

Rancho Del Lago
by Meritage Homes

**SUBJECT
3.26 ACRES**



E VIA RANCHO DEL LAGO

E COLOSSAL CAVE RD

RANCHO DEL LAGO COMMERCIAL LAND
14099-14135 E Colossal
Cave Rd
Vail, Arizona 85641

EXCLUSIVELY LISTED BY:

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The Asset

Lot Size 3.26 Acres (142,191 SF)

Zoning SP (Specific Plan)

Use Designated Mixed Use (M)

Sewer Public

Major Cross Street E Via Rancho del Lago

Tax Parcel # 305-04-088A

County Pima

Property Highlights

- ±3.26 Acre site at the entrance to the Rancho del Lago Planned Community
- Commercial land in rapidly growing Southeast Tucson
- Across the street from the del Lago Golf Club clubhouse
- Zoned Specific Plan
- Designated Mixed Use (M) within the Specific Plan
- Uses Permitted Include:
 - *Single and Multi-family Residential*
 - *Restaurant/drinking establishment*
 - *Congregate Care*
 - *Recreational Facilities*
 - *Commercial*
 - *Professional Offices*
 - *Resort/Hotel*
 - *Health Spa*
 - *Model Homes*
 - *RV Storage (subject to 18.45.040G)*

Offering Summary

Offering Summary

Price: \$1,140,000

Price / Acre: \$349,693

Price / SF: \$8.03



Assessor's Map

ASSESSOR'S RECORD MAP

305-04

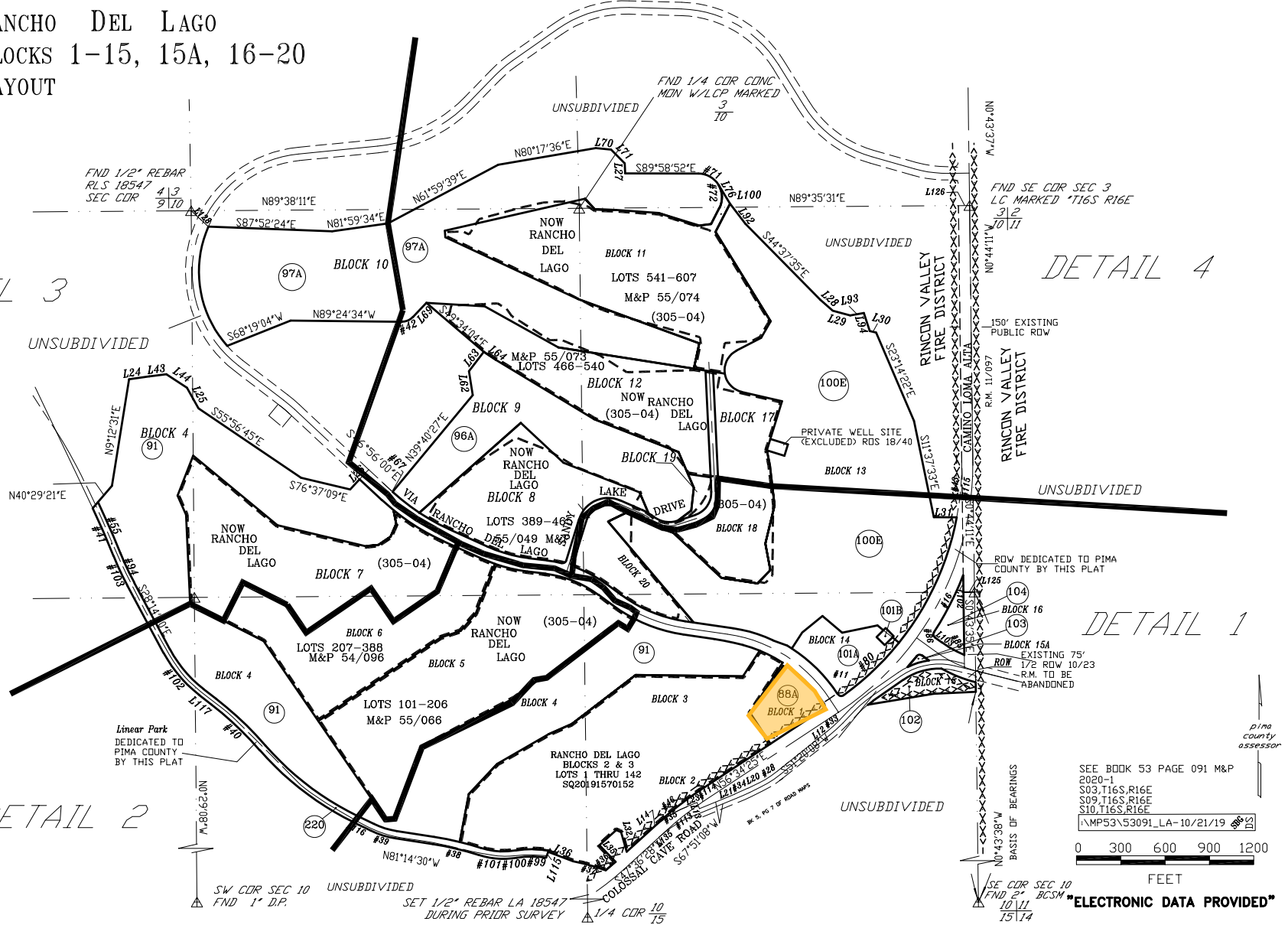
RANCHO DEL LAGO
BLOCKS 1-15, 15A, 16-20
LAYOUT

DETAIL 3

DETAIL 4

DETAIL 1

DETAIL 2



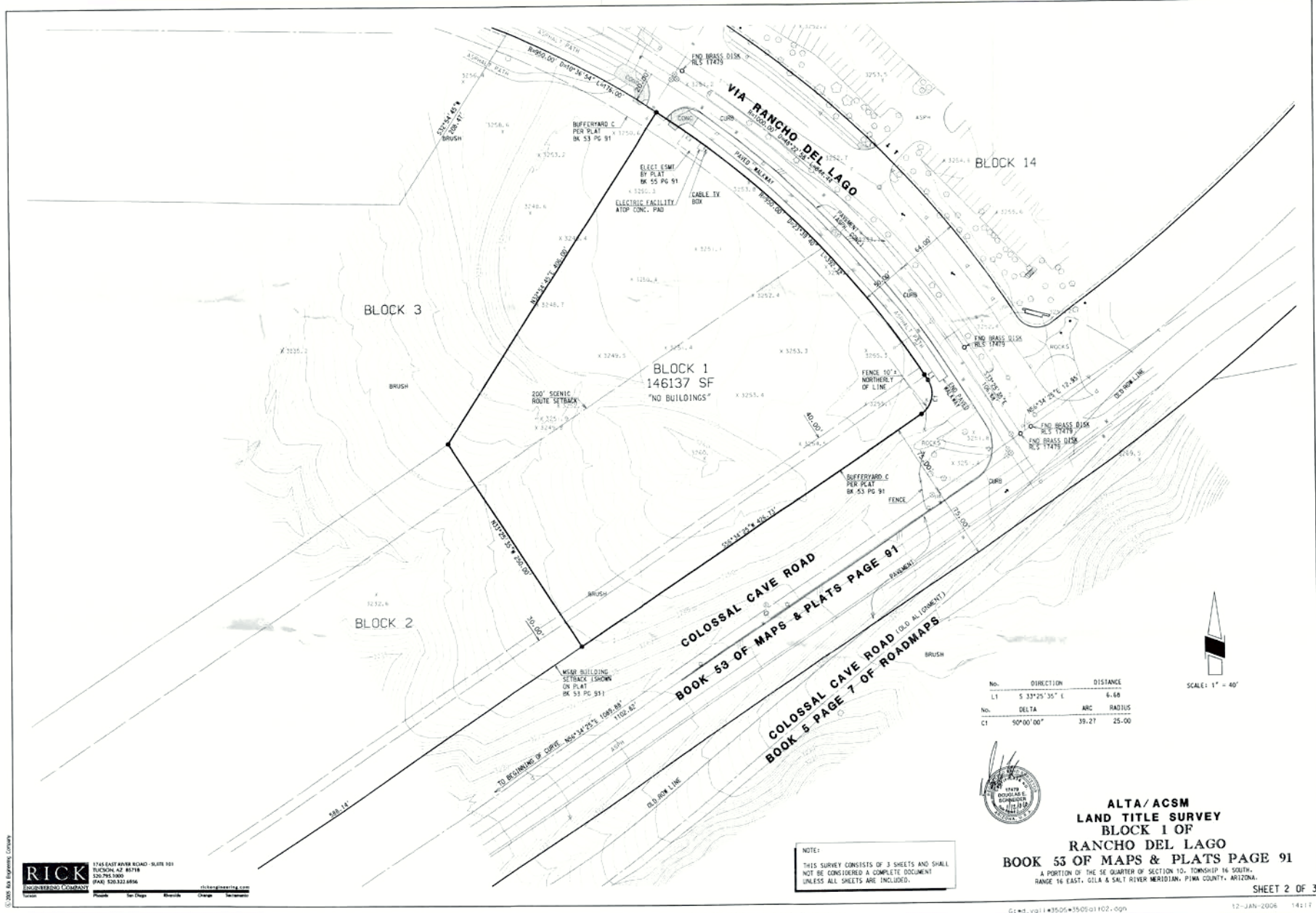
SEE BOOK 53 PAGE 091 M&P
2020-1
S03.T16S.R16E
S09.T16S.R16E
S10.T16S.R16E
NMP53\53091_LA-10/21/19

0 300 600 900 1200
FEET

"ELECTRONIC DATA PROVIDED"

Sewer Map





**ALTA/ACSM
LAND TITLE SURVEY
BLOCK 1 OF
RANCHO DEL LAGO
BOOK 53 OF MAPS & PLATS PAGE 91**
A PORTION OF THE SE QUARTER OF SECTION 10, TOWNSHIP 16 SOUTH,
RANGE 16 EAST, G1A & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

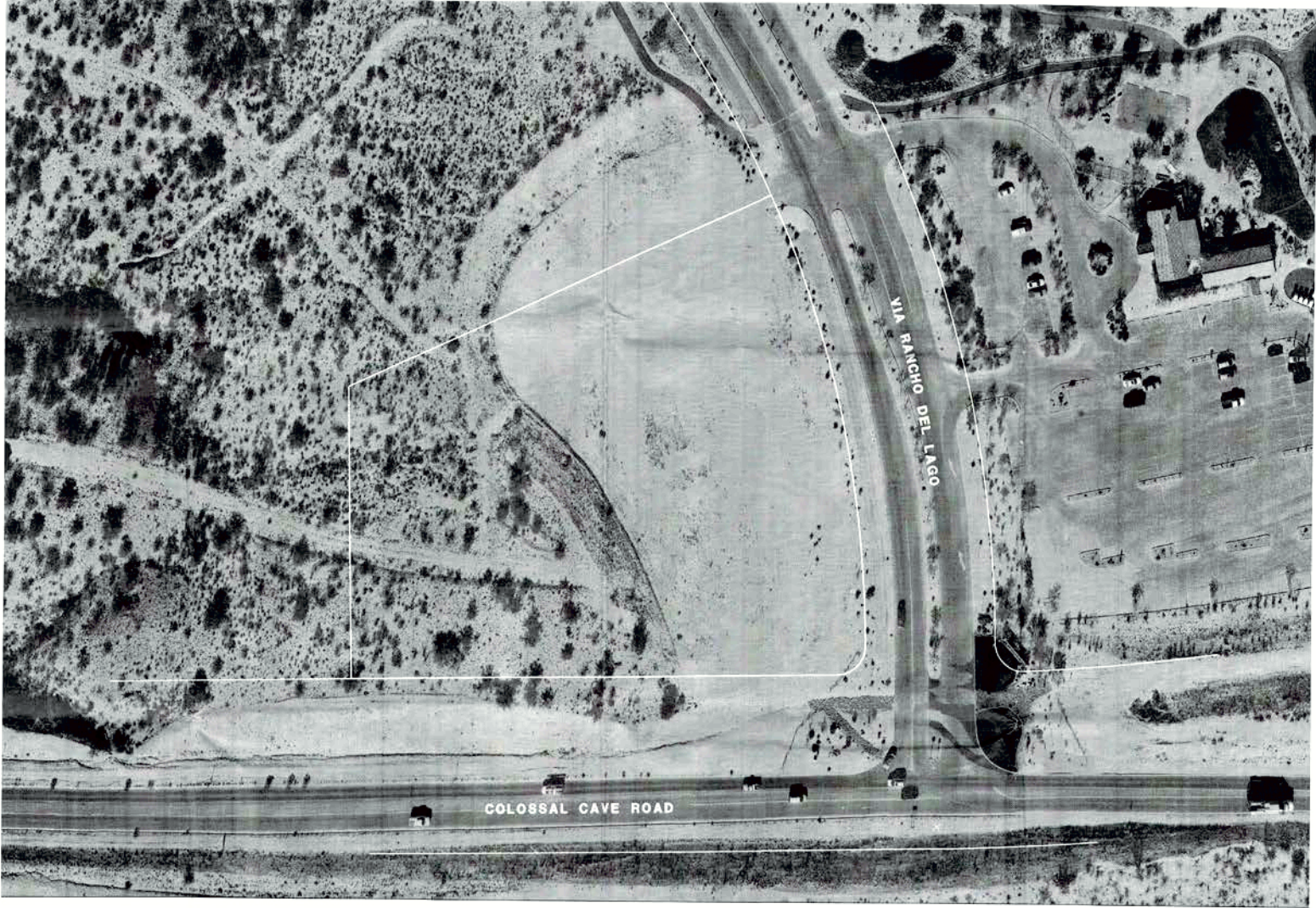
SHEET 2 OF 3

RICK
ENGINEERING COMPANY
1745 EAST BAYVIEW ROAD - SUITE 101
TUCSON, AZ 85718
(520) 785-3800
(FAX) 520.322.4896
rickengineering.com

NOTE:
THIS SURVEY CONSISTS OF 3 SHEETS AND SHALL
NOT BE CONSIDERED A COMPLETE DOCUMENT
UNLESS ALL SHEETS ARE INCLUDED.

ALTA Survey

Page 2



SCALE: 1" = 40'



PHOTO TO ACCOMPANY

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**ALTA/ACSM
LAND TITLE SURVEY
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RANGE 16 EAST, 61A & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

CHEET 2 OF 2

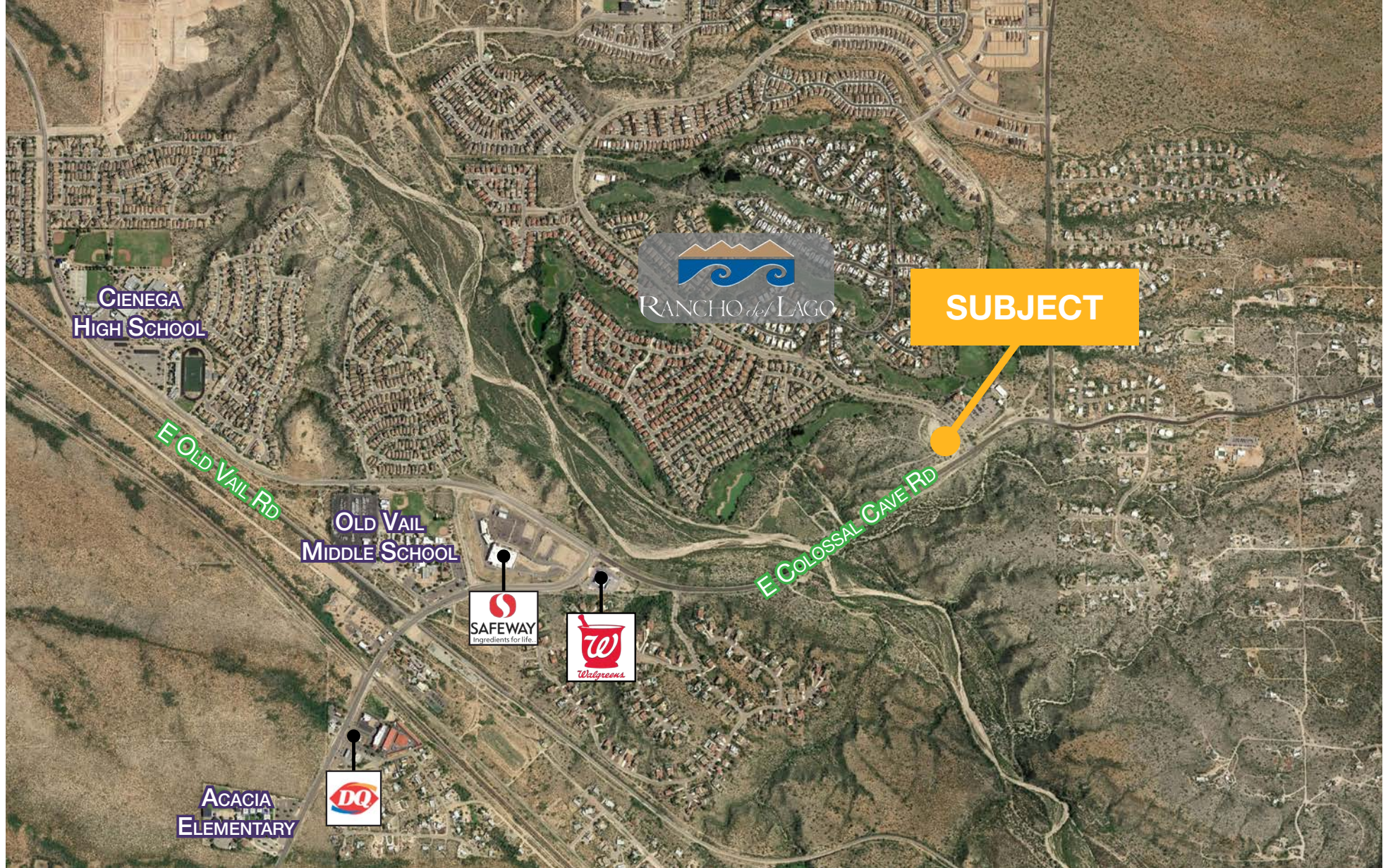
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RICK
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Property **Aerial**



About Rancho del Lago

A striking place to play. A wonderful place to live.

Rancho del Lago, nestled peacefully at the foot of the Rincon Mountains, offers a lifestyle unlike any other. It's hard to say which is more compelling, the panoramic views, the country club setting, or the terrific neighborhoods and beautiful homes in this master-planned community that is convenient to everything, yet wonderfully set apart.

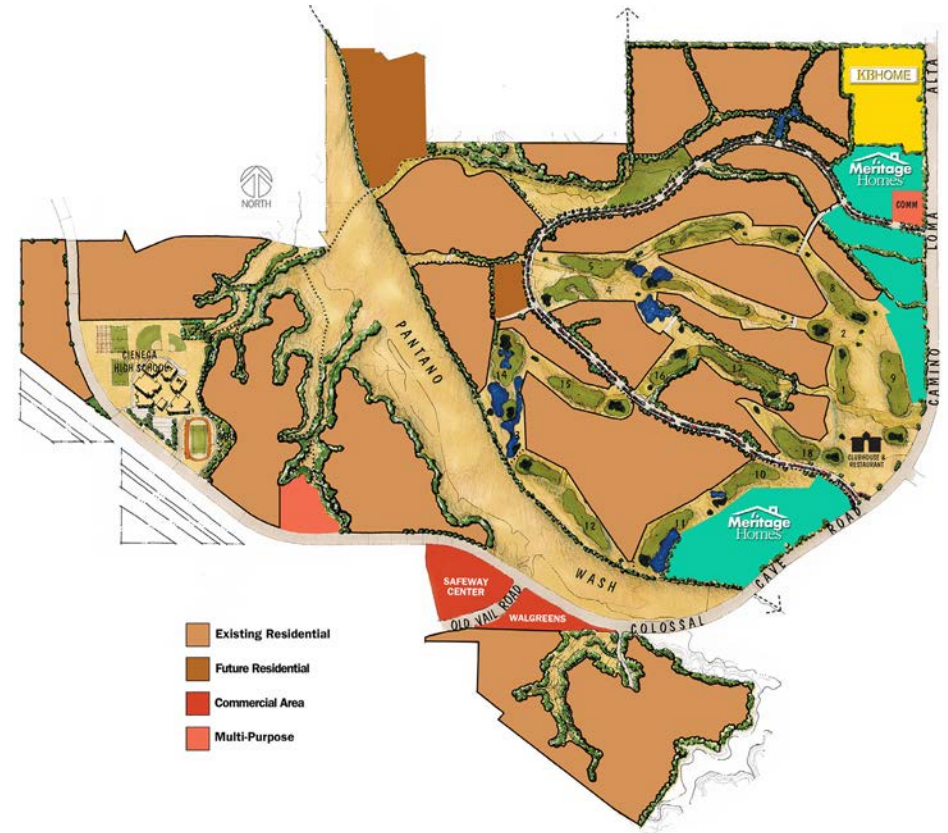
Living in Rancho del Lago also comes with the incredible advantage of being in the Vail School District. The District is widely acclaimed as "a lighthouse district leading in effective instruction and innovation." Vail is recognized as the top-performing school district in Arizona. It has won countless awards. In fact, every school in the District that is eligible for the Arizona Education Foundation's A+ Distinction has been awarded the prestigious honor.

With the completion of the beautiful new Safeway Shopping Center, just five minutes away, shopping has never been easier or more convenient. An easy 30-minute drive can put you in the heart of all the unique restaurants and art performances of downtown Tucson or at the eastside's Park Place Mall. The choice is yours. What's more, all the art performances and Wildcat sporting events at the University of Arizona are also just an easy 30-minute drive away.

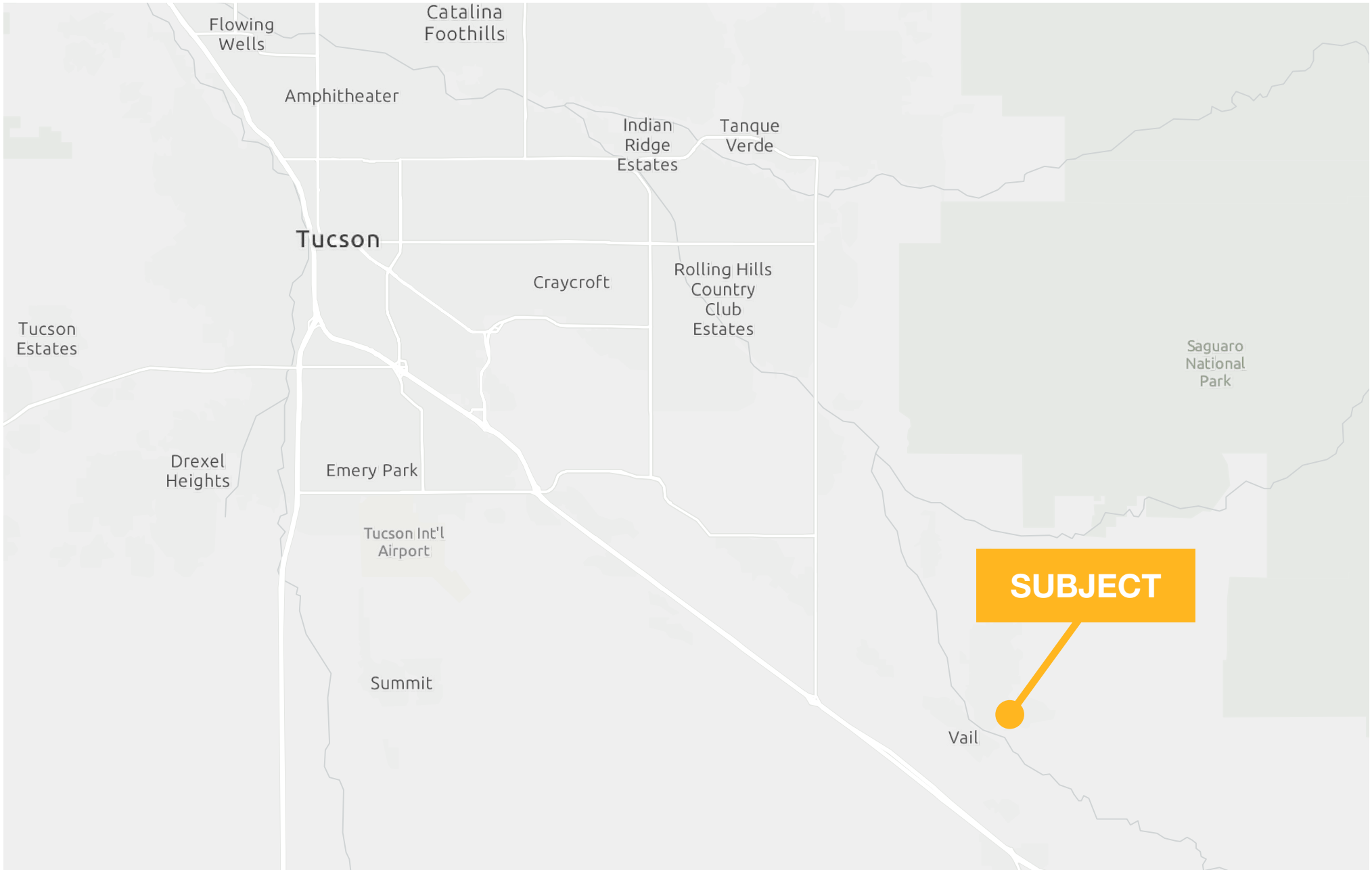
There are three terrific neighborhoods in Rancho del Lago designed and built by three nationally-respected builders: Del Webb, Meritage Homes, and KB-Home. And while all three offer the extraordinary lifestyle of Rancho del Lago, each offers its own unique designs, floorplans, features and options. The choices are incredible...and they're all yours.

The spectacular 18-hole championship del Lago Golf Club and gorgeous Hacienda del Lago clubhouse are, without question, the centerpiece of this remarkable golf community. And whether you're playing 18 or enjoying a delicious meal in the restaurant with friends, the setting is beautiful. The setting is also perfect for any event you want to make extra special.

Source: <https://www.ranchodelago.com/>



Location Map



1 Mile Demographics

KEY FACTS

2,775

Population

42.0

Median Age

2.8

Average Household Size

\$103,768

Median Household Income

EDUCATION

5%

No High School Diploma



16%
High School Graduate



36%
Some College



42%
Bachelor's/Grad/Pr of Degree

BUSINESS



32

Total Businesses



248

Total Employees

EMPLOYMENT



72%

White Collar



13%

Blue Collar



15%

Services

10.9%

Unemployment Rate

INCOME



\$103,768

Median Household Income



\$46,956

Per Capita Income



\$373,253

Median Net Worth

HOUSING STATS



\$324,653

Median Home Value



\$16,871

Average Spent on Mortgage & Basics



\$1,273

Median Contract Rent

3 Mile Demographics

KEY FACTS

13,810

Population



3.0

Average Household Size

38.7

Median Age

\$100,754

Median Household Income

EDUCATION

5%

No High School Diploma



17%
High School Graduate



36%
Some College



42%
Bachelor's/Grad/Pr of Degree

BUSINESS



120

Total Businesses



875

Total Employees

EMPLOYMENT



72%

White Collar



12%

Blue Collar



16%

Services

10.4%

Unemployment Rate

INCOME



\$100,754

Median Household Income



\$43,186

Per Capita Income



\$310,031

Median Net Worth

HOUSING STATS



\$300,892

Median Home Value



\$15,935

Average Spent on Mortgage & Basics



\$1,144

Median Contract Rent

5 Mile Demographics

KEY FACTS

18,772

Population



2.9

Average Household Size

38.8

Median Age

\$98,109

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



36%

Some College



41%

Bachelor's/Grad/Pr of Degree

BUSINESS



185

Total Businesses



1,324

Total Employees

EMPLOYMENT



71%

White Collar



13%

Blue Collar



Services

16%

10.3%

Unemployment Rate

INCOME



\$98,109

Median Household Income



\$42,069

Per Capita Income



\$294,150

Median Net Worth

HOUSING STATS



\$295,552

Median Home Value



\$15,514

Average Spent on Mortgage & Basics



\$1,141

Median Contract Rent

Tucson MSA Demographics

KEY FACTS

1,066,136

Population



Average Household Size



39.2

Median Age

\$54,382

Median Household Income

EDUCATION



No High School Diploma



22%

High School Graduate



34%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



29,511

Total Businesses



397,811

Total Employees

EMPLOYMENT



65%

White Collar



17%

Blue Collar



18%

Services



13.5%

Unemployment Rate

INCOME



\$54,382

Median Household Income



\$30,827

Per Capita Income



\$87,221

Median Net Worth

HOUSING STATS



\$226,625

Median Home Value



\$8,585

Average Spent on Mortgage & Basics



\$737

Median Contract Rent

Rancho del Lago Commercial Land

14099-14135 E Colossal Cave Rd, Vail, AZ

OFFERING MEMORANDUM

For More Information Contact:

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Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 14099-14135 E Colossal Cave Rd, Vail, AZ.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.