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STAKEHOLDERS USING THEIR OWN PROFESSIONAL REPRESENTATIVES; SEE ALL DISCLOSURES REQUIRED FOR THIS OFFERING
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GATED COPPER HILL ESTATES; 34 Lots BULK SALE

Plus 154 undeveloped acres for future development



67655 E MADISON RD ORACLE, AZ 85623



Majestic Santa Catalina Mountain Foothills

Luxuriously LARGE 1.21 – 3 acre Home sites situated at much cooler 4,524 ft altitude

eXp Realty Steven Washburn – 520-591-7233 Steven.Washburn@eXpRealty.com

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UTILITES & ROADS ALREADY IN PLACE & READY TO BUILD
plus 154 adjacent acres for future development

Copper Hill Estates is a GATED LUXURY HOME COMMUNITY on the
North Foothills of the North Majestic Santa Catalina Mountains
Perfect for Custom & Semi-Custom Builders or Investors!

(septic systems to be installed by each lot owner are not provided by seller)

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Near the U of A Biosphere II just East of Saddlebrook West Ranch & West of **Oracle, Arizona**.

The market has strengthened due to new luxury home construction, the limited supply of improved custom homesites in the Greater Tucson market area, and Oracle's continued appeal as a cooler-climate alternative to Oro Valley for custom and retirement-oriented housing.

Recent listings for vacant lots have been around **\$99,500–114,000** for approximately **1.75 acres**, while new luxury homes built on 1.21- to 1.4 -acre lots have sold in the **\$950,000–\$1.1 million** range.

COPPER HILL ESTATES

For Builders and/or Investment

Located in cooler 4500' altitude Oracle, Arizona just East of Saddlebrook West Ranch

Pinal County

Exclusive BULK SALE Offering

34 Finished Estate Homesites

plus

Plus 154 Acres of Future Development Land SOLD separately

- GATED Community with 1.21–3.0 Acres
- Ready for your architect & builder to design and build your Dream Home
- Utilities Available; Water, Electric, Gas, Landlines, internet (Septic system to be installed by each buyer or builder on each lot)
- Paved Roads and convenient to Oro Valley and Tucson
- Custom Home & Semi-Custom Home Community
- Majestic Santa Catalina Foothill Lots with Mountain Views
- 2500 SF Homes or larger per CCRs
- Existing Luxury Homes
- A few miles East of Saddlebrook West Ranch with much larger lots

SAVE \$\$\$\$ & TIME! WITH BUILDER READY LOTS BULK SALE

Seller plans to accept the BEST OFFER over \$3,500,000 for ALL thirty-four (34) finished lots on December 1, 2026.
However, Seller reserves the right to accept other acceptable offers for all or any portion of the finished lots prior to that date.
(Contact agent for more details)

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LOCATION

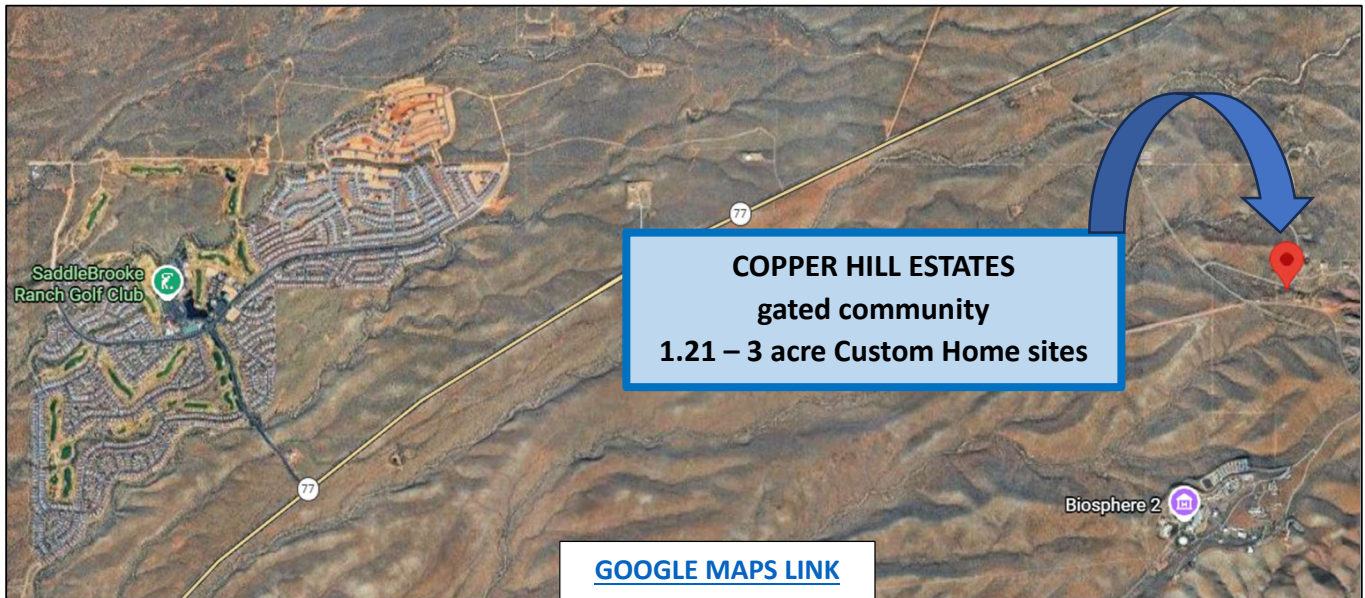


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20 minutes to Oro Valley
35 minutes to Northwest Tucson
45 minutes to University of Arizona

Nearby

SaddleBrooke
SaddleBrooke Ranch
Stone Canyon
Biosphere 2
Oracle State Park

WHY THIS PROJECT?

Builder-ready inventory
No subdivision entitlement risk on finished lots
Established luxury neighborhood
Existing infrastructure
Excellent mountain views
Large estate homesites
Limited competing inventory

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ESTIMATED VALUATION

Builder-ready Estate Lots

Marketing Strategy	Value / Lot
Builder Portfolio Market Value	\$90,000–105,000
Individual Retail Market Value	\$110,000–135,000
Premium Estate/View Lots	\$135,000–160,000

Portfolio Value

34 Lots

Builder Market Range

\$3,630,000–3,985,000

Retail Sell-Out Value estimates

\$4,070,000–4,995,000

Anticipated range of values

\$3,985,000 to \$4,595,000 for building Lots (plus 154 acres)

FUTURE DEVELOPMENT LAND

154 Acres

Potential Uses (subject to approvals)

Luxury Estate Lots

Custom Home Community

Active Adult Community

Equestrian Estates

Conservation Development

Executive Homes

Build-to-Rent Community

SADDLEBROOKE COMPARISON

Copper Hill Estates competes for many of the same buyers who desire mountain views, larger homesites, and retirement-oriented living near Oro Valley and Tucson.

Examples of nearby market activity include:

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Community	Example Price
SaddleBrooke Ranch	\$653,595 new construction (2,271 SF)
SaddleBrooke Ranch	\$689,000 listing (2,484 SF)
SaddleBrooke Ranch	\$615,000 recent sale (2,222 SF)
SaddleBrooke Ranch	12-month average sold price approximately \$665,656 across 115 sales

These comparable communities demonstrate sustained demand for active-adult and luxury residential product in the Oracle/Oro Valley corridor, although Copper Hill Estates offers substantially larger estate lots than the typical SaddleBrooke Ranch homesite.

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COUNT	PARCEL NUMBER	Majestic Copper Hill Estates Gated Community	ACRES	LOT	AVAILABLE
#1	305-39-1010	Copper Hill Estates Gated Community Building Lots	1.34	#1	AVAILABLE
#2	305-39-1020	Copper Hill Estates Gated Community Building Lots	1.26	#2	AVAILABLE
#3	305-39-1030	Copper Hill Estates Gated Community Building Lots	1.27	#3	AVAILABLE
#4	305-39-1060	Copper Hill Estates Gated Community Building Lots	1.26	#6	AVAILABLE
#5	305-39-1090	Copper Hill Estates Gated Community Building Lots	1.25	#7	AVAILABLE
#6	305-39-1100	Copper Hill Estates Gated Community Building Lots	1.29	#8	AVAILABLE
#7	305-39-1110	Copper Hill Estates Gated Community Building Lots	1.31	#9	AVAILABLE
#8	305-39-1120	Copper Hill Estates Gated Community Building Lots	1.3	#10	AVAILABLE
#9	305-39-1130	Copper Hill Estates Gated Community Building Lots	1.33	#11	AVAILABLE
#10	305-39-1140	Copper Hill Estates Gated Community Building Lots	1.28	#14	AVAILABLE
#11	305-39-1170	Copper Hill Estates Gated Community Building Lots	1.31	#17	AVAILABLE
#12	305-39-1180	Copper Hill Estates Gated Community Building Lots	1.31	#18	AVAILABLE
#13	305-39-1190	Copper Hill Estates Gated Community Building Lots	1.28	#19	AVAILABLE
#14	305-39-1240	Copper Hill Estates Gated Community Building Lots	1.25	#24	AVAILABLE
#15	305-39-1250	Copper Hill Estates Gated Community Building Lots	1.25	#25	AVAILABLE
#16	305-39-1260	Copper Hill Estates Gated Community Building Lots	1.25	#26	AVAILABLE
#17	305-39-1280	Copper Hill Estates Gated Community Building Lots	1.21	#28	RESERVED
#18	305-39-1290	Copper Hill Estates Gated Community Building Lots	1.32	#29	RESERVED
#19	305-39-1300	Copper Hill Estates Gated Community Building Lots	1.27	#30	AVAILABLE
#20	305-39-1310	Copper Hill Estates Gated Community Building Lots	1.61	#31	AVAILABLE
#21	305-39-1320	Copper Hill Estates Gated Community Building Lots	1.63	#32	AVAILABLE
#22	305-39-1330	Copper Hill Estates Gated Community Building Lots	1.47	#33	AVAILABLE
#23	305-39-1460	Copper Hill Estates Gated Community Building Lots	1.53	#46	AVAILABLE
#24	305-39-1470	Copper Hill Estates Gated Community Building Lots	2.06	#47	AVAILABLE
#25	305-39-1480	Copper Hill Estates Gated Community Building Lots	1.28	#48	AVAILABLE
#26	305-39-1490	Copper Hill Estates Gated Community Building Lots	2.22	#49	AVAILABLE
#27	305-39-1500	Copper Hill Estates Gated Community Building Lots	1.79	#50	AVAILABLE
#28	305-39-1510	Copper Hill Estates Gated Community Building Lots	2.7	#51	AVAILABLE
#29	305-39-1520	Copper Hill Estates Gated Community Building Lots	2.99	#52	AVAILABLE
#30	305-39-1530	Copper Hill Estates Gated Community Building Lots	2.22	#53	AVAILABLE
#31	305-39-1550	Copper Hill Estates Gated Community Building Lots	1.64	#55	AVAILABLE
#32	305-39-1570	Copper Hill Estates Gated Community Building Lots	1.26	#57	AVAILABLE
#33	305-39-1580	Copper Hill Estates Gated Community Building Lots	1.27	#58	AVAILABLE
#34	305-39-1590	Copper Hill Estates Gated Community Building Lots	1.34	#59	AVAILABLE
#35	305-39-1600	Copper Hill Estates Gated Community Building Lots	1.26	#60	AVAILABLE
#36	305-39-1610	Copper Hill Estates Gated Community Building Lots	1.31	#61	AVAILABLE
		Total Acreage of the Building 34 Building lots for Sale	51.39	ACRES	AVAILABLE
#37	305-39-003D	Santa Catalina Mountain Foothills Undeveloped Land	36.16	TBD	AVAILABLE
#38	305-39-003E	Santa Catalina Mountain Foothills Undeveloped Land	36.85	TBD	AVAILABLE
#39	305-39-003F	Santa Catalina Mountain Foothills Undeveloped Land	40.48	TBD	AVAILABLE
#40	305-39-003G	Santa Catalina Mountain Foothills Undeveloped Land	40.88	TBD	AVAILABLE
		Total Acreage of Santa Catalina Foothills Land	154.37	ACRES	AVAILABLE

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