

# LAND FOR SALE

## ±59.73 AC & ±3.41 AC FULLY ENTITLED INDUSTRIAL PARCELS WITH FREEWAY FRONTAGE



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±59.7285 AC  
Land Size

217-55-0170  
Pima County Parcel No.

±3.41 AC  
Land Size

217-55-0270  
Pima County Parcel No.

CONTACT AGENT FOR PRICING



ALL MEASUREMENTS ARE APPROXIMATE



Marana Rd

Grier Rd

Grier Rd

Barnett Rd

Moore Rd

Gladden Farms

Interstate 10

SUBJECT ±59.73 Acres

SUBJECT ±3.41 Acres

Stonegate ±2,500 Planned Homes

MANDARINA ±2,500 Planned Homes

Marana Unified School District  
Marana Middle School  
Marana Recreation Center  
Town of Marana Civic Center  
Marana Park

Future Moore Rd Interchange

Meritage Homes

LENNAR

LENNAR

RICHMOND

HSI PROPERTIES

kb HOME

Meritage Homes

mattamy-HOMES

RICHMOND

mattamy-HOMES

LENNAR

LENNAR

D-B HORTON

HSI PROPERTIES

HSI PROPERTIES

FLINT DEVELOPMENT

SOUTHERN ARIZONA LOGISTICS CENTER

Shamrock Foods

Walmart

QT

MAVERIK



PIMA COUNTY

GRANITE

Roche

O'Reilly AUTO PARTS

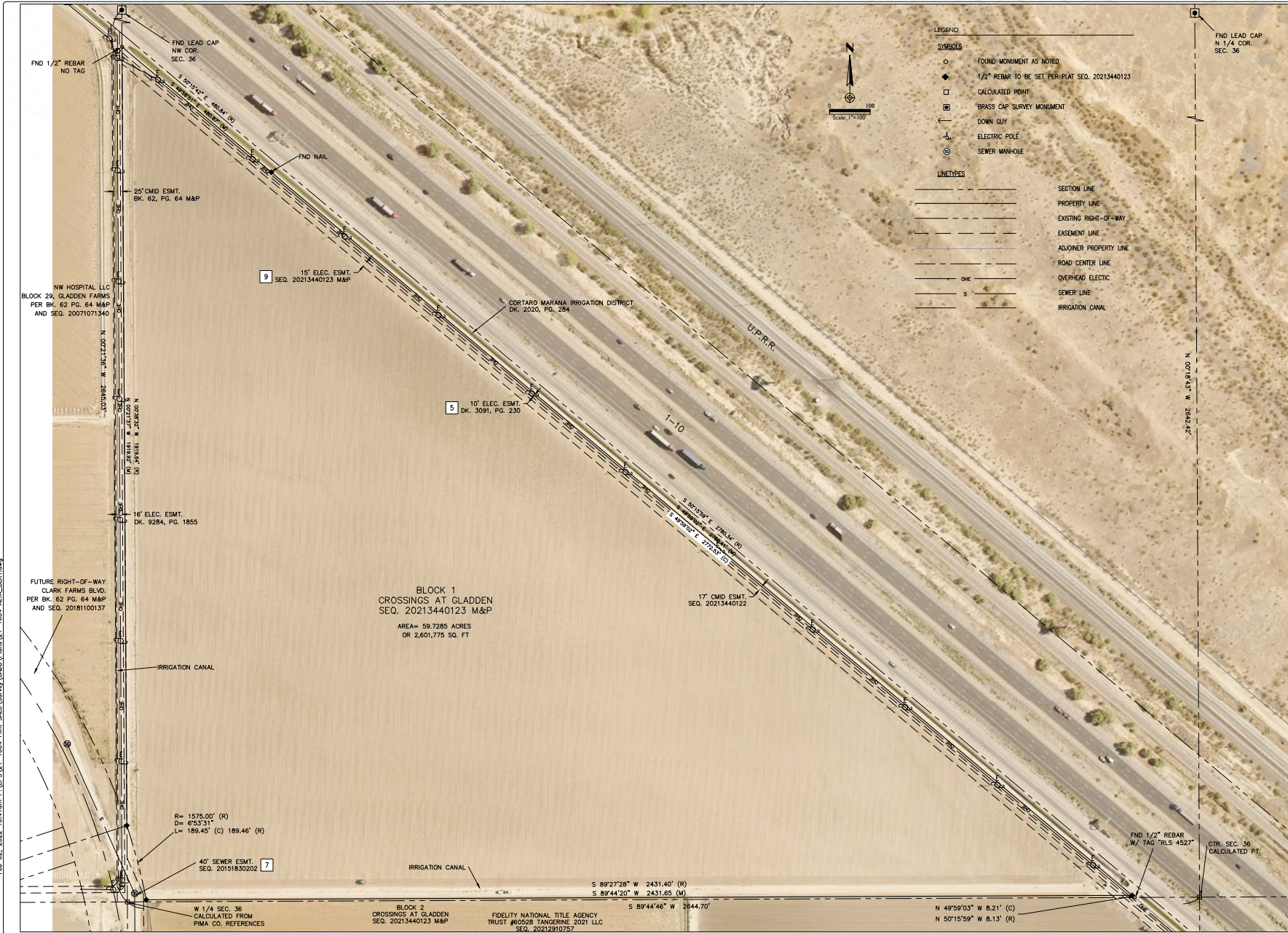
Mister

ACE

U-HAUL

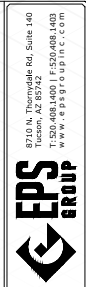
CEMEX

CEMEX



LEGEND

SYMBOLS	
○	FOUND MONUMENT AS NOTED
◆	1/2" REBAR TO BE SET PER-PLAT SEQ. 20213440123
□	CALCULATED POINT
⊠	BRASS CAP SURVEY MONUMENT
←	DOWN GUY
⊕	ELECTRIC POLE
⊙	SEWER MAN-POLE
LINE TYPES	
---	SECTION LINE
---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EASEMENT LINE
---	ADJONER PROPERTY LINE
---	ROAD CENTER LINE
---	OVERHEAD ELECTRIC
---	SEWER LINE
---	IRRIGATION CANAL



**Block 1 of Final Block Plat for Crossroads at Gladden**  
 Located within Section 36, Township 11 South, Range 11 East, GSBPM, Pima County, AZ

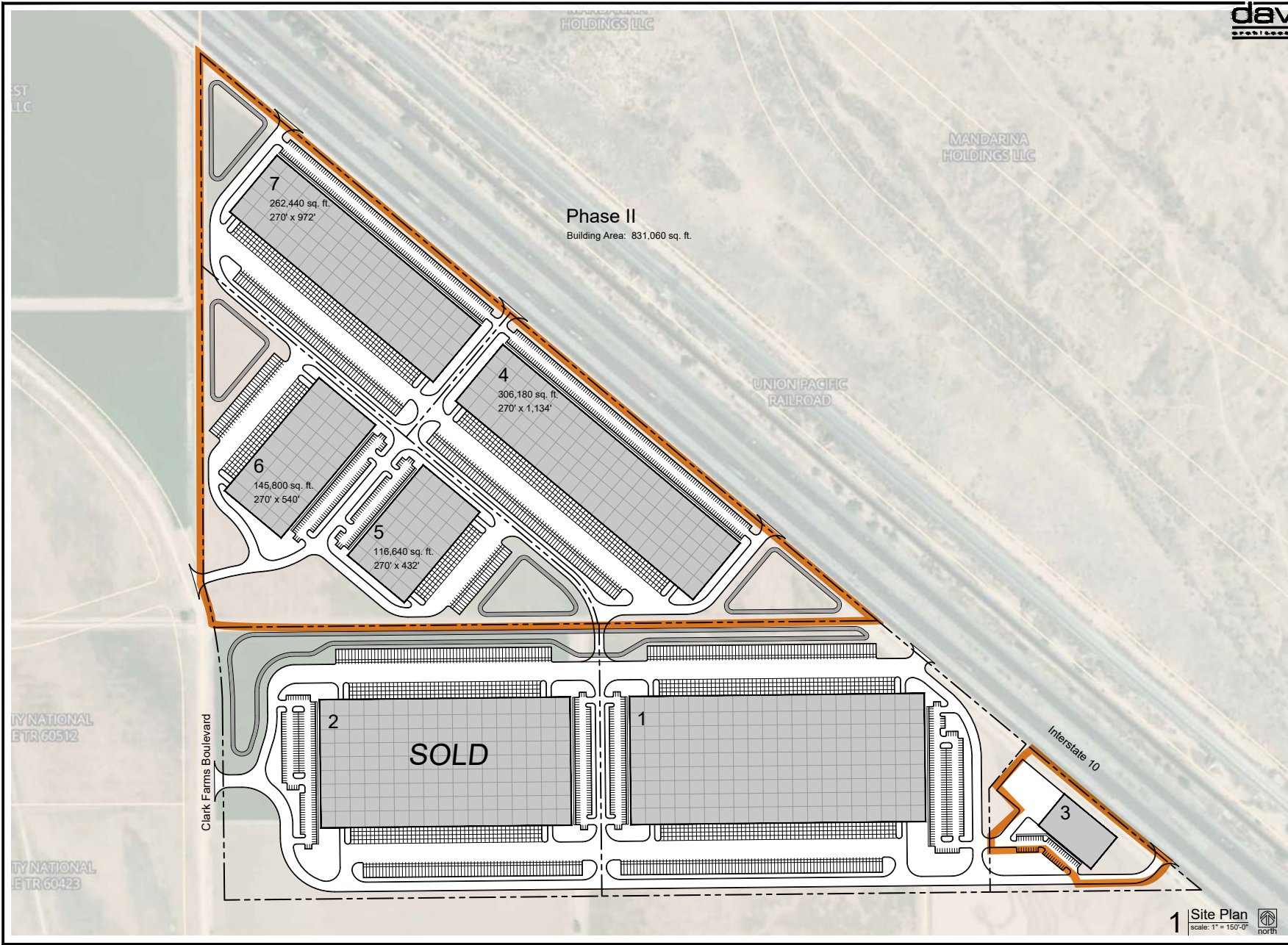
Revisions:


Drawn by: PH  
 Checked by: BZ



Job No.  
**21-1004**

Sheet No.  
**1 of 2**



**DAVIDSON**  
ARCHITECTS

11.27.2023  
DAE  
DAE

a new development for  
**Southern Arizona Logistics Center**  
I-10 & Clark Farms Boulevard  
Marana, Arizona

date: 11.27.2023  
drawn by: DAE  
checked by: DAE  
revisors:  

sheet number  
**A1.1**

drawing type: preliminary  
project number: 21200

**1** Site Plan  
scale: 1" = 150'-0"  
north

MANDARINA HOLDINGS LLC

MANDARINA HOLDINGS LLC

UNION PACIFIC RAILROAD

Interstate 10

Clark Farms Boulevard

2  
758,160 SF

2  
SOLD

1

3



DATE: 10.30.2023  
DRAWN BY: DAE  
CHECKED BY: DAE  
REVISIONS:

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**Southern Arizona Logistics Center**  
I-10 & Clark Farms Boulevard  
Marana, Arizona

DATE: 10.30.2023  
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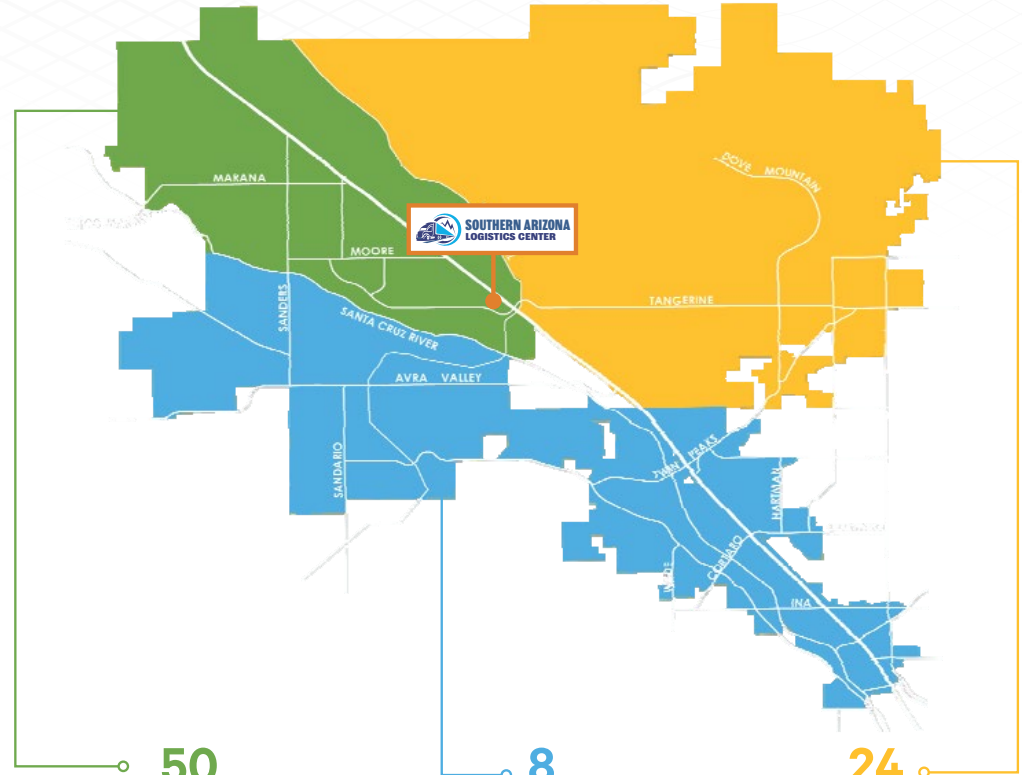
sheet number  
**A1.1**

1 Site Plan  
scale: 1" = 150'-0"  
north

drawing type: preliminary  
project number: 21200



## MARANA BUILT ENVIRONMENT SINGLE FAMILY RESIDENTIAL PERMITS BY REGION



**50**  
NORTHWEST  
MARANA  
Includes  
Gladden Farms, Farm  
Field Five

**8**  
SOUTH  
MARANA  
Includes  
Saguaro Bloom,  
Lazy K, Desert Oasis

**24**  
NORTHEAST  
MARANA  
Includes  
Dove Mountain,  
Tangerine Ridge

### TOTAL PERMITS ISSUED

**72**  
COMMERCIAL

2025 CALENDAR  
YEAR

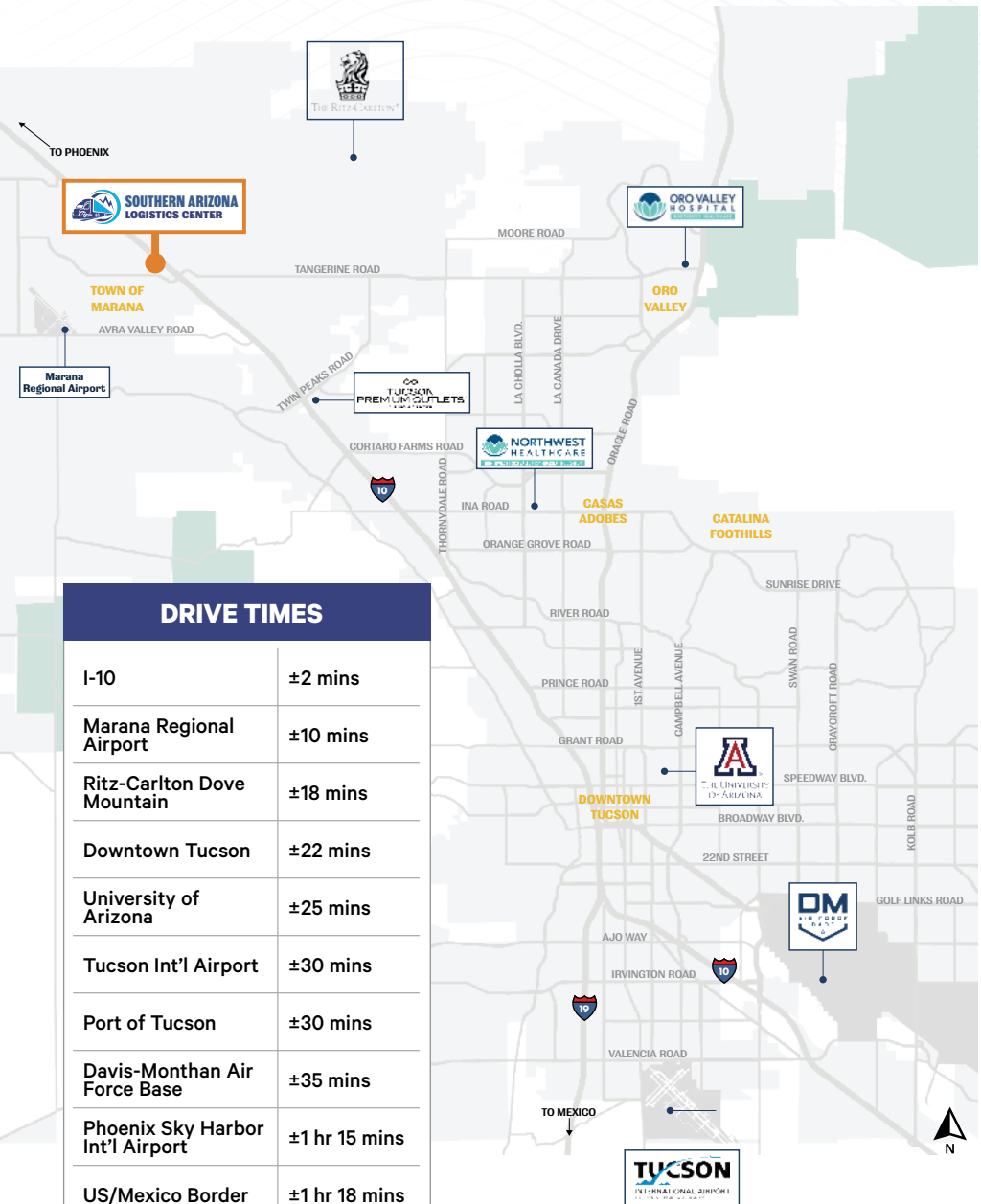
**906**  
RESIDENTIAL

2025 CALENDAR  
YEAR

**1,356**  
COMMERCIAL +  
RESIDENTIAL

FISCAL YEAR  
TO DATE

The Town of Marana Fiscal Year  
runs July 1 to June 30.



**POPULATION GROWTH**  
 6.09% 1 mile  
 5.99% 5 miles



**AVG. HOUSING VALUE**  
 \$385,911 1 mile  
 \$391,909 5 miles

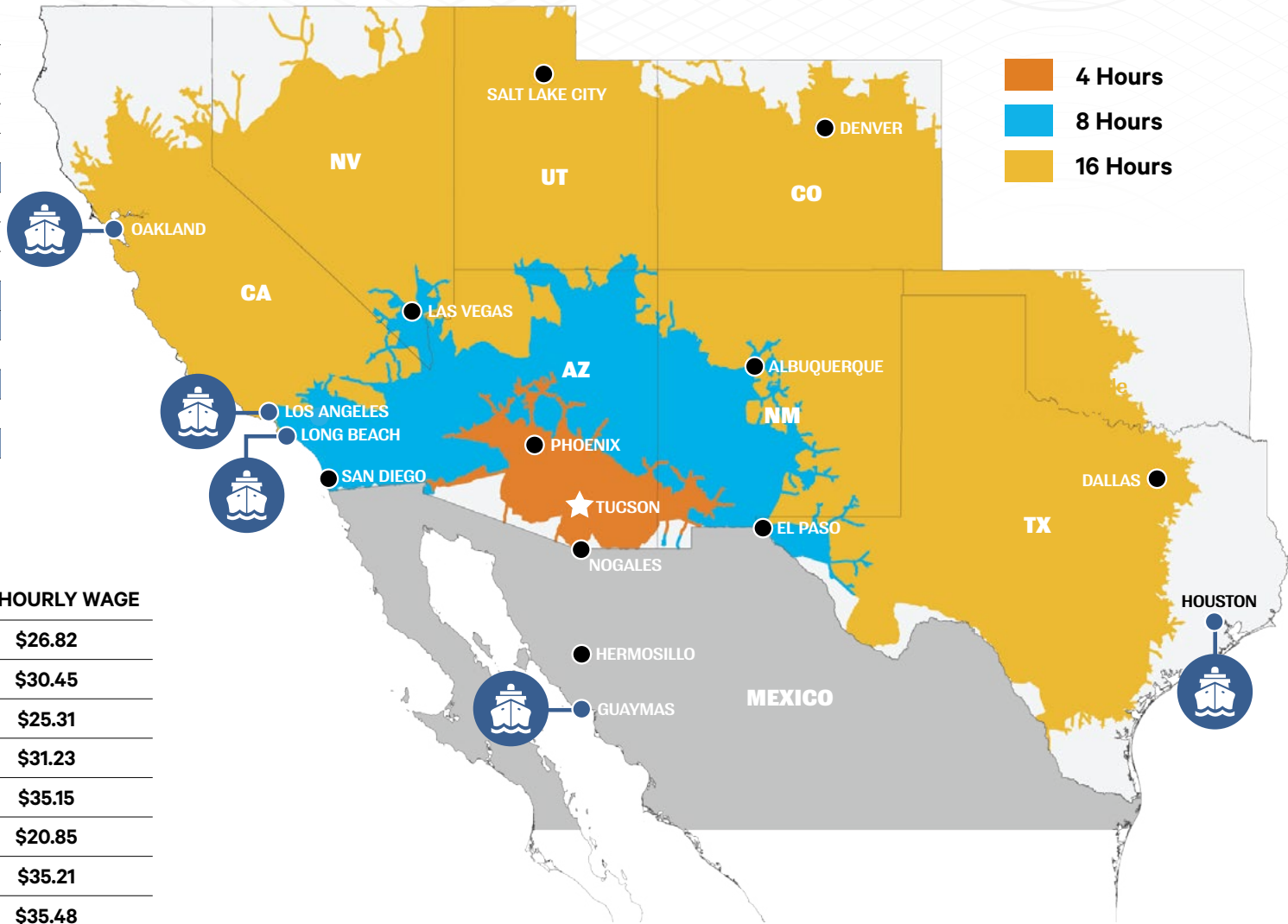


**AVG. HOUSEHOLD INCOME**  
 \$145,851 1 mile  
 \$122,809 5 miles

SOURCE: ESRI 2024

**HIGHWAY DRIVE TIMES FROM TUCSON**

LOCATION	MILES	HOURS
Nogales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15



**COMPARABLE WAGE RATES**

COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78
Las Vegas, Nevada	\$27.22

SOURCE: BUREAU OF LABOR STATISTICS

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**CBRE**

**FLINT**  
DEVELOPMENT

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