

EL MIRAGE

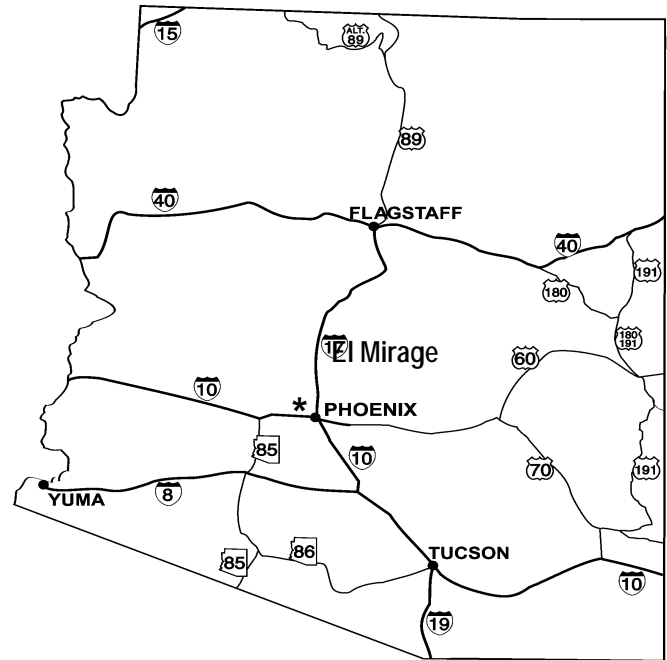
Community Profile

Prepared by the ARIZONA DEPARTMENT OF COMMERCE

El Mirage is a residential community with a pleasant small town environment on the west bank of the usually dry Aqua Fria River. Traditionally a farm community, El Mirage currently is developing its economic potential and has adopted an aggressive policy to attract new commercial and industrial businesses to the city. A large portion of the population is of Mexican origin. Many residents work in the nearby retirement communities of Sun City and Sun City West.

FOUNDED: 1937
 COUNTY: Maricopa County
 DISTANCE TO PHOENIX: 16 miles
 HIGHWAYS: I-10
 ENTERPRISE ZONE AVAILABLE

INCORPORATED: Yes - 1951
 ELEVATION: 1,126 feet
 DISTANCE TO TUCSON: 133 miles



POPULATION

| | 1990 | 2000 | 2004 |
|-----------------|-----------|-----------|-----------|
| El Mirage | 5,001 | 7,609 | 28,310 |
| Maricopa County | 2,122,101 | 3,072,149 | 3,524,175 |
| Arizona | 3,665,228 | 5,130,632 | 5,833,685 |

Sources: Arizona Department of Economic Security and U.S. Census Bureau.

PRINCIPAL ECONOMIC ACTIVITIES

Agriculture employs many El Mirage residents but considerable employment is found in the construction and service sectors. Local companies in El Mirage include a new Santa Fe vehicle distribution center for automobiles, two mining enterprises (Calmat and Union), and Contech, a galvanized pipe manufacturer. A steel fabricating plant is in the planning stage. Area employers include Luke Air Force Base, southwest of El Mirage, which is the largest jet fighter training base in the world.

| County Employment | 2004 |
|-----------------------------------|---------|
| Educational & Health Svcs | 168,600 |
| Financial Activities | 136,600 |
| Government | 204,700 |
| Information | 35,500 |
| Leisure & Hospitality | 157,200 |
| Manufacturing | 127,700 |
| Mining & Construction | 139,400 |
| Other Services | 6,300 |
| Professional & Business Svcs | 268,000 |
| Trade, Transportation & Utilities | 332,200 |

Sources: Arizona Department of Economic Security

Figures are organized under the North American Industrial Classification System (NAICS).

LABOR FORCE DATA

| | 1990 | 2000 | 2004 |
|----------------------|-------|-------|-------|
| Civilian Labor Force | 2,267 | 3,031 | 3,414 |
| Unemployed | 168 | 97 | 161 |
| Unemployment Rate | 7.4% | 3.2% | 4.7% |

Sources: Arizona Department of Economic Security.

| Growth Indicators | 1990 | 2000 | 2004 |
|-----------------------------|------------|------------|-------------|
| New Bldg. Permit | 68 | 1,894 | 720 |
| Taxable Sales (\$) | 16,526,500 | 86,745,666 | 137,817,500 |
| Net Assessed Valuation (\$) | 10,888,216 | 22,323,925 | 98,866,443 |

Sources: Arizona State University; AZ Dept. of Revenue; AZ Tax Research Foundation

SCENIC ATTRACTIONS

El Mirage celebrates Founders Day in March with a parade, fiesta, carnival and live music. The 7,000-seat Sundome Center for the Performing Arts in nearby Sun City West features top-rated entertainers throughout the year. The 10,000-acre Lake Pleasant Regional Park to the north offers boating, fishing, swimming, water skiing, camping and picnicking. White Tanks Mountain Regional Park, to the west, features Indian petroglyphs in its 26,000-acre park. Pioneer Arizona Living History Museum, to the northeast, is a faithful replica of an 1880s Arizona village with costumed volunteers and crafts demonstrations. Many buildings including a saloon, opera house and churches were originally in historic Arizona towns. Pioneer is closed during the summer.

TAXES

| Property Tax Rate | 1990 | 2000 | 2004 |
|--------------------|----------------|---------------|----------------|
| Elem/High School | 9.30 | 6.14 | 6.39 |
| City/Fire District | 0.00 | 0.00 | 1.62 |
| Countywide | 3.51 | 3.35 | 3.09 |
| Total | \$12.81 | \$9.49 | \$11.10 |

Sources: Arizona Tax Research Foundation
 Note: Tax rate per \$100 assessed valuation.

NOTE: School district participates in the Western Maricopa Education Center (West-MEC).

Sales Tax Rate

| | |
|--------|-------|
| City | 3.00% |
| County | 0.70% |
| State | 5.60% |

Sources: League of Arizona Cities and Towns, Arizona Dept. of Revenue

COMMUNITY FACILITIES

The City of El Mirage offers a range of community facilities including a Senior Citizen Center, a library, two parks, a Youth Center, swimming pool and a baseball field.

Educational Institutions

| | Public | Private |
|-------------------|--------|---------|
| Community College | Y | N |
| Elementary | Y | N |
| High School | Y | N |
| Middle School | Y | N |
| University 4 year | Y | N |

Financial

Number of Banks: 1

Governmental Agencies

Fire Department: Staffed City/Local Fire Department

Law Enforcement: City Police Department

Airports

Residents of El Mirage have access to nearby Glendale Airport (11 miles southeast) with a lighted/paved 5,350-ft. runway.

Medical

Boswell Hospital in Sun City and Arrowhead Hospital in Glendale

Hotel and Lodging Facilities

Capacity of Largest Facility: 500

Meeting Rooms: 3

Industrial Properties

There is an industrial park available with 200 acres, utilities, highway, and train access. There are other properties for commercial and industrial development as well. Contact the City of El Mirage for more information.

Utilities

| | | |
|---------------|---------------------------------|--------------|
| Electricity | APS (Statewide) | 800.253-9405 |
| Natural Gas | Southwest Gas Corp. (Statewide) | 800.766.9722 |
| Refuse | City of El Mirage | 623.876.2938 |
| Telephone | Qwest (statewide) | 800.244.1111 |
| Water & Sewer | City of El Mirage | 623.876.2938 |

Cable Providers: No

Cable Internet Service Provider: No

Digital Switching Station: No

Fiber Optics: No

Internet Service Provider: No

Weather

| Month | Average Temperature (°F) | | Average Total Precipitation (Inches) |
|------------|--------------------------|---------------|--------------------------------------|
| | Daily Minimum | Daily Maximum | |
| January | 40.0 | 67.3 | 0.93 |
| February | 43.2 | 71.6 | 1.16 |
| March | 47.3 | 77.1 | 1.13 |
| April | 52.9 | 85.3 | 0.33 |
| May | 61.8 | 94.5 | 0.13 |
| June | 70.1 | 103.3 | 0.07 |
| July | 78.0 | 106.0 | 0.77 |
| August | 76.9 | 104.4 | 1.05 |
| September | 69.9 | 99.3 | 0.85 |
| October | 57.6 | 88.6 | 0.70 |
| November | 46.0 | 75.3 | 0.70 |
| December | 39.4 | 66.6 | 1.15 |
| Yearly Avg | 56.9 | 86.6 | 8.96 |

Western Regional Climate Center, wrcc@dri.edu. Period of record 1964-2004. Average Total Snowfall 0.0". Nearest data available from Youngtown, AZ.

This profile was prepared by the Arizona Department of Commerce Communications Division in cooperation with local sources.

For further information, contact:

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