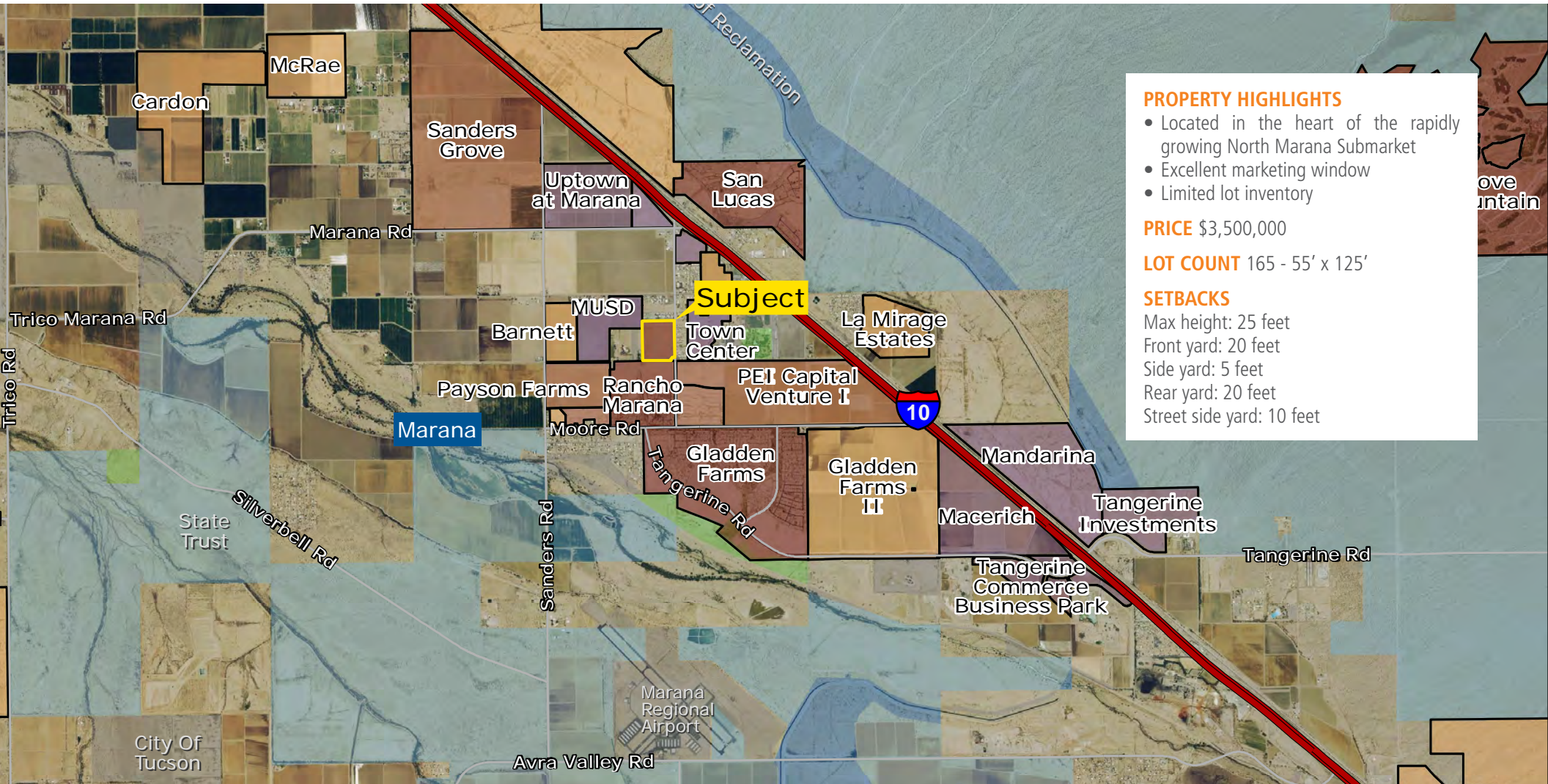


CYPRESS GARDENS

EXCLUSIVE LISTING | 165 LOTS | MARANA, ARIZONA



PROPERTY HIGHLIGHTS

- Located in the heart of the rapidly growing North Marana Submarket
- Excellent marketing window
- Limited lot inventory

PRICE \$3,500,000

LOT COUNT 165 - 55' x 125'

SETBACKS

Max height: 25 feet
Front yard: 20 feet
Side yard: 5 feet
Rear yard: 20 feet
Street side yard: 10 feet

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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. AZPM00721-3.21.17

CYPRESS GARDENS



LOCATION Cypress Gardens is a 165 lot community located just west of Interstate 10 at the northwest corner of Sandario Road and Barnett Road in Marana, Arizona.

PRICE \$3,500,000

IMPACT FEES

Parks: \$2,461

Water Infrastructure: \$2,122

Water Resource: \$1,771

LSC Levee: \$500 acre

Wastewater: \$4,241

UTILITIES

Electricity: Trico

Telephone: Century Link

Cable: Comcast Company and Satellite Television

Solid Waste: Private Collector

Water and Sewer: Town of Marana

Fire/Emergency Vehicle Service: Northwest Fire District

Police: Town of Marana Police Department

SCHOOLS

Marana Unified School District
Estes Elementary School (K-6) - ±2 miles from subdivision

Marana Middle School (7-8) - ±2 miles from subdivision

Marana High School (9-12) - ±10 miles from subdivision

Proposed Future MUSD High School (9-12) - ±2 miles from subdivision and to be completed by 2014

NEW ACTIVITY North Marana is currently experiencing large amounts of growth and new activity. There are 6 homebuilders actively selling homes between \$171,000 and \$261,000. These communities are consistently performing well, and new home pricing continues to rise.

TRANSPORTATION There are two major interchanges residents of Cypress Gardens can access Interstate 10. The interchanges are found at Marana Road and Sandario or Tangerine Road three miles east/southeast of the property. These Interchanges gives residents the ability to easily access the heart of Tucson within minutes.

SURROUNDING AMENITIES Grocery, big box retail and entertainment facilities are located within a 10-15 minute from the subject property. The Arizona Pavilions, at the intersection of Cortaro Road and Interstate 10, provides a variety of large and small retailers including: Walmart, Kohl's, Starbucks, Chili's, Chase Bank, Bank of America, In N' Out Burger, as well as a variety of other stores. The Pavilions is also home of a new all-digital theatre. In addition, there is a Fry's marketplace located at Tangerine and Thornydale.

One of the most exciting retail projects in decades is now open at the Twin Peaks/ Interstate 10 interchange. Marana Center, a 170-acre mixed-use commercial center, was developed by Vintage Partners. The first phase of this project, Tucson Premium Outlets, developed by Simon Group. The retail project opened October 2015 and contains 90 stores offering a mix of product categories including apparel and shoes, fashion accessories, leather goods, home furnishings, and specialty items. In all, there is 366,000 square feet of leasable space, including a food pavilion with multiple dining options.

Golf opportunities abound throughout Marana. The Ritz-Carlton at Dove Mountain offers 27 holes of private Jack Nicklaus Signature Golf and a 12-acre practice facility. The Ritz-Carlton Golf Club boasts a 45,000 square foot clubhouse complex, indoor and outdoor dining, fitness center, attended locker rooms, and tennis courts. Additional nearby golf amenities include: The Pines Golf Course, The Gallery Golf Courses (North and South), and Crooked Tree Golf Course.

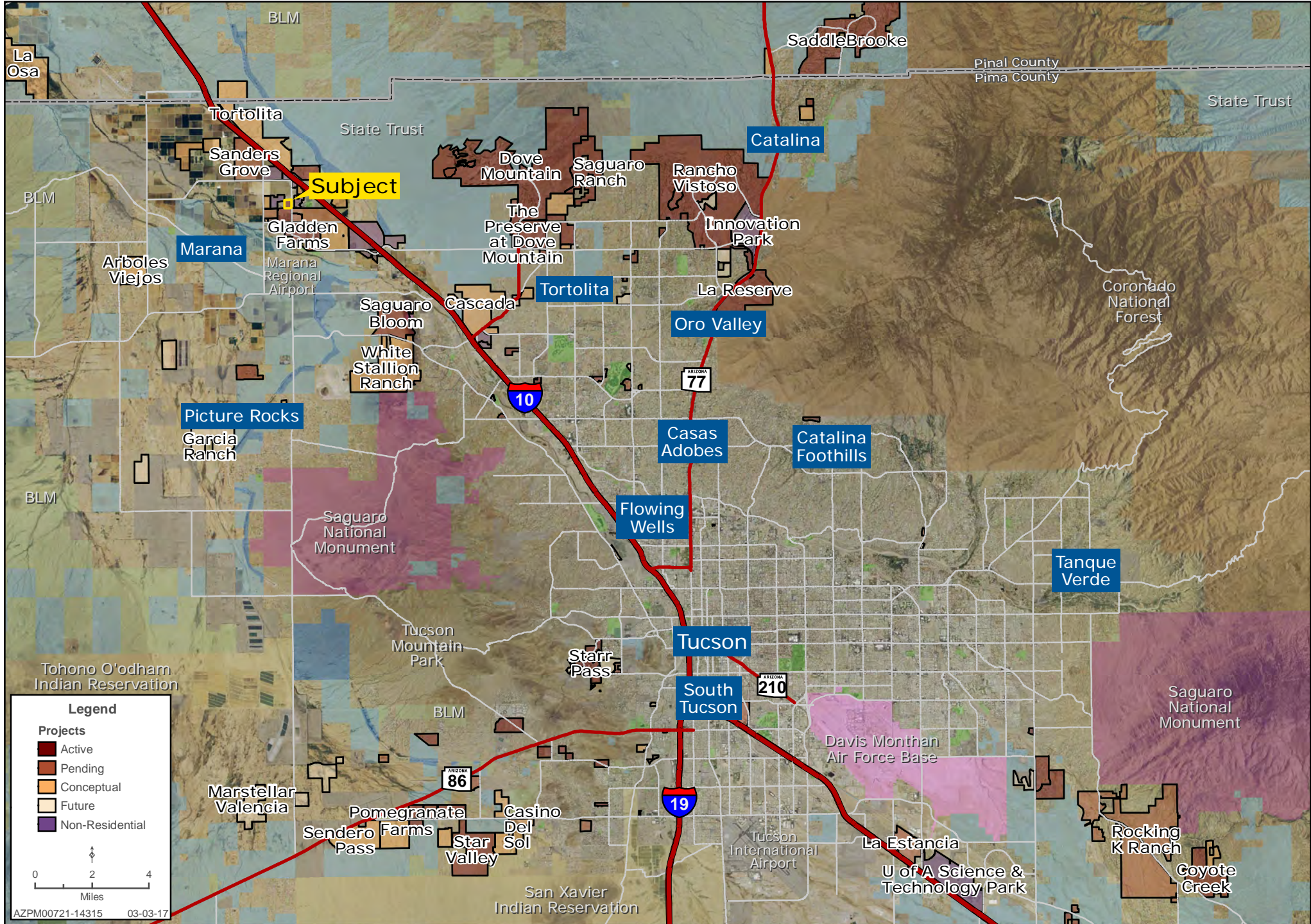
MARANA TOWN CENTER This Multiple building complex is over 102,000 total square feet. Occupancies include civic administration, police, 911-call center, and courts. Marana is focused on becoming the best place to do business in Pima County. Marana has opened the Business Development Center, a one-stop shop assisting residents with questions to help integrate them to the city.

MARANA JOB CREATION INCENTIVE PROGRAM Non-retail companies that choose to locate or expand in Marana are eligible to invest portions of the construction sales taxes generated from their facilities to other initiatives that will both lower their overall cost of construction and benefit the community.

To be eligible, companies must make a capital investment of approximately \$2 million and create 25 jobs that pay at least \$40,000 annually. These companies may then request reimbursements of the construction sales tax dollars their projects generate to support employee relocation to homes purchased in Marana, beautification of the Interstate 10 corridor and internship/training programs for high school or college students who reside in Marana.

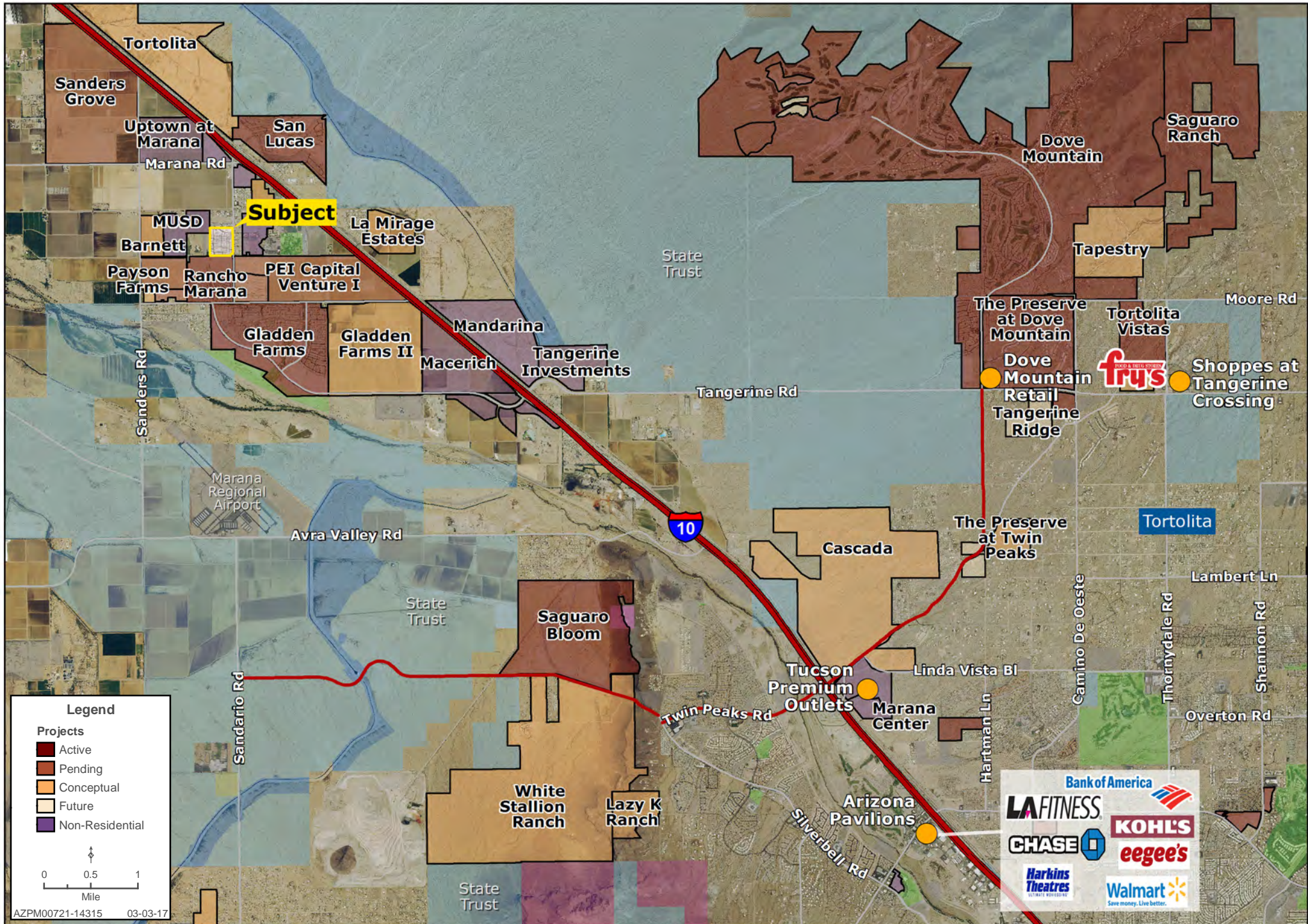
REGIONAL MAP

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RETAIL MAP

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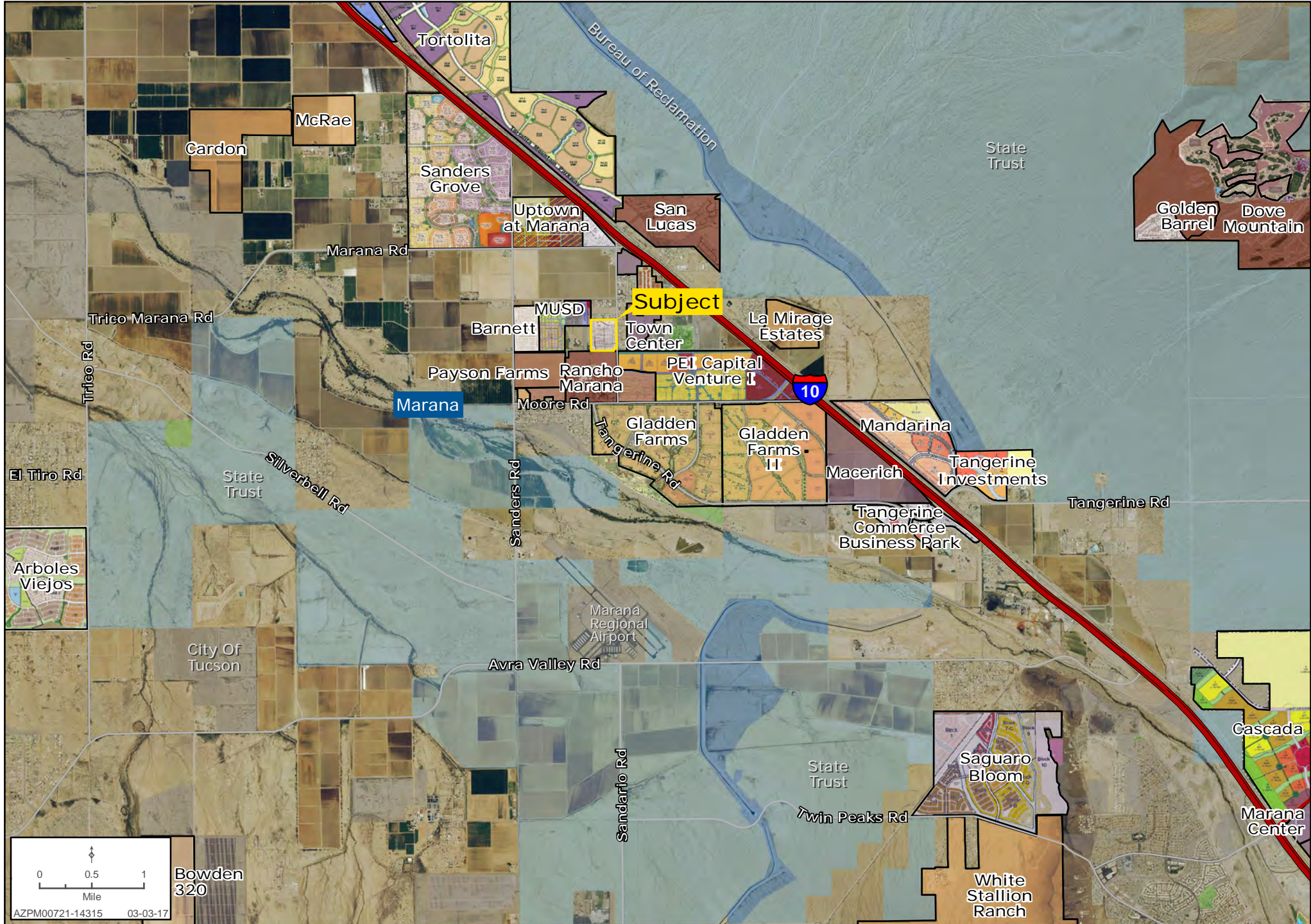
SURROUNDING AREA MAP

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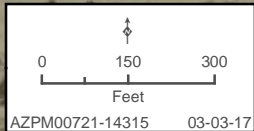
PROPERTY DETAIL MAP

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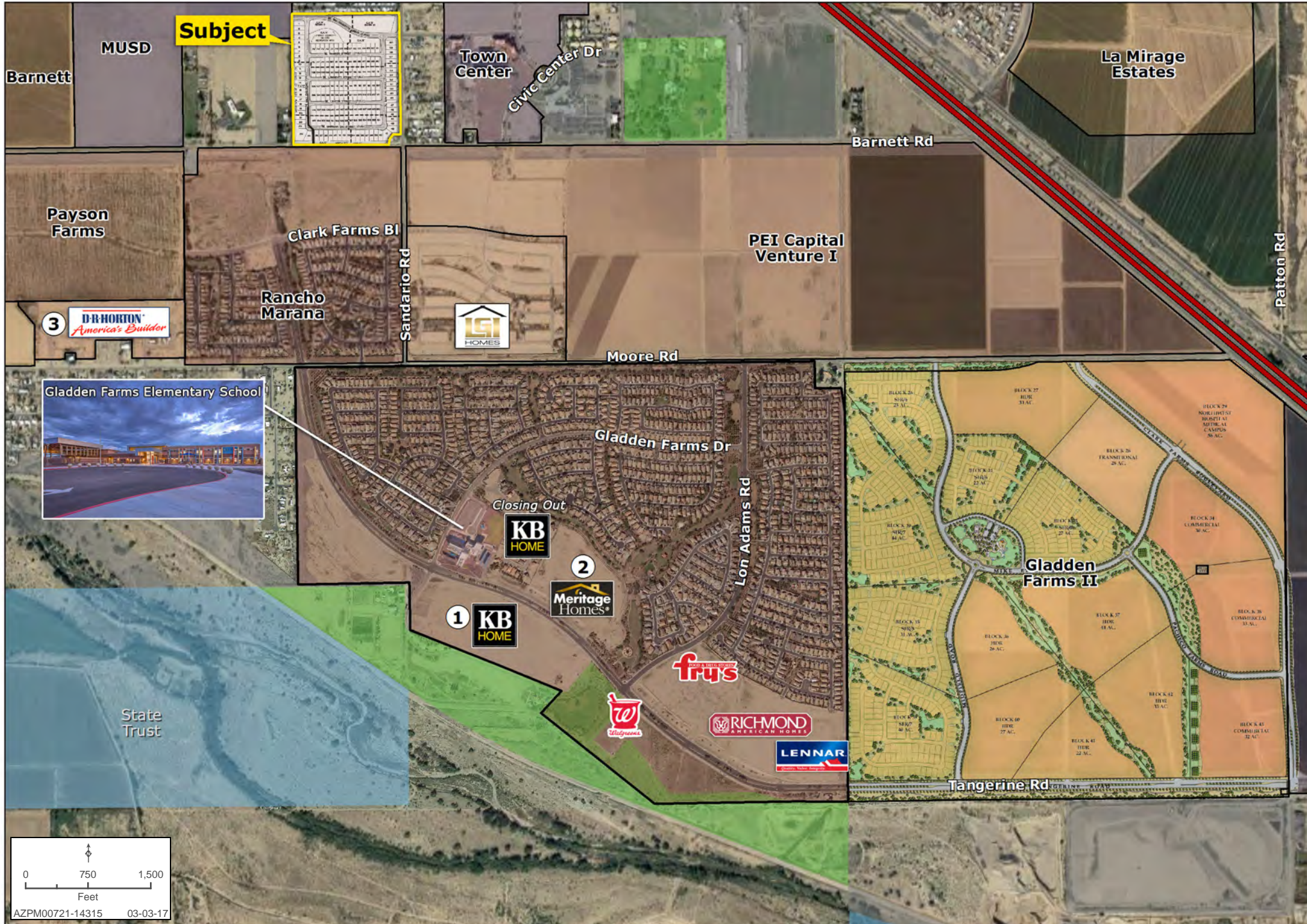
PROPERTY DETAIL MAP

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NORTH MARANA HOMEBUILDER OVERVIEW

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



NORTH MARANA BASE vs SPEC PRICING

North Marana Base Price vs Spec Price								
#	Builder	Subdivision	Lot Size	Plan	Sq Ft	Base Price	Spec Price	Difference
1	KB Home	Shadow Glen at Gladden Farms I	50 x 120	1584	1,584	\$191,990		
	KB Home		50 x 120	1808	1,808	\$202,990		
	KB Home		50 x 120	2013	2,013	\$212,990		
	KB Home		50 x 120	2248	2,248	\$215,990		
	KB Home		50 x 120	2268	2,268	\$215,990		
	KB Home		50 x 120	2413	2,413	\$220,990		
	KB Home		50 x 120	2723	2,723	\$231,990		

2	Meritage Homes	Compass Pointe at Gladden Farms I	65 x 110	Flagstaff	2,083	\$219,990	\$255,241	\$35,251
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$272,542	\$52,552
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$263,726	\$43,736
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$266,885	\$46,895
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$252,837	\$32,847
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$266,890	\$46,900
	Meritage Homes		65 x 110	Flagstaff	2,083	\$219,990	\$266,711	\$46,721
	Meritage Homes		65 x 110	Kingman	2,342	\$231,990	\$239,120	\$7,130
	Meritage Homes		65 x 110	Kingman	2,342	\$231,990	\$269,952	\$37,962
	Meritage Homes		65 x 110	Kingman	2,342	\$231,990	\$269,403	\$37,413
	Meritage Homes		65 x 110	Kingman	2,342	\$231,990	\$285,102	\$53,112
	Meritage Homes		65 x 110	Pinetop	2,426	\$239,990	\$281,933	\$41,943
	Meritage Homes		65 x 110	Pinetop	2,426	\$239,990	\$250,350	\$10,360
	Meritage Homes		65 x 110	Tucson	2,776	\$261,990		

3	DR Horton	Fianchetto Farms	55 x 110	Mission	1,310	\$170,900		
	DR Horton		55 x 110	Alder	1,613	\$184,900		
	DR Horton		55 x 110	Ocotillo	1,959	\$198,400		
	DR Horton		55 x 110	Carefree	2,183	\$207,500	\$214,500	\$7,000
	DR Horton		55 x 110	Hampton	2,301	\$208,900	\$216,535	\$7,635
	DR Horton		55 x 110	Hampton	2,301	\$208,900	\$219,690	\$10,790
	DR Horton		55 x 110	Bronco	2,596	\$218,900		