

· SOUTHERN ARIZONA RANCH ESTATE LAND ·
SELL INDIVIDUALLY OR DEVELOP ENTIRELY



LAND FOR SALE



S. MISSION RD. & HELMET PEAK RD. · SAHUARITA, AZ 85629 · PIMA COUNTY

BULK SALE | RECORDED ESTATE RANCH PARCELS WITH RECORDED BUILD RIGHTS | SOUTHERN ARIZONA

458
ACRES

14
COVENANT-PROTECTED PARCELS

12.31–39.44
ACRES PER PARCEL

32.7
AVERAGE ACREAGE PER PARCEL

14 of 14
PARCELS WITH PUBLIC ROAD FRONTAGE

100%
UNDERGROUND ELECTRIC TO EVERY PARCEL LINE

2
COMPLETED WELLS · PARCELS 12 & 13

8.25
MILES OF COMMUNITY TRAIL

Fourteen parcels. One sale.

The legwork for the future community of Old West Ranch Sahuarita is done - and all of it is for sale at once.

458 acres in one of Southern Arizona's fastest-growing corridors, held as 14 recorded, covenant-protected ranch parcels of 12.31 to 39.44 acres and offered as one bulk sale. The parcels were previously listed for sale individually - a buyer can put them right back on the market at retail, sell to end buyers one at a time, or develop the community as a whole. Phase it however you want.

The groundwork: surveys recorded, corners pinned and marked, soils tested, underground electric to every parcel line, two wells drilled and active, and the community identity already built - entrance monument signage and the stone mailbox cluster roundabout are in the ground. Each parcel carries recorded build rights for 5 dwellings (4 residences plus a guest house) with no further approvals needed, and the covenants fix the count at 14.

The land itself: public road frontage on all 14 parcels, 8.25 miles of owner-only trails, direct access to BLM and Arizona State Trust land, and sweeping Sonoran Desert views between the Santa Ritas and Sierritas. Minutes to Sahuarita services and I-19, about 20 to Tucson.

Full due diligence package available upon request.
LET'S MAKE A DEAL.

HIGHLIGHTS

- **One bulk sale** - 458 acres - 14 recorded parcels - sell parcels individually retail-style, or develop it yourself - phase it however you want
- Parcels were previously listed for sale individually - asking history available on request
- Build rights for 5 dwellings per parcel (4 residences + 1 guest house) - no further approvals needed
- 14 parcels by recorded covenant
- Underground electric to every parcel line - 2 wells drilled & active
- Full due diligence available upon request: survey, covenants, soils, DRE public report, etc - recorded & complete
- Stone mailbox cluster roundabout + entrance monument signage built on property
- 8.25 mi of owner-only trails + direct access to BLM & Arizona State Trust land

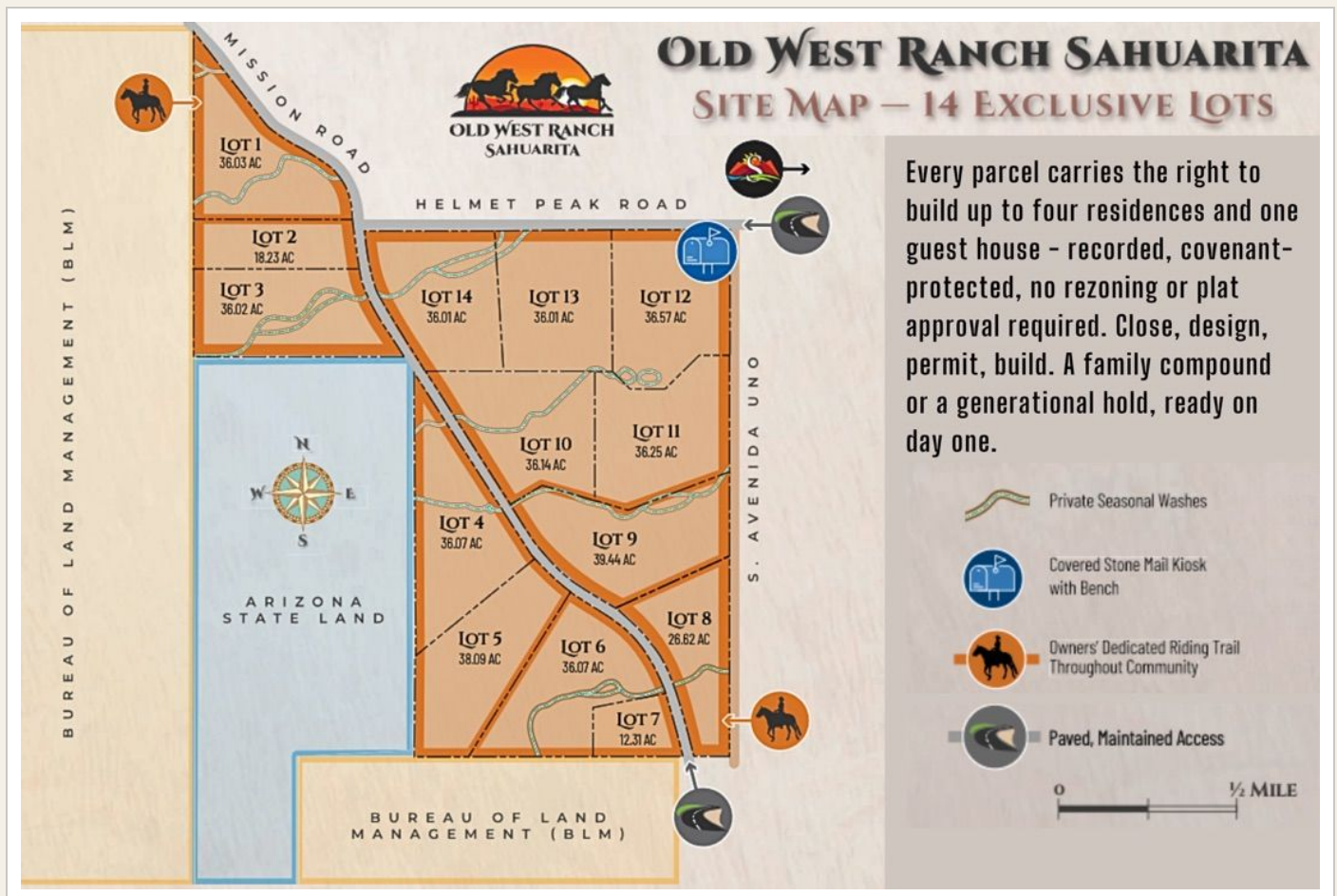


The Sahuarita & Tucson real estate markets.

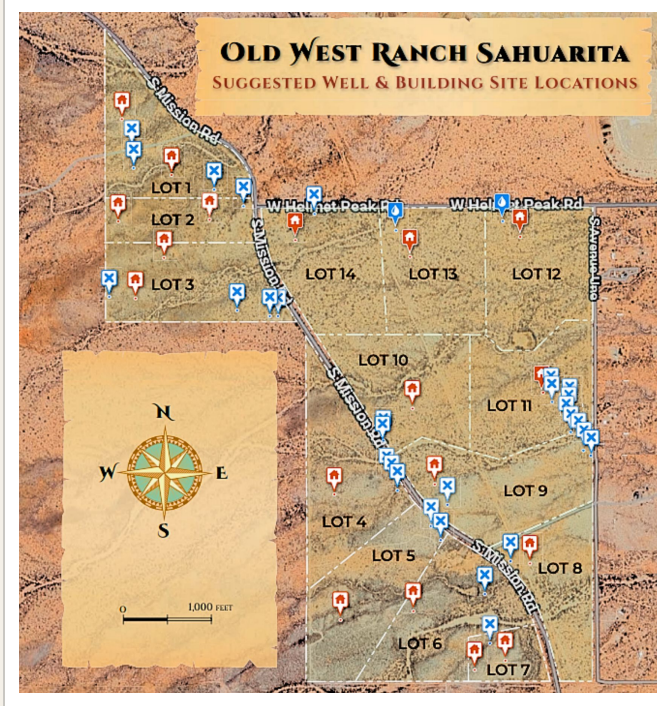
- **Nothing comparable is being built** - 2,300+ approved lots are moving through the Sahuarita pipeline and every one is tract product on a fraction of an acre. A buyer who wants real acreage near Tucson cannot buy it new.
 - **Tract pricing has closed the gap** - Tucson's average new-home price crossed \$500,000 in March 2026, only the third time in market history, while entry tract product starts in the mid-\$300s. At those numbers, a custom home on thirty-six acres is a live comparison.
 - **Land supply is capped by ownership, not by cycle** - roughly 41% of Arizona is federally owned. Tucson's finished-lot inventory hit an all-time low of 3,025 lots, and the region's leading land brokerage puts the fix at three to five years out. Builders are buying dirt that isn't permitted yet.
 - **The income is already in place** - \$104,680 median household income in Sahuarita, roughly one and a half times the Tucson metro, in a town whose population is up nearly 12% since 2020 and still climbing.
 - **The job base is expanding underneath it** - \$1.7B Copper World investment backed by a \$600M Mitsubishi joint venture, up to 3,400 jobs feeding the I-19 corridor.
 - **The product type is at a record** - 17% of U.S. homes purchased in 2024 were bought for multigenerational households, up from 11% in 2021 and the highest share since NAR began tracking in 2013. Recorded build rights of four residences plus a guest house per parcel serve that buyer directly, and that demand is national, not local.
-

458 acres between the Santa Ritas and the Sierritas.

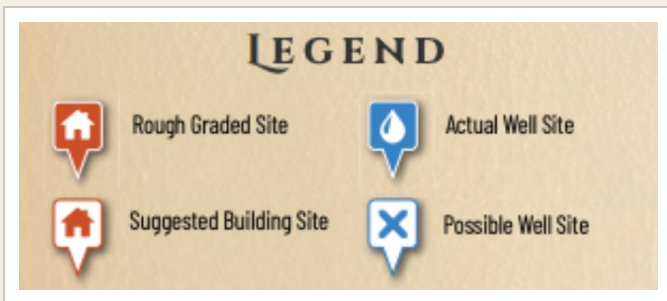
Saguaro-studded bajada in the Santa Cruz Valley - the Santa Rita Mountains rising to the east, the Sierritas and Keystone Peak to the west, Helmet Peak on the north edge. Seven of fourteen parcels border BLM or Arizona State Trust land, an 8.25-mile dedicated trail system runs the perimeter and interior, and every corner on the ranch is pinned by recorded survey.



Community site map - fourteen recorded parcels, seasonal washes, riding trail, and public-road access.



Suggested well and building site locations per the developer's site study - reference only, not a guarantee of well production or site suitability.



I-19 at Exit 75 - between Sahuarita and Green Valley, twenty minutes south of Tucson.

Sahuarita services · I-19 & Sahuarita Rd.	5 min
Green Valley	7 min
Tucson International Airport	30 min
Downtown Tucson	~20 min
Nogales port of entry	~45 min

Direct I-19 corridor access - Nogales port of entry approximately 45 minutes south, Tucson International 30 minutes north.

THE INVENTORY

Fourteen parcels, as recorded.

Every parcel has frontage on and access from public exterior roads per the ADRE public report - Helmet Peak and Mission Road are completed public paved roads and Avenida Uno is a completed public dirt road, all maintained by Pima County with costs included in property taxes. No private roads to maintain.

PARCEL	ADDRESS	ACRES	FRONTAGE	UTILITIES
1	16050 S. Mission Rd.	36.03	Mission Rd.	Underground electric
2	16150 S. Mission Rd.	18.23	Mission Rd.	Underground electric
3	16220 S. Mission Rd.	36.02	Mission Rd.	Underground electric
4	16560 S. Mission Rd.	36.07	Mission Rd.	Underground electric
5	16700 S. Mission Rd.	38.09	Mission Rd.	Underground electric
6	16890 S. Mission Rd.	36.07	Mission Rd.	Underground electric
7	16850 S. Mission Rd.	12.31	Mission Rd.	Underground electric
8	16785 S. Mission Rd.	26.62	Mission Rd. · Dual entry	Underground electric
9	16611 S. Mission Rd.	39.44	Mission Rd. · Dual entry	Underground electric
10	16455 S. Mission Rd.	36.14	Mission Rd.	Underground electric
11	16540 S. Avenida Uno	36.25	Avenida Uno	Underground electric
12	4701 W. Helmet Peak Rd.	36.57	Helmet Peak Rd.	Underground electric · Active well in place
13	4855 W. Helmet Peak Rd.	36.01	Helmet Peak Rd.	Underground electric · Active well in place
14	5031 W. Helmet Peak Rd.	36.01	Helmet Peak Rd.	Underground electric

Acreages per recorded survey, Pima County Sequence No. 2024-2980615. The offering is a bulk disposition of the full position; diligence materials provided upon inquiry through The Broker Reserve.

ILLUSTRATIVE CONCEPTS



Illustrative renderings - concept build-outs of one parcel's recorded build rights: four residences plus a guest house. Not existing construction.

INFRASTRUCTURE & IMPROVEMENTS

It's all done.



Survey of record

Record of Survey recorded with Pima County, Sequence No. 2024-2980615 - fourteen parcels, boundaries and corners all defined and complete.

Completed wells on Parcels 12 & 13

Two parcels carry drilled, completed wells. Potential well sites have been identified on the remaining parcels and marked in the field.

8.25-mile owner-only trail system

A private, owner-only riding and hiking trail runs the perimeter and interior of the ranch, providing direct access onto thousands of acres of adjoining public lands. Built and complete, maintained by the parcel owners for an estimated \$132 per parcel, per year.

4+1 build rights per parcel

Recorded build rights for up to four residences plus a guest house on every parcel, subject to Architectural Review - no rezoning or plat approval required. A single 36-acre ranch gives your buyer a substantial multigenerational improvement basis.

Architectural Review Committee

Every build passes review under the recorded declaration - your investment is protected by the same covenants that constrain it.



Underground electric to every parcel line

Trico Electric Cooperative facilities completed to every parcel line - a sunk cost you inherit, not a line item you fund. No poles, no overhead lines across the view.

Corners pinned and marked

Every corner pinned and marked with 10-foot PVC pole markers - walkable boundaries on every parcel, so you can show your buyer their land without calling a survey crew.

Mailbox cluster common area

Covered stone mailbox cluster with bench, western sculptures, monument, signage, and perimeter fencing - the community improvements are built and in place.

Fourteen parcels - the recorded framework

The recorded covenants prohibit further division of any parcel - fourteen recorded parcels today, fourteen in fifty years, and every neighbor inside the ranch plays by the same rules.

Covenants running with the land

Recorded with Pima County, Sequence No. 2024-3120469, restricting use to residential estates - the framework your end-buyer's value depends on, already on record.

Document Library.

Recorded and public documents accompany the listing. The full due diligence package is delivered to qualified parties upon request with signed receipt.

TIER 1 - RECORDED AND PUBLIC DOCUMENTS.

Available with the listing.

- **Record of Survey** - Seq. 2024-2980615 - the 14 recorded parcels, corners pinned on all 14
- **Recorded Covenants** - Old West Ranch Sahuarita - governs use across the ranch
- **1st Amendment to Covenants** - Seq. 20261140563, recorded April 24, 2026 - recorded build rights of four residences and one guest house per parcel; no further splitting permitted
- **RH Zoning Code Pima County** - RH Rural Homestead zone code excerpt - permitted uses including guest dwellings
- **Sign Variance Approval 05.2025** - Pima County Board of Adjustment case P25VA00013, approved May 2025
- **Site Map** - Ranch-wide site map of the 14 recorded parcels

TIER 2 - DUE DILIGENCE PACKAGE.

Available upon request with signed receipt.

- **Title Report** - Condition of Title Report - Fidelity National Title, updated August 12, 2026
- **Phase I Environmental** - ASTM E1527-21, Partner Engineering and Science - no recognized environmental conditions identified
- **Geotechnical Report (Soils)** - Pattison Engineering - soils suitable for the proposed development
- **Well Documentation - Parcels 12 & 13** - Permits, claimant forms, and certified water quality results for both completed wells
- **Drilling Process Summary** - Drilling process in Pima County; cost guidance of \$45,000 to \$58,000 per well
- **Public Report** - ADRE Public Report DM25-062309, delivered with signed receipt
- **ROW Permit Aerial & Survey Plat** - Pima County permit P25RW00110 with marked aerial and survey plat

FULL DUE DILIGENCE VAULT AVAILABLE UPON REQUEST.

The family moving in.

Picture three generations on one deed. Grandparents in the main house, the kids in a second home across the wash, a guest house, a barn for the horses - all on thirty-six acres, all built by right.

Nearly one in five Americans now lives in a multigenerational household, and there is almost nowhere in the Tucson metro where that family can legally build it. Here they can, on any of the fourteen.

Your buyer has already toured the tract product and walked away. They want a horse, a shop, open desert out the back gate, and neighbors who bought for the same reasons. The recorded covenants close them for you - fourteen parcels forever, architectural review on every build, and the view they paid for stays the view they keep.

The lifestyle sells itself. They ride from their own parcel onto thousands of acres of BLM and State Trust land, then reach Fry's, Northwest Medical Center, and Sahuarita schools in five minutes - Tucson in twenty.

And the groundwork is behind you. Your buyer walks a parcel, sees their boundaries, and starts drawing plans the same week.

Call to discuss pricing and strategy.

Request the confidential offering memorandum, walk the ranch, and let's talk through pricing, terms, and structure on your full position.

Represented by The Broker Reserve.



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THE FULL-SERVICE REAL ESTATE BROKERAGE

Information deemed reliable but not guaranteed. Sourced from the Arizona Department of Real Estate Public Report (Registration No. DM25-062309), recorded survey, and recorded covenants; purchasers are advised to review the public report and verify all information independently. Well, utility, and maintenance figures are estimates subject to change by service providers.

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