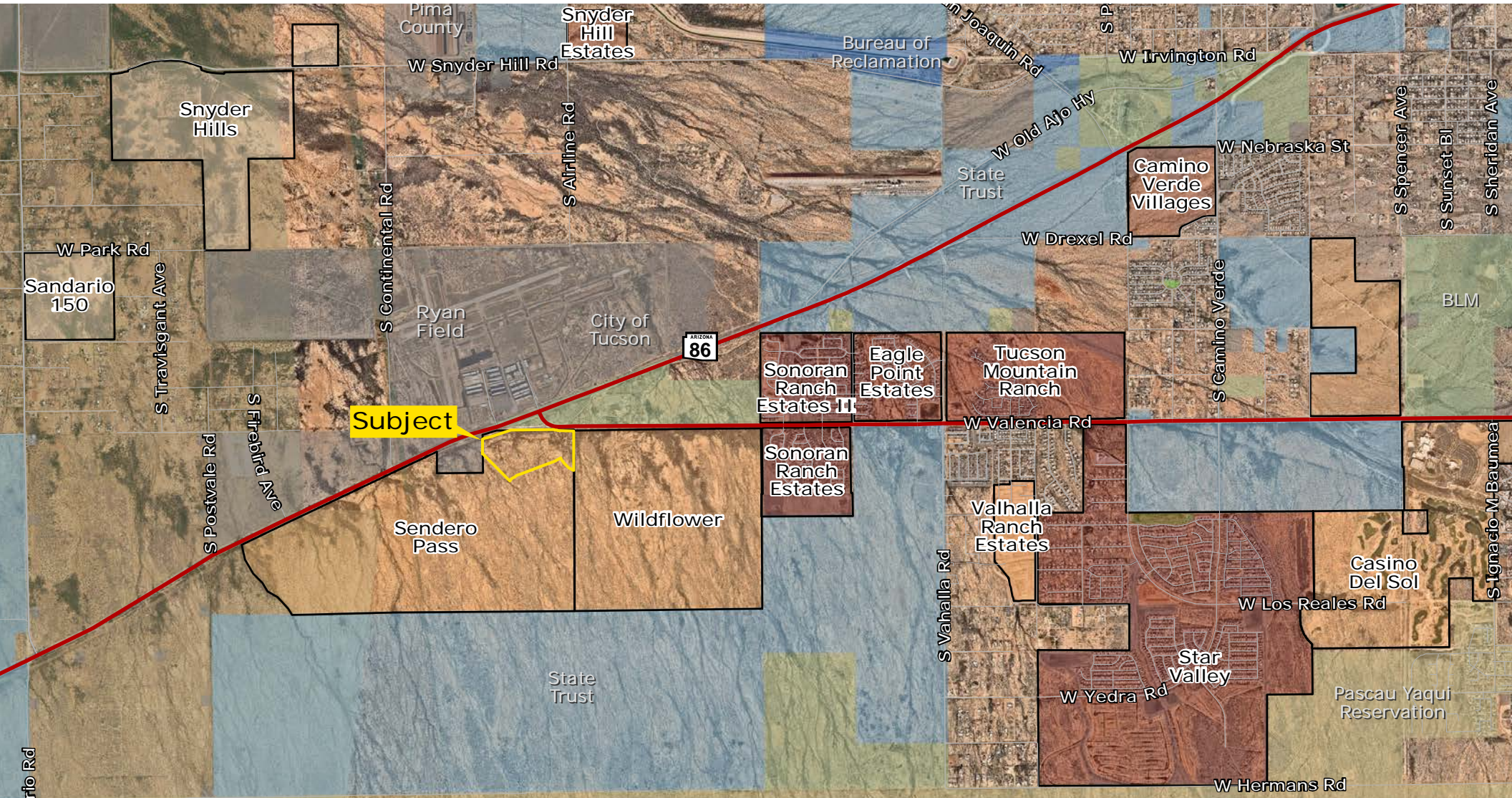


SENDERO PASS COMMERCIAL

EXCLUSIVE LISTING | AJO HIGHWAY & VALENCIA ROAD | TUCSON, ARIZONA



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPM01106 - 5.21.19



PROPERTY OVERVIEW

LOCATION

The parcel is located within the Sendero Pass specific plan near the main intersection of Ajo Highway and Valencia Road.

SIZE

63.51 Acres (2,766,495 square feet)

ZONING

Sendero Pass Specific Plan- Specific Plan Designation (Pima County): This flexible zoning plan supports a wide range of commerce center opportunities including retail, office industrial uses, as well as high density residential uses.

ACCESS

Per the included exhibit, the access is off of Valencia Road.

HEIGHT RESTRICTIONS

Per Specific Plan page 113, in the Commercial Zone, limit is 84 feet

DEVELOPMENT AGREEMENT

Development Agreement will likely be created prior to the recordation of the Master Block Plat.

WATER

This project is proposed to be served by the Metropolitan Domestic Water District.

SEWER

The conceptual design is anticipated to flow by gravity to the Pima County Regional Wastewater Reclamation Department's Avra Valley Wastewater Treatment Facility.

SENDERO PASS COMMERCIAL

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The subject property is perfectly positioned in the southwest area of Tucson. As development continues throughout the Tucson area, many of the Commercial and Industrial companies focus is shifting from central to the southwest due to future population growth.

COMMERCIAL

The successful Tucson Spectrum sits on 122 acres and has more than 1 million square feet of retail space. Phase 1 was developed in 2001 and Phase 2 in 2008. Phase 1 of the property sits closest to Irvington Road and is anchored by Target and Home Depot. Phase 2 is anchored by Harkins Theatres and JC Penney

The Landing is a new 600,000 SF mixed-use development project located at the northwest corner of Interstate 19 and Irvington Rd in Tucson, Arizona.

INDUSTRIAL CENTER

The location of this project is optimal for providing industrial users with ease of access to Ajo Highway, Interstate 19 and air cargo facilities with proximity to Tucson, Mexico and the west coast of the United States. The area has a rapidly growing workforce population and a climate that allows for year-round production.

RYAN AIR FIELD

RYN is a general aviation reliever airport about 10 miles southwest of Tucson. Ryan Airfield's history goes back to 1942 when it was established as an Army base and flight school training World War II pilots. RYN has grown to more than 1,800 acres. The airport's air traffic control tower is the only tower in southern Arizona staffed under the FAA's Contract Tower program. It operates 6 a.m.-8 p.m. daily. The airport has 30 tenants, including aircraft maintenance companies and flight charter operators. More than 300 aircraft are based at RYN.

OFFICE COMPLEX

The proximity of the project site to Ajo Highway, Interstate 19 and Ryan Airfield make this a prime location for corporate offices and headquarters. Office uses will also benefit from the proximity to Tucson, Marana, and Oro Valley for customers and workforce support. The Sendero Pass commercial parcel is a unique offering in that there are few industrial/commercial opportunities available within this southwest submarket that are not currently controlled by end-users. This property and its location are a one of a kind strategic opportunity.

HIGH DENSITY RESIDENTIAL

Located in a prime submarket, with a 15-20-minute drive to downtown Tucson, this site offers an ideal high-density or multi-family opportunity. The property includes easy Access via Valencia road or Ajo highway, and majestic mountain views from every direction.

CASINO DEL SOL

A short drive to the east is located Casino Del Sol. The Pascua Yaqui Tribe's jewel in the desert and southern Arizona's premier luxury and business travel destination. This gorgeous high-rise 215-room hotel is adjacent to Casino Del Sol and outdoor entertainment venue, AVA Amphitheater. Arizona's newest AAA Four Diamond-rated destination features: 215 rooms and 10 suites with balconies; 65,000 square feet of event space including the a Conference Center featuring a 20,000 square foot Ballroom; a luxurious outdoor pool with private cabanas, bar, fire pits and event space; AVA, a 5,000-seat open-air concert venue; and a 1,120 space parking garage. The resort also is home to Sewailo Golf Course.

OFFERING INSTRUCTIONS



PURCHASE PRICE

Submit

Buyers should also indicate the proposed length of the Feasibility Period (not to exceed 90 days), subsequent days needed for the Close of Escrow and amount of the total deposit.

Owners would consider a joint venture of the property with qualified parties.

LETTER OF INTENT/OFFER DETAILS

Please submit an offer in the form of a Letter of Intent (LOI). LOI's should identify the proposed Buyer, its principals and/or material aspects of its corporate organization.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Purchase Contract and be no more than 90 days.

DEPOSITS

The initial deposit shall no less than \$50,000. Said initial deposit shall be paid at the Opening of Escrow and shall remain refundable during the Feasibility Period. Prior to Buyer's approval of Feasibility, a second deposit shall then be placed in escrow providing for a total deposit of no less than ten percent (10%) of the Purchase Price. Upon Buyer's approval of its feasibility, the initial and second deposit shall be nonrefundable and applicable to the total Purchase Price.

TITLE / ESCROW / EXPENSES

The Close of Escrow shall occur in a reasonable timeframe after expiration of the Feasibility Period and time shall be of the essence as to Buyer's obligation to close.

Landmark Title Assurance Agency will handle title insurance and escrow services.

Seller and Buyer shall pay for title, escrow services, and other closing cost in the customary fashion. Each party shall otherwise pay the fees and expenses it incurs.

PURCHASE & SALE AGREEMENT

The parties will negotiate a binding Purchase and Sale Agreement ("PSA"). The PSA will be drafted by Seller's counsel.

PROCESS

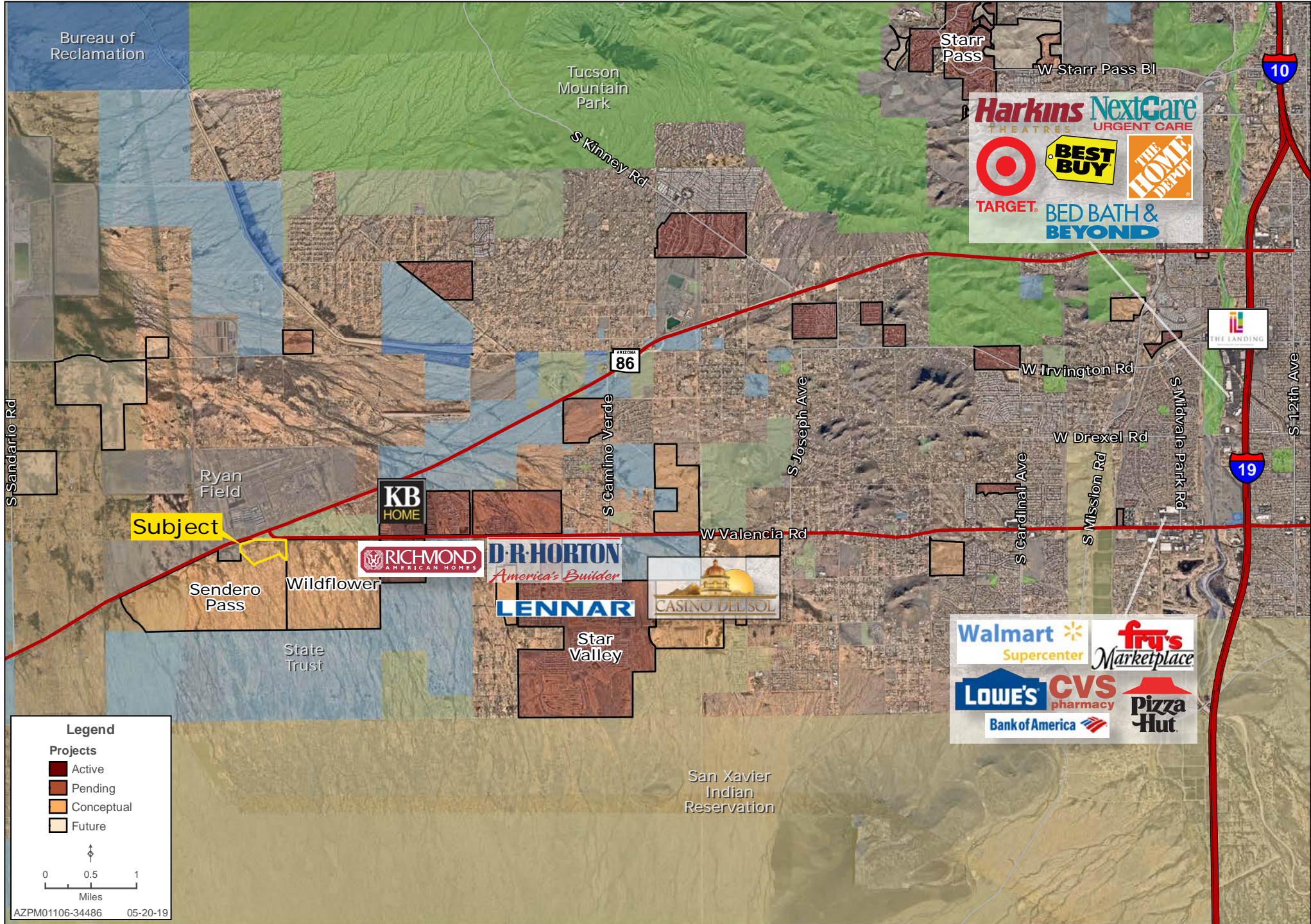
The Seller reserves the right, in its sole discretion, to solicit second or additional offers, and to accept any offer, from any party. In addition, Seller may, in its sole discretion and without notice to any person: (a) withdraw the Property from the market, (b) withdraw from any discussion or negotiation regarding the potential sale of the Property, (c) sell or lease all or any portion of the Property to any other person, or (d) reject any offer or discontinue any negotiation for any or no reason whatsoever.

BROKERAGE FEE

The brokerage fees will be paid for by the Seller. No cooperating brokerage fees will be offered.

SENDERO COMMERCIAL LAND SOUTHWEST SUB AREA

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Legend

Projects

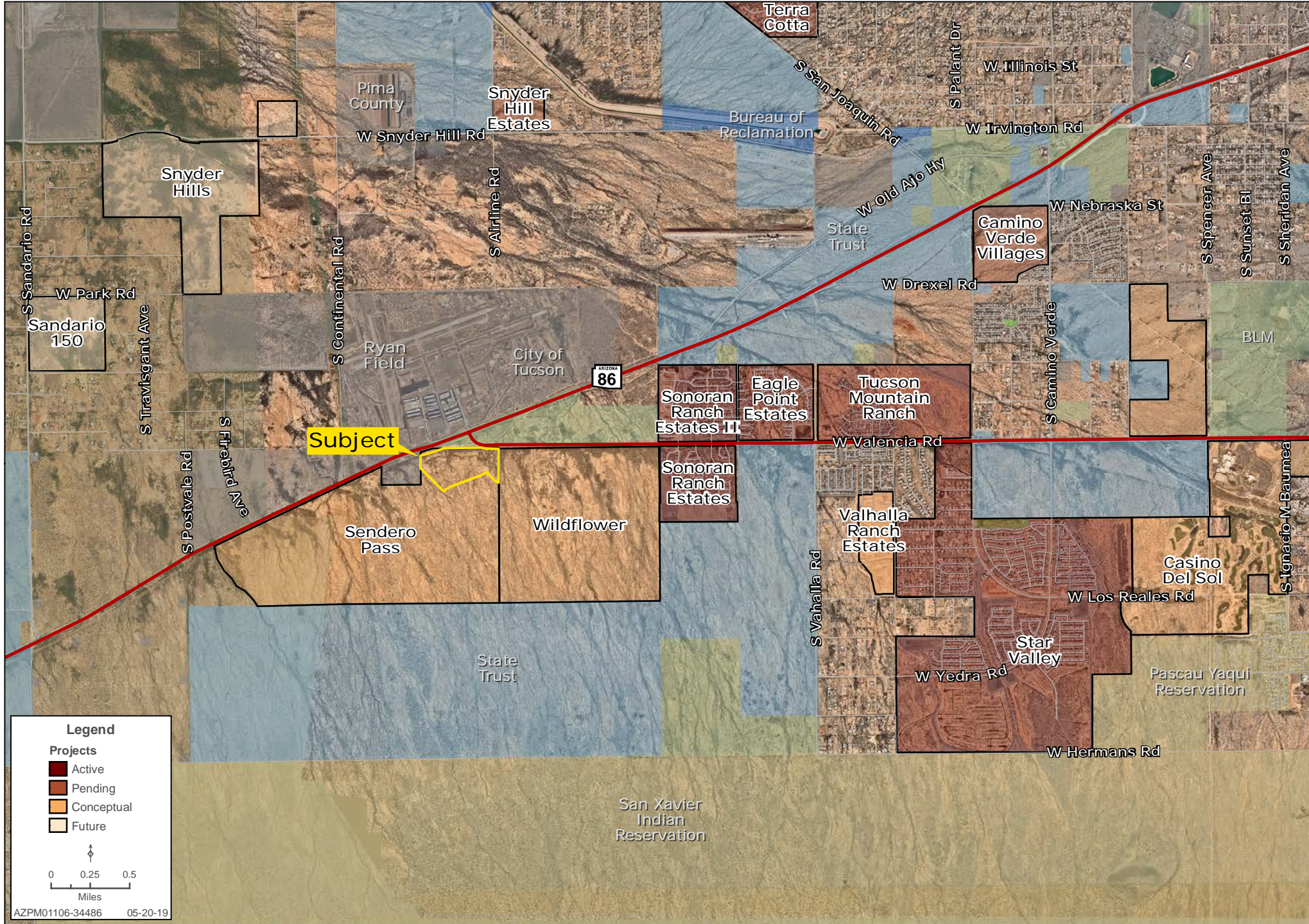
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SURROUNDING AREA MAP

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Legend

Projects

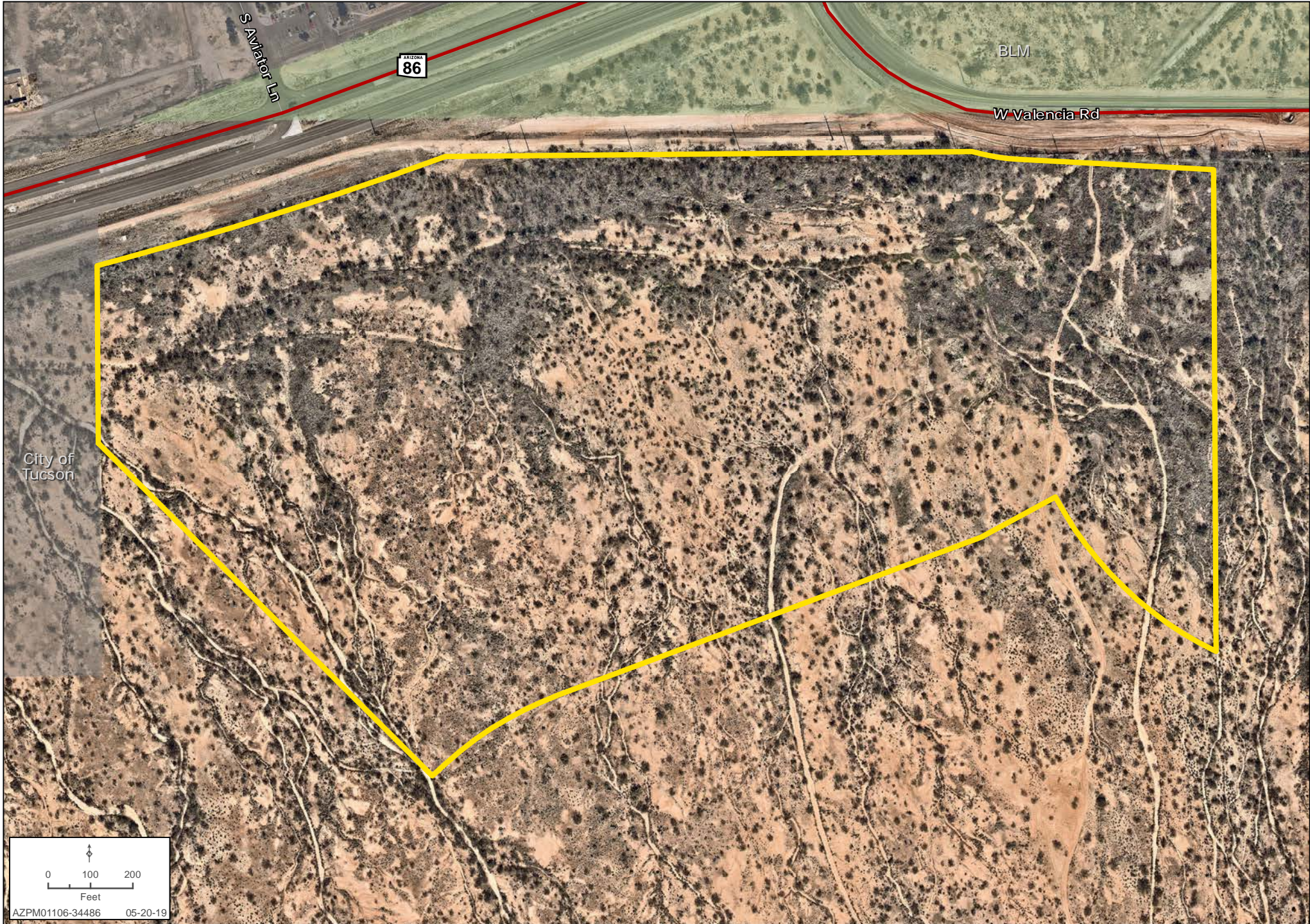
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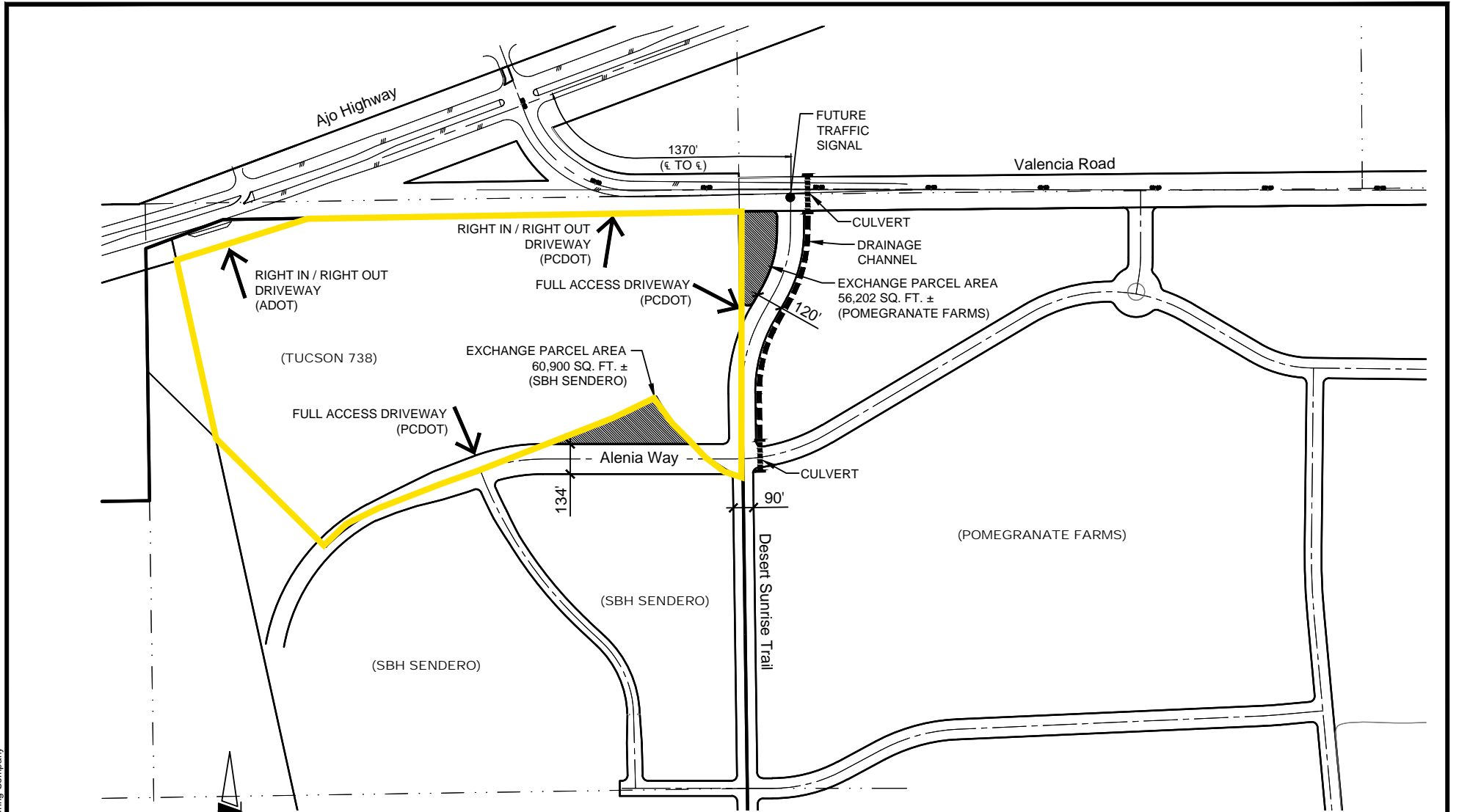
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PROPERTY DETAIL MAP

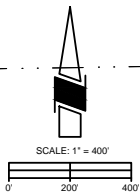
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VALENCIA ROAD ALIGNMENT EXHIBIT



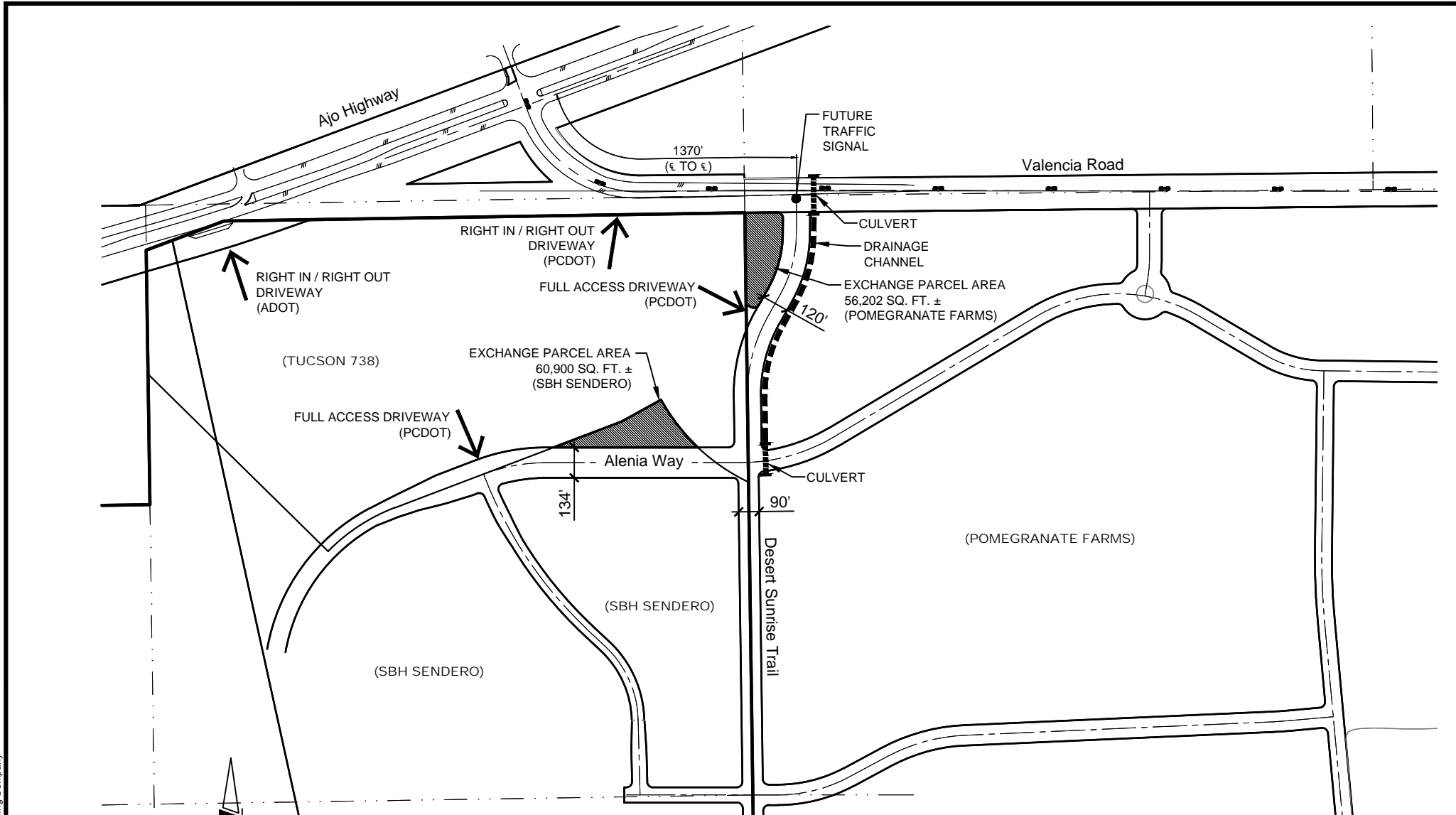
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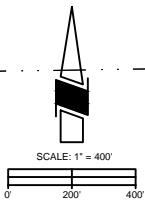
Valencia Road
Alignment Exhibit

July 13, 2015

VALENCIA ALIGNMENT & ACCESS EXHIBIT



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Valencia Road
Alignment Exhibit

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