

SAN MANUEL

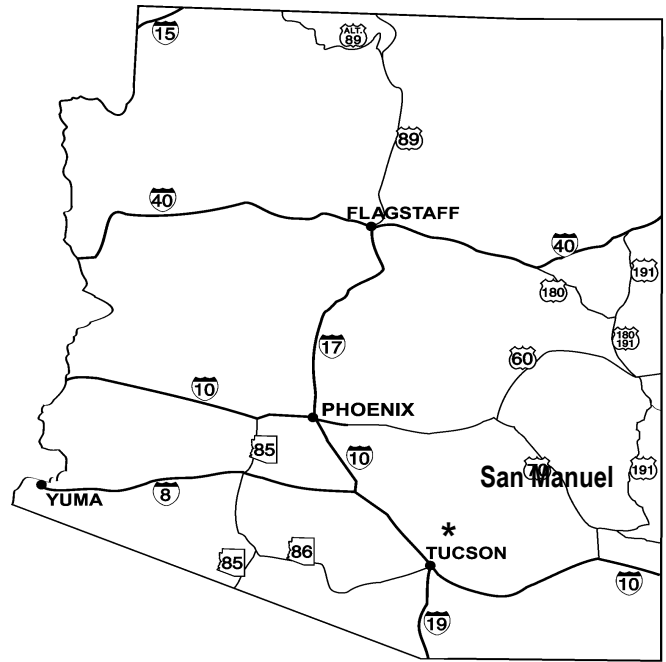
Community Profile

Prepared by the ARIZONA DEPARTMENT OF COMMERCE

San Manuel is in the broad San Pedro River Valley of southeastern Pinal County. The town is approximately 140 miles southeast of Phoenix and 45 miles northeast of Tucson at an elevation of 3,500 feet. Two other communities, Mammoth and Oracle are located within a 10 mile radius of San Manuel and make up the tri-community area.

FOUNDED: 1952
 COUNTY: Pinal County
 DISTANCE TO PHOENIX: 140 miles
 HIGHWAYS: I-10
 ENTERPRISE ZONE AVAILABLE

INCORPORATED: No
 ELEVATION: 3,500 feet
 DISTANCE TO TUCSON: 45 miles



POPULATION

| | 1990 | 2000 | 2004 |
|--------------|-----------|-----------|-----------|
| San Manuel | 4,009 | 4,375 | N/A |
| Pinal County | 116,397 | 179,727 | 218,285 |
| Arizona | 3,665,228 | 5,130,632 | 5,833,685 |

Sources: Arizona Department of Economic Security and U.S. Census Bureau.
 N/A: Population estimates for this community are not available.

PRINCIPAL ECONOMIC ACTIVITIES

There are a few retail shops operating in San Manuel and a flight school located at the airport. However, at this point, San Manuel is primarily a bedroom community.

| County Employment | 2004 |
|-----------------------------------|--------|
| Educational & Health Svcs | 4,000 |
| Financial Activities | 875 |
| Government | 16,250 |
| Information | 300 |
| Leisure & Hospitality | 3,350 |
| Manufacturing | 2,850 |
| Mining & Construction | 2,725 |
| Professional & Business Svcs | 2,950 |
| Trade, Transportation & Utilities | 7,475 |

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 | 1,704 | 2,572 | 2,921 |
| Unemployed | 77 | 71 | 112 |
| Unemployment Rate | 4.5% | 2.8% | 3.8% |

Sources: Arizona Department of Economic Security.

| Growth Indicators | 1990 | 2000 | 2004 |
|-----------------------------|-----------|-----------|-----------|
| Net Assessed Valuation (\$) | 2,229,022 | 2,139,770 | 6,323,892 |

Source: Arizona Tax Research Foundation

SCENIC ATTRACTIONS

San Manuel enjoys a mountainous setting near the many scenic attractions in southern Arizona's Sonoran Desert. One of the more popular areas is Mt. Lemmon in the Coronado National Forest just southwest of San Manuel. The spectacular Galiuro and Catalina Mountains and rolling desert have attracted various tv and movie companies to film on location in the area.

Scenic drives in the area include Pinal Pioneer Parkway, which extends northwest to Florence, traversing a unique natural garden. Virtually all kinds of desert flora can be seen along the main route and easily accessible side roads. Mining and ranching activities in the area also provide a basic ecological system noted for its geological features. Biosphere 2 is 12 miles west.

TAXES

| Property Tax Rate | 1990 | 2000 | 2004 |
|--------------------|----------------|----------------|----------------|
| Elem/High School | 6.50 | 7.94 | 9.25 |
| City/Fire District | 1.54 | 2.11 | 2.78 |
| Countywide | 7.46 | 7.63 | 7.56 |
| Total | \$15.50 | \$17.68 | \$19.59 |

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

Sales Tax Rate

| | |
|--------|-------|
| City | 0.00% |
| County | 1.00% |
| State | 5.60% |

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

COMMUNITY FACILITIES

San Manuel offers a broad range of community facilities including a library, two parks, three senior citizens' organizations, an archery range, rodeo arena, one nine-hole golf course, one lighted swimming pool, two lighted ball fields, one lighted tennis court, and a BMX race track.

Educational Institutions

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

Financial

Number of Banks: 2

Governmental Agencies

Fire Department: Volunteer

Law Enforcement: Sheriff's Office

Airports San Manuel Airport has a 4,300-ft. runway.

Tucson International Airport is 55 miles south of San Manuel.

Medical

One regional medical centers available.

Hotel and Lodging Facilities

Number of Rooms: 10

Industrial Properties

There are 1,600 acres identified as industrial parks with all utilities, rail, highway and air access available. Contact BHP Copper Company.

Utilities

| | | |
|-------------|------------------------------------|--------------|
| Electricity | APS (Statewide) | 800.253-9405 |
| Natural Gas | El Paso Natural Gas (Industrial) | 520.896.2601 |
| | Southwest Gas Corp. (Statewide) | 800.766.9722 |
| Sewer | BHP Copper Company | 520.385.3100 |
| Telephone | Bell Atlantic | 520.628.9541 |
| | Qwest (statewide) | 800.244.1111 |
| Water | Arizona Water Company (San Manuel) | 520.385.2226 |

Cable Providers: Yes

Cable Internet Service Provider: No

Digital Switching Station: Yes

Fiber Optics: No

Internet Service Provider: Yes

Weather

| Month | Average Temperature (°F) | | Average Total Precipitation (Inches) |
|-----------|--------------------------|---------------|--------------------------------------|
| | Daily Minimum | Daily Maximum | |
| January | 34.5 | 60.2 | 1.14 |
| February | 37.0 | 64.3 | 1.12 |
| March | 41.2 | 70.0 | 1.06 |
| April | 46.5 | 77.9 | 0.37 |
| May | 55.0 | 87.5 | 0.32 |
| June | 65.0 | 96.8 | 0.33 |
| July | 69.7 | 97.0 | 2.48 |
| August | 67.3 | 94.1 | 2.72 |
| September | 63.3 | 90.6 | 1.32 |
| October | 53.2 | 81.2 | 1.05 |
| November | 41.6 | 69.1 | 0.74 |
| December | 35.6 | 61.1 | 1.21 |

Western Regional Climate Center, wrcc@dri.edu. Period of record 1954-2004. Average total snowfall 3.0".

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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