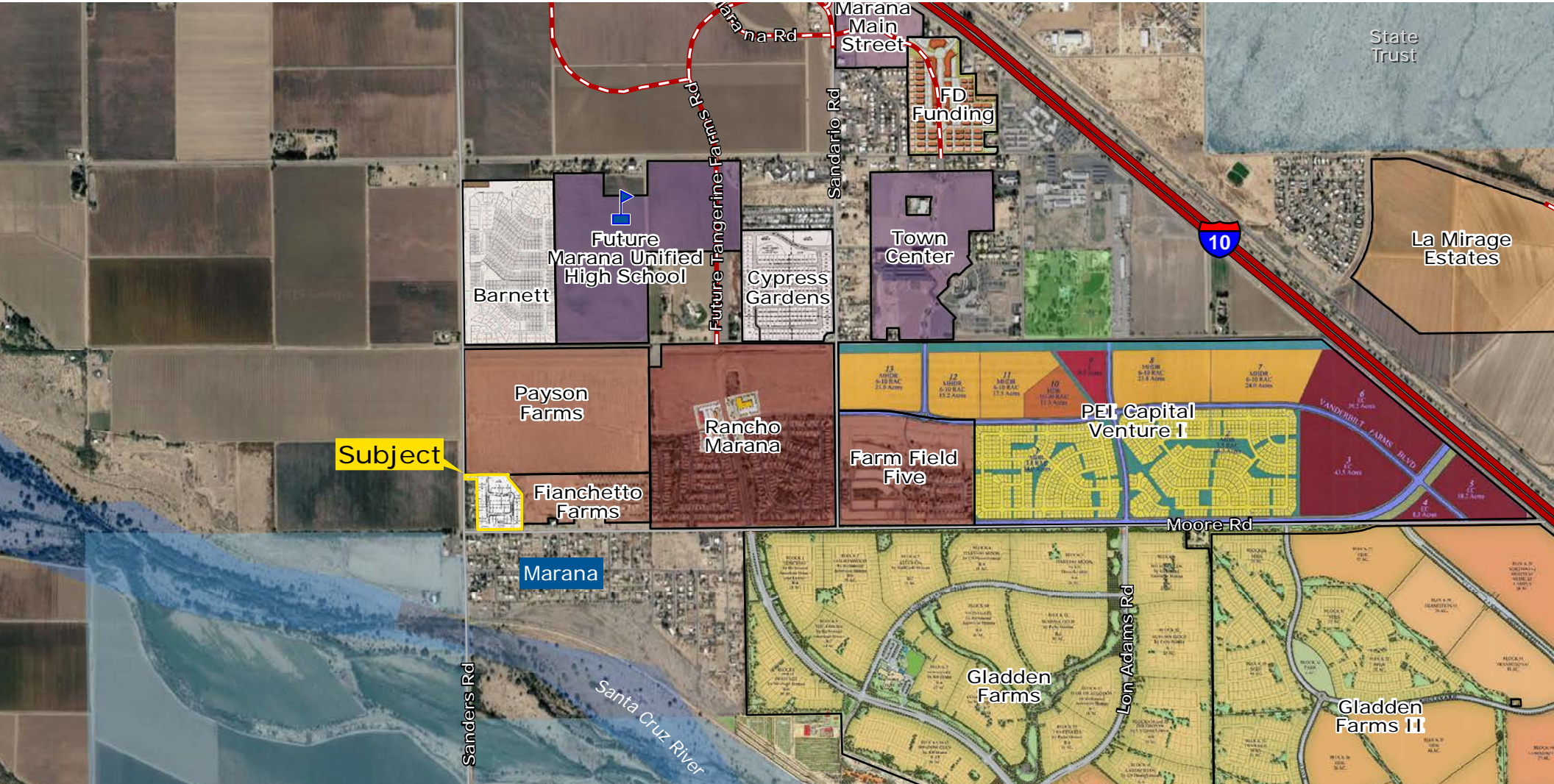


52 PLATTED LOTS MOORE & SANDERS ROADS

NORTH MARANA, PIMA COUNTY, ARIZONA



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PROPERTY OVERVIEW

LOCATION

This site is located in Pima County, within the North Marana sub-market of Tucson, on the NEC of Moore and Sanders Roads.

SIZE ±10.74 acres (±467,712 square feet)
52 Lots | 40' X 115'

ZONING

NC Neighborhood Commercial – Town of Marana – which allows SFR homes (minimum lot 3,500 square feet) or commercial office and retail uses.

PLAT STATUS

Preliminary Plat submitted

Final Plat and Improvement Plans approved ± June 2019

TRANSPORTATION

- There are 2 major I-10 interchanges in North Marana, one at Marana Rd and the other at Tangerine Rd, that provide quick access to the property.
- The heart of Tucson is easily accessible within minutes.

SCHOOLS Marana Unified School District
Estes Elementary School (K-6): ±2 miles from site
Marana Middle School (7-8): ±2 miles from site
Marana High School (9-12): ±10 miles from site
Future MUSD High School (9-12): ±1 miles from site

UTILITIES

Electricity: Tucson Electric Power Company
Telephone: Century Link
Cable: Comcast Company and Satellite Providers
Water: Town of Marana Water Department
Sewer: Town of Marana Waste Water Service
Fire/ Emergency: Northwest Fire District
Police: Town of Marana Police Department

POTENTIAL IMPACT FEE

- Park Impact Fee: \$2,461
- Water Resource: \$1,771
- Wastewater: \$4,221
- LSC Levee: \$500 per acre
- Water Infrastructure: Varies

LOCAL DEVELOPMENTS

Less than a mile away from the location, is the Gladden Farms Community Park. This park includes playground, ball field, as well as a brand new Splash Park. The Splash Park theme supports the history of Marana, and provides over 5,000 square feet of water play.

The Marana Unified School District adheres to a standard of excellence, as they consistently receive honors nationally and from the Arizona Department of Education. Their vision remains, "Inspiring students to learn today and lead tomorrow." Marana Unified Schools has future plans to develop a new high school less than a mile from the site.

LOCAL AMENITIES

One of the most exciting retail projects in decades is now open at the Twin Peaks and the 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, was 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 a food pavilion with multiple dining options. In all, there is 366,000 square feet of space.

Grocery, big box retail, and entertainment facilities can be enjoyed within a 10-15 minute drive of the subject property. The Arizona Pavilions Power Center, at the intersection of Cortaro Road and Interstate 10, provides a variety of retailers including: Wal-Mart, Kohl's, Starbucks, Chili's, Chase Bank, Bank of America, In N' Out Burger, as well as a variety of other stores. The Pavilions also houses a new digital theater.

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.

OFFERING INSTRUCTIONS

52 PLATTED LOTS MOORE SANDERS ROADS



PURCHASE PRICE

\$1,200,000.00

Buyers should also indicate the proposed length of the Feasibility Period (not to exceed 60 days), subsequent days needed for the Close of Escrow (not to exceed 10 days after final plat approval by the town of Marana) and amount of the total deposit.

LETTER OF INTENT/OFFER DETAILS

Please submit an offer in the form of a Letter of Intent (LOI). LOI's should identify the proposed Buyer, its principals and/or material aspects of its corporate organization.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Purchase Contract and be no more than 60 days.

DEPOSITS

The initial deposit shall no less than \$50,000. Said initial deposit shall be paid at the Opening of Escrow and shall remain refundable during the Feasibility Period. Prior to Buyer's approval of Feasibility, a second deposit shall then be placed in escrow providing for a total deposit of no less than ten percent (10%) of the Purchase Price. Upon Buyer's approval of its feasibility, the initial and second deposit shall be nonrefundable and applicable to the total Purchase Price.

TITLE/ESCROW/EXPENSES

The Close of Escrow shall occur no more than 15 days after expiration of the Feasibility Period and time shall be of the essence as to Buyer's obligation to close.

Fidelity National Title Agency, Inc. will handle title insurance and escrow services.

Seller and Buyer shall pay for title, escrow services, and other closing cost in the customary fashion. Each party shall otherwise pay the fees and expenses it incurs.

PURCHASE & SALE AGREEMENT

The parties will negotiate a binding Purchase and Sale Agreement ("PSA"). The PSA will be drafted by Seller's counsel.

PROCESS

The Seller reserves the right, in its sole discretion, to solicit second or additional offers, and to accept any offer, from any party. In addition, Seller may, in its sole discretion and without notice to any person: (a) withdraw the Property from the market, (b) withdraw from any discussion or negotiation regarding the potential sale of the Property, (c) sell or lease all or any portion of the Property to any other person, or (d) reject any offer or discontinue any negotiation for any or no reason whatsoever.

BROKERAGE FEE

The brokerage fees will be paid for by the Seller. No cooperating brokerage fees will be offered.

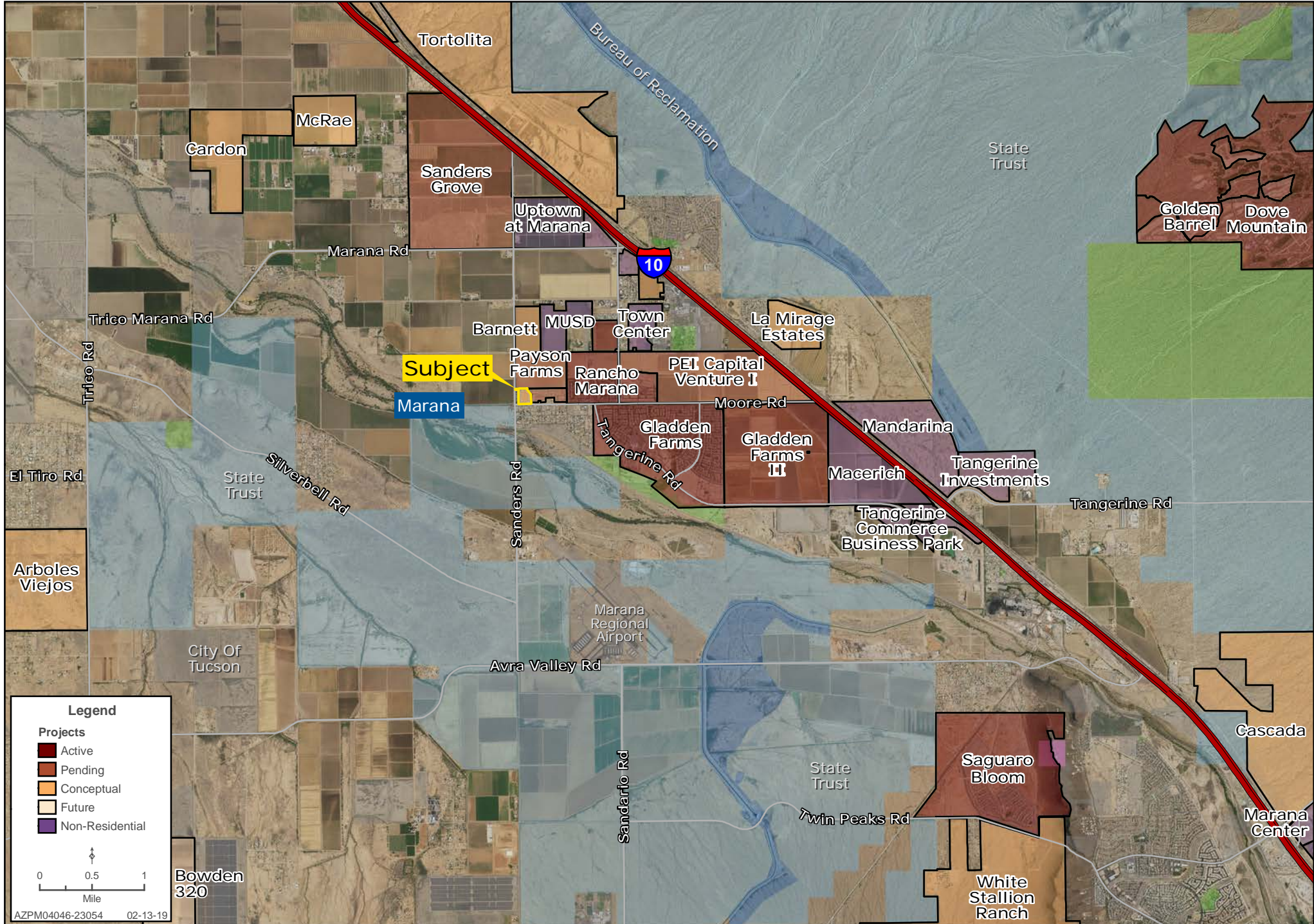
PROPERTY DETAIL MAP

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



SURROUNDING DEVELOPMENT MAP

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Legend

Projects

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

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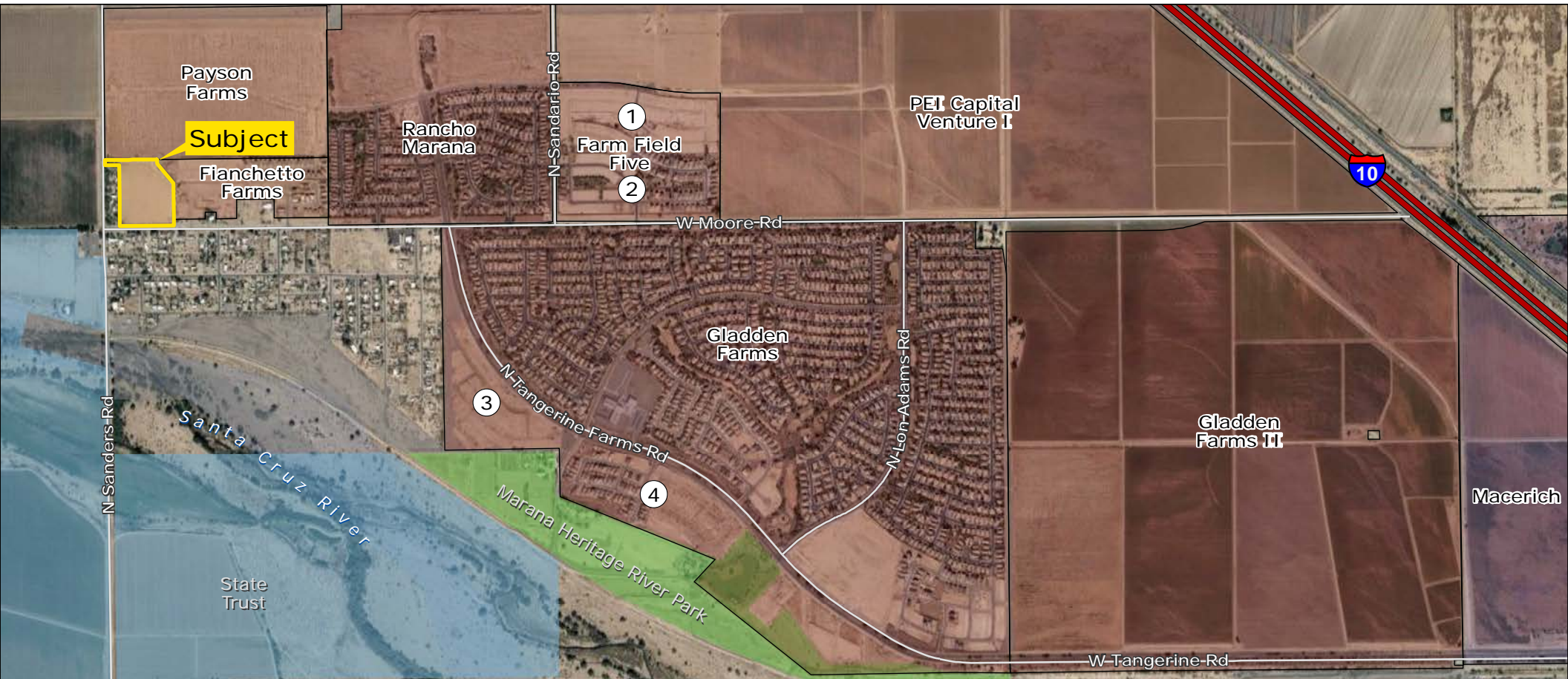
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NORTH MARANA HOMEBUILDER OVERVIEW

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COMPARABLE COMMUNITIES MAP



Builder	DR Horton
Subdivision	Vanberbilt Farm
Lot Size	60 x 115
Avg. Sqft.	2152
Avg. Price	\$262,311



Builder	LGI Home
Subdivision	Vanberbilt Farm
Lot Size	60 x 115
Avg. Sqft.	1868
Avg. Price	\$244,066



Builder	Meritage
Subdivision	Heritage
Lot Size	65 x 123
Avg. Sqft.	2834
Avg. Price	\$316,470



Builder	KB Home
Subdivision	Shadow Glen
Lot Size	50 x 120
Avg. Sqft.	2151
Avg. Price	\$262,190