

Heartland 2 – Coolidge, Arizona

FAQs – Coolidge – Phoenix - Arizona – General Real Estate Info

- 1) What are the demographics for Coolidge?
 - a) Population in July 2009: 11,079. Population change since 2000: + 42.3%
 - b) Males: 5,345 - (48.3%)
 - c) Females: 5,734 - (51.7%)
 - d) Median resident age 31.2 years
 - e) Estimated Median household income in 2009: \$39,575
 - f) Estimated per capita income in 2009; \$17,066
 - g) See <http://www.city-data.com/city/Coolidge-Arizona.html#top> for full information

- 2) What are the demographics for the city of Phoenix?
 - a) Population in July 2009: 1,601,587. Population change since 2000: +18.7%
 - b) Males: 814,417 - (50.9%)
 - c) Females: 787,170 – (49.1%)
 - d) Median resident age: 30.7 years
 - e) Estimated median household income in 2009: \$47,085 (it was \$41,207 in 2000)
 - f) Estimated per capita income in 2009: \$22,209
 - g) See <http://www.city-data.com/city/Phoenix-Arizona.html> for full information

- 3) What are the demographics for Arizona
 - a) The state ranked 19th in population in the US with an estimated total of 5,456,453 in 2002, an increase of 6.4 % since 2000. Between 1990 and 2000, Arizona's population grew from 3,665,228 to 5,130,632, the 5th-largest increase and 2nd-largest percentage gain (40%) among the 50 states. The population estimate for 2009 is 6,595,778
 - b) Males: 3,256,590 - (50.1%)

- c) Females: 3,243,589 - (49.9%)
 - d) Median resident age: 34.2 years
 - e) Estimated median household income in 2008: \$51,009
 - f) See <http://quickfacts.census.gov/qfd/states/04000.html> for more information
- 2) What is the weather like in this area of Arizona?
- a) The temperature in Greater Phoenix will vary from an average low of 41 degrees Fahrenheit (5 Celsius) to a high of 105 degrees F (40 Celsius) in July.
 - b) See: <http://phoenix.about.com/od/weather/a/averagetemps.htm> for details, or
 - c) For average temperatures in Coolidge see:
 - d) <http://www.idcide.com/weather/az/coolidge.htm>
- 3) Where is the nearest hospital?
- a) Hospitals/medical centers near Coolidge are:
 - i) Casa Grande Regional Medical Center (about 15 miles; Casa Grande, AZ)
 - ii) Hu Hu Kam Memorial Hospital (about 17 miles; Sacaton, AZ)
 - iii) Lutheran Heart Hospital (about 31 miles; Mesa, AZ)
- 4) What is the police force that patrols this neighbourhood?
- a) Coolidge has its own municipal police department. Click here for details see;
 - b) http://www.coolidgeaz.com/index.asp?Type=B_BASIC&SEC=%7B67BEEB86-EBBF-4FF6-BC45-F01DD17088DF%7D
- 5) Do you have info on crime stats?
- a) Yes. See:
 - b) http://www.coolidgeaz.com/index.asp?Type=B_BASIC&SEC={B396367E-D600-482A-B824-162ABF723080}

- 6) Where is the nearest fire station?
 - a) There are two fire stations in town.
 - b) 103 W. Pinkley Avenue, eight minutes from project
 - c) 1299 S. Signal Peak Road, thirteen minutes from project
- 7) What are the grades taught at the schools?
 - a) Primary school Grades K to 8 and high schools 9-12
- 8) Public high schools in Coolidge:
 - a) Coolidge High School (Students: 793; Location: 800 West Northern Avenue; Grades: 9-12)
 - b) Coolidge High School Success Center (Students: 73; Location: 450 N. Arizona Blvd.; Grades: 9-12)
- 9) Public elementary/middle schools in Coolidge:
 - a) West Elementary School (Students: 854; Location: 460 S. 7th St.; Grades: K-6)
 - b) HoHoKam Elementary School (Students: 661; Location: 800 N. 9th Street; Grades: K-6)
 - c) McCray Elementary School (Students: 457; Location: 450 N. Arizona Blvd; Grades: 7-8)
 - d) Akimel O'Otham Pee Posh (K-2) (Students: 121; Location: 4 mi E of Hwy 87 on Blackwater School Rd.)
 - e) Akimel O'Otham Pee Posh (3rd & 4th) (Students: 50; Location: Rt. 1 Box 95; Grades: 3-4)
 - f) Academy of Excellence - Central Arizona (Students: 35; Location: 1530 South Arizona Blvd.; Grades: K-8)
 - g) Read more: <http://www.coolidgeschools.org/index.cfm?pID=1830>

- 10) What recreational facilities are in the neighbourhood?
- a) Check out the following for all information on recreation in this area:
 - i) http://www.coolidgeaz.com/index.asp?Type=B_BASIC&SEC={180F0A94-812F-41D7-A0C2-A5F1EFD62EBF}
 - ii) <http://pinalcountyaz.gov/Visitors/Pages/Home.aspx>
- 11) What civic events are there in Coolidge?
- a) See http://www.coolidgeaz.com/index.asp?Type=B_BASIC&SEC={180F0A94-812F-41D7-A0C2-A5F1EFD62EBF}
- 12) Who are the county elected officials?
- a) Mayor: Thomas R. Shope, elected until 2012
 - b) Vice-Mayor: Gilbert Lopez elected until 2014
 - c) Council Members
 - i) Judy Rotz-Lopez elected until 2012
 - ii) Richard Lister elected until 2014
 - iii) Les Curry elected until 2012
 - iv) Jon Thompson elected until 2014
 - v) One vacant seat.
- 13) Will there ever be a hassle with water in the future?
- a) The State of Arizona has issued a water certificate stating there is a 100 year supply of water for Heartland.
 - b) See: <http://www.gpec.org/Print.aspx?id=161&option=content&task=view>
- 14) What is the financial position of the city of Coolidge – are they broke like some other municipalities?
- a) To view Coolidge's 2010 Financial Report see;
 - i) <http://www.coolidgeaz.com/vertical/Sites/%7BAE188E70-DD7F-47BE-99EF-B58B70641DF9%7D/uploads/%7B10ECE442-167A-4B64-AEDD-A6B6286D7B24%7D.PDF>

- 15) Can I vote if I own land in the municipality?
- a) In order to vote you must be a US citizen and live in the Coolidge electoral area.
 - b) See <http://pinalcountyaz.gov/Departments/Recorder/Pages/Home.aspx>
- 16) What has happened to house prices in Phoenix and Coolidge?
- a) The median home price in Phoenix in 2006 was around \$250,000 and in the third quarter of 2010 the median price was \$115,000.
 - b) The median home price in Coolidge in 2006 was around \$170,000 and in the third quarter of 2010 the median price was \$100,000.
 - c) For additional statistics and trends see
 - i) <http://www.city-data.com/city/Phoenix-Arizona.html>
 - ii) <http://www.city-data.com/city/Coolidge-Arizona.html#top>
 - iii) Les's info
 - iii) NAR Market Watch Report see:
http://www.armls.com/Libraries/ARMLS_Home_Sales/HmSalesARMLSDec2010.sflb.ashx
- 17) What are the growth objectives for the city of Phoenix?
- a) The goal of the city is to maintain a high quality of life and an economically healthy community. Here is what Phoenix has to say about direction of growth and other important civic matters.
 - i) Location of employment growth:
 - (1) Encourage new employment growth in northern and west valley targeted growth areas to provide jobs close to new employment centers.
 - ii) Location of residential growth:
 - (1) Encourage new housing growth in southern and south western targeted growth areas to support job growth in the west valley and within existing central Phoenix employment centers.

- iii) Financial management of infrastructure:
 - (1) Infrastructure financing programs and guide growth to areas in which infrastructure can be most economically provided.
- iv) Open space and desert preservation:
 - (1) Promote a desert lifestyle by strategically protecting and utilizing existing desert and open space areas to define the character, location and form of new development.
- v) Infill housing:
 - (1) Promote infill housing to support central area employment centers and maintain healthy central area communities.
- vi) Capture of public revenues:
 - (1) Plan balanced employment, residential and commercial development to insure Phoenix receives its fair share of regional sales tax.
- vii) Transit and transportation planning:
 - (1) Integrate land use and transportation planning to minimize trip numbers and lengths and thus improve air quality.
- viii) Targeted growth areas:
 - (1) Give priority to six growth areas when planning future public facilities and expanding city services.

b) See following additional information

- i) <http://phoenix.gov/PLANNING/index.html>
- ii) <http://phoenix.gov/PLANNING/gpsum.pdf>

18) What is the property tax assessment rate in Coolidge?

- a) In 2010 the tax rate was \$11.76 per \$100 of assessed value.
- b) So for a \$27,000 lot the annual taxes will be \$431.82 and the monthly taxes will be \$35.98.

- i) For the previous year's tax rate on the lot you are considering buying see:
<http://pinalcountyz.gov/Departments/Assessor/Pages/ParcelInfoSearch.aspx>
- 19) What is the financial position of the State of Arizona?
 - a) Last figures released in June 2009. are:
 - i) Total revenues were approximately \$22,200,000,000
 - ii) Total expenditures were approximately \$ \$23,500,000,000
 - b) For a review of the State's finances as at June 9, 2009 please see:
 - c) http://www.azauditor.gov/Reports/State_Agencies/StateWideReports/Financial/SingleAudit/SA_6_30_09/State_Of_AZ_6_30_%2009_Rpt_Highlights-SA.pdf
- 20) What is the main industry or industries in Phoenix and Arizona?
 - a) The leading industries in Phoenix, Arizona are educational services, health care, and social assistance, 15%; Construction, 13%; and professional, scientific, and management, and administrative and waste management services, 12%. Simply Hired's Phoenix job listings indicate that the following industries in Phoenix are hiring the most workers: Hospitals, Misc Information Services, Computer Equipment Mfg, Computer Makers and Computer Storage Device Mfg.
 - b) For the state of Arizona, manufacturing is now the main industry.
- 21) Are there snakes or coyotes, and what else should I be worried about?
 - a) The biggest hazard is your own dehydration, however, you can still find the following varmints in and around Greater Phoenix:
 - i) Bark scorpions
 - ii) Spiders
 - iii) Black widow, Arizona brown spider and tarantula
 - iii) Subterranean termites
 - iv) Pack rats
 - v) Western diamondback rattlesnakes
 - vi) Ground squirrels
 - vii) Giant desert centipedes
 - viii) Javelina – wild boars
 - ix) Coyotes
 - x) Mountain lions
 - xi) Bobcats
 - xii) Gila monsters

xiii) Coral snakes

22) Where are the closest lakes for boating?

a) Canyon Lake – 60 miles

See: <http://www.canyonlakemarina.com>

b) Roosevelt Lake – 82 miles

See: <http://rlmaz.com/>

c) Apache Lake – 69 miles

See: <http://www.apachelake.com>

23) What are the main tourist attractions in Phoenix?

a. Click here to see <http://www.arizonaguide.com/>

24) Who are the Senators for Arizona?

a. Jon Kyl - <http://kyl.senate.gov/>

b. John McCain - <http://mccain.senate.gov/public/>

25) Where do the visitors come from to Phoenix?

a. 514,000 from Canada

b. 671,000 from Overseas

c. 32.4 million from the US (80% for leisure)

d. For more information on visitors see: <http://www.visitphoenix.com/media/stats-facts/index.aspx>

26) How come there is so much oversupply of real estate in Greater Phoenix?

a. When America goes big...it goes big...the real estate industry simply built way, way too many lots and there was no demand to meet the huge supply. So, many projects have gone into foreclosure, the prices dropped significantly and now, many projects can be bought and resold at very low prices.

27) How many permits annually were issued new homes in Arizona?

a. Here are the numbers for single family homes permits issued during these years.

i.	2000:	48,846
ii.	2001:	50,903
iii.	2002:	55,649
iv.	2003:	65,649
v.	2004:	83,253
vi.	2005:	118,034
vii.	2006:	92,105
viii.	2007:	41,910
ix.	2008:	20,170
x.	2009:	31,910

- b. Read more: http://realty.wpcarey.asu.edu/arec/market_update.html#indicator

28) Where can I get good information on the real estate market?

- a. The following websites are a good source of information:
- i. <http://www.city-data.com/housing/houses-Phoenix-Arizona.html>
 - ii. <http://www.armls.com>

29) How many Canadians live in Greater Phoenix?

- a. Of the 514,000 yearly visitors, 100,000 stay more than 21 days and 50,000 in their own second home.
- b. An estimated 92,000 Canadians live here full time, and more than 500,000 come during the winter.

30) How many Canadians visit Greater Phoenix annually?

- a. 514,000

31) Are illegal immigrants a problem in Greater Phoenix?

- a. Yes, more people sneak into Arizona from Mexico than any other state in the nation.

32) What is the crime rate in Greater Phoenix?

- a. See <http://phoenix.gov/POLICE/cristal.html>

33) Are there state sales taxes?

- a. The sales tax will range from 5.6% to 9.3% depending on your county and city
 - i. See: <http://phoenix.about.com/od/govtoff/a/salestax.htm>
 - ii. For table see: <http://phoenix.about.com/library/blsalestaxrates.htm>

34) How many Canadians buy real estate in Greater Phoenix each year?

- a. Those statistics are not available, however, we can assume that with 92,000 Canadians living in Phoenix and 514,000 visiting each year, the number of Canadians purchasing is increasing every year, especially now with the correction of the market making it so affordable versus previous years.

35) What percentage of Canadians are annual buyers?





- a. Those statistics are not available.

36) What do Canadians mostly buy?

- a. Local realtors tell us that most have been purchasing condos and houses in the areas outside of Phoenix where the prices are very, very affordable.

39) Are there Canadian associations in Greater Phoenix that I can join?

- a) Yes, see:
- b) Canadian Club of The West Valley
Sylvia Fillman; Email: fillman905@yahoo.com
- c)  Canadian Club of Green Valley
John Ezyk in AZ: 520-393-0447, in ONT: 416-239-5549
- d)  Phoenix Canadian Expats Group
[Visit their Web site](#)
- e)  Canadian Social Club of Greater Phoenix
[George Emack](#) in AZ: 623-214-1892, in ONT: 905-358-8876
- f)  Yuma-Canadian Picnic
Howard Luxton in AZ: 928-345-3306, in B.C.: 250-489-4881
- g)  Tucson Canadians Tucson
[Visit their Web Site](#)

- h)  Coyotes Curling Club
Visit their Web Site
- i)  Canada Day Potluck (Tucson)
Lorraine Charron in QC: 819-281-0776; AZ – 520-574-5473
- i)  Canada Day Potluck (Quartzite)
Audrey Yurkowski in AZ: 928-927-3622
- j)  Venture Out Canada Days (Mesa)
Dave Cathro. Email: cy-dave@telus.net

40) How long can I live in Greater Phoenix each year?

- a) Canadian visitors are generally granted a stay in the U.S. for up to six months at the time of entry. Requests by any foreigner to extend or adjust a stay must be made prior to expiration to the [U.S. CITIZENSHIP AND IMMIGRATION SERVICE](#).
<http://www.uscis.gov/portal/site/uscis>

41) Do I need a visa to stay longer?

- a) Yes, if you want to extend your stay in the United States, you must file a request with U.S. Citizenship and Immigration Services (USCIS) on Form I-539, Application to Extend/Change Non-immigrant Status before your authorized stay expires. If you remain in the United States longer than authorized, you may be barred from returning and/or you may be removed (deported) from the United States. Check the date in the lower right-hand corner of your Form I-94, Arrival-Departure Record, to determine the date your authorized stay expires. We recommend that you apply to extend your stay at least 45 days before your authorized stay expires.

42) What are the visa requirements?

- a) Application To Extend/Change Non-immigrant Status, see
<http://www.uscis.gov/portal/site/uscis/menuitem.5af9bb95919f35e66f614176543f6d1a/?vgnextoid=94d12c1a6855d010VgnVCM10000048f3d6a1RCRD&vgnnextchannel=db029c7755cb9010VgnVCM10000045f3d6a1RCRD>

43) What would prevent me from travelling to America – drunk driving charge, speeding tickets, etc.?

- a) If you have any criminal record, no matter how minor or how long ago the offense, you may be refused a visa or entry to the United States.
- b) For more information see:

http://www.consular.canada.usembassy.gov/criminal_ineligibility_visa.asp

- 44) What is the drinking age in Arizona?
- a) 21
- 45) What happens if you are charged with drunk driving?
- a) DUI (Driving Under the Influence) in Arizona can be prosecuted in one of two ways: either by one's driving ability being impaired to the slightest degree as the result of consuming alcohol (or other drugs), or by violating the "per se" law, and having a blood alcohol level of .08% or greater within two hours of driving.
 - b) Arizona DUI / DWI cases are typically misdemeanors, although they may be treated as felonies if:
 - i) The accused has two or more DUI / DWI priors within 5 years of the current offense (even if the prior drunk driving charges are from another state);
 - ii) The accused committed the DUI / DWI offense while their driving privileges were suspended or revoked; or,
 - iii) A child under the age of 15 was in the car at the time of the drunk driving offense.
- 46) How close are good restaurants and bars?
- a) Downtown Coolidge is 2.5 miles from the project.
 - b) It is worth noting that the local bus service surrounds the project
- 47) Is there transit service to and in the subdivision?
- a) Yes see:
 - b) <http://www.coolidgeaz.com/vertical/Sites/%7BAE188E70-DD7F-47BE-99EF-B58B70641DF9%7D/uploads/%7BCAD52D67-D708-47E9-9F2B-C79BE0630934%7D.PDF>
- 49) What airlines fly to Phoenix?
- a) Phoenix Sky Harbor International Airport is served by more than 18 airlines, providing non-stop services from Phoenix to many destinations both in the United States and around the world. Phoenix is a major domestic hub for America West Airlines, now merged with US Airways, and Southwest Airlines, offering passengers convenient connections to virtually any of the nation's cities. Non-stop international

services are provided by several airlines, including Aeroméxico, British Airways, and Air Canada.

- i) Alaska Airlines - +1 800 426 0333
- ii) Great Lakes - +1 800 554 5111
- iii) Continental - +1 800 525 0280
- iv) TED - +1 800 225 5833
- v) United Airlines - +1 800 241 6522
- vi) AirTran - +1 800 247 8726
- vii) American - +1 800 433 7300
- viii) Delta Connection (Skywest Airlines) - +1 800 221 1212
- ix) Frontier - +1 800 432 1359
- x) Hawaiian Airlines - +1 800 367 5320
- xi) JetBlue Airways - +1 800 538 2583
- xii) Midwest Airlines - +1 800 452 2022
- xiii) Northwest - +1 800 225 2525
- xiv) Sun Country - +1 800 359 6786
- xv) Aeroméxico - +1 800 237 6639
- xvi) Air Canada - +1 888 247 2262
- xvii) British Airways - +1 800 247 9297
- xviii) Hawaiian Airlines - +1 800 367 5320
- xix) Southwest - +1 800 435 9792
- xx) US Airways - +1 800 428 4322
- xxi) WestJet - +1 888 937 8538

b) Does Coolidge have an airport?

i) Yes. Coolidge has a small municipal airport.

ii) Here is the webpage: <http://www.airnav.com/airport/P08>

50) How many counties or municipalities are there in the Greater Phoenix area

a) Over 20 – see <http://www.arizona-leisure.com/phoenix-area-map.html>

51) How many retirees live in Greater Phoenix?

a) Roughly 130,000

i) In the city the population age distribution was 28.9% under the age of 18, 10.9% from 18 to 24, 33.2% from 25 to 44, 18.8% from 45 to 64, and 8.1% who were 65 years of age or older. The median age was 31 years. For every 100 females there were 103.5 males. For every 100 females age 18 and over, there were 102.7 males.

- 52) What major government projects are planned for Coolidge and Greater Phoenix?
- a) For Phoenix see: <http://phoenix.gov/citygovernment/planres/index.html>
 - b) For Coolidge see:

<http://coolidgeaz.govoffice2.com/vertical/Sites/%7BAE188E70-DD7F-47BE-99EF-B58B70641DF9%7D/uploads/%7B037E8530-E987-4F39-8B41-FE4E94817F65%7D.PDF>
- 53) What major private projects are planned for Greater Phoenix?
- a) Here are two interesting sites giving additional information on this:
 - i) <http://www.city-data.com/us-cities/The-West/Phoenix-Economy.html>
 - ii) http://phoenix.gov/webcms/groups/internet/@inter/@bus/@partner/documents/web_content/d_033464.pdf
- 54) What universities and colleges are in Greater Phoenix?
- a) For post secondary education see:
http://en.wikipedia.org/wiki/Phoenix,_Arizona#Post-secondary_education
- 55) What professional sport teams are in Greater Phoenix?
- a) Arizona Cardinals
 - i) The Arizona Cardinals are a professional American football team based in the Phoenix metropolitan area. In 2006, the club began playing all home games at University of Phoenix Stadium.
 - ii) See: www.azcardinals.com
 - b) Arizona Diamondbacks
 - i) The Arizona Diamondbacks are a Major League Baseball team based in Phoenix, Arizona. They play in the West Division of the National League.
 - ii) Also, in Arizona, over 14 MLB teams hold their spring training camps and these spring pre-season ball games are a marvellous part of the local sports scene.
 - ii) See: www.arizona.diamondbacks.mlb.com
 - c) Phoenix Coyotes

- i) The Phoenix Coyotes are a professional ice hockey team based in the Phoenix suburb of Glendale. They are members of the Pacific Division of the Western Conference of the NHL.
 - ii) See: www.coyotes.nhl.com
 - d) Phoenix Suns
 - i) The Phoenix Suns are a professional basketball team, based in Phoenix, Arizona. They play in the National Basketball Association (NBA).
 - ii) See: www.nbc.com/suns
 - e) NASCAR
 - i) Phoenix International Raceway, or just PIR, is a one mile tri-oval race track located in Avondale, Arizona. It opened in 1964, as the new home of major open-wheel racing in NASCAR.
 - f) For additional information see:
<http://www.undercovertourist.com/united-states/arizona/phenix/attractions/professional-sports.html>
- 56) How long is the drive to stadium, rink, arena, airport, etc. from Heartland 2?
- a) Maximum drive to any of those spots is about an hour and a half.
- 57) What military bases are in Arizona?
- a) See: www.usmilitary.about.com/library/milinfo/statefacts/blaz.htm
- 58) Does Wikipedia have something on Arizona?
- a) Yes. See: www.en.wikipedia.org/wiki/Arizona
- 59) Does Wikipedia have something on Coolidge?
- a) Yes. See: www.en.wikipedia.org/wiki/Coolidge,_Arizona

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