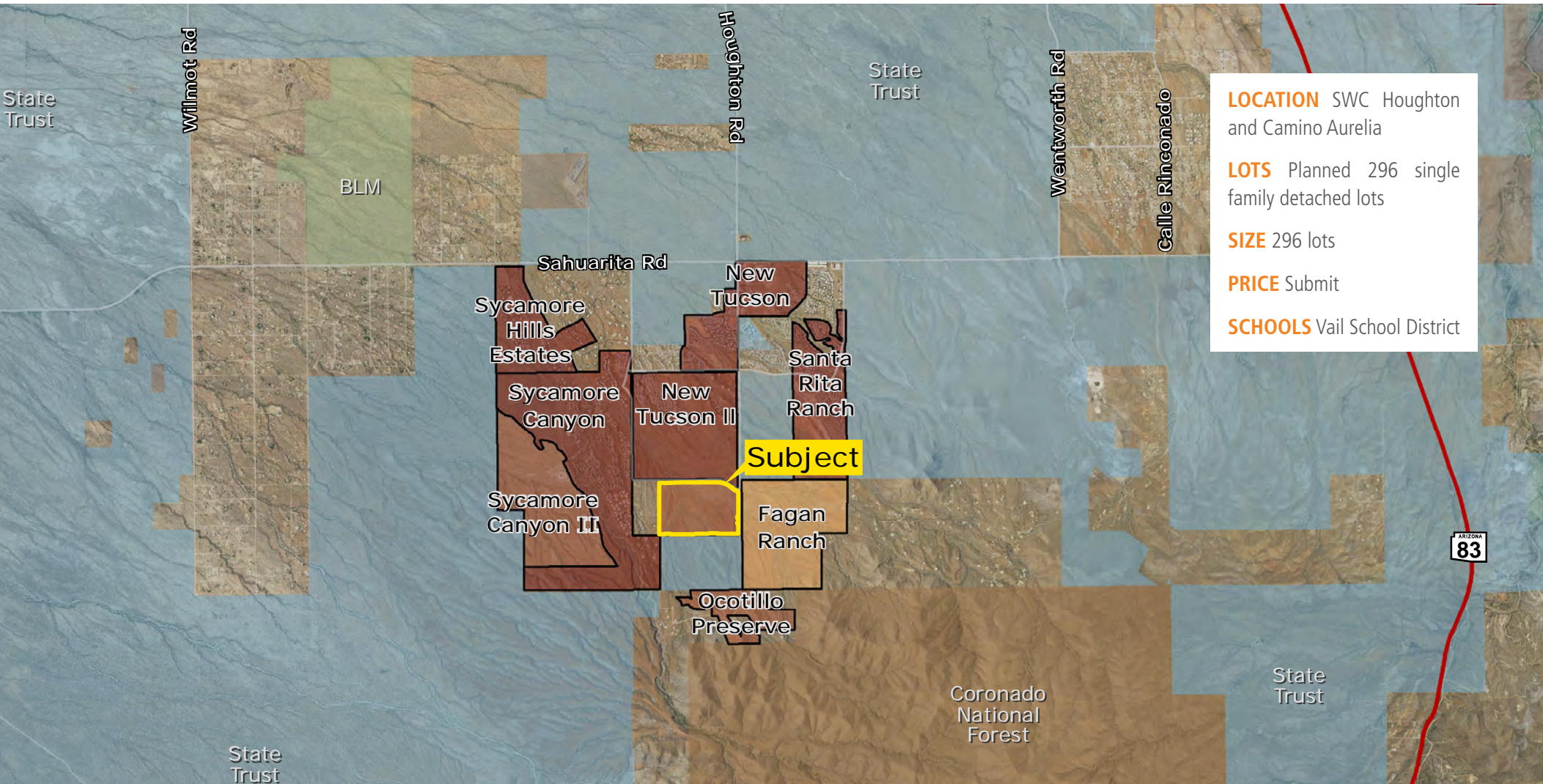


SANTA RITA FOOTHILLS ESTATES

EXCLUSIVE LISTING | VAIL, 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. AZPM30533-96623-5.30.17

SANTA RITA FOOTHILLS ESTATES PROPERTY OVERVIEW



PROJECT DESCRIPTION Santa Rita Foothills Estates is located approximately 9 miles south of Interstate 10 on Houghton Road in the Corona De Tucson submarket. This area has been designated by Pima County as a prime growth area as Tucson continues to expand. Several homebuilders have recently closed transactions in 2017, and are constructing new subdivisions in Corona De Tucson. Additional new retail at Mary Ann Cleveland and Houghton road will help serve the area. Via Interstate 10, Santa Rita Foothills Estates is approximately 20-30 minutes from Tucson International Airport, Downtown Tucson, the University of Arizona, the UofA Science & Technology Park and Raytheon.

SIZE 296 lots

LOT BREAKDOWN

Phase I : 84 Lots (Lots 109 to 192)

Phase II : 104 Lots (Lots 193 to 296)

Phase III : 108 Lots (Lots 1- 108)

EXISTING ZONING Pima County SP (Specific Plan) under the Santa Rita Specific Plan. This plan establishes guidance and regulations for the development of the property.

DEVELOPMENT STATUS Santa Rita Foothills Estates has an approved final plat that supports 296 single family units on approximately 217 acres of the property with extensive natural open space.

Approved Final Plat:

- Acreage: approximately 217 acres
- Lots: 296
- Gross Density: 1.4 RAC
- Lot Dimensions: Approx. 115' x 135'
- Improvement Plans: Phase I has approved plans
- Phase II & Phase III completed waiting approval

Development Standards:

1. Minimum Setbacks for single detached dwellings:
 - Front: 20' (all carports/garages will be set back a minimum of 20')
 - Side: A total of 10 feet, with the minimum for each in accordance with the Pima County Building Code
 - Rear: 15'
2. Maximum Lot Coverage: 50% by Principal Structures
3. Building Height Limitations:
 - Maximum Height: 34'
 - Maximum Stories: 2

ADDITIONAL ENTITLEMENT INFORMATION (AVAILABLE UPON REQUEST)

- Approved Tentative Plat
- Archeological testing
- ALTA Land Survey
- Landscape Plan/Approved Landscape Plan
- Master Water Plan
- Traffic Impact Report
- Santa Rita Specific Plan Geotechnical Report
- Topography Survey

RECENT DEVELOPMENT The Corona de Tucson area has seen a nice recovery in homebuilder acquisitions, lot development, and home pricing in 2017. There are 4 national homebuilders and 1 private homebuilder actively selling homes and building projects within one mile of SRFE. DR Horton, KB Home, Richmond American, Lennar Homes, and Sombra Homes. Current base home pricing ranges from \$200,000-\$400,000. The area is sought after for the increase in elevation, open spaces and views, Vail School District, and rural feel with proximity to employment.

UTILITIES

Water: City of Tucson Regional Water System. Agreement is in place to augment the system to handle all potential growth in Corona de Tucson.

Wastewater: Pima County Wastewater Corona Wastewater Treatment Plant with current capacity to handle all future growth.

Electrical: Trico Electric (located on the property)

Telephone: Century Link

Cable: Cox Communications

Solid Waste Disposal: Waste Management or other private operator

Fire Service: Corona de Tucson Fire District

Police: Served by the Pima County Sheriff's office

SCHOOLS Santa Rita Foothills Estates is located within the most sought after Vail Unified School District within Southern Arizona.

- Copper Ridge Elementary School Grades (K-5)
- Corona Foothills Middle School Grades (6-8)
- Andrada Polytechnic High School Grades (9-12)

IMPACT FEES

Development \$5,968

Sewer: \$4,066

Total: \$10,034

**Builder to verify fees*

No Vail School District Fee

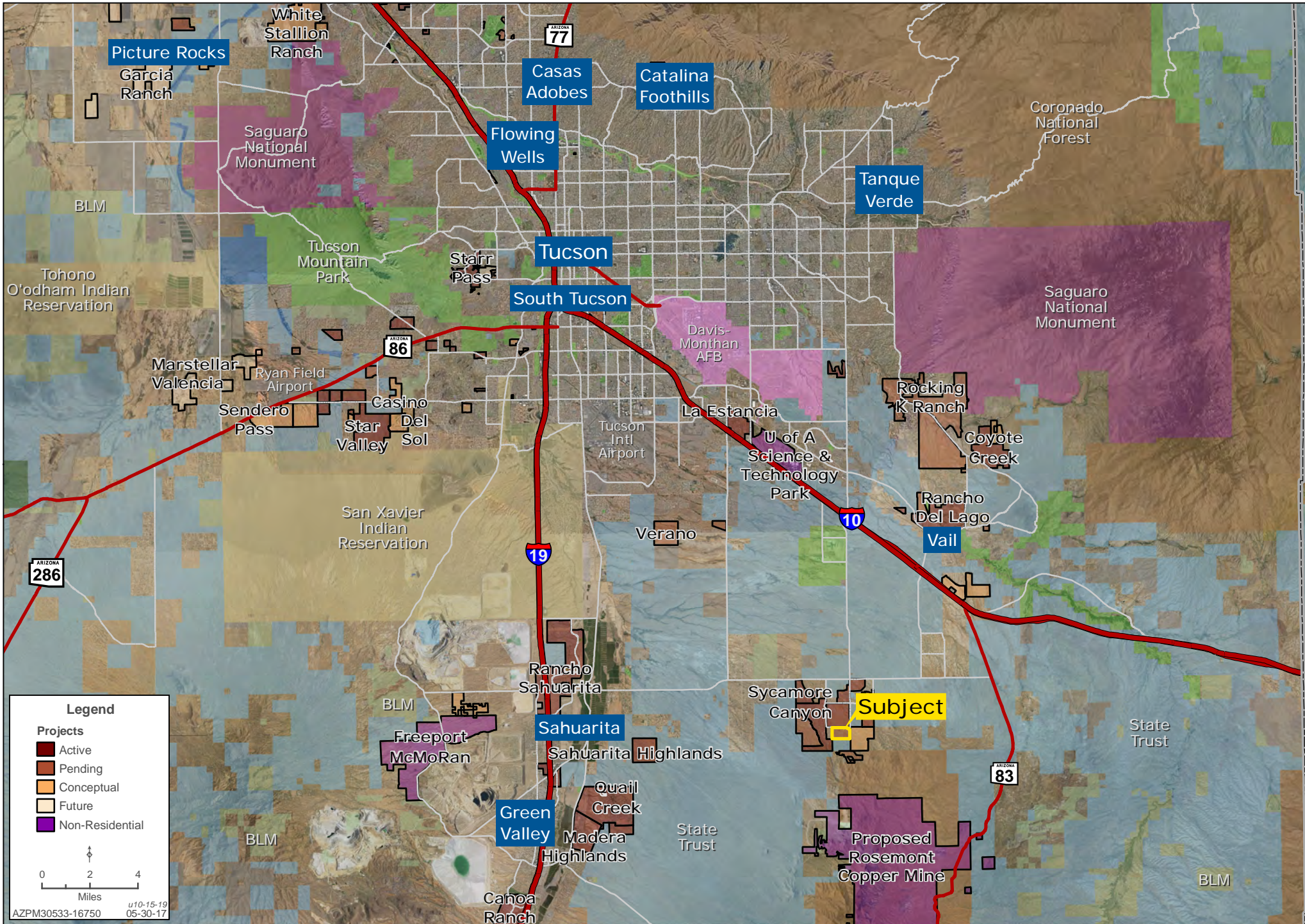
DEVELOPMENT COST ESTIMATES

Approximately \$40,000 (Based on current bids and additional consultant review). Homebuilder to be responsible for individual lot pad development (cost to vary).

**All parties are responsible to individually verify all costs.*

REGIONAL MAP

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SURROUNDING RETAIL MAP

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Legend

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

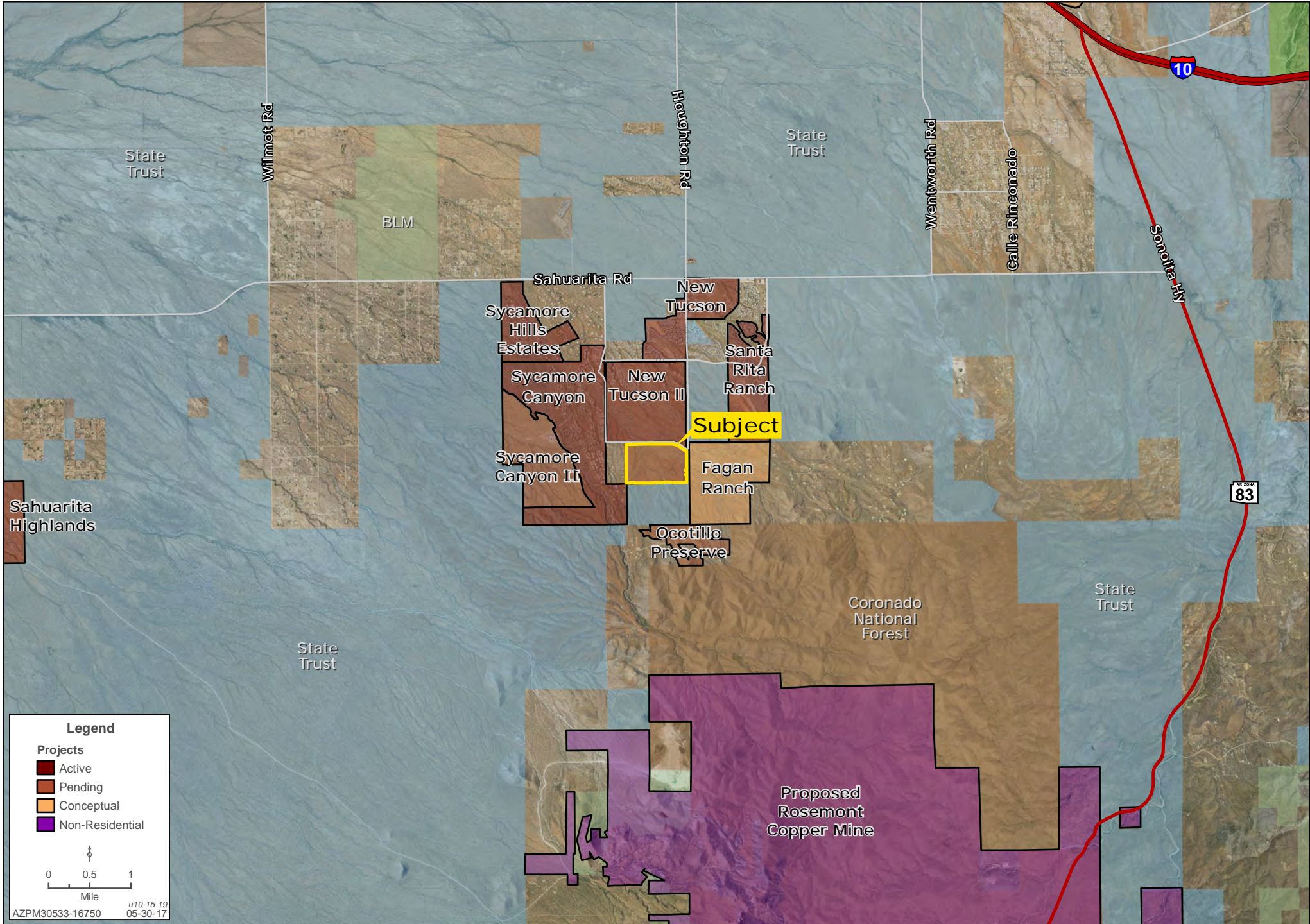
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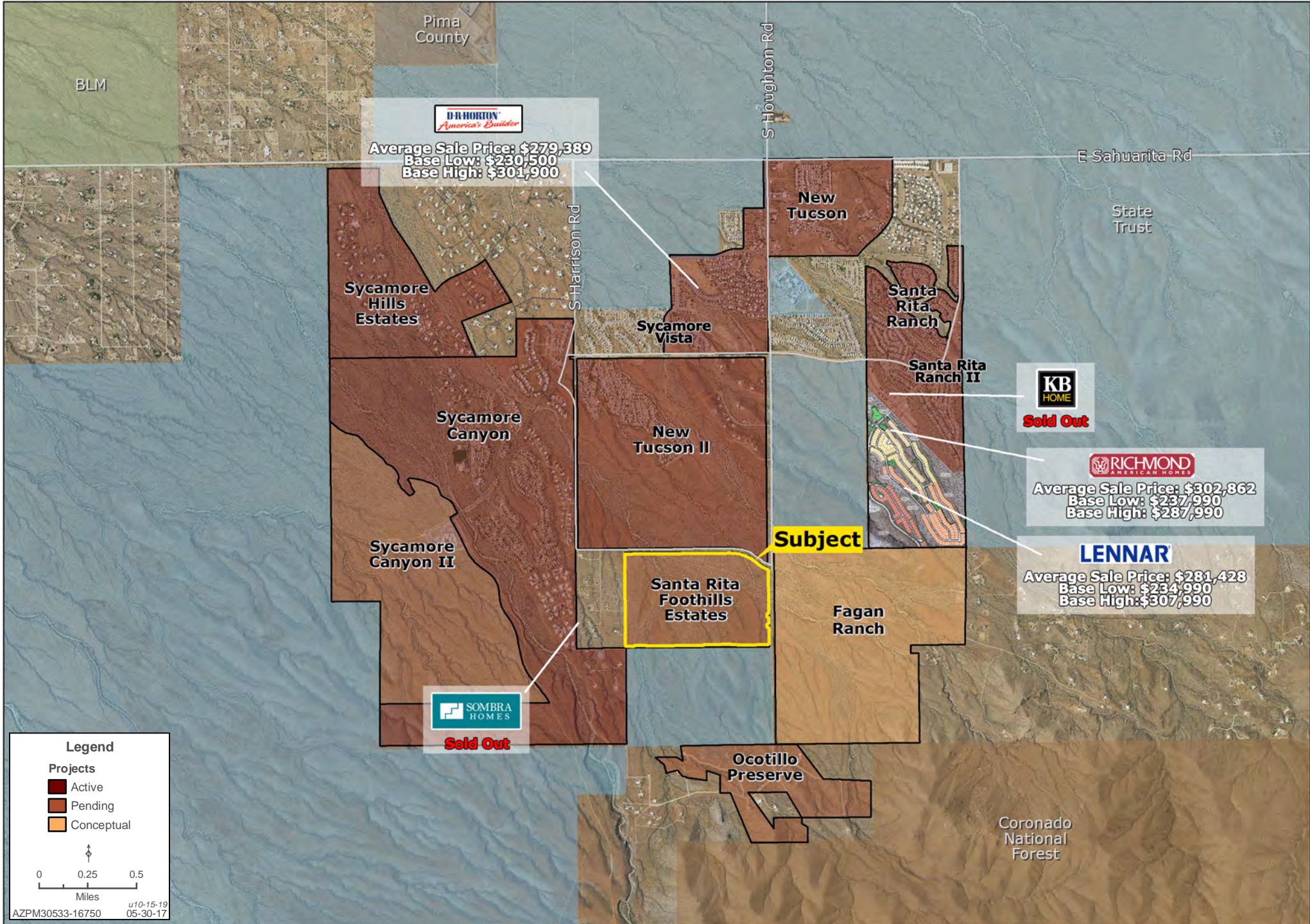
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PHASING MAP

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