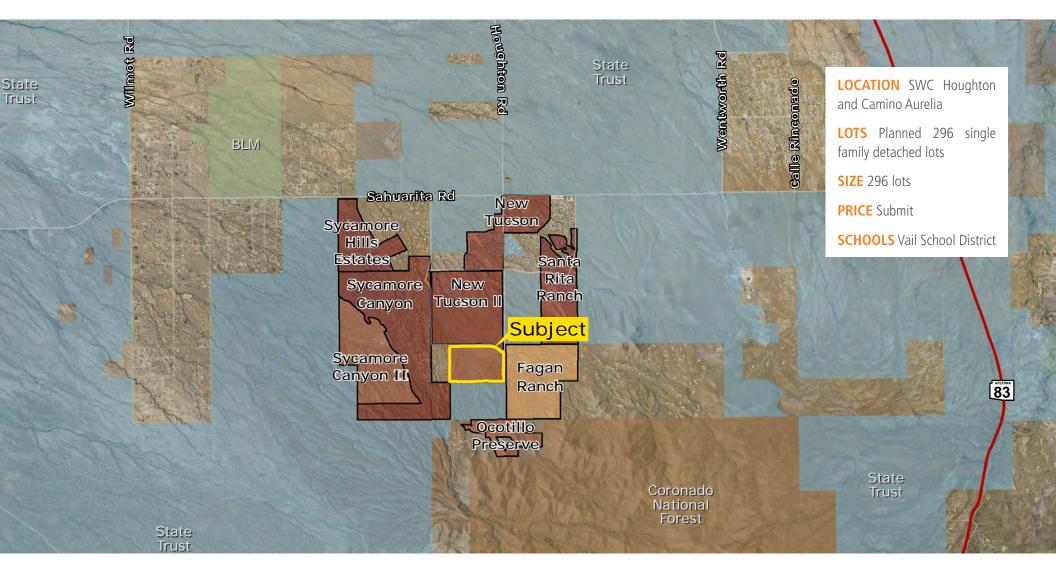
SANTA RITA FOOTHILLS ESTATES

EXCLUSIVE LISTING | VAIL, ARIZONA



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SANTA RITA FOOTHILLS ESTATES PROPERTY OVERVIEW



• Santa Rita Specific Plan Geotechnical Report

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) • Traffic Impact Report

- Approved Tentative Plat
- Archeological testing
- ALTA Land Survey
- Landscape Plan/Approved Landscape Plan
- Master Water Plan

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.

• Topography Survey

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

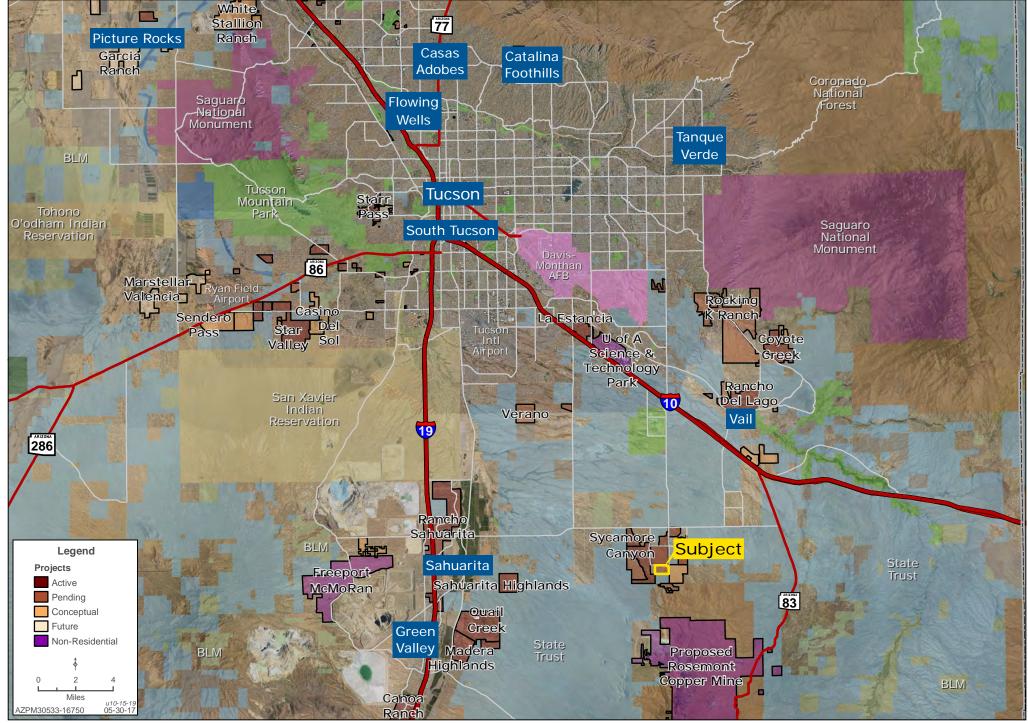
DEVELOPMENT COST ESTIMATES

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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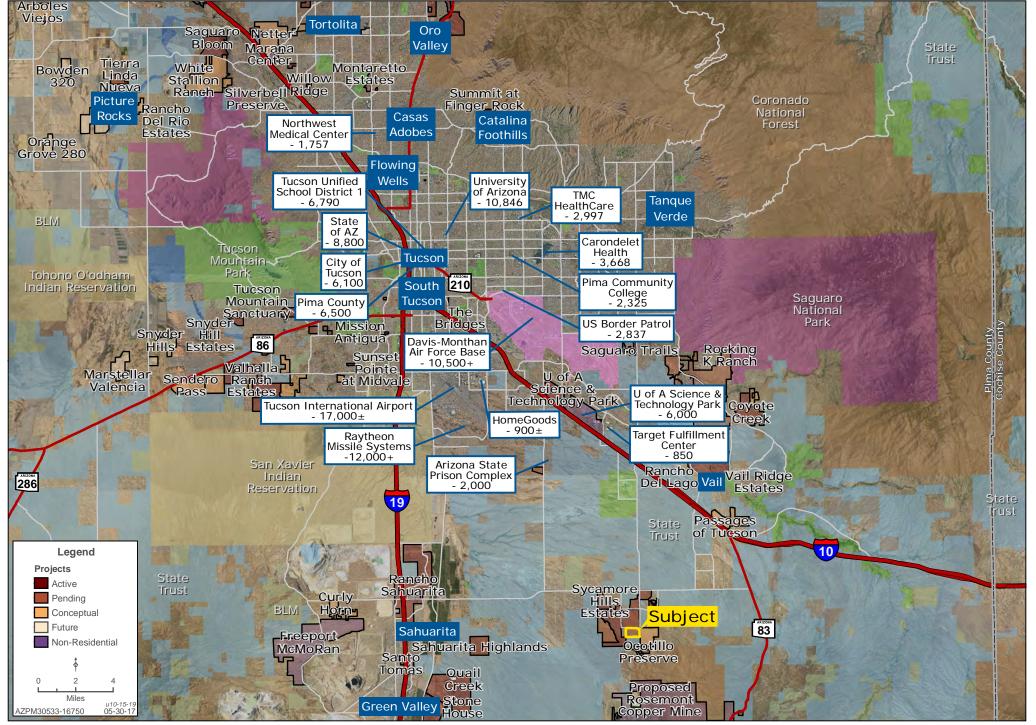




EMPLOYMENT MAP

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SURROUNDING RETAIL MAP

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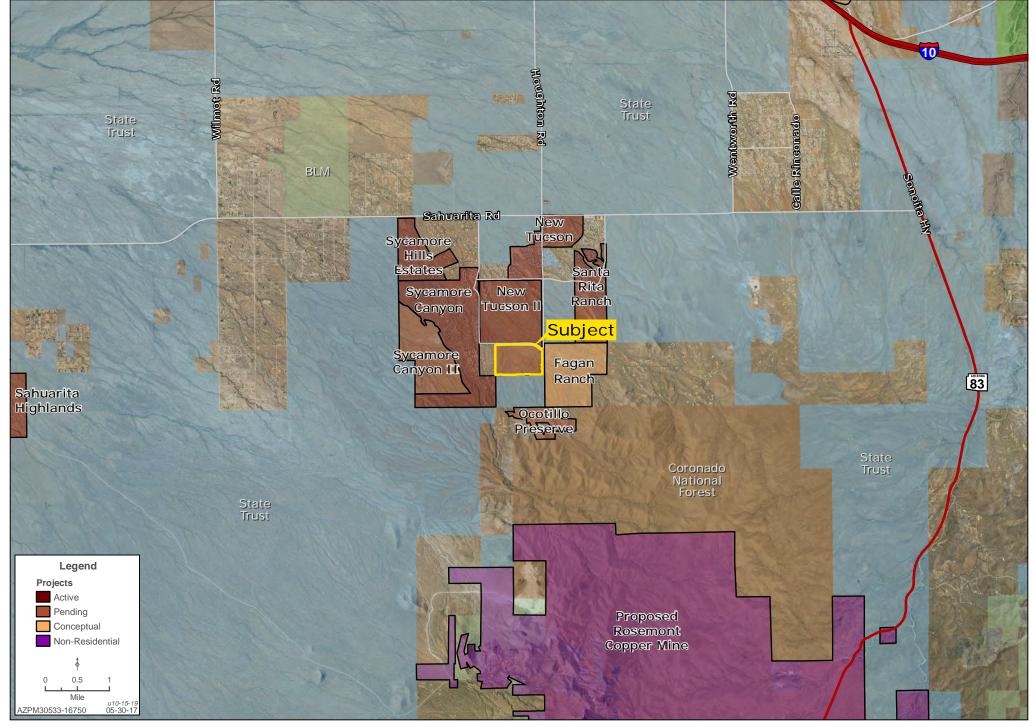




SURROUNDING DEVELOPMENT MAP

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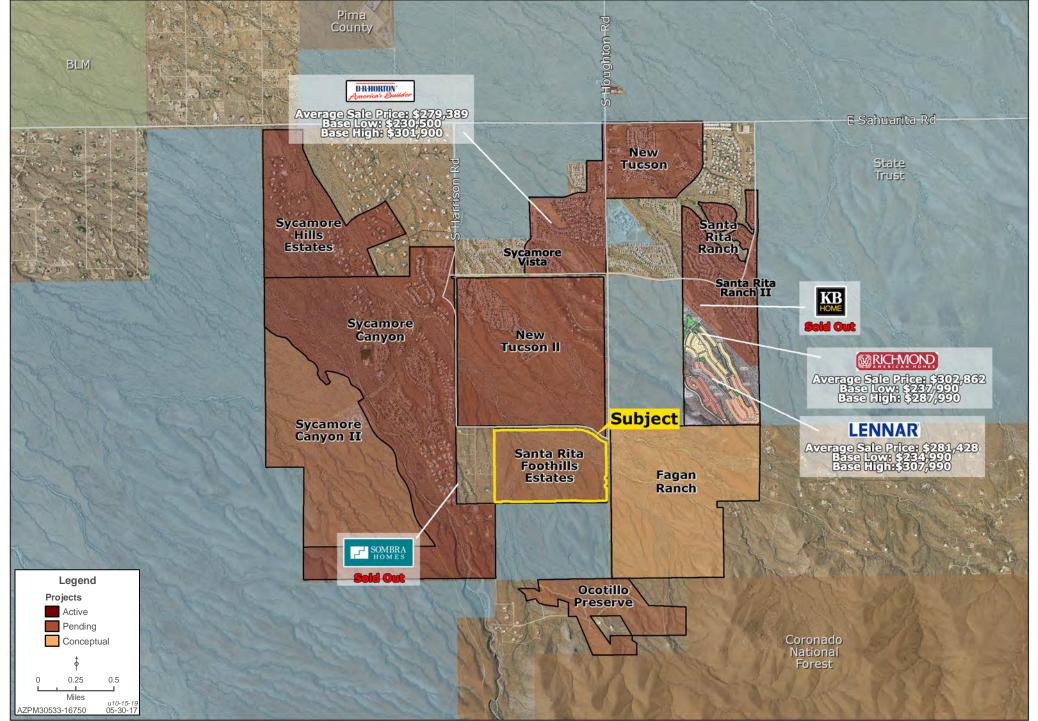




SURROUNDING AREA MAP

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PHASING MAP

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SANTA RITA FOOTHILLS ESTATES PLAT MAP



TUCSON UNIT NO O NEW TUCSON UNT NO BK 18 PG 25 (TR) -1 - FD ACP 7599 N81 08 W 1 02 (CB-1) FIND GLO BRASS CAP -75 R/W PER DKT 2538 PG 216 A= 41 38 37" R = 1125 00 L = 817 67 FIND GLO BRASS CAP (CR-2) NW COR SECTION 26 BK 18 PG 21 (CR-3) 75 R/W PER BK 18 PG 25 FIND GLO BRASS CAP $\int_{L}^{\Delta} = 41.38.37^{\circ}$ R = 1200.00 L = 872.18 318 311 312 313 314 75 R/W PER RGAD & WAPS BK 9 PC 92 306 306 304 302 301 300 -321 -322 -323 75 R/W PER-ROAD & WAPS BK 9 PC 92 BASIS OF BEARING AURELIA CAMINO (PUBLIC) 2638 45 (R) 1319 23 (R) 2638 43 (M) 1319 21 (M) N 89'25 21" 2638 75 2638 80 (M 2639 80 2638 78 (R1) NR9 25 14"F 1319 21 (M) 1319 22 (R) 1115.00 (4) 4 (81) 1114 75 (8) 17700-S. CA 'A' A= 21 15 40" R = 794 56 L = 294 84 N89'25 21'E 1319 20 89 25 141 1523 7 1524 80 N 00737 05" W A= 26'45 32" R = 719 57 -75 R/W PI DKT 2538 PG 215 CA D' 75 00 DE SHEE A= 69'36 26" R = 25 00 L = 30 37 REC SOI э CAT SHEET ю N 89'24 37" E FD 1/2" IP N28'10 E 0 27 SHEET P SHEET 11 150 R/W PER-BK 11 PG 87 n BLOCK 17800-SEA * Б FD 1/2" NOC 27 E 2640 23 в SHEET 13 -FIND ACP 7599 N06'02 E D 26 PLAN 20 19 SHEET 10 SHEET 2640 40 (R) SPECIFIC P FD 1/3" 1 NOZ12E 0.48 SHEET 20 (pnand) CA B DETAL. AREA DES HOUGHTON ROAD .0 NOR NOR NO. TS R/W PER ROAD & MAPS m 17900-S. SHEET 9 SHEET SHEET 14 SHEET -75 R/W PER ROAD & WAPS BK 9 PG 92 SOB SHEET CA -4-DE LE H7 CA SHEET IS PANCE -HEET S 0.36 23 THE 18000-S NIA RIA SPECIFIC *SHEET Б ROW **IGET** 16) SHEET CA T CA . CA A IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1 SHEET CA "A" 120 FULL CA 'A' 290 291 N 692524" E 131945 (M)_ 131924 (R) TRALELAZER WAY TIES ALONG SIDE 3883 11 (R) N 89725 12" E 3881 71 (W) 18100-S. -uil LLI. TO ACP -FD 1/2" IRON PH ш UNSUBDIMIDEL ш FINAL PLAT FOR FIND 1/2" P LS 13176 i N 8925 12" E -ANAL PLAT FUR SANTA RITA FOOTHILLS ESTATES LOTS H296 & BLOCK I & COMMON AREAS A'-NATURAL OPPH SPACE B'- PRVATE RECREATION, 'C'- SLOPES AND REVESTATED OPPH SPACE & -006 0100-1 800. 10200-PROJECT LAYOUT AND HORIZONTAL CONTROL SCALE 1+160" "D" - PUBLIC SEWER AND PUBLIC UTILITY SPACE BEING A PORTION OF SECTION 26 T-17-S R-15-E G&SRM PIMA COUNTY ARIZONA Presidio PI202-078 Co23-87-03 AUGUST 5 2004 SCALE AS SHOWN PRESIDIO JOB No 199022-02-0106 SHEET 2 OF 27

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