

RESIDENTIAL LAND

Available in Marana, Arizona | \pm 39 Acres

West Linda Vista Boulevard | Marana, Arizona 85742

Sale Price:

[Call for Pricing](#)

Parcel/APN:

[221-06-003A](#) & [221-06-003B](#)

Lot Size:

\pm 39 Acres

Zoning:

[Residential](#)



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AERIAL MAP

WEST LINDA VISTA BOULEVARD | MARANA, ARIZONA 85742



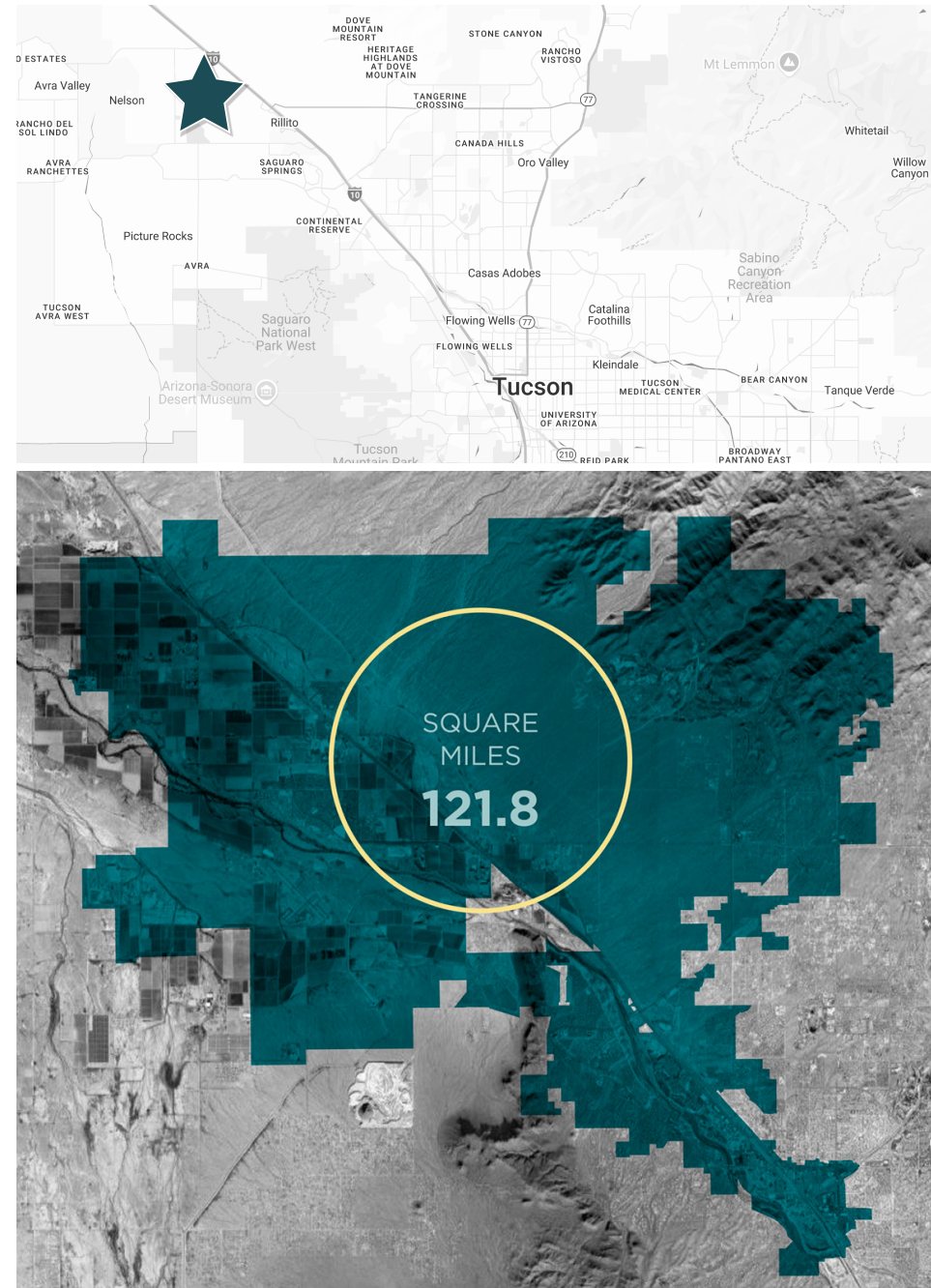
AREA OVERVIEW - MARANA

WEST LINDA VISTA BOULEVARD | MARANA, ARIZONA 85742

MARANA, ARIZONA

Marana and its surrounding area is part of the Sonoran Desert which is characterized by desert flora scrublands and is cut by ephemeral washes and riparian tributaries of the Santa Cruz River. Within the Marana Town Limits is the prominent Tortolita Mountain range which showcases cactus, mesquite, and ironwood forests. The area also has a rich cultural heritage that can trace its history back at least 13,000 years when Paleoindian hunter-gatherers inhabited the area. Today, many people are attracted to Marana, not only for its history and scenic beauty, and overall quality-of-life, but also due to its affordable, diverse range of housing and master planned communities.

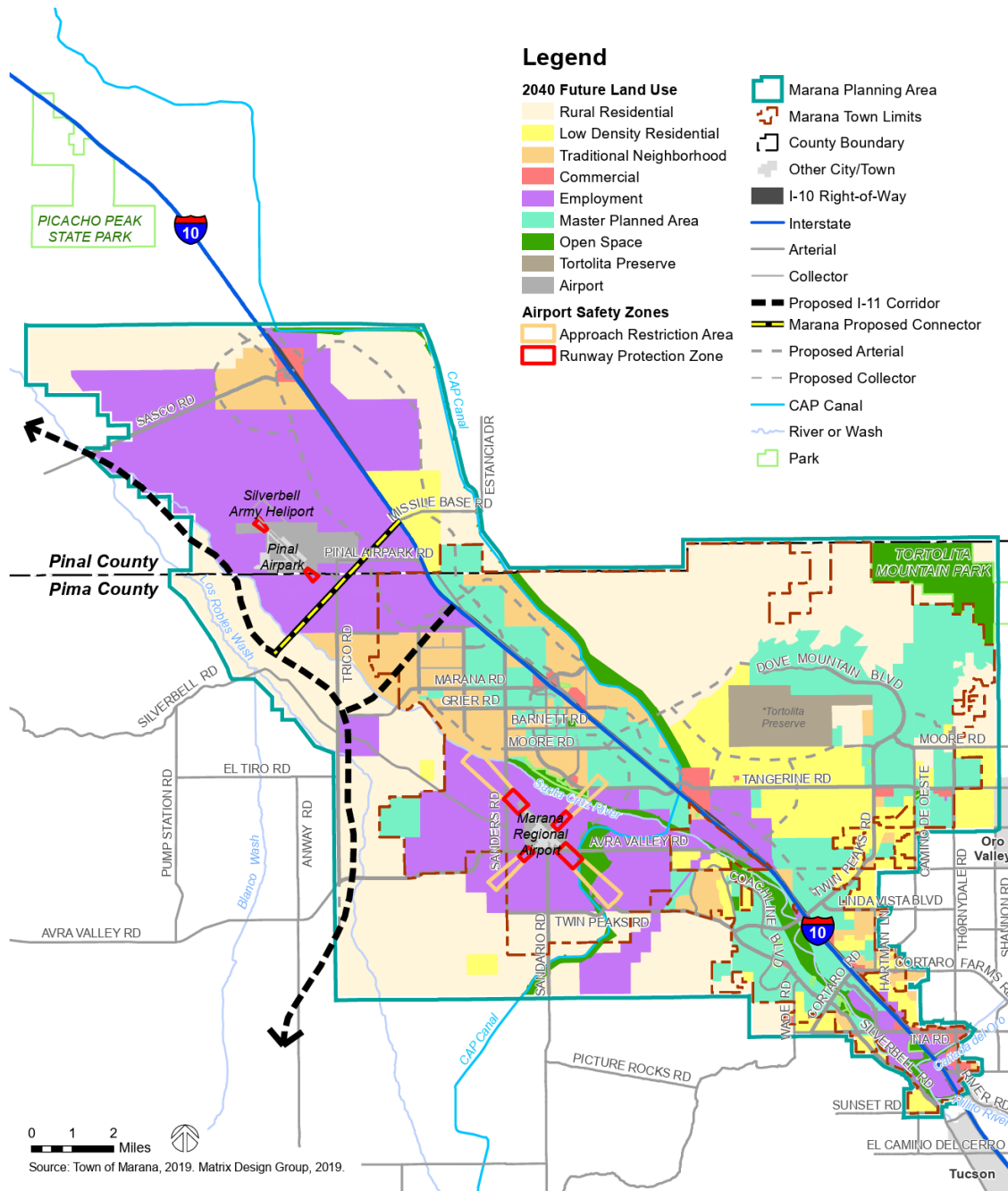
This combination of culture and nature has created a dynamic, high-quality sense of place. The Town offers its nearly 50,000 residents ample recreational, cultural, and economic opportunities that contribute to the community's quality of life. As Marana continues to grow, new opportunities and challenges will evolve, making it necessary to plan for a shared and balanced future



FUTURE LAND USE - MARANA, ARIZONA

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The Future Land Use map (FLUM) provides the future envisioned land uses throughout Marana and establishes the future intended balance of land uses through the year 2040. The FLUM designates land within the MPA according to the nine land use categories, which are summarized in the following sections and are mapped on Figure 2-3. These land use designations do not apply to existing zoning entitlements in Marana; however, the land use designations on the FLUM are recommendations to be implemented during future rezoning requests. The goals and policies in this Theme provide further direction and guidance on Marana's future land use decisions.



*Tortolita Preserve is 2399 acres of land owned by the Arizona State Land Department that is leased to the Town of Marana for open space and park purposes, including operation and maintenance of hiking, bicycling, and equestrian trails. The lease has a 99-year term ending in 2099.

The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

Map Revised: 1/14/2020

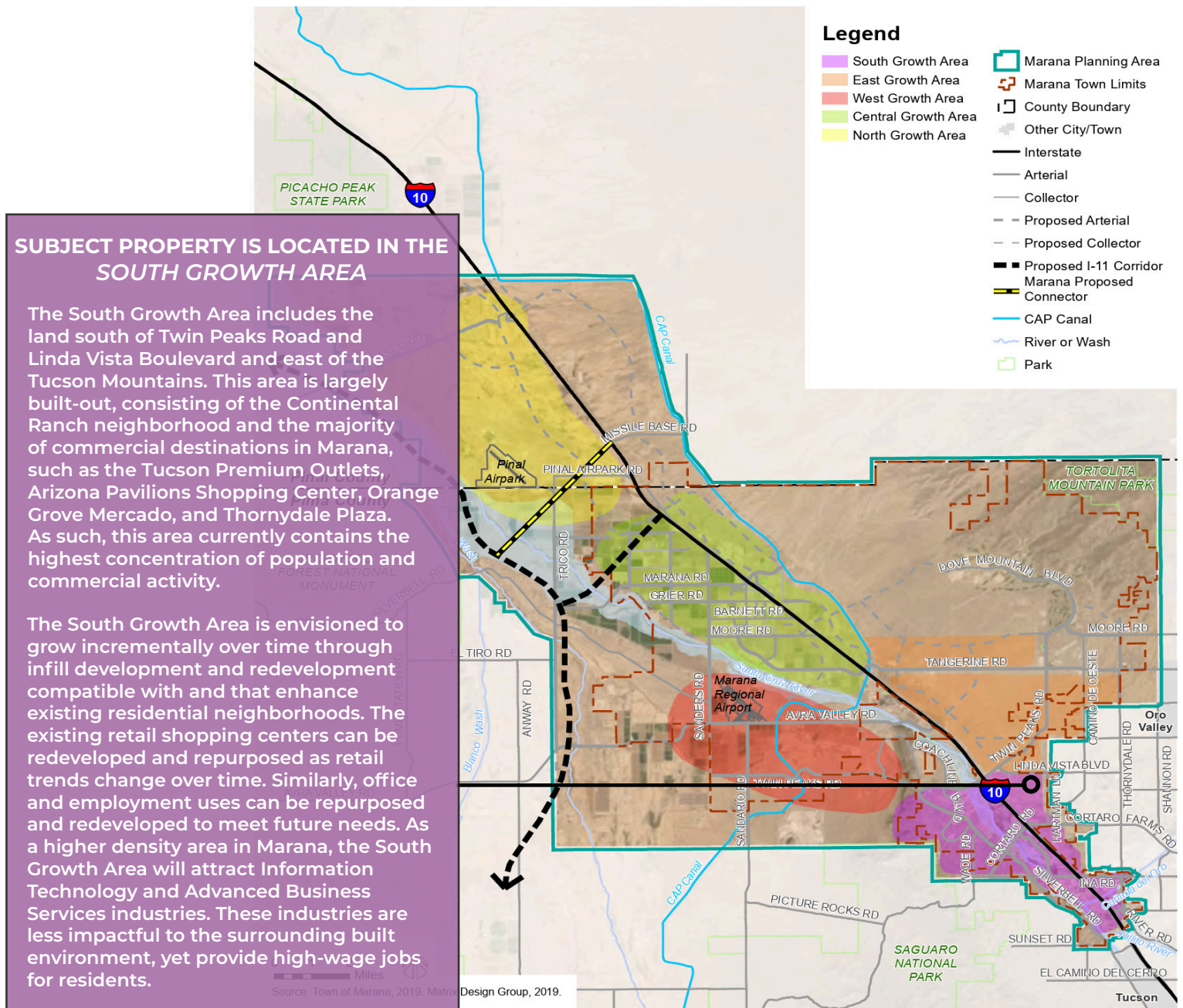
Figure 2-3
2040 Future Land Use

GROWTH AREAS - MARANA, ARIZONA

WEST LINDA VISTA BOULEVARD | MARANA, ARIZONA 85742

Growth Areas are defined under state law as areas that “are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses.” Encouraging development in areas appropriate for growth enables Town resources to be prioritized and used in a financially sustainable manner.

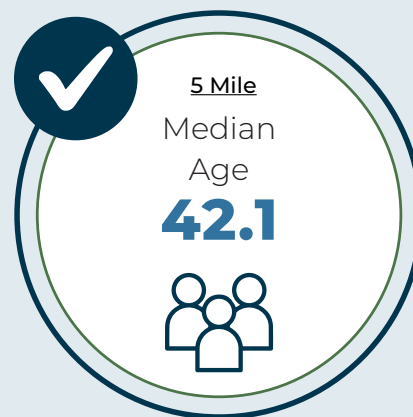
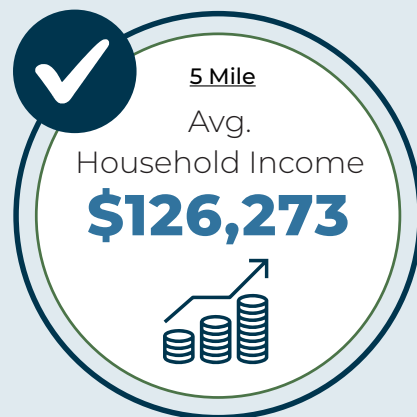
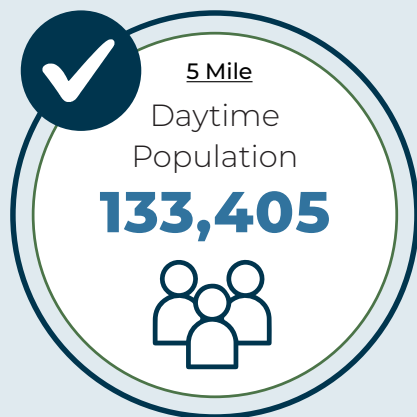
As shown on the Growth Areas Map (Figure 2-2), the Town is divided into five geographic growth areas, each with unique features, assets, and constraints. Growth areas are locations served by existing road, water, sewer, parks, and other municipal services, or locations where development can be accommodated with logical extensions of municipal infrastructure and services.



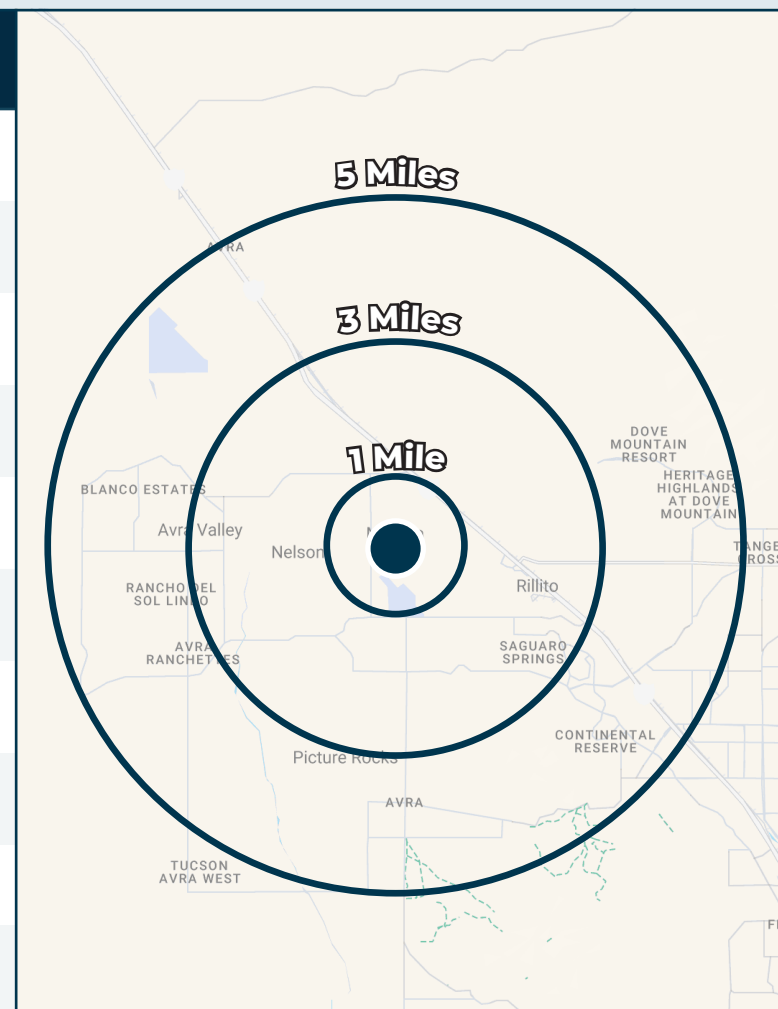
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Map Revised: 1/14/2020

Figure 2-2
Growth Areas



2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	8,080	52,707	133,405
Estimated Population:	7,544	45,990	111,380
2029 Proj. Residential Population:	7,499	48,971	114,803
Average Household Income:	\$111,200	\$125,646	\$126,273
Total Consumer Expenditure:	\$309.5 M	\$2.01 B	\$5.05 B
Median Age:	36.1	38.9	42.1
Average Household Size:	2.6	2.6	2.5
Housing Units:	3,131	19,465	49,198
Total Households:	2,890	17,933	45,045
Total Businesses:	151	1,130	3,441



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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