



±10.46 Acres Mixed Use Retail, Office & Hotel Center

Blocks For Sale/Lease/Build-to-Suit

**Marana Main Street
Marana, Arizona**

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Property Overview

Property Description

The Marana Main Street Project is a 28-acre planned project in the Town of Marana just north of the Town Hall and Municipal Complex. The project is the gateway to Marana and provides a necessary link to Main Street facilities from Interstate 10, as well as providing a “sense of place” with a distinct look and feel.

The development includes an attractive combination of retail, dining, office, and lodging facilities with access to and exposure from Interstate 10 and associated exit 236. The 70' tall monument sign with a 12'x18' double sided digital display is a beacon to Marana Main Street and the Town of Marana and is available for use by participating project businesses.

Construction Completed

The following is provided to current and future users:

- Utility stubs (electric, gas, cable, phone) and/or sleeves to all internal lots within Marana Main Street
- 8" sewer main lines with stubs to all internal lots within Marana Main Street
- 8" & 12" water main lines to all internal lots within Marana Main Street
- Marana Main Street, curbs, sidewalks & landscaping



Property Photos



Site Plan

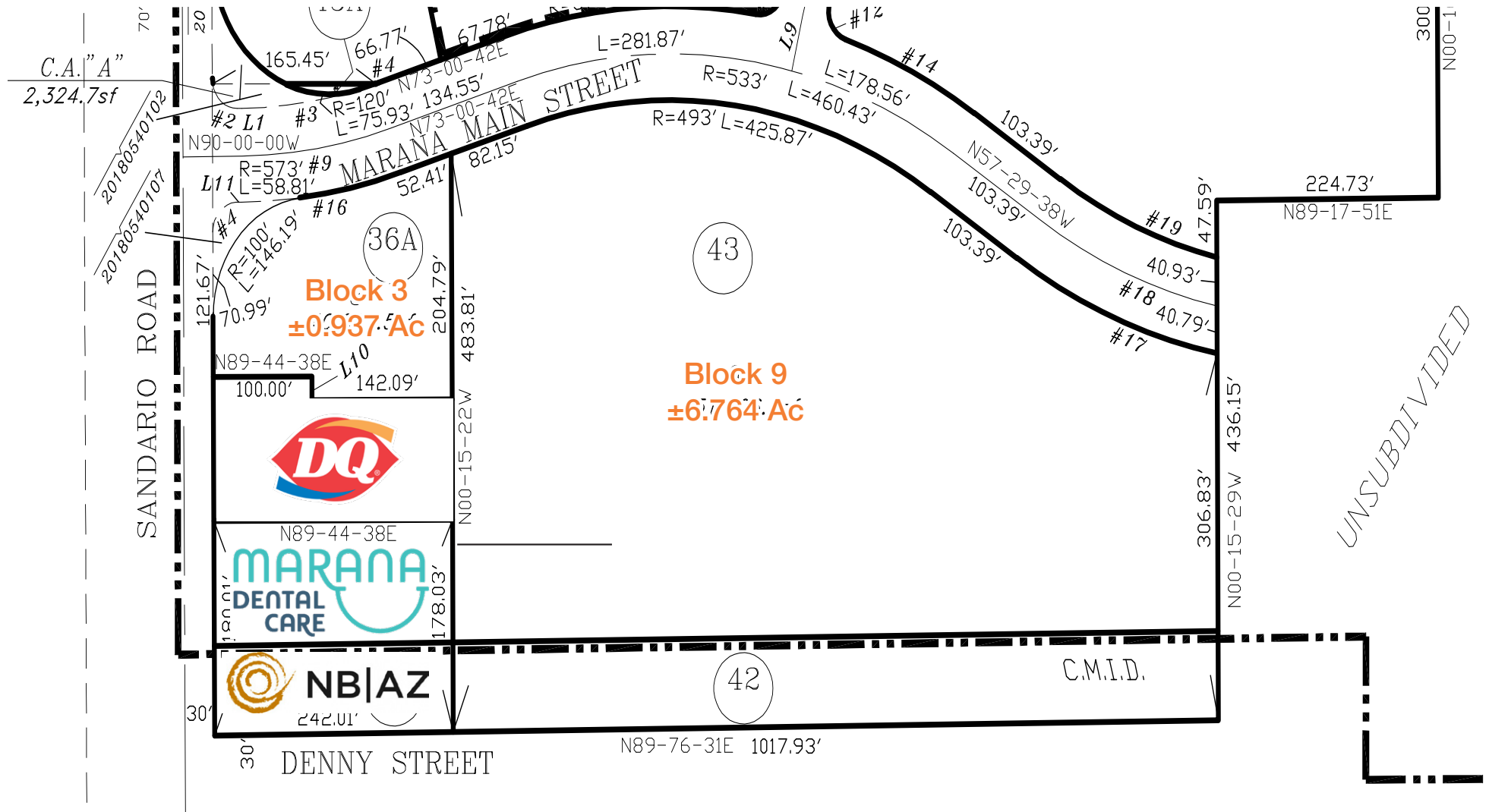
Blocks North of Marana Main St



Contact Agents
for More
Information

Site Plan

Blocks South of Marana Main St



Block	Acres	SF
3	0.937	40,821.5

Marana Overview

Citizens and businesses have chosen Marana because of its quality of life, rich heritage, visionary leadership and abundant opportunities. The attributes that make Marana a great place to live and raise a family also make it a great place to do business.

Marana is a 126 square mile town strategically located between Phoenix and Tucson. It has 17 miles of both Interstate highway and railroad mainline, providing tremendous opportunities to attract business and industry. Marana is in the beautiful Sonoran Desert with wide open spaces and abundant wildlife.

As one of Arizona's fastest growing communities, the diverse opportunities for housing, recreation, and employment make Marana a choice destination for residents, tourists, businesses and industry. People have lived in the area for more than 4,000 years, creating a rich legacy of history and heritage. Today the people of Marana carry on this legacy by balancing responsible natural resource use with robust economic development.

Marana is focused on ensuring that the community has adequate water, sewer, transportation and public safety infrastructure to meet the demands of a growing community.

Marana's Strategic Plan outlines the vision for the future and identifies five focus areas with goals to achieve that vision. The focus areas, with their corresponding goals, identify where resources should be directed to achieve Marana's vision.

Source: Town of Marana Strategic Plan Four

Five Focus Areas & Strategic Goals

// Commerce

Attract and maintain career-oriented commerce

// Community

Create a safe community where all people are motivated to be involved and feel connected and valued

// Progress & Innovation

Foster an open atmosphere that embraces change, creativity, innovation, and calculated risk

// Heritage

Strengthen community character by linking the past, present and future

// Recreation

Provide diverse recreational opportunities that create economic benefits and a healthy lifestyle

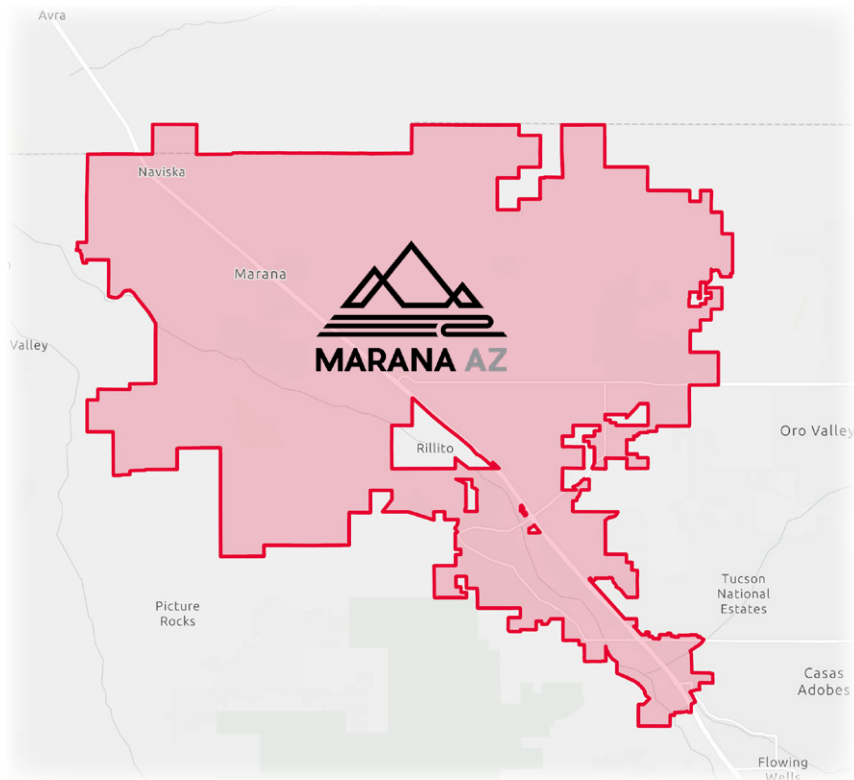
The Forbes 5 Star Rated Ritz-Carlton Dove Mountain sets the bar high with a world class resort, as well as outstanding dining, golf and spa facilities



Marana at a Glance

By the Numbers

Incorporated:	1977
2019 Est. Population:	50,055 (19th largest city in AZ)
2024 Projected Population:	54,125
Area:	120 square miles
Planning Area:	242 square miles
Median Household Income:	\$81,780
Parks:	145 Acres
Trails:	39.5 Miles



Source: Town of Marana & ESRI

Join These Retailers

// Major Retail



// Fast Food



// Hotels



// Restaurants



Marana Means **Business**

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the Marana Regional Airport, making it a popular facility for executive travel and general aviation.

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. The community is investing money in infrastructure development and improvement in order to better attract these sustainable, career-oriented industries to the area. As businesses of these types locate in clusters, several key goals will be accomplished for Marana: creation of high-paying, career oriented

jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.

Marana is home to a number of world-class companies on the cutting edge of science and technology. These corporations provide high-quality jobs for the community and critical linkages to Marana's educational system, helping develop the next generation of innovative leaders. Partnerships between the business and educational sectors are frequent, with many companies opting to "adopt a school" and provide critical career and technological resources for students.

The Town of Marana also sees itself as setting the example for progress and innovation, especially when it comes to use of taxpayer money. Even while growing at a rate of nearly 150 percent since 2000 and building key infrastructure to handle new developments, Marana businesses and residents still enjoy a low-tax environment when compared to other similar-sized communities. Marana has many times been recognized for its creative use of funds to ensure that public projects are delivered on time, on budget and to the satisfaction of its residents.

The Marana Regional Airport has more than 90,000 takeoffs and landings each year

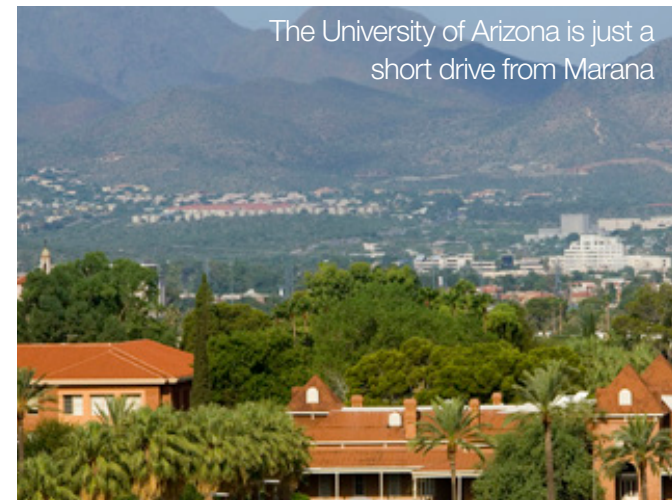


Source: Town of Marana

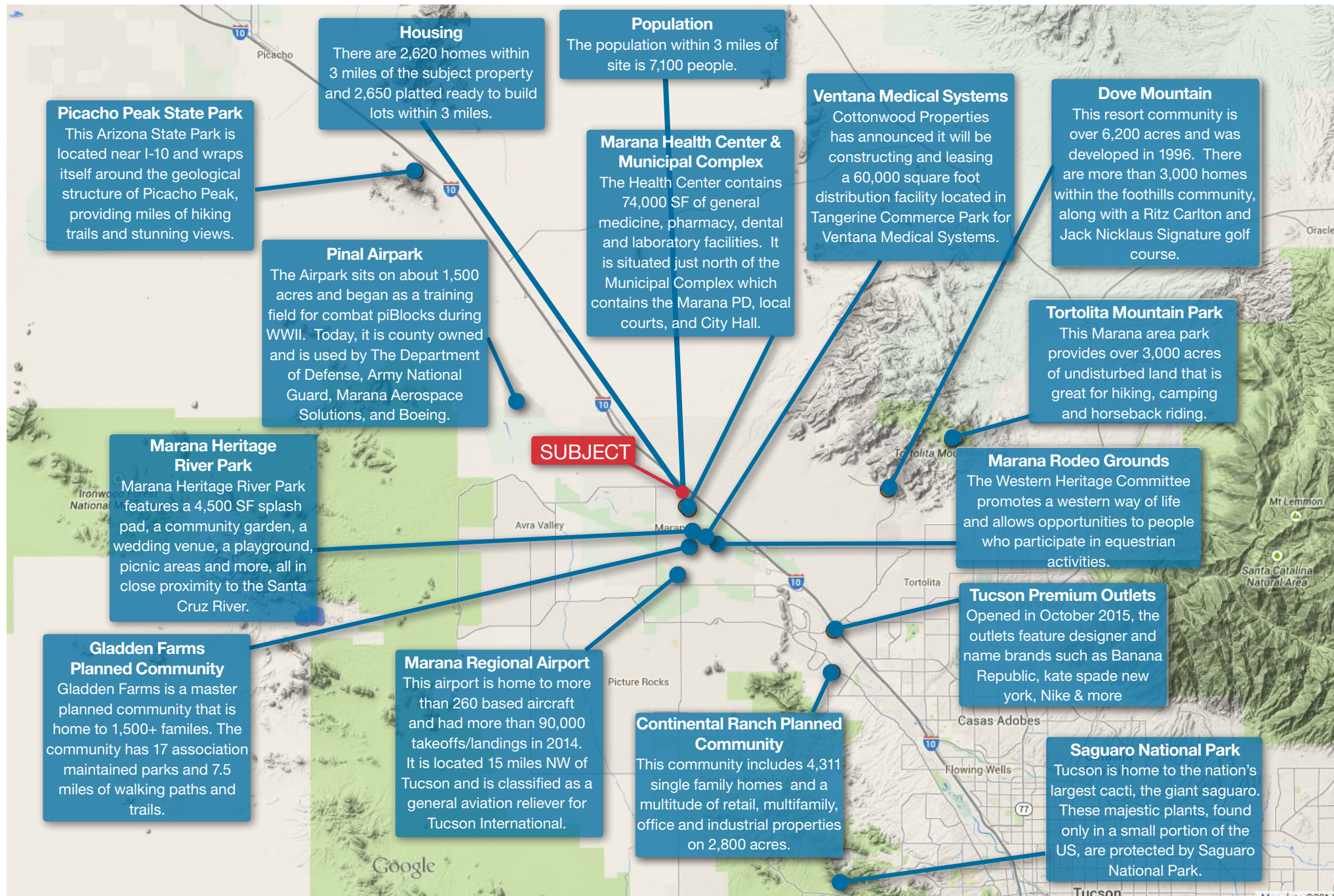
The Union Pacific Railroad moves hundreds of millions of dollars in goods through Marana every year



The University of Arizona is just a short drive from Marana



Demand Generators



Marana Main Street

Marana, AZ

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