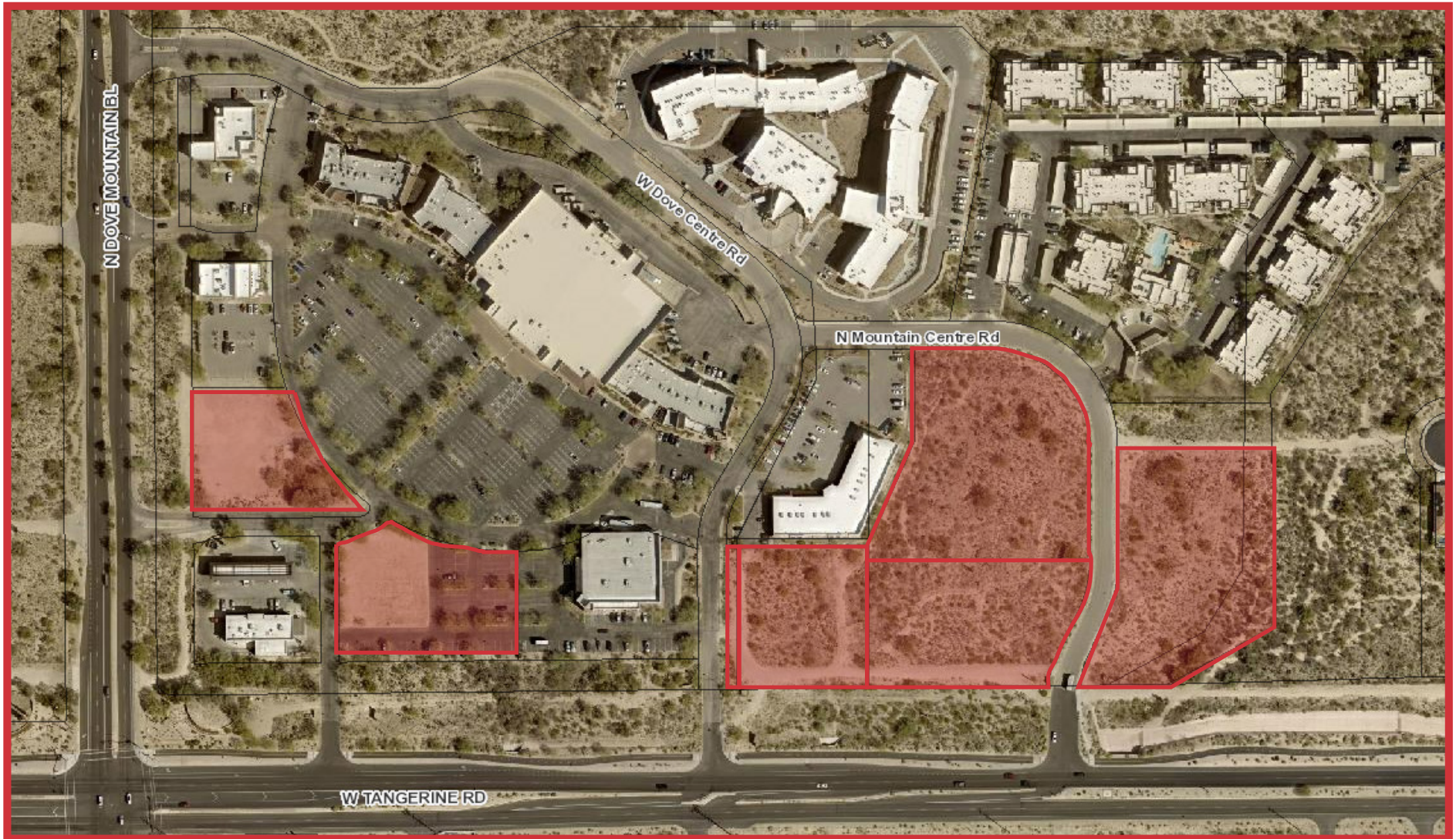


Dove Mountain Centre PADS & Development Land

Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihorizon.com

2900 N Swan Rd #200

Tucson, AZ 85712

+1 (520) 729-1694

naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Highlights

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd

Available Pads & Development Sites

Utilities	Water – Tucson . . . Onsite
	Sewer – Tucson . . . Onsite
	Electric – Trico . . . Onsite
	Gas – SW Gas
Access	Cross Access
Location	Dove Mountain at Tangerine Rd, W Twin Peaks Rd & N Dove Mountain Blvd
Property	For Sale or Ground Lease

Explore the Marana Developmental Services Interactive Map

The below Link will take you to:

- Community Improvements
- Transportation
- Commercial New Build
- Commercial Remodel
- Residential
- Land Use
- Business Licenses

[Click here to explore MARANA](#)

Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

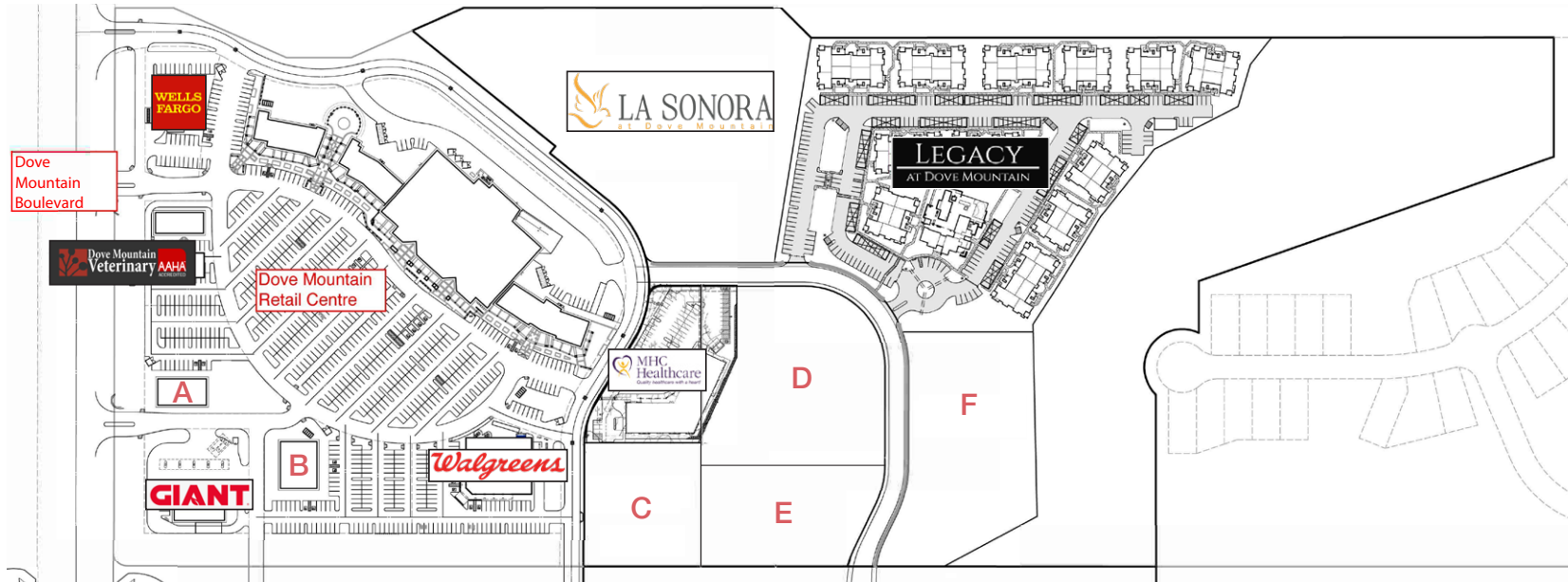
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Plat Map

Commercial Land Available for Sale
Dove Mountain Centre
 Dove Mountain Blvd & Tangerine Rd



DOVE MOUNTAIN CENTRE	APN#	AREA (SF)	PRICE	PRICE/SF	NOTES	POTENTIAL USES
Parcel A	218-55-5700	45,035 SF	\$915,000	\$22.32	Graded pad with utilities	
Parcel B	218-58-0720	58,070 SF	\$1,250,000	\$21.53	Graded pad with utilities	
Parcel C	218-55-582A 218-55-582A	53,080 SF	\$1,050,000	\$19.78	Unimproved pad with utilities	Fast food, tire, auto
Parcel D	TBD	105,729 SF	\$909,269	\$8.60	Unimproved with utilities	Hotel, restaurant, multi-family
Parcel E	TBD	65,730 SF	\$1,400,000	\$21.30	Unimproved pad with utilities	Coffee, QSR, PAD with shops
Parcel F	218-55-5860 218-55-5880	112,663 SF	\$1,025,000	\$9.10	Unimproved pad with utilities	Hotel, restaurant, multi-family

Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

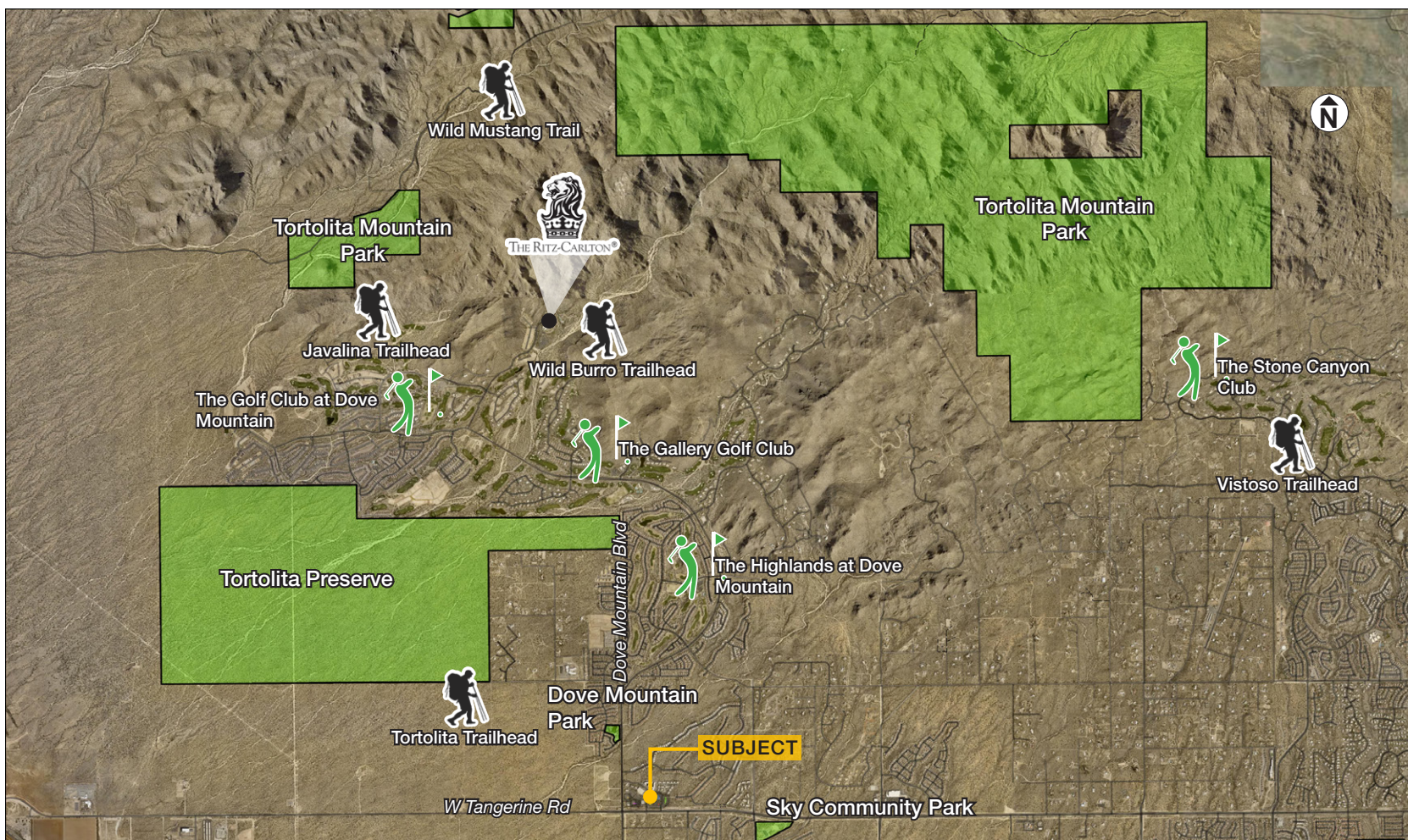
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

2900 N Swan Rd #200
 Tucson, AZ 85712
 +1 (520) 729-1694
 naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Aerial Map

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

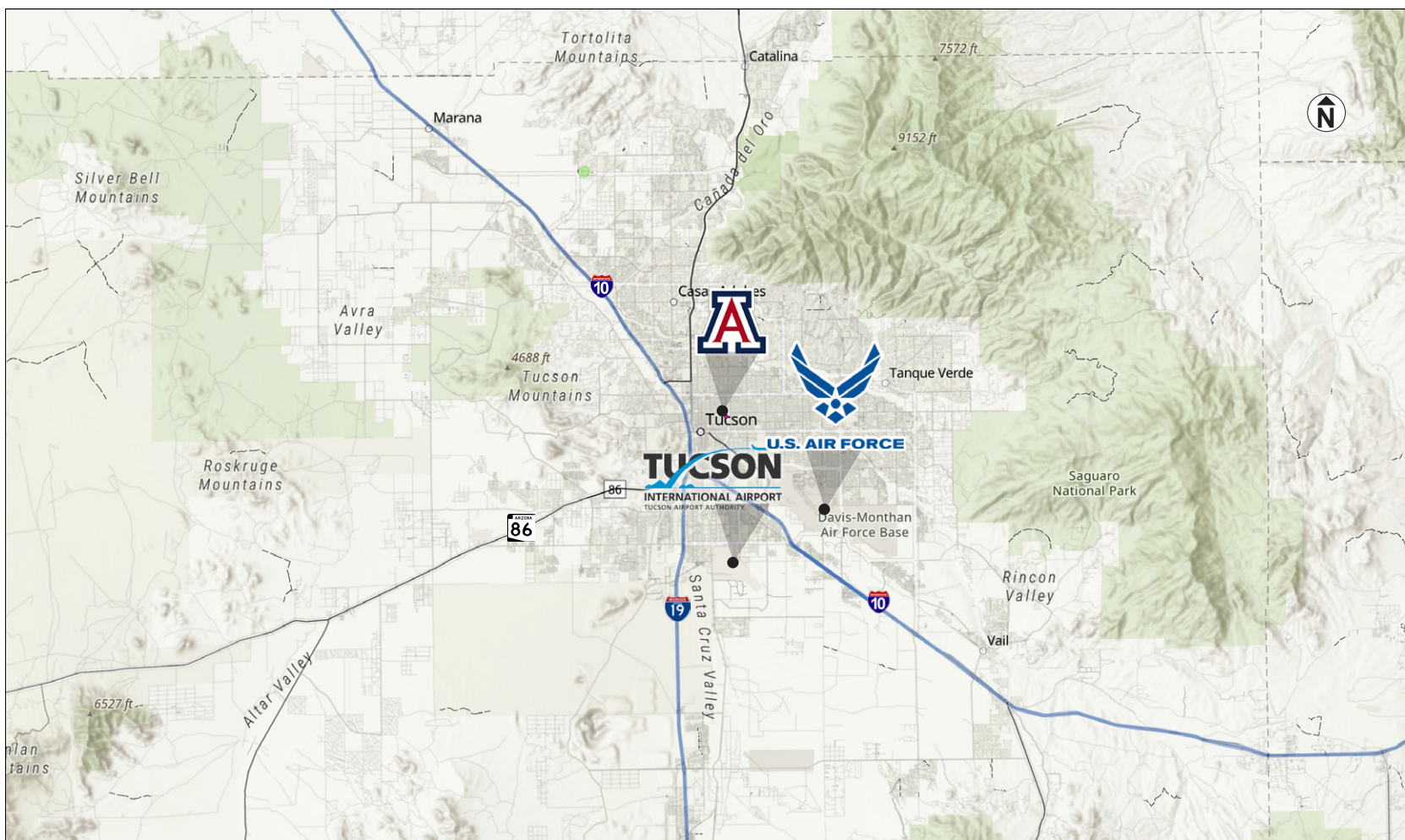
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Regional Aerial

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

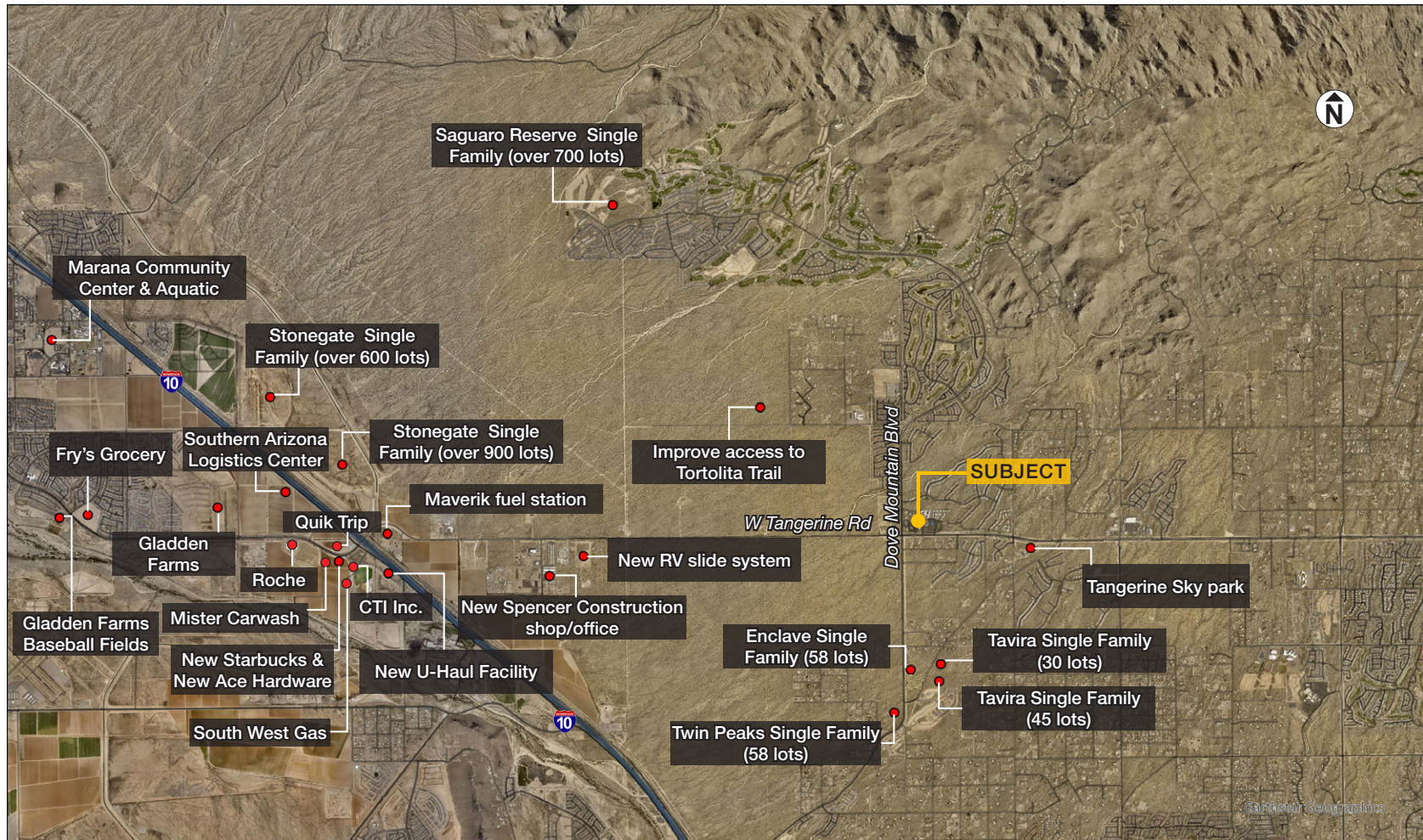
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Current Developments

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Traffic Counts

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

About the Site

Zoning: Specific Plan (SP)

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd

Permitted Uses Within Dove Mountain Centre & Dove Mountain Centre I

- Professional, Administrative and Financial offices
- Hotel/motel/Restaurants
- Cocktail lounge operated within a restaurant.
- Drive through facilities associated with a restaurant, retail or service use
- Sale of retail products including grocery, specialty foods, household goods, business products, office equipment, furniture, department store, medicine, books, appliances, home and garden, plumbing fixtures, clothing, shoes, hardware, flowers, bicycles, sporting goods, convenience store, auto parts, florist, jewelry, and pet shop and other products of a similar land use intensity.
- Commercial services banking, insurance, health and beauty, fitness, veterinary, appliance repair, kennel (subject to Section 08.04 of the Town of Marana Land Development Code), laundromat, funeral and crematory services, catering, barber shop, bakery, childcare and educational facilities shop and other services of a similar land use intensity.
- Entertainment such as movie theatre, skating video games, pool hall (but excluding any adult entertainment venues)
- Automobile and other vehicle sales
- Automobile, automobile service station and other vehicle service including tire, transmission, upholstery, windshields, engine repair, body repair/painting, car wash and similar services
- Plant nurseries
- Medical uses including office, ambulatory care, hospice and hospital.
- Churches and other places of worship
- Research and Development including testing laboratories
- All uses allowed under the RC zone within the Town of Marana Land Development Code and such similar land use code category as the Town Code is amended from time to time
- Uses of a comparable intensity as determined by the planning administrator

Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

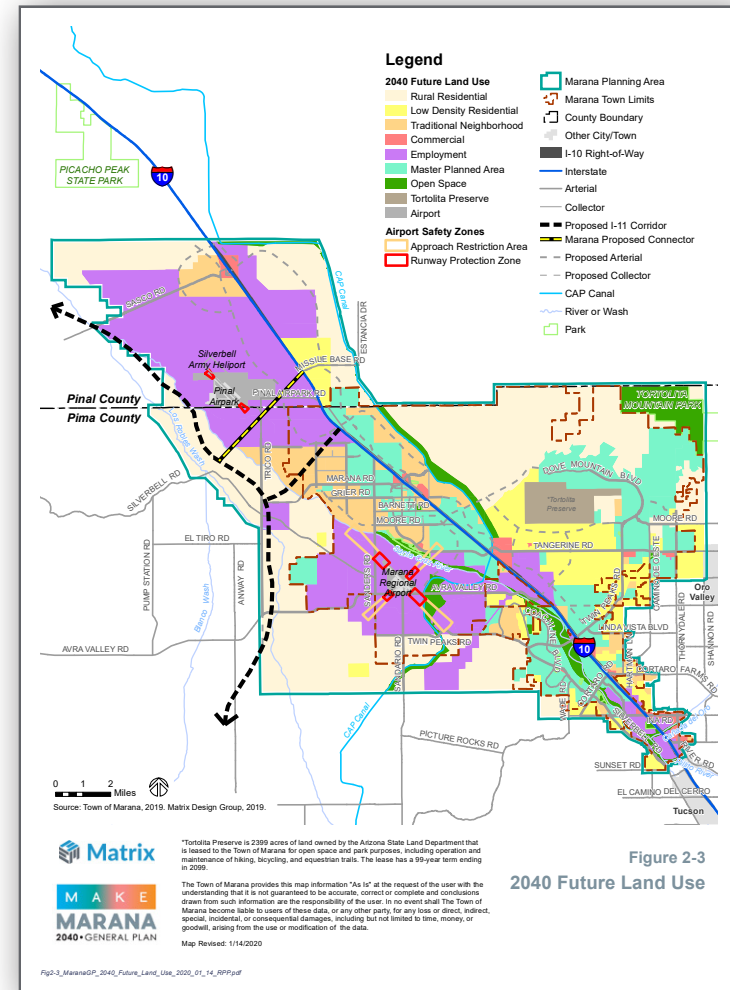
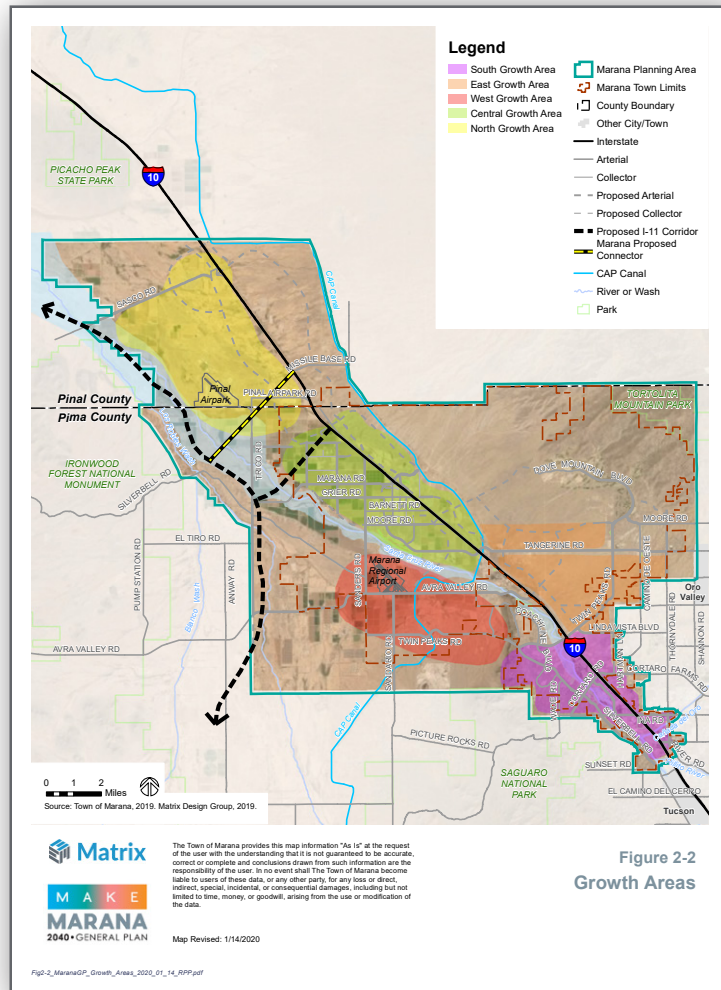
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Marana's Future

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihorizon.com

2900 N Swan Rd #200

Tucson, AZ 85712

+1 (520) 729-1694

naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Demographics

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd

1 Mile



3,674

2023 Total Population



56.3

2023 Median Age



\$107,259

2023 Median Household Income



258

2023 Total Employees

3 Mile



13,720

2023 Total Population



53.0

2023 Median Age



\$109,193

2023 Median Household Income



1,393

2023 Total Employees

5 Mile



60,298

2023 Total Population



45.3

2023 Median Age



\$99,625

2023 Median Household Income



8,656

2023 Total Employees

Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

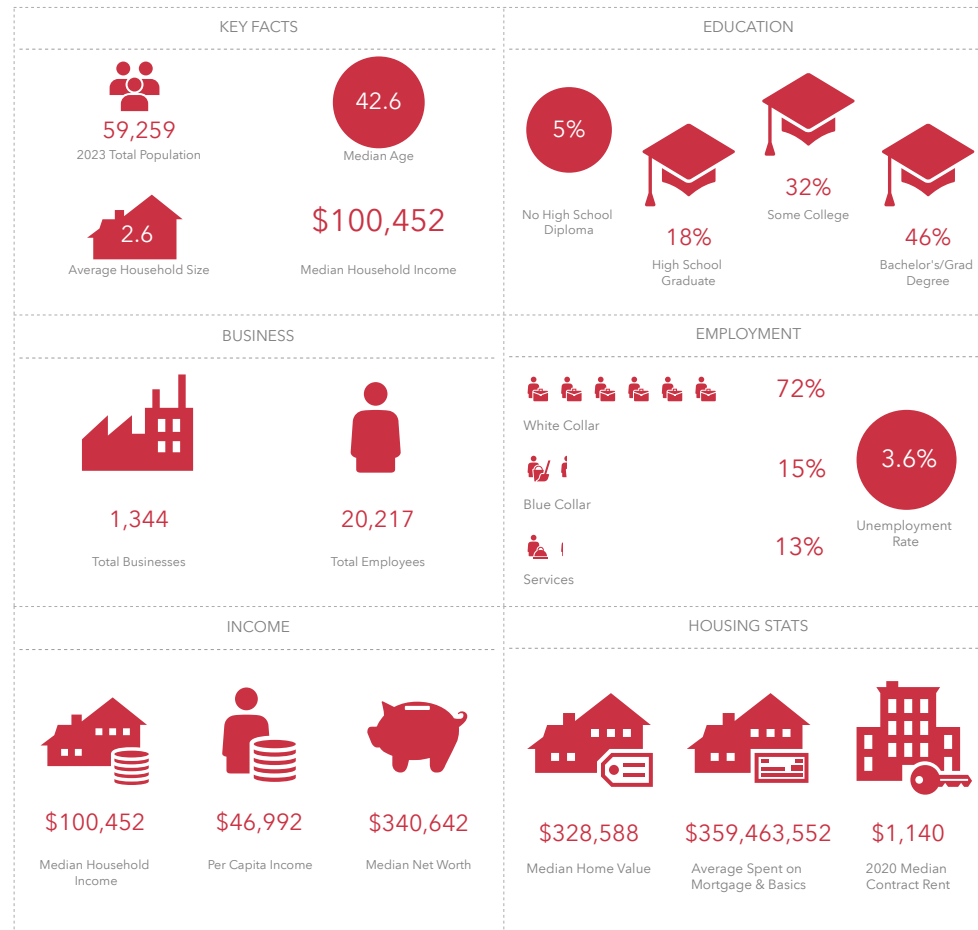
+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Demographics

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2025.

© 2020 Esri

Ben Craney

+1 (520) 398-4885 • ben.craney@naihorizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihorizon.com

Marana Information

Commercial Land Available for Sale
Dove Mountain Centre
Dove Mountain Blvd & Tangerine Rd

MARANA MEANS BUSINESS

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.



TRANSPORTATION & LOGISTICS

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the [Marana Regional Airport](#), making it a popular facility for executive travel and general aviation.



BUSINESS INDUSTRY CLUSTER SUPPORT

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. The community is investing money in infrastructure development and improvement in order to better attract these sustainable, career-oriented industries to the area. As businesses of these types locate in clusters, several key goals will be accomplished for Marana: creation of high-paying, career oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.



TOURISM AND VISITOR EXPERIENCE

Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round. Come explore world class hiking, biking, stargazing, and native flora and fauna. The Forbes 5 Star Rated Ritz-Carlton Dove Mountain sets the bar high with a world class resort, as well as outstanding dining, golf and spa facilities.

The Town of Marana is also investing in a future downtown development area that will feature high-end shopping, dining and entertainment. The community's Heritage Park and Santa Cruz River Path offer visitors a glimpse into Marana's rich history and culture, as well as attractive outdoor recreation amenities.

Ben Craney

+1 (520) 398-4885 • ben.craney@naihoriizon.com

Gordon Wagner

+1 (520) 398-5130 • gordon.wagner@naihoriizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2900 N Swan Rd #200
Tucson, AZ 85712
+1 (520) 729-1694
naihoriizon.com

DOVE MOUNTAIN CENTRE

Ben Craney

+1 (520) 398 4885

ben.craney@naihonorizon.com

Gordon Wagner

+1 (520) 398 5130

gordon.wagner@naihonorizon.com



2900 N Swan Rd, Suite 200

Tucson, AZ 85712

+1 (520) 326-2200

naihonorizon.com

Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Tangerine Commerce Park.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon. T23-04-027