

# STAR VALLEY MPC

EXCLUSIVE LISTING | BLOCKS 1, 3, 4, 7, 8, 9, 19, 21 & 25 | TUCSON, ARIZONA

**LOCATION** Valencia & Camino Verde

**PRICE** \$1,100 FFF

## UTILITIES

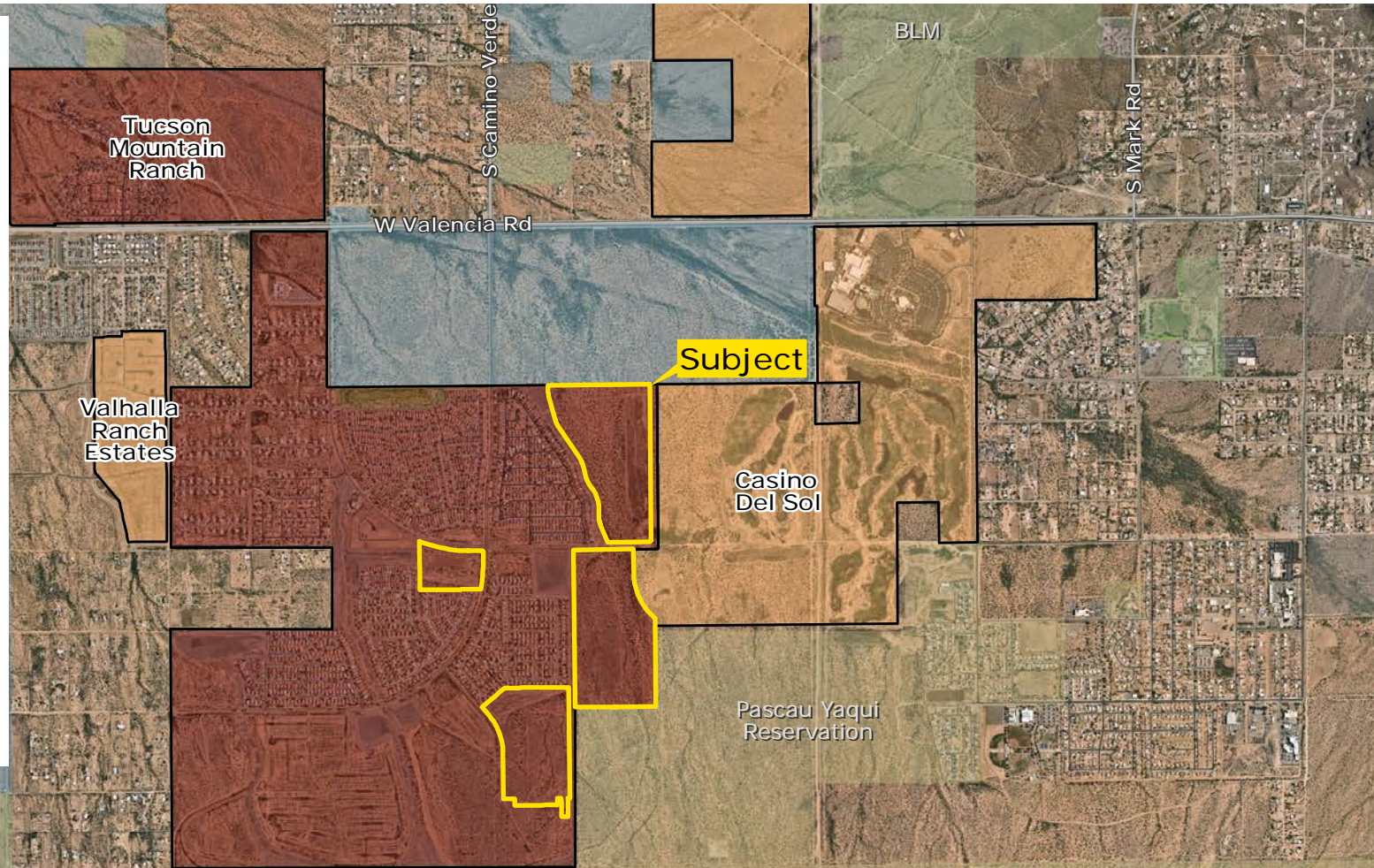
Electric - Trico Electric Cooperative

Water - Tucson Water

Sewer - Pima County

## AVAILABLE BLOCKS

Blocks	Phase	Lot Count	Lot Size
4	ph 1	103	40' x 110'
	ph 1	72	45' x 110'
	ph 2	58	45' x 110'
7	ph 1	100	47' x 115'
	ph 2	38	47' x 115'
9	ph 1	77	40' x 110'
	ph1	103	40' x 110'
3	ph 1	112	45' x 110'
	ph 1	93	45' x 110'
1	ph 1	135	35' x 90'
19			
21		150 Acres	
25			



**Will White** | [wwhite@landadvisors.com](mailto:wwhite@landadvisors.com) **John Carroll** | [jcarroll@landadvisors.com](mailto:jcarroll@landadvisors.com)

3561 East Sunrise Drive, Suite 207, Tucson, Arizona 85718 ph. 520.514.7454 | [www.landadvisors.com](http://www.landadvisors.com)

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. AZPima198212 - 8.30.19

## **PURCHASE PRICE**

\$1,100 per Finished Front Foot. Offers should cover the number of lots, lot size and block (s) purchaser has interested in. Buyers should also indicate the proposed length of the Feasibility Period, subsequent days needed for the Close of Escrow and amount of the total deposit.

## **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.

## **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**

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").

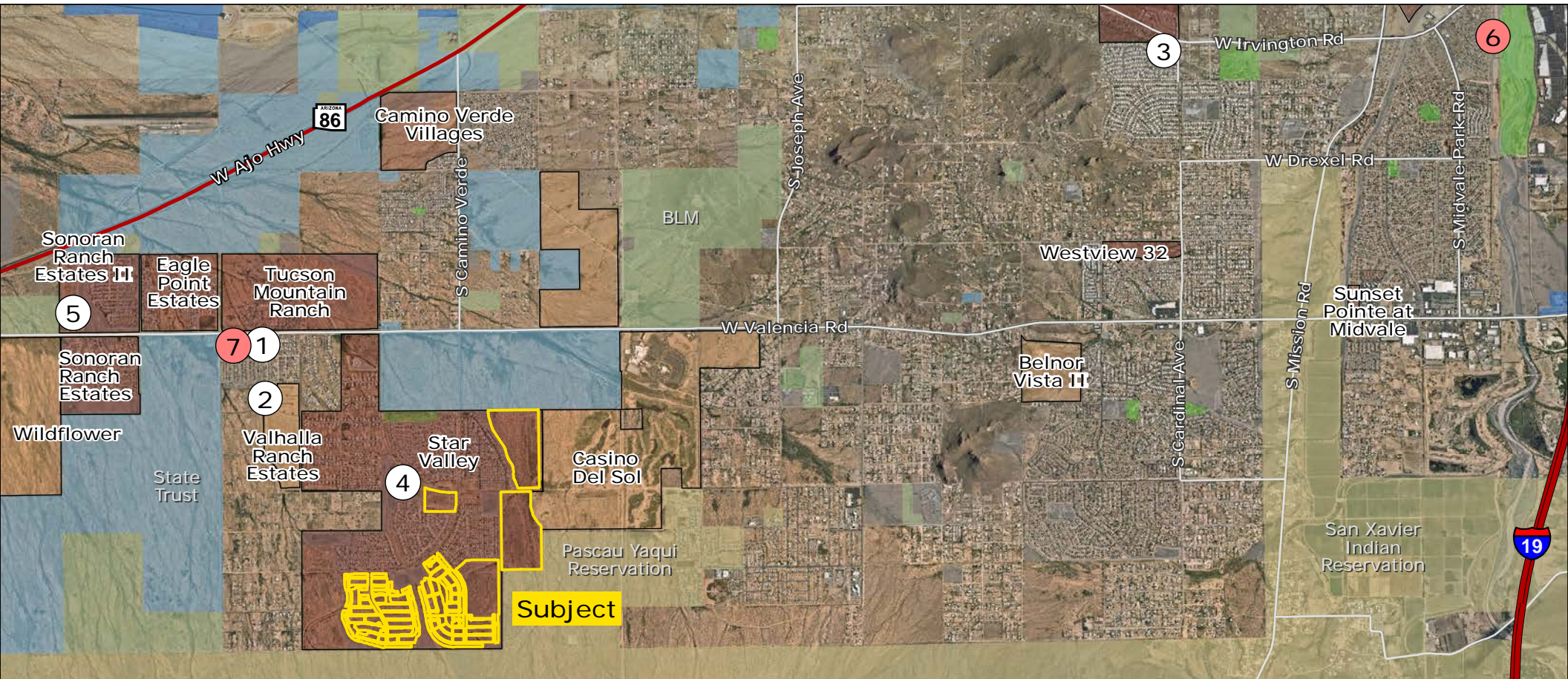
## **PROCESS**

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.

# COMPARABLE COMMUNITIES MAP



<b>Subdivision</b>	Valencia Village
<b>Lot Width</b>	40
<b>Avg. Price</b>	\$203,505
<b>Min. Base</b>	\$164,400
<b>Max Base</b>	\$3215,400



<b>Subdivision</b>	Valhalla Ranch Estates
<b>Lot Width</b>	70
<b>Avg. Price</b>	\$TBD
<b>Min. Base</b>	\$200,100
<b>Max Base</b>	\$262,100



<b>Subdivision</b>	Dakota Vista
<b>Lot Width</b>	40
<b>Avg. Price</b>	\$TBD
<b>Min. Base</b>	\$184,990
<b>Max Base</b>	\$ 223,990

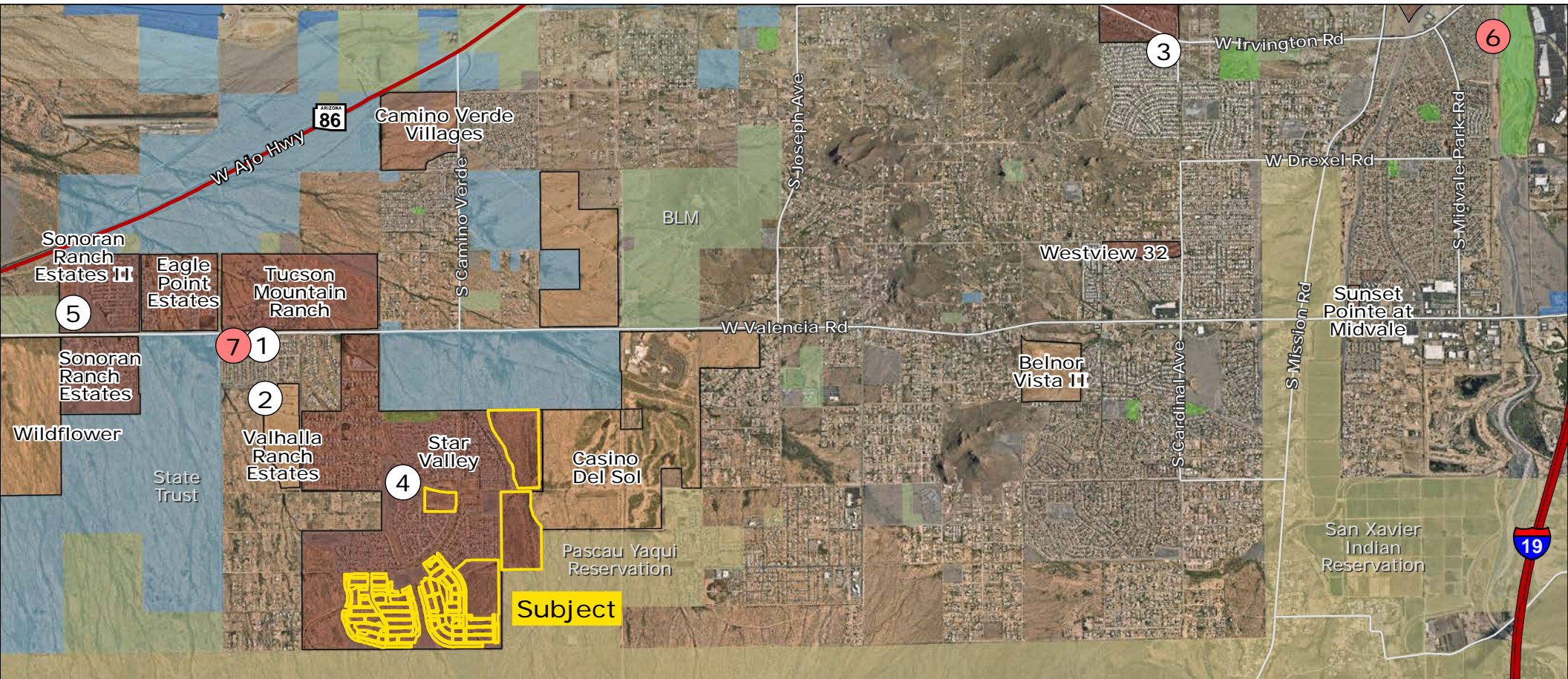


<b>Subdivision</b>	Estrella Del Norte
<b>Lot Width</b>	45
<b>Avg. Price</b>	\$TBD
<b>Min. Base</b>	\$224,990
<b>Max Base</b>	\$289,990



<b>Subdivision</b>	Sonoran Ranch Estates II
<b>Lot Width</b>	45
<b>Avg. Price</b>	\$22,4745
<b>Min. Base</b>	\$179,990
<b>Max Base</b>	\$227,990

# COMPARABLE COMMUNITIES MAP



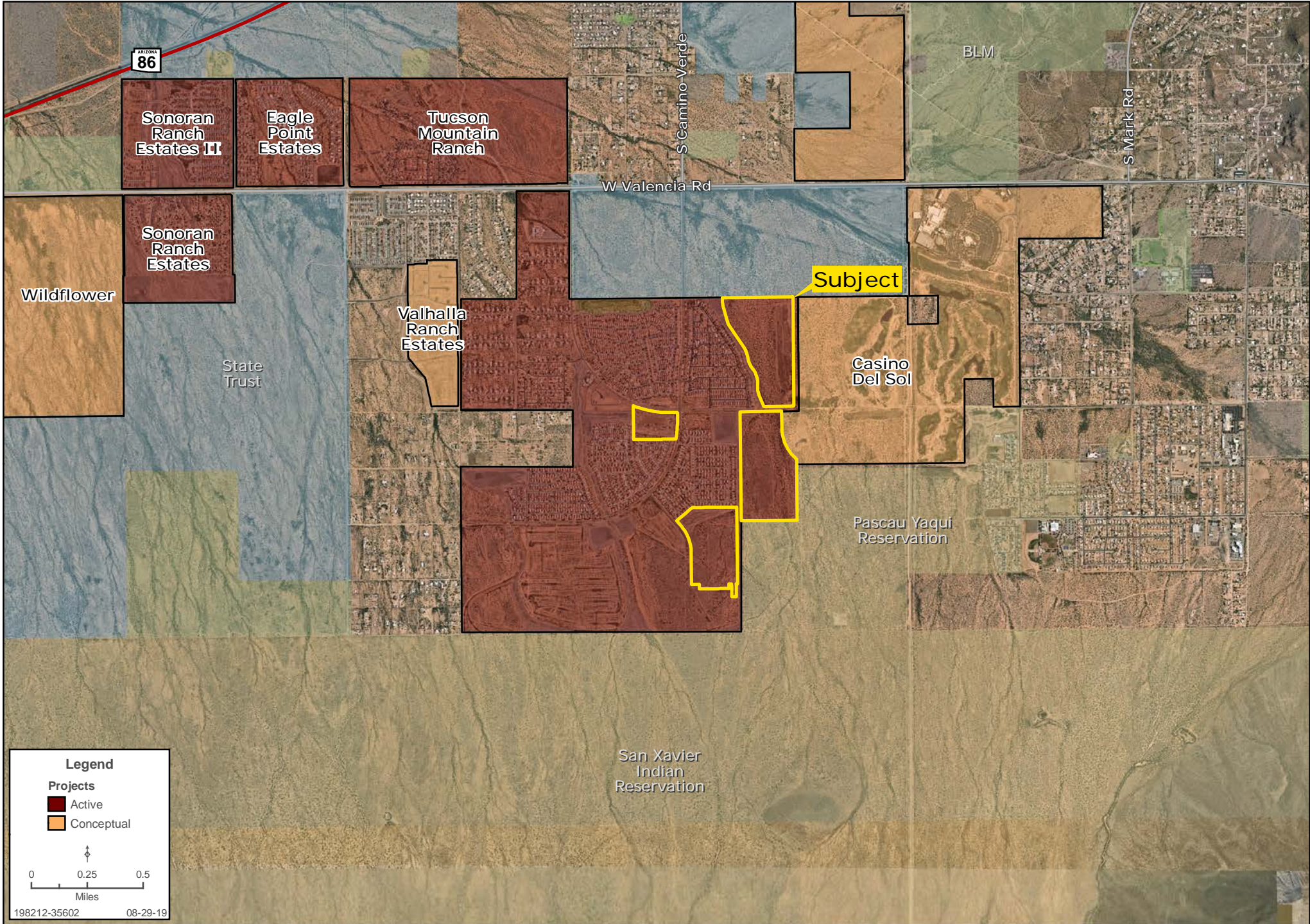
<b>Subdivision</b>	Oakmore Reserve
<b>Lot Width</b>	40
<b>Avg. Price</b>	\$190,000
<b>Min. Base</b>	\$203,346
<b>Max Base</b>	\$245,122



<b>Subdivision</b>	Valhalla Estates
<b>Lot Width</b>	50
<b>Avg. Price</b>	\$233,350
<b>Min. Base</b>	\$244,990
<b>Max Base</b>	\$244,990

# SURROUNDING AREA MAP

Will White | John Carroll | 520.514.7454 | www.landadvisors.com



# PROPERTY DETAIL MAP

Will White | John Carroll | 520.514.7454 | www.landadvisors.com

