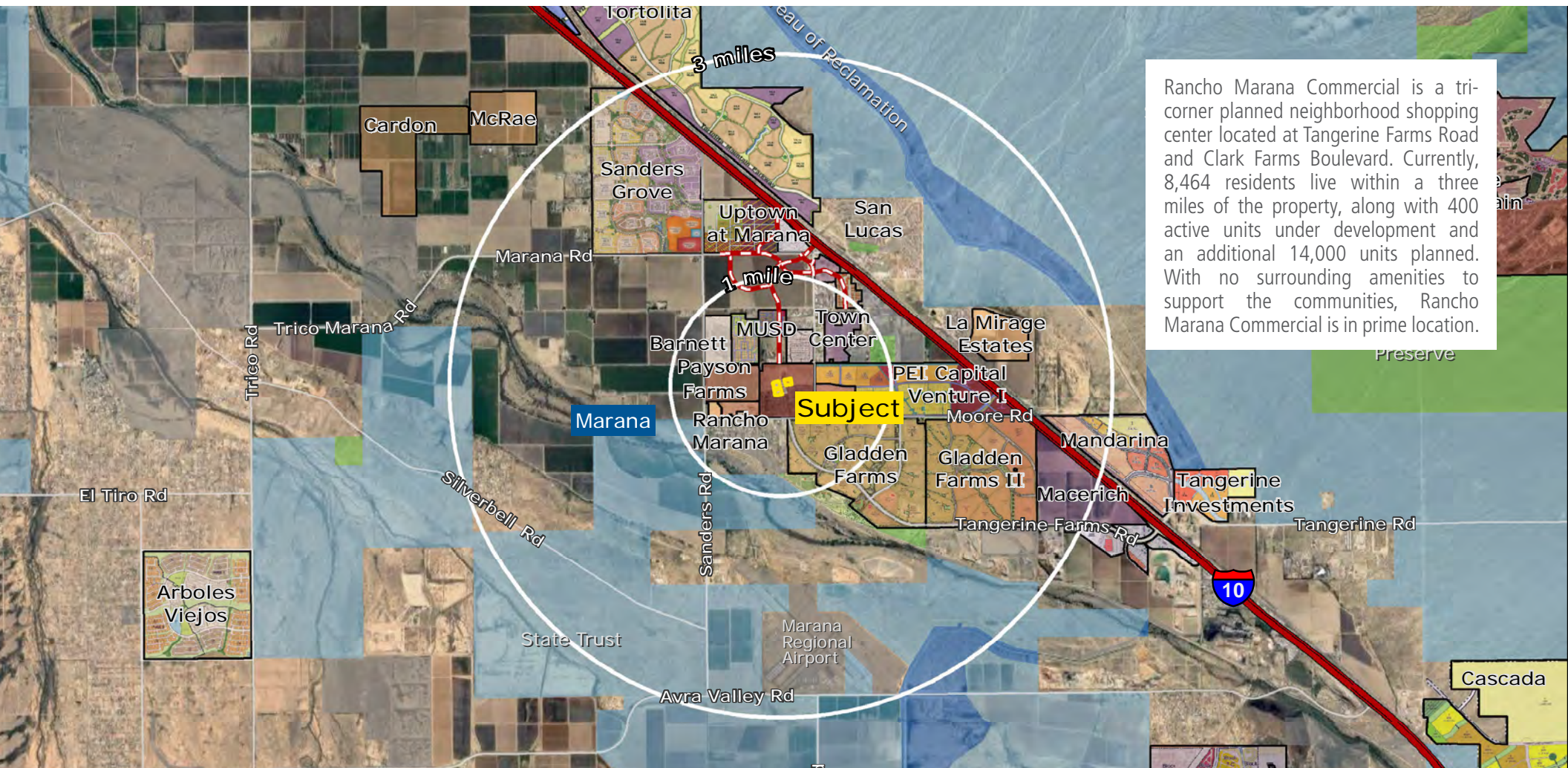


BULK COMMERCIAL LAND OPPORTUNITY

RANCHO MARANA COMMERCIAL PARCELS

PIMA COUNTY, ARIZONA



Rancho Marana Commercial is a tri-corner planned neighborhood shopping center located at Tangerine Farms Road and Clark Farms Boulevard. Currently, 8,464 residents live within a three miles of the property, along with 400 active units under development and an additional 14,000 units planned. With no surrounding amenities to support the communities, Rancho Marana Commercial is in prime location.

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RANCHO MARANA MARKETPLACE

LOCATION NW, NE, and SW corner of Tangerine Farms Road & Clark Farms Boulevard within the heart of the Rancho Marana Community

SIZE SWC – ±1.98 acres, NWC – ±2.00 acres, NEC – ±2.01 acres (±6 acres total)

PARCEL SWC: 217-43-1850 (Block 7), NWC: 217-43-1840 (Block 6), NEC: 217-43-1830 (Block 5)

PRICE \$1,000,000

ZONING Rancho Marana Specific Plan Commercial, C-1 Commercial

UTILITIES

Electricity: TEP

Cable: Comcast and Satellite

Water: Town of Marana Water Department

Police: Marana Police Department

Telephone: Comcast / Centurylink

Solid Waste: Saguaro Waste Service

Sewer: Town of Marana Waste Water Service

Fire/Emergency Vehicle Service: Northwest Fire District

SURROUNDING COMMERCIAL

Dove Mountain (10 miles east) - Circle K, Walgreens, Frys, Giant, Chase, Dominos

Arizona Pavilions (10 miles southeast) - Circle K, Walmart, Walgreens, Frys, Chevron, Kohl's and CVS

North Marana - McDonalds, Circle K, future Frys, future Walgreens, future Ventana Medical and future Northwest Medical

SURROUNDING RESIDENTIAL



FINISHED PROJECTS	
Subdivision	Total Lots
San Lucas	425
Rancho Marana 154	307
Gladden Farms	1,194
Overall	1,926

ACTIVE PROJECTS	
Subdivision	Total Lots
Gladden Farms	206
Farm Field Five	93
Fianchetto Farms	88
Overall	387

FUTURE PROJECTS WITHIN 3 MILE RADIUS	
Subdivision	Total Lots
Sanders Grove	3,000
Ong	500
Vanderbilt	1,200
Rancho Marana	120
Gladden Farms II	1,500
Macerich	450
La Mirage Estates	500
Tortolita	6,000
Barnett Farms	242
Cypress Gardens	160
Payson Farms	367
Overall*	14,039

PARTIALLY IMPROVED PROJECTS WITHIN 3 MILE RADIUS	
Subdivision	Total Lots
Farm Field Five	109
Rancho Marana Block 3	80
Gladden Farms Block 7 & 13	75
Gladden Farms II Block 35 & 39	205
Overall	469

POPULATION	
Year	Total
2010	6,913
2017	8,464
2020 estimation*	9,411

HOUSEHOLDS	
Year	Total
2010	2,147
2017	2,643
2020 estimation*	2,805

*projection based on % average increase

AVG. HOUSEHOLD INCOME	
Year	Total
2014	\$67,769
2017	\$75,796
2020 estimation*	\$83,055

*projection based on % average increase

*All numbers and statistics are within a three miles radius of Rancho Marana Commercial, and are subject to change.

*projection based on 3.6% average increase

SURROUNDING DEVELOPMENT 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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