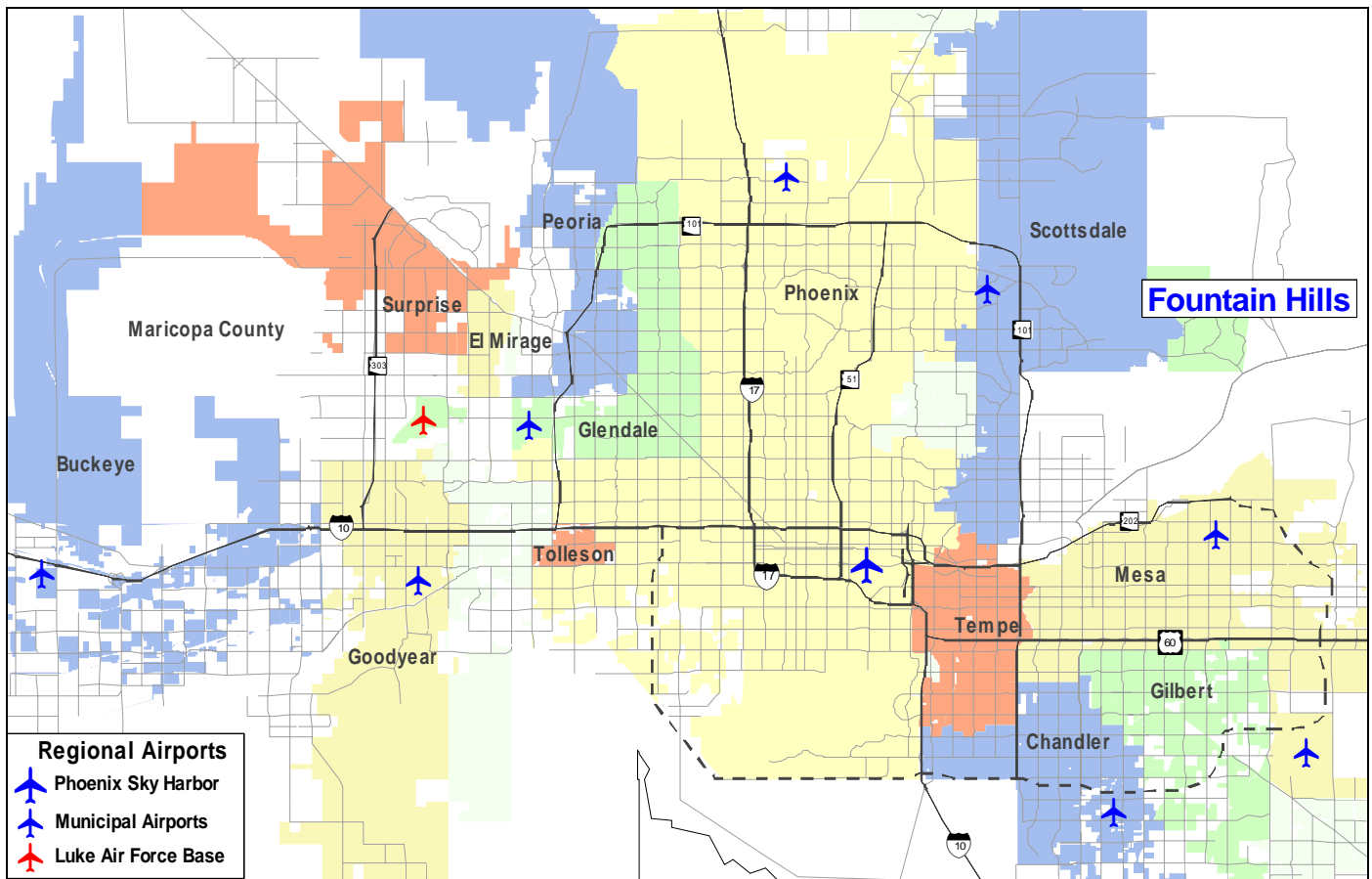
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15.0 Town of Fountain Hills Community Profile

Fountain Hills was founded by the McCulloch Corporation in 1968. The first residential houses were constructed in 1972, and since then, Fountain Hills has experienced steady growth. The Town population base has grown from just over 10,000 residents in 1990 to 22,475 in 2004, representing a 125 percent increase in fourteen years, according to the Maricopa Association of Governments. Fountain Hills offers residents a high quality of life and many recreational activities and events throughout the year.

Figure 15-1
Town of Fountain Hills
Location in Greater Phoenix



15.1 Demographic Overview

The Town of Fountain Hills has a solid resident labor force. About 55 percent of the population is in the prime work force age range of 18 to 59 years old. The median household income in Fountain Hills is one of the highest among the major cities in the metro area at \$61,619. The average household contains 2.34 people, with nearly 75 percent of the population having at least some college education.

Figure 15-2

Demographic Profile – Town of Fountain Hills

Total Population*	22,475	100.0%
Race/Ethnicity		
White	19,478	96.3%
Black or African American	119	0.6%
American Indian and Alaska Native	99	0.5%
Asian	180	0.9%
Native Hawaiian and other Pacific Islander	12	0.1%
Other	133	0.7%
Two or more races	214	1.1%
Hispanic or Latino (of any race)	618	3.1%
Age		
Under 18	3,749	18.5%
18 to 24 years	899	4.5%
25 to 59 years	10,258	50.7%
60 to 74 years	3,811	18.9%
75 + years	1,518	7.6%
Total Households	8,653	100.0%
Household Income		
Under \$15,000	521	6.1%
\$15,000 to \$34,999	1,477	17.1%
\$35,000 to \$49,999	1,313	15.2%
\$50,000 to \$74,999	2,071	24.0%
\$75,000 or more	3,243	22.1%
Median Household Income	\$61,619	
Educational Attainment (Population 25 years and over)		
High school graduate	3,226	20.6%
Some college	5,718	36.5%
Bachelor's degree	3,774	24.1%
Graduate or professional degree	2,140	13.7%

Source: U.S. Census Bureau, 2000

* Source: Maricopa Association of Governments, 2004

15.2 Economic Base

Fountain Hills is a traditionally residential community with over 1,000 small businesses ranging from specialty shops to retail to home-based business. Fountain Hills is also neighboring the Fort McDowell Casino and Gaming Center, which has a large employee base. The community also features Firerock Industrial Park, a 145 acre planned development designed with open space and natural desert topography. Fountain Hills is pursuing additional industrial and commercial development.

Figure 15-3

Major Employers — Town of Fountain Hills

<i>Company Name</i>	<i>Local</i>	
	<i>Employment</i>	<i>Products</i>
Fountain Hills Unified School District	206	Education
Safeway Stores	126	Grocery Retail
Firerock Country Club	100	Golf/ Recreation
Town of Fountain Hills	80	Government
United States Postal Service	80	Government
Smith Food and Drug	73	Grocery store
Platinum Golf Properties	70	Golf course
Double D Painting Inc.	60	Construction
Suncor Resort	59	Golf/ Recreation
Golf International	59	Golf Recreation

Source: City of Fountain Hills, 2005

15.3 Real Estate Availability

The Town of Fountain Hills is a part of the North Scottsdale Office Market Region. The area has an office inventory of 3.4 million square feet, according to commercial brokerage Grubb & Ellis (First Quarter 2005). The office vacancy rate for multi-tenant buildings is estimated at 13.9 percent. Gross lease rates for office space are currently running \$26.11 per square foot for Class A space, \$22.40 per square foot for Class B space, and \$20.29 for Class C space in this region.

The industrial inventory in the Northeast/Scottsdale area, which includes Fountain Hills, has 14.8 million square feet of net rentable area in the region, and a vacancy rate of 6.7 percent, according to Grubb & Ellis (First Quarter 2005). Typical asking lease rates are \$0.89 for general industrial space, \$0.81 for warehouse/distribution area, \$1.36 for research and development, and \$1.02 per square foot for incubator space in this area.

Figure 15-4**Nonresidential Building Activity and Value — Town of Fountain Hills**

	2000	2001	2002	2003	2004	5-Year Total
Fountain Hills						
Commercial	45	36	30	20	55	186
Industrial	0	0	0	0	0	0
Total Count	45	36	30	20	55	186
Total Value (\$000)	\$25,869	\$15,625	\$16,698	\$9,554	\$23,021	\$90,767
Maricopa County						
Commercial	4,099	3,793	3,406	3,406	3,888	18,592
Industrial	209	143	97	97	110	656
Total Count	4,308	3,936	3,503	3,503	3,998	19,248
Total Value (\$000)	\$2,398,239	\$2,602,436	\$1,706,766	\$1,706,766	\$1,629,284	\$10,043,491
Fountain Hills Share of County						
Commercial	1.1%	0.9%	0.9%	0.6%	1.4%	1.0%
Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Count	1.0%	0.9%	0.9%	0.6%	1.4%	1.0%
Total Value (\$000)	1.1%	0.6%	1.0%	0.6%	1.4%	0.9%

Source: Arizona Real Estate Center, Arizona State University, 2000-2004

15.4 Transportation Network

Fountain Hills is serviced by the SR-87 (the Beeline Highway), and Shea Boulevard allows easy access to the Loop 101 freeway and the surrounding cities. General aviation services are available at Mesa Falcon Field or the Scottsdale Industrial Airpark. The Scottsdale Industrial Airpark has a FAA Tower, a terminal, fixed base operators including jet fuel, and offers private and charter flights. Fountain Hills is also about 45 minutes from Phoenix Sky Harbor International Airport, which has connections to every major market in the United States.

15.5 Education

The Fountain Hills Unified School District serves the Town of Fountain Hills. Fountain Hills schools rank among the highest of Arizona schools in student achievement. The Town also has several charter schools that serve the area. The Fountain Hills School District works to ensure that all students will be provided a high quality educational system of lifelong learning in a safe, motivating environment.

Fountain Hills is also served by the East Valley Institute of Technology, the Tesseract School, and the University of Phoenix. The nearby Scottsdale Community College, which is part of the Maricopa Community College District, offers day and evening classes to over 11,000 students. Scottsdale Community College offers degree and certificate programs in justice administration, athletics, biology, business, chemistry, computers, film, fine arts, gaming, health sciences, hotel/restaurant management, journalism, math and physics. Fountain Hills is also within a 30-minute drive of Arizona State University's main campus in Tempe.

15.6 Housing Availability and Value

About 1,087 single-family homes and 461 multifamily homes were constructed between 2000 and 2004. This brings the total housing inventory to about 12,039 housing units. The majority of the housing, about 79 percent, is made up of single-family homes. The remaining 23 percent of the units consists of multifamily housing. The median sales price of homes in Fountain Hills for 2003 is at about \$226,253.

Figure 15-5

Housing Overview — Town of Fountain Hills

Total Housing Units	10,491	100.0%
Occupied	8,653	82.5%
Vacant Non-Seasonal	605	5.7%
Seasonally Occupied Units	1,233	11.8%
Units by Type		
Single Family/Townhouse	8,109	77.3%
Multi-Family	2,389	22.8%
Mobile Home or Trailer	0	0.0%
Other	0	0.0%
Tenure of Occupied Units		
Owner-Occupied	7,243	83.7%
Renter Occupied	1,410	16.3%

Source: Census 2000.

15.7 Recreation and Culture

Fountain Hills' recreational facilities include a new community center, library, museum, senior center, tennis and basketball courts, baseball fields, three golf courses, and four community parks including Fountain Park.

The Town's various annual events include the Native American Artist Invitational and The Great Fair featuring hot-air balloon races. Fountain Hills also celebrates Thanksgiving Day with Arizona's only Thanksgiving Day Parade. Among other events are The Women's Fitness Walk, 4th of July celebration, and the Fountain Festival of Arts and Crafts.

The Salt River and Saguaro Lake offer residents plenty of water sports recreation within a short drive. Bartlett Lake and Horseshoe Lake on the Verde River are both within 50 miles of Fountain Hills. All these recreation areas provide picnic facilities and water recreation, including swimming, water skiing, and boating.