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**RARE! PRIME CORNER! 600ft of frontage!**

**Marana, Arizona**

**Traffic Light at entrance! I-10 and Twin Peaks**

(image & preliminary analysis are both AI aided examples and information)

**COURTESY AI ANALYSIS of BOTH PARCEL 226-15-015A & 226-15-013B 11.77 ACRES**



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<https://tarmls.crsdata.com/mls/Property/g1mRgEFgwfIB16WiFwBVcKLs5DNIG0pc4r3QW7SakdfWvftGc0MFw2#EXPMAP>

The information provided in this analysis is from 3<sup>rd</sup> parties that are deemed reliable (and AI assisted), however, ALL BUYERS, SELLERS, LENDERS & STAKEHOLDERS MUST COMPLETE THEIR OWN DUE DILIGENCE PRIOR TO INVESTING IN THIS PROJECT (or any real estate)

SEEK LEGAL AND CPA ADVISE ALONG WITH THE TYPICAL LIST OF DUE DILIGENCE ITEMS PRIOR TO INVESTING!

## TWIN PEAKS PLAZA

### HBU + Land & Development Valuation

11.77 Acres | Marana, AZ

(Twin Peaks Rd / Tiffany Loop Trade Area)

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#### Major Roadways (Context)

##### Primary Access

- **Interstate 10 (I-10)** — East/West regional freeway
- **Twin Peaks Road** — Primary north/south connector from I-10 (Exit 244)
  - **Tiffany Loop** — Local access linking Twin Peaks to parcels
  - **Silverbell Road** — Major parallel north/south arterial ~1 mile east
- **Marana Center Blvd** — Retail corridor linking Tucson Premium Outlets to I-10

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#### Nearby Commercial Anchors & Services (~3 Miles)

##### Retail & Restaurants

- **Tucson Premium Outlets** — Major outlet mall with national brands
- **Arizona Pavilions Shopping Center** — Big-box retail, casual dining, services
  - **QuikTrip (Fuel & Convenience)** — Existing fuel operation near exit
    - **Twin Peaks Pizzeria** — Local sit-down restaurant
    - **Texas Roadhouse** — Casual dining chain south of I-10
    - **Harkins Arizona Pavilions 12** — Movie theatre amenity
- Fast food / QSR: McDonald's, Chick-fil-A, Dutch Bros (Silverbell / Twin Peaks combos)
- Grocery / retail: Market 44, HomeGoods, Ross, PetSmart in adjacent centers

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#### Local Services

- **Groome Transportation** — Shuttle/ground transport on Tiffany Loop
  - **Twin Peaks Dental** — Local service business on Twin Peaks Rd
- **Marana Chamber of Commerce / Visitor Center** — Community resource
  - **UPS Store** — Shipping/mail on Tangerine Rd (south)

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#### Parcel Position Relative to Roads & Nodes

##### Parcels 226-15-015A & 226-15-013B

- Directly **north of I-10 / Twin Peaks interchange**
- East and south orientation allows **direct Twin Peaks Rd frontage**

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- Tiffany Loop provides additional **secondary access**
- Large combined acreage supports **multi-tenant travel plaza, fuel, and auto services**

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### Distances to Key Nodes

Destination	Approx Distance
I-10 Interchange (Twin Peaks)	~0.1 miles
Tucson Premium Outlets	~0.5–1.0 miles
Silverbell Road	~1.0 miles east
Arizona Pavilions	~1.5 miles east
Central Marana commercial core	~2–3 miles

Here's a **demographic profile for the population within approximately a 5-mile radius of the Twin Peaks Rd & Tiffany Loop site (Marana/Tucson area, ZIP 85743)** — summarized with current socioeconomic, age, income, housing, and education context useful for commercial real estate underwriting and trade-area analysis:

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### POPULATION & HOUSEHOLDS (Approx. 5-mile radius — based on ZIP 85743 and broader Marana area)

#### Total Population:

- ~30,600 people in ZIP 85743 (2023 ACS 5-year estimate).

#### Population Density:

- ~259 people per square mile in 85743.

#### Households:

- ~10,996 total households in ZIP 85743.

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### INCOME & ECONOMICS

#### Median Household Income:

- ~\$89,480 in ZIP 85743.
- Town of Marana as a whole: ~\$108,250 (2023 estimate).

#### Per Capita Income:

- ~\$43,270 in ZIP 85743 area.

#### Poverty Rate:

- ~10.3% in ZIP 85743.

#### Home Values:

- Median owner-occupied house value ~\$329,200 (ACS; 2023).

#### Housing Units:

- ~12,757 total units in ZIP 85743.

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### EDUCATION

**High School Graduates or Higher:** ~93.4% of adults.

**Bachelor's Degree or Higher:** ~38.7% (ZIP 85743).

**Marana Overall:** ~47.7% of adults have a bachelor's degree or higher.

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### AGE DISTRIBUTION

#### Median Age:

- ~47.4 years in ZIP 85743.

General age trends in the broader Marana/area community indicate:

- Presence of middle-aged and older adults
- A mix of family households and near-retirement population

*(Exact age brackets within the 5-mile ring would be refined with specialized GIS/radius pull.)*

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### RACE & ETHNICITY

Demographics in ZIP 85743 approximate:

- Majority White (~71%)
  - Hispanic/Latino ~24%
  - Smaller portions of Asian, Black, and Native American residents
- (These figures vary by specific geography within the 5-mile radius.)*
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### TRADE AREA CHARACTERISTICS

#### Key Insights for Commercial Use:

- Household incomes near or above regional averages support **discretionary and convenience spending**.
  - Median age above national average suggests **mixed segments from working families to retirees**; good for fuel, food, and service products.
  - Education levels indicate relatively **skilled adult population**, which correlates with stable household expenditure patterns.
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### DEMOGRAPHIC SUMMARY (5-Mile Ring)

Category	Data / Estimate
Population (approx.)	~30,600+
Households	~10,996
Median Household Income	~\$89,480 (ZIP 85743); ~\$108,250 (Marana)
Per Capita Income	~\$43,270
Median Age	~47.4 years
High School+	~93%
Bachelor's+	~38–48%
Poverty Rate	~10%
Housing Units	~12,757
Workforce	Mixed age, steady income base

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### TRADE AREA COMMENTARY

From a commercial real estate perspective:

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- This demographic base supports **fuel, quick service restaurant, convenience retail, and auto services** due to:
    - High commuter traffic volumes (especially I-10 and Twin Peaks Rd).
    - Stable household incomes and adult education levels conducive to discretionary spending.
    - A balanced mix of age groups (families, mid-career professionals, and retirees), which widens service demand.

*(For precise income, household counts, and age segments within a 5-mile ring rather than ZIP code, specialized radius GIS data is recommended.)*
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## 1) HIGHEST & BEST USE ANALYSIS

### Legally Permissible

Assuming existing commercial or transitional zoning compatible with:

- Fuel sales (subject to CUP in many municipalities)
  - Drive-thru QSR
  - Auto service / quick lube
    - Car wash

Zoning confirmation required.

### Physically Possible

11.77 acres provides:

- Multiple curb cuts
- Separate truck circulation
- Pad development opportunity
- Phased buildout flexibility

### Financially Feasible

Interstate-oriented traffic + growing NW Marana rooftops support:

- Regional fuel demand
  - Service retail
  - Fast casual/QSR
  - Auto care demand

### Maximally Productive Use

A **multi-pad travel plaza configuration** with:

- Fuel anchor
- C-store
- 1–2 QSR pads
- Auto service / lube
- Potential future pad sale

This size now supports **multi-tenant income stacking**, which improves yield vs. single-user build.

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## 2) LAND VALUATION — 11.77 ACRES (AS-IS)

Recent interchange-oriented commercial land in NW Tucson/Marana typically trades:

- **\$400,000 – \$700,000 per acre**
- Premium for hard corners and fuel-entitled sites

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#### Updated Land Value Range

Per Acre	Total Value (11.77 ac)
\$400,000	<b>\$4,708,000 (poor locations)</b>
\$550,000	<b>\$6,473,500 (mid range)</b>
\$700,000	<b>\$8,239,000 (premium locations)</b>

#### Broker/Developer Underwriting Range:

(anticipated LTV loan range) 👉 **\$4.7M – \$8.2M**

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### 3) DEVELOPMENT PROGRAM (EXPANDED FOR 11.77 AC)

At 11.77 acres, the site supports:

#### Option A – Integrated Travel Plaza

- 6–8 MPD fuel canopy
- 3,500–4,000 SF C-store
- 2 QSR pads (1,800–2,500 SF each)
  - 4,000 SF auto service
  - Future car wash
  - Monument signage

Total building area: 12,000–16,000 SF

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#### Option B – Hybrid Pad Strategy

- Develop fuel + C-store
- Ground lease 1–2 QSR pads
- Sell 1 retail pad (1–1.5 acres)
- Retain core income asset

This improves equity return and de-risks capital stack.

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### 7) STABILIZED VALUE ANALYSIS

Interstate-oriented fuel/QSR/service assets typically trade:

- **6.25% – 7.75% cap rates**
- Lower cap for credit tenants
- Higher cap for operator-run assets

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A fully leased multi-pad plaza with:

- Fuel margins
- C-store retail income
- QSR ground leases
- Auto service income

can reasonably support **\$1.2M – \$1.8M NOI** if well executed.

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### 8) INDICATIVE STABILIZED VALUE RANGE

👉 **\$16M – \$28M+**, depending on:

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- Tenant credit
- Lease structure (NNN vs MG)
  - Fuel performance
  - Exit cap environment

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**9) STRATEGIC OBSERVATIONS (DEVELOPER VIEW)**

The larger 11.77-acre configuration materially improves: