

LAND FOR SALE

37.30 Acres with Entitlements

NWC Tangerine & La Canada
Oro Valley, Arizona



INVESTMENT OPPORTUNITY
Building Value. Developing Success.

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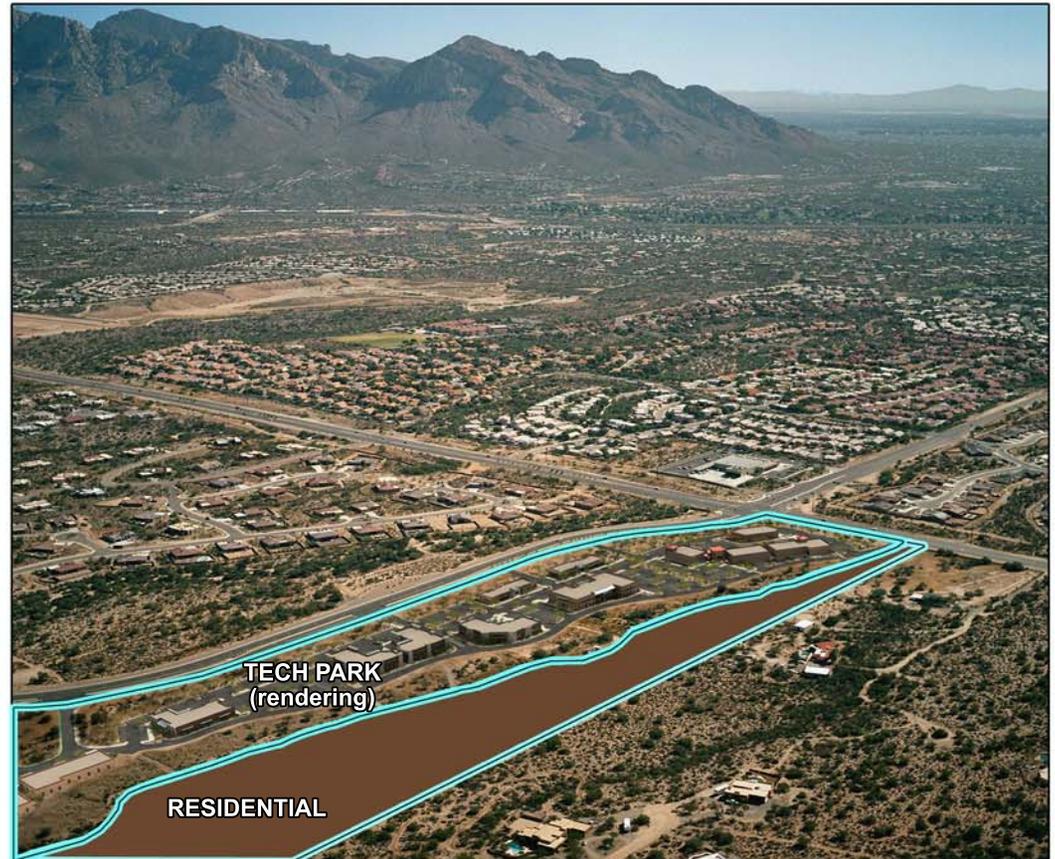
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DESCO Southwest

DESCO Southwest invites you to review an opportunity to break into a market with substantial barriers to entrance with an investment in a shovel-ready project. The property is 37.30 acres in size. While currently entitled with a mixed use development plan including retail and technology park, a variety of uses including multi-family could be considered as well, as long as zoning allows.

THE OFFERING

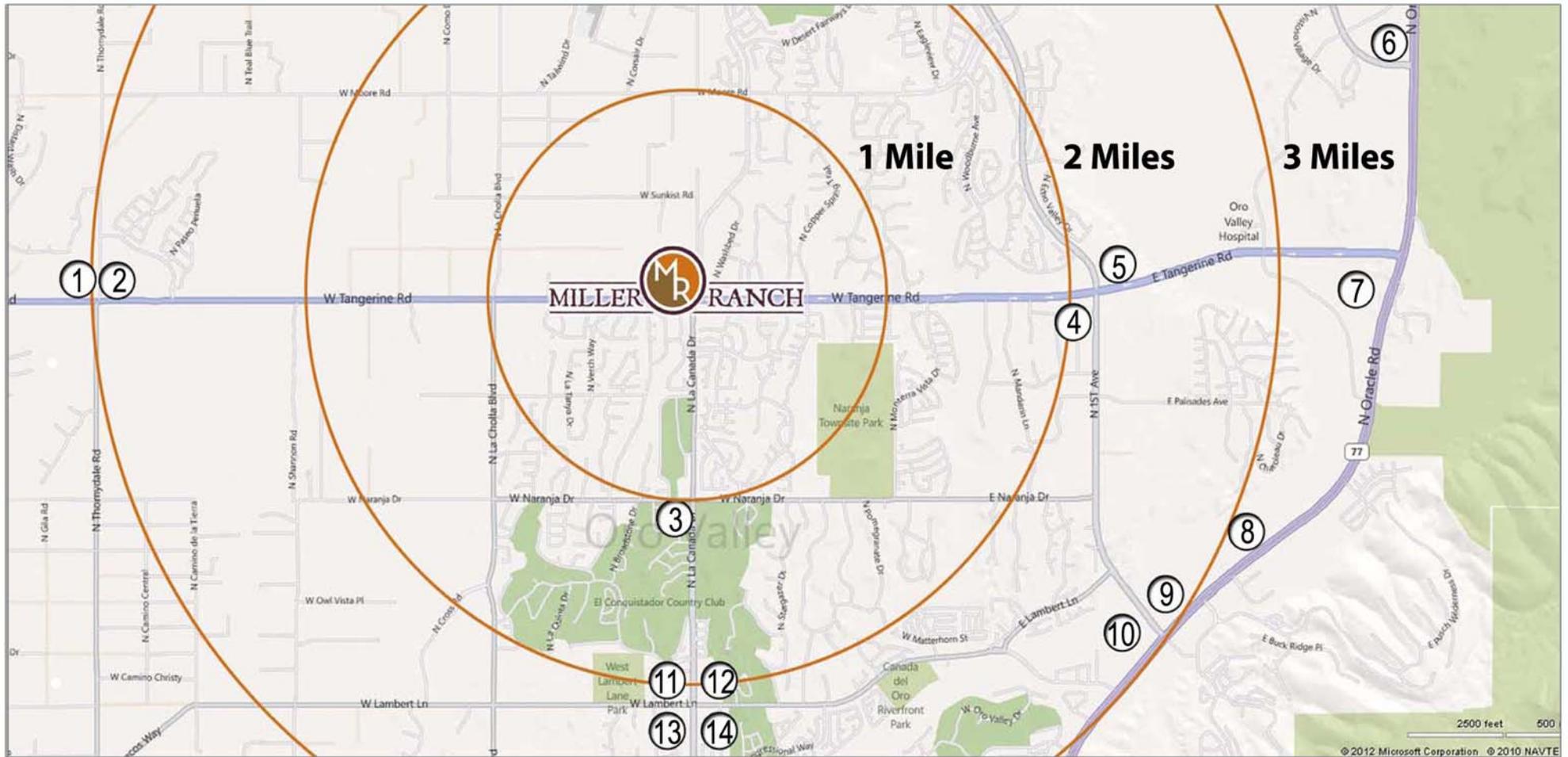
LOCATION:	Northwest corner of Tangerine & La Canada; Oro Valley, Arizona
PARCEL SIZE:	37.30 ACRES
TENURE:	FEE SIMPLE
ZONING:	COMMERCIAL (C-1) TECHNOLOGICAL PARK (TP) RESIDENTIAL (R1-144)
ENTITLEMENTS:	Preliminary building design and approved master development plan including civil documents for Phases I & II.



View of Catalina Mountains- Miller Ranch benefits from unequalled mountain views with convenient access to the town of Oro Valley.

Oro Valley is an affluent suburb of Tucson, Arizona with high barriers to entry for new development. Both Tangerine and La Cholla are major arterial roadways. Oro Valley is a burgeoning biotech cluster and is home to many notable biotech and aerospace companies, including Ventana Medical Systems-Roche, Sanofi-aventis, University of Arizona Bio-lab, and Honeywell. Oro Valley Hospital is located less than three miles east on Tangerine Road. The property is easily accessible to retail and restaurants located nearby. The property has access to I-10 via Tangerine Road. This multi-use project is ideally located at the signalized intersection of Tangerine and La Canada.

The Commercial Zoning accounts for 5.0 acres of the property with a development yield of 24,000 square feet of retail, including a bank drive-thru. The Tech Park is comprised of a total area of 14.3 acres with a development yield of approximately 166,000 square feet of medical/professional, and light manufacturing. The remaining 13.0 acres are zoned R-144 with probable rezoning to higher density residential.



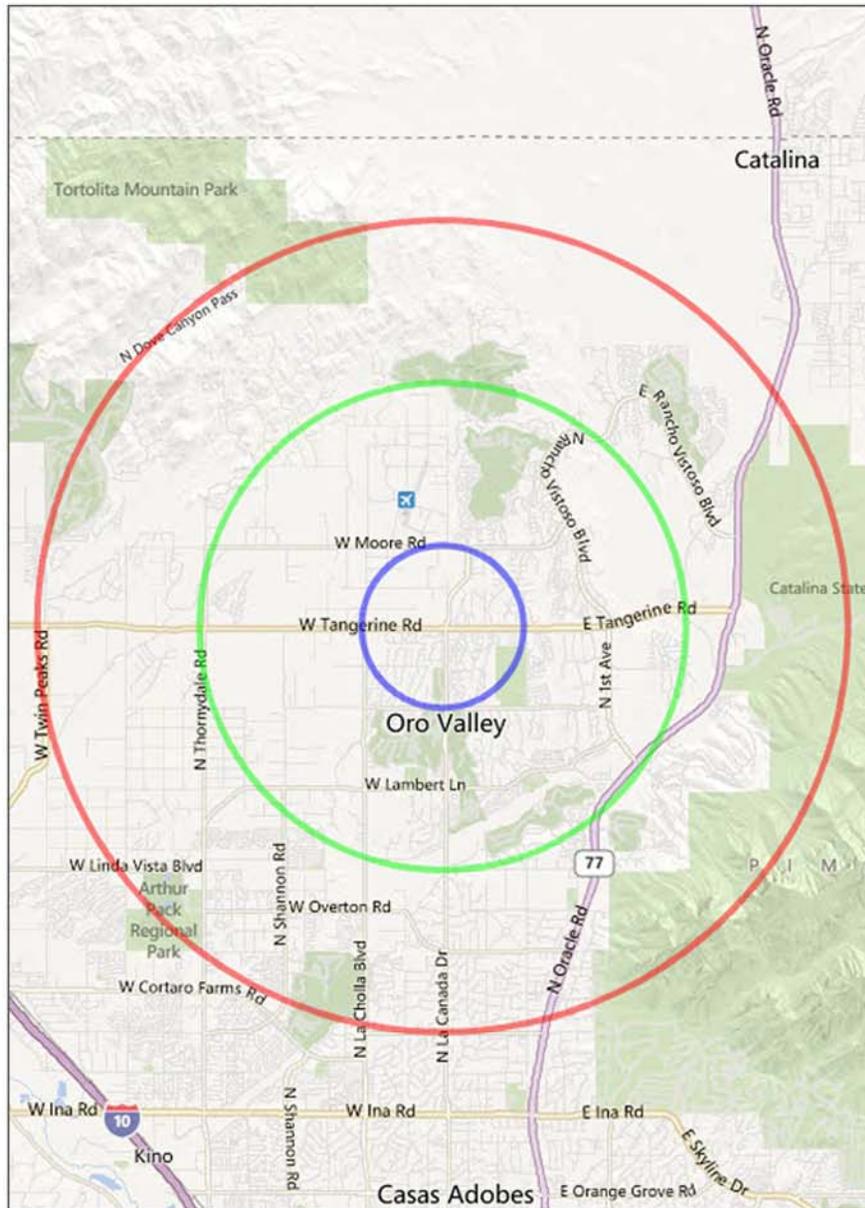
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| <p>① CIRCLE K
CHASE BANK</p> <p>② DOMINO'S PIZZA
STATE FARM INSURANCE
FRY'S FOOD STORES
FLETCHER TIRE
SUBWAY
MCDONALD'S
FRY'S GASOLINE</p> <p>③ BRUEGGER'S BAGELS
STATE FARM INSURANCE</p> | <p>④ WALGREEN'S PHARMACY
ACE HARDWARE
SUBWAY</p> <p>⑤ BANK OF AMERICA</p> <p>⑥ CHASE BANK</p> <p>⑦ GNC
GAMESTOP
FAMOUS FOOTWEAR
WALMART
MCDONALD'S</p> | <p>⑦ CINEMARK
BEST BUY
(CON.)
COST PLUS
DICK'S SPORTING GOODS
RED LOBSTER
THE KEG STEAKHOUSE
OLIVE GARDEN
CHASE BANK</p> <p>⑧ CHILI'S RESTAURANT</p> <p>⑨ KEVA JUICE
SALLY'S BEAUTY SUPPLY</p> | <p>⑨ STARBUCK'S
BANK OF AMERICA
(CON.)
THE HOME DEPOT
MCDONALD'S
BIG O TIRES</p> <p>⑩ TARGET
PIER ONE IMPORTS
ROSS
OFFICE MAX
PET SMART
HR BLOCK
UPS</p> | <p>⑩ HERTZ
HALLMARK
(CON.)
SLEEP AMERICA
BRAKE MASTERS
BRAKE MAX
CARL'S JUNIOR
RADIO SHACK
BLOCKBUSTER
SUBWAY
WELLS FARGO
PIZZA HUT
BURGER KING</p> | <p>⑪ WALGREEN'S</p> <p>⑫ VALERO GASOLINE
ACE HARDWARE
COST CUTTERS
FRY'S FOOD STORES
STATE FARM INSURANCE</p> <p>⑬ CURVE'S
SUBWAY</p> <p>⑭ BIG 5 SPORTING GOODS
CHASE BANK</p> |
|--|--|--|--|---|--|





ARTISTIC RENDERING





Source: Site to Do Business 2012

MILLER RANCH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2010	6,985	29,965	66,711
Population 2015	8,057	33,788	73,871
Households 2010	2,361	11,305	27,070
Households 2015	2,737	12,748	30,030
Annual Population Rate 2010-2015	2.90%	2.43%	2.06%
Annual Household Rate 2010-2015	3.00%	2.43%	2.10%
Median Household Income	\$92,456	\$78,226	\$72,009
Average Household Income	\$111,607	\$97,281	\$102,477

Lifestyle is the key to recruiting and keeping top employees. Oro Valley is a community dedicated to a high quality of life and offers award-winning schools, world-class resorts, designer golf courses, an exceptional park system and a wide range of desirable housing.

The mild weather and stunning landscape encourage healthy, active lifestyles. Residents enjoy a myriad of outdoor activities year round, from hiking scenic mountain trails to the challenges of Tucson's famous desert golf.