



## Eagar, Arizona

*Take Your Business To A Whole New Level*

If you're like most people, you probably haven't heard of Eagar. We're a well-kept secret. Eagar is a quiet town nestled in the White Mountains in Northern Arizona at an altitude of 7,100 feet. We have all of the recreational opportunities that you'd expect of a beautiful mountain town – hiking, camping, hunting, fishing, horse trails and cycling. But unlike most others, Eagar isn't just a "tourist town." We're a real town, with real people, and real business opportunities. Eagar is located at the cross roads of three regional highways – US 60, US 180/191, and State Route 260. As a result, Eagar's market catchment area covers a significant portion of East Central Arizona and West Central New Mexico, with a total residential population of approximately 25,000. But don't take it from us. You owe it to yourself and your business to take a look at Eagar. Here are just a few good reasons why....

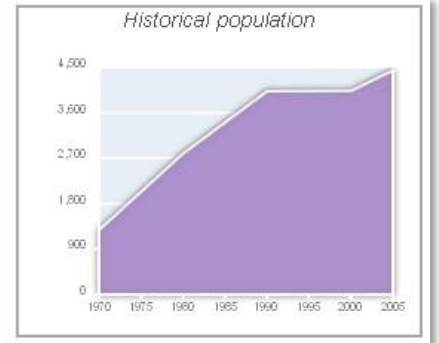
### Business Climate

Eagar is open for business. Our goal is work collaboratively with our business partners to help our businesses expand and succeed. Check us out at [www.eagaraz.org](http://www.eagaraz.org) or e-mail us at [info@eagaraz.gov](mailto:info@eagaraz.gov).

### Community Profile

Population in 2010: 4,885. Population change since 2000: +21.1% (Eagar was the only incorporated municipality in Apache County to grow over the last decade.) Other nearby communities within Eagar's market catchment area include: Springerville (1,986), St. Johns (3,523), and the unincorporated communities of Greer, Nutrioso, and Alpine Arizona, as well as Reserve and Luna, New Mexico.

Median resident age is 34.9 (compared to the average in Arizona of 37.1 years).



### Cost of Living

The 2012 cost of living index in Eagar is 91. (U.S. average is 100.)

#### Eagar cost of living index

Index	Eagar	Arizona	National
Cost of living index	91	102	100
Goods & Services index	98	99	100
Groceries index	110	102	100
Health care index	102	102	100
Housing index	72	109	100
Transportation index	99	99	100
Utilities index	93	93	100

- The cost of living in Eagar is 10.3% less than the Arizona average.
- The cost of living in Eagar is 8.7% less than the national average.



## Eagar, Arizona

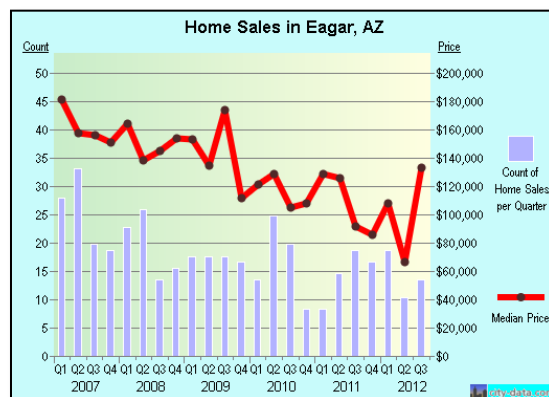
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### Taxes

Here's some really good news. The Town of Eagar is one of the few remaining municipalities in Arizona to not have a property tax. Additionally, Apache County has the sixth lowest property tax rate in the entire United States with a total combined primary and secondary assessed rate of 2.0645. The average amount of property taxes paid by an Eagar property owner is \$672 per year as compared to an Arizona average of \$1,118 and a National average of \$1,696. In other words, you'll almost definitely save on property taxes by having your business here as compared to almost anywhere else in the United States. Eagar's city sales tax is the same as most other local jurisdictions in North Central Arizona at 3% for privilege and use taxes.

### Real Property Values

As has occurred throughout the United States over the last half-decade, both the volume and price of home sales has decreased significantly in Eagar. This makes property prices very attractive as compared to historical averages. Both sales volume and prices are beginning to rebound, however. Overall, the median home value in Eagar is 17.3% less than the Arizona average and 26.6% less than the National average, while the median rental rates in Eagar is 3.3% greater than the Arizona average and 5.9% less than the National average.



### Crime Rate

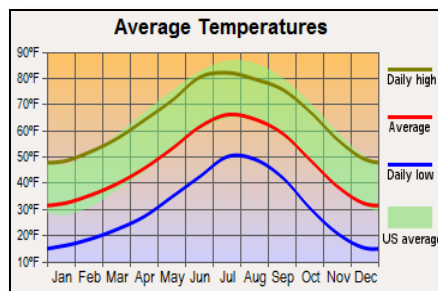
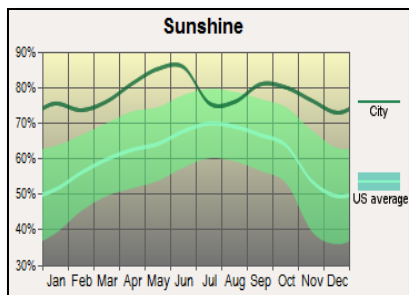
Our crime rate index averaged 169.18 over the last 5 years as compared to a U.S. average of 319.1. And needless to say, we're a whole lot safer than big cities like Phoenix.

Phoenix, AZ is 44.5% more dangerous to live in than Eagar, AZ.

In Phoenix, AZ as compared to Eagar, AZ you are: 360.4% more likely to get robbed, 629.5% more likely to get your car stolen.

### Climate

Eagar is located on the north side of the White Mountains which shelters us from many of the harsher winter storms. And even though we have lots of sunshine, the mountains also keep the temperatures cooler during the summer months. We average less than 30 inches of snow, but we're only minutes away from the best ski slopes in Arizona. You'll love the weather here.





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### Education

Eagar has an educated work force that is ready to “get down to business”. The recent expansion of Northland Pioneer College’s local campus will further help attract and retain talented individuals in our area.

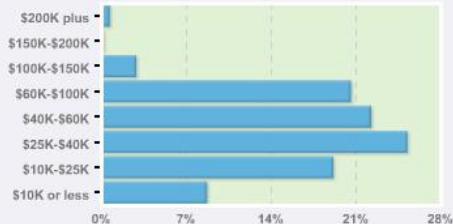
#### Education level achieved in Eagar

Index	Eagar	Arizona	National
Completed 8th grade	86.5%	78.3%	69.3%
Completed high school	84.5%	72.1%	58.6%
Completed some college	58.8%	38.1%	35.7%
Completed associate degree	23.2%	16.4%	18.4%
Completed bachelors	16.2%	12.7%	13.9%
Completed masters	5.1%	4.2%	5.9%
Completed professional degree	2.2%	1.6%	1.5%
Completed doctorate	0.7%	0.8%	0.5%

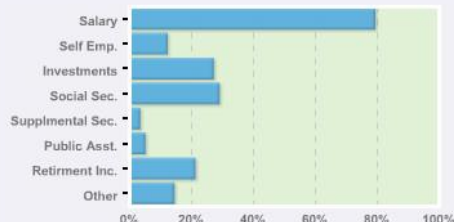
### Income

Estimated median household income in 2009: \$43,707 (it was \$37,378 in 2000) which compares favorably to the overall Arizona average of \$48,745.

#### Household income distribution



#### Source of income



### Conclusion

All of this leads to one obvious conclusion: Your business belongs in Eagar. With great people, solid educational resources, a supportive local government, and excellent recreational opportunities we’re the place you’re going to want to be. If you would like more information or a personal tour, e-mail us at [info@eagaraz.gov](mailto:info@eagaraz.gov) or give us a call at (928) 333-4128 x226. So take your business to a whole new level — move up to Eagar.

Data sources:

[www.census.gov](http://www.census.gov)  
[www.city-data.com](http://www.city-data.com)  
[www.areavibes.com](http://www.areavibes.com)

