

**GREAT BUILDER/DEVELOPER OPPORTUNITY!**



**RARE OPPORTUNITY TO DEVELOP 411 OVERSIZED LOTS IN THE ALTAR VALLEY, ARIZONA**

Discover a rare opportunity to own **411 oversized lots**, each over an acre, in the serene **Altar Valley near Three Points, Arizona**. These properties offer **breathtaking views** of the Baboquivari Mountains, including iconic peaks like Kitt Peak, and provide a tranquil oasis just 20-30 minutes from **Tucson's Downtown Amenities**. This area is perfect for **homebuilders, developers**, or anyone looking to create a **community surrounded by natural beauty**. Residents will enjoy access to endless outdoor activities, including hiking, horseback riding, off-roading, and more, all right outside their door.

REATA's lots are thoughtfully designed for **efficiency and view preservation**, with water service secured through Tucson Water, guaranteeing a **100-YEAR SUPPLY**. The **surrounding state and county preserve lands** ensure this desert retreat will remain untouched for generations. Utilities like **electric, cable, and phone** are ready for extension, and the land's ideal soils simplify septic system installation, saving time and costs on development. Additionally, there is excellent visibility for marketing along the high traffic Highway 286. Ajo Highway and Highway 286 have been newly improved, paved, and widened, providing a seamless quick drive into town while showcasing breathtaking scenic views.

The property's unique combination of natural beauty, convenient location, and **ready-to-develop** features make it an **exceptional investment**. Whether you're looking for a bulk sale, phased purchase, or joint venture, REATA is an opportunity you don't want to miss. Contact us today to learn more and make this incredible project your own!

# 411 LOTS IN THE ALTAR VALLEY PIMA COUNTY | ARIZONA



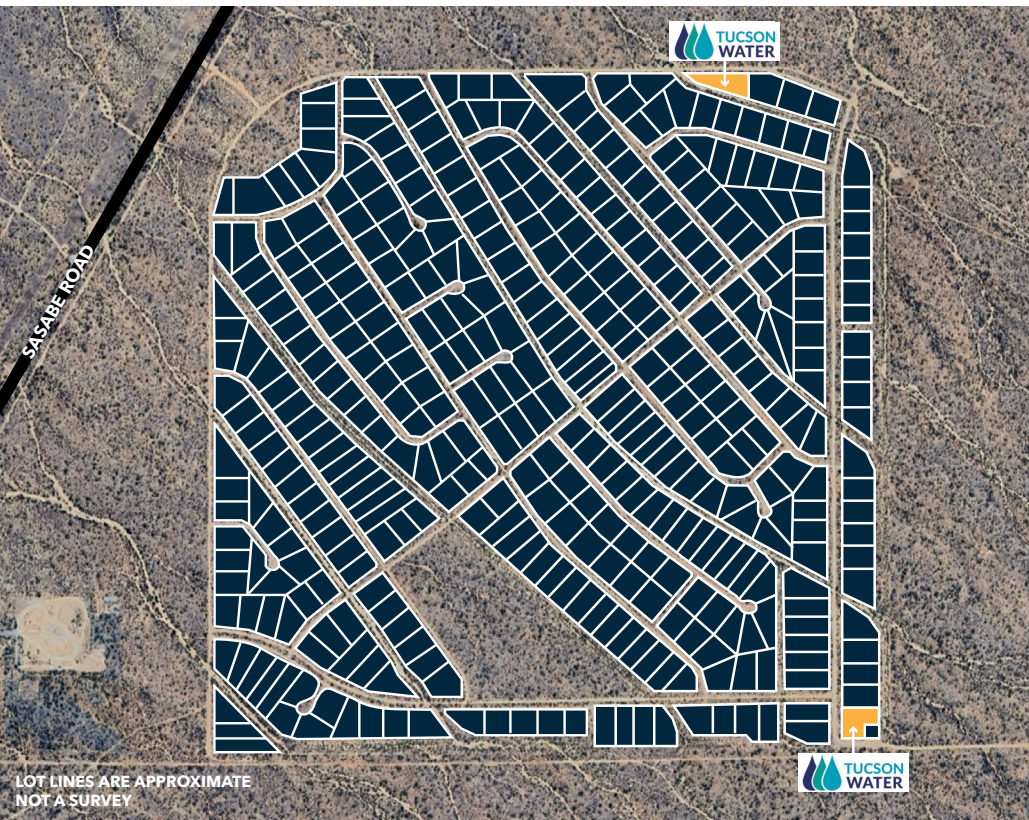
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## UTILITIES

### POWER

Trico electric on-site.

### WATER

Water service through Tucson Water, guaranteeing **100 year supply**. 2 active Tucson Water wells are on the property with a booster station a short distance from the property.

### GAS

None.

### SEPTIC

Greater than 1 acre in size, all lots will qualify for septic. And review of the land by Seller confirms the presence of ideal soils for septic use.

<b>LOCATION</b>	Three Points - SW Tucson - Altar Valley on Hwy 286. Only 10-20 minutes from many amenities. Ajo Hwy and Hwy 286 recently improved and paved for fast smooth transit into town.
<b>SIZE</b>	411 lots on +590 Acres. All lots are ±1 AC.
<b>SALE PRICE</b>	\$12,330,000. Only \$30,000 per/lot for BIG lots. Rolling Options, Phase Takedowns and JV's will be considered.
<b>ZONING</b>	<a href="#">CR-1 Pima County.</a>
<b>MLS</b>	225-03-843.
<b>TAXES</b>	\$12,741.
<b>TOPOGRAPHY</b>	Flat.
<b>HYDROLOGY/ FLOODPLAIN</b>	6 washes run through the entire 590 acres. All lots should have a dry building envelope outside of floodplain. Buyer to verify. Plat Design includes building areas outside of the floodplain for each lot.
<b>CC&amp;R'S</b>	Available upon request.
<b>ENTITLEMENTS</b>	Platted subdivision with power and water availability.
<b>SITE CONDITIONS</b>	Vacant. Dirt roads graded in.
<b>PRODUCT TYPE</b>	Residential, custom large lot subdivision.
<b>TERMS</b>	Bulk Sale, Phased Purchase, or joint venture available. No individual lot sales.
<b>BROKER CO-OP</b>	3%.

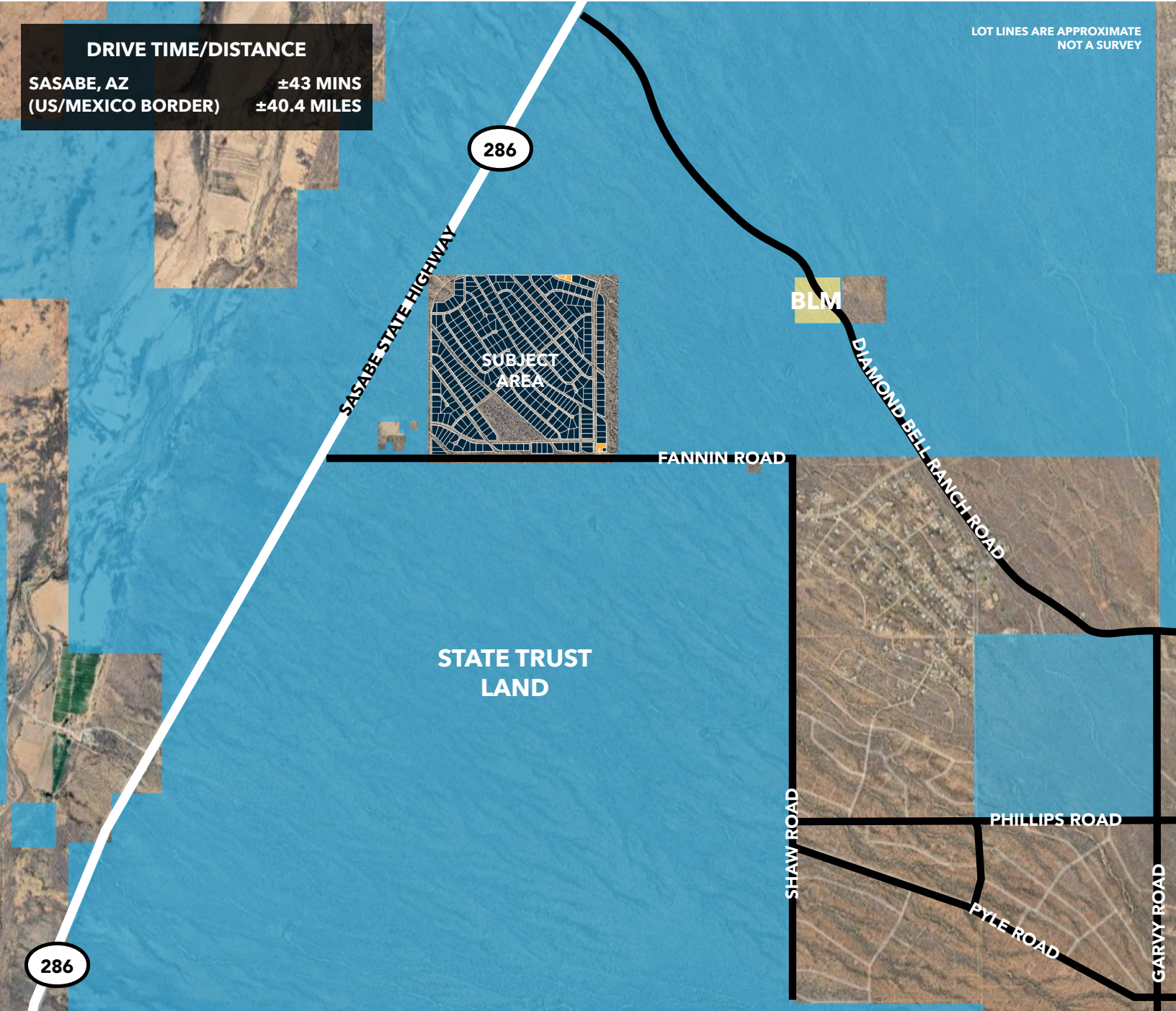
*\*Buyer to verify location and costs of all utilities*

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**DRIVE TIME/DISTANCE**  
SASABE, AZ ±43 MINS  
(US/MEXICO BORDER) ±40.4 MILES

LOT LINES ARE APPROXIMATE  
NOT A SURVEY



Border security has significantly increased in Southern Arizona, leading to a high demand for housing due to the influx of military personnel, border patrol agents, and construction workers. This presents an excellent opportunity to develop housing solutions for those in need.

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