

THORNYDALE-SUMTER

BTR MULTIFAMILY DEVELOPMENT OPPORTUNITY

NORTHWEST TUCSON
Unincorporated Pima County

NEC of Thorneydale Road & Sumter Drive



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ORION
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW

SALE PRICE: \$3,700,000

LOCATION
Northeast corner of Thornydale Road & Sumter Drive, Northwest Tucson

JURISDICTION
Unincorporated Pima County (Tortolita Planning Area)

ACREAGE
**± 18.5 gross acres
(≈ 17.9 net developable)**

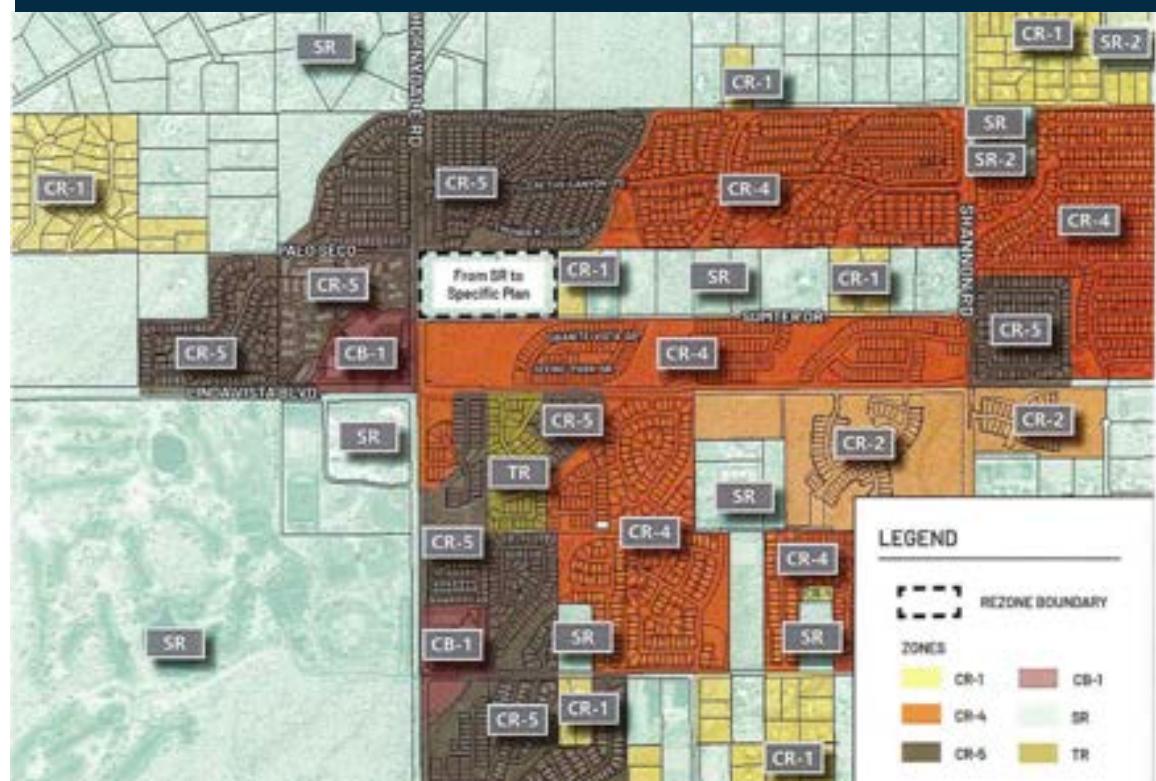
APPROVED PLANNED USE
Medium-density multifamily community (≈ 15 du/ac) with internal open space and a small mixed-use or amenity building

STATUS
Reviewed and recommended for approval by Pima County Planning & Zoning Commission and staff



The Thornydale-Sumter property

is an infill, infrastructure-served site along a key regional corridor linking Tucson and Marana. A Specific Plan process has established a clear entitlement path for medium-density residential or mixed-use development, consistent with Pima County's *Pima Prospers Comprehensive Plan*.



LOCATION & LAND-USE



Nestled in a Rapidly Developing Corridor

SURROUNDING CONTEXT:

North: North Ranch Subdivision (MDR)

South: Mountain Vista Ridge

East: Residential & church

West: Apartments and local retail

Regional Access: Frontage on Thornydale Road (a major arterial) with connections to I-10 and Tangerine Road employment centers

Transit: Served by Sun Shuttle Route 412 and within the Pima County Dial-A-Ride service area

Nearby Amenities: Arthur Pack Regional Park (500 acres), Mountain View High School, and retail along Linda Vista Boulevard

Land-Use Rationale: Meets County policies encouraging infill and compact suburban development where infrastructure exists. Location in the Pima Prospects "Suburban Community" tier supports medium-density multifamily housing.

APPROVED APARTMENT CONCEPT

The **270-unit Class-A multifamily residential community** on approximately 18.5 acres, integrating open space preservation, sustainability features, and limited neighborhood-serving commercial uses.



UNIT COUNT

270 Units
Mix of 1-, 2-, and 3-bedroom layouts

DENSITY

≈15 units per acre.

BUILDINGS

10 total apartment buildings
(7) 3-story at ≈34 ft, (3) 2-story at ≈24 ft

OPEN SPACE

36% (6.48 acres) preserved onsite, plus
≈39 acres offsite mitigation under the
Conservation Lands System (CLS)

PARKING

438 total spaces, including 1 covered
per unit, 5 EV charging spaces, and 10%
EV-ready stalls

AMENITY & COMMERCIAL BUILDINGS:

Clubhouse: 8,000 SF two-story clubhouse

Amenity-Commercial Use: 3,000 SF of the clubhouse area is intended for neighborhood-serving commercial use, open to the public (e.g., beauty salon, personal training studio, small professional office).

Resident Amenities: The remainder supports leasing, fitness, co-working, and lounge amenities for residents.

SITE DESIGN HIGHLIGHTS:

Access: Dual access with one gated driveway on Thornydale Road and one on Sumter Drive

Pedestrian Connectivity: Multi-use path along Thornydale connecting to Linda Vista Boulevard and an internal path along Sumter Drive

Landscaping: Desert-appropriate, extensive native replanting, with saguaros preserved or relocated onsite

Sustainability: Motion-sensor LED fixtures, rainwater harvesting, shaded parking, dark-sky lighting, xeriscape landscaping, and WaterSense fixtures

Environmental Sensitivity: 95% of Important Riparian Area (IRA) preserved; wildlife corridor maintained with no fencing interruption

MARKET & DEMAND OVERVIEW

► Population Growth

+13% since 2015 within 5 miles; projected +1.6% annually through 2030

► Median Household Income

≈ \$92K (20% above metro average)

► Apartment Vacancy

≈ 5% (among the lowest in the Tucson region)

► Rent Growth

+46% since 2019; current Class-A average is \$1.70–\$2.50/SF

► Employment Drivers

Raytheon, Amazon Fulfillment Center, Northwest Medical Center, University of Arizona Tech Park, and I-10 logistics hubs



5 MILE POPULATION

124,475



5 MILE AVG HOUSEHOLD INCOME

\$127,259

POPULATION:

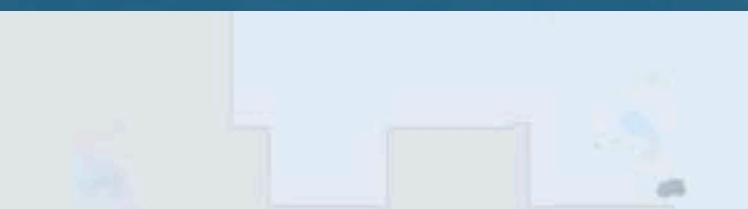
	1-MILE	3-MILE	5-MILE
2025 estimate:	6,325	52,625	124,475

HOUSEHOLDS:

	1-MILE	3-MILE	5-MILE
2025 estimate:	2,542	20,612	50,771

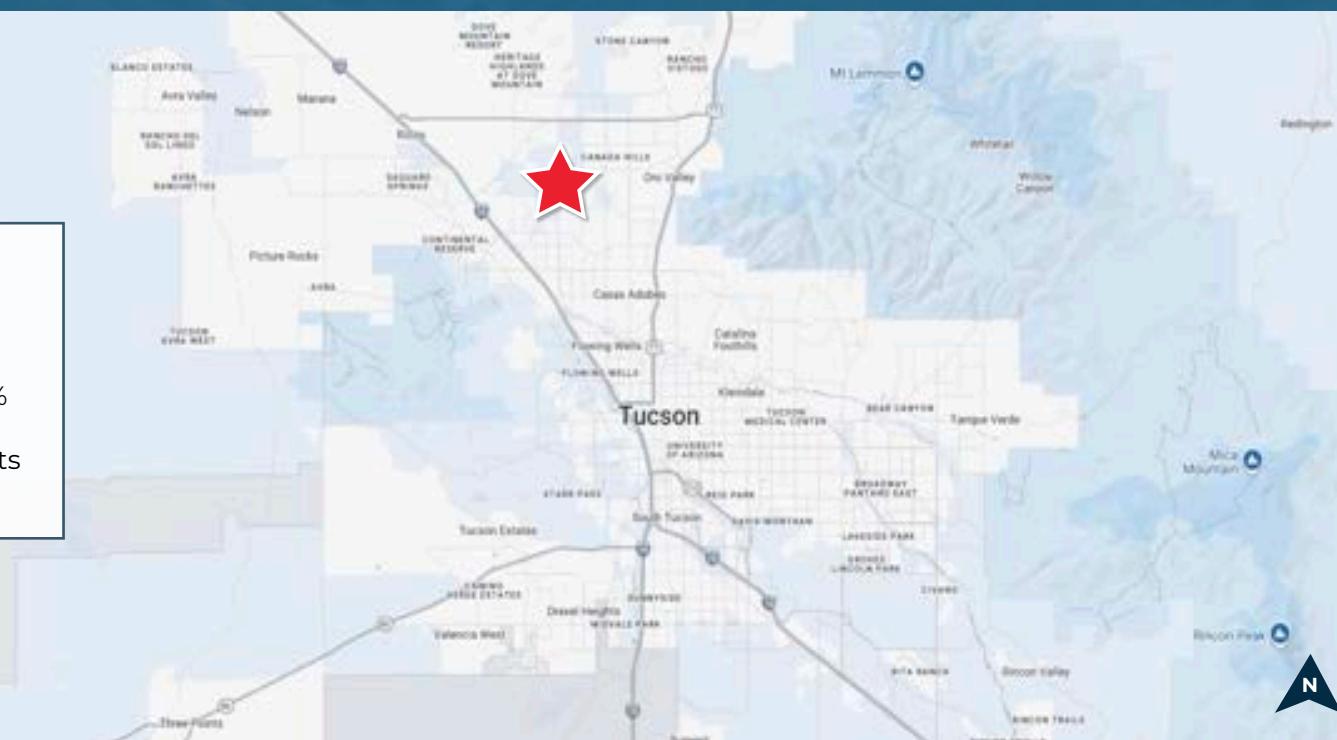
INCOME:

	1-MILE	3-MILE	5-MILE
2025 Avg Household Income:	\$118,021	\$128,174	\$127,259



Competitive Context

- Few recent deliveries in NW Tucson due to land/environmental constraints
- The proposed project's ≈15 du/ac density and 36% open space offer a lower-impact, higher-quality product profile compared to surrounding projects (19–21 du/ac with lower open-space ratios)



POLICY ALIGNMENT & ENTITLEMENT STATUS

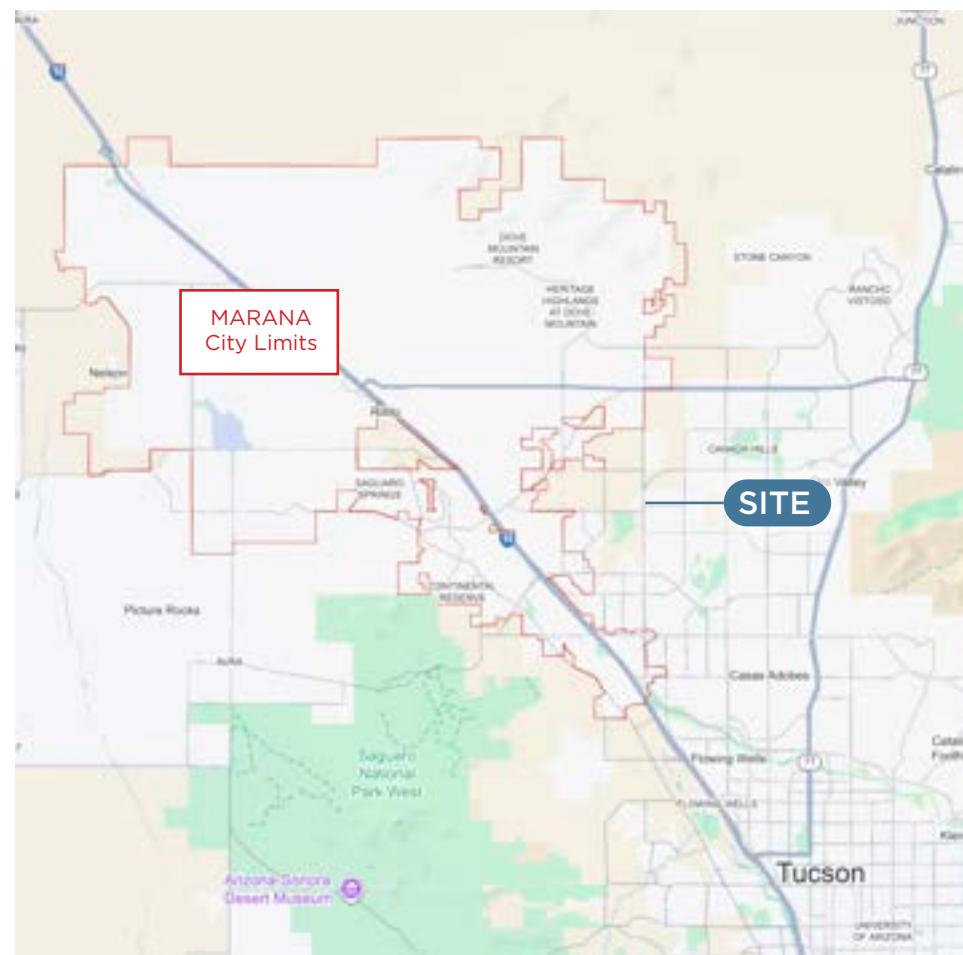
The Specific Plan was found consistent with Pima County's **Pima Prospers Comprehensive Plan** objectives:

- Infill and compact development where infrastructure exists (Policy 3.1.1.6)
- Mixed housing types and densities (Policy 2.3.4)
- Preservation of riparian and habitat resources through CLS compliance (Policy 4.1.2)



Status:

- County staff and Commission support the Comprehensive Plan Amendment and Specific Plan
- All reviewing departments (Transportation, Flood Control, Wastewater, Water, Fire, Parks) issued no objection findings
- **Strategic Flexibility:** While outside Marana's limits, the site is in its long-term growth area, making future annexation feasible



INVESTMENT SUMMARY

- ✓ **Entitlement Path Established:** Comprehensive Plan Amendment and Specific Plan supported by County staff and Commission
- ✓ **Infrastructure Ready:** Water, sewer, and power adjacent to site; arterial access in place
- ✓ **Environmental Compliance:** CLS mitigation and IRA protection complete
- ✓ **Market Strength:** High-income submarket with tight vacancy and limited supply
- ✓ **Strategic Flexibility:** Option to remain in County jurisdiction or seek Marana annexation for future phases

Conclusion: The Thornydale-Sumter property is a low-risk, high-potential investment opportunity to deliver a Class-A multifamily or mixed-use community in a fully served, environmentally compliant setting that aligns with County policies and strong market demand in the Northwest Tucson corridor linking Tucson and Marana. The land has been evaluated through a Specific Plan process that establishes a clear entitlement path for medium-density residential or mixed-use development consistent with Pima County's *Pima Prospers Comprehensive Plan*.



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