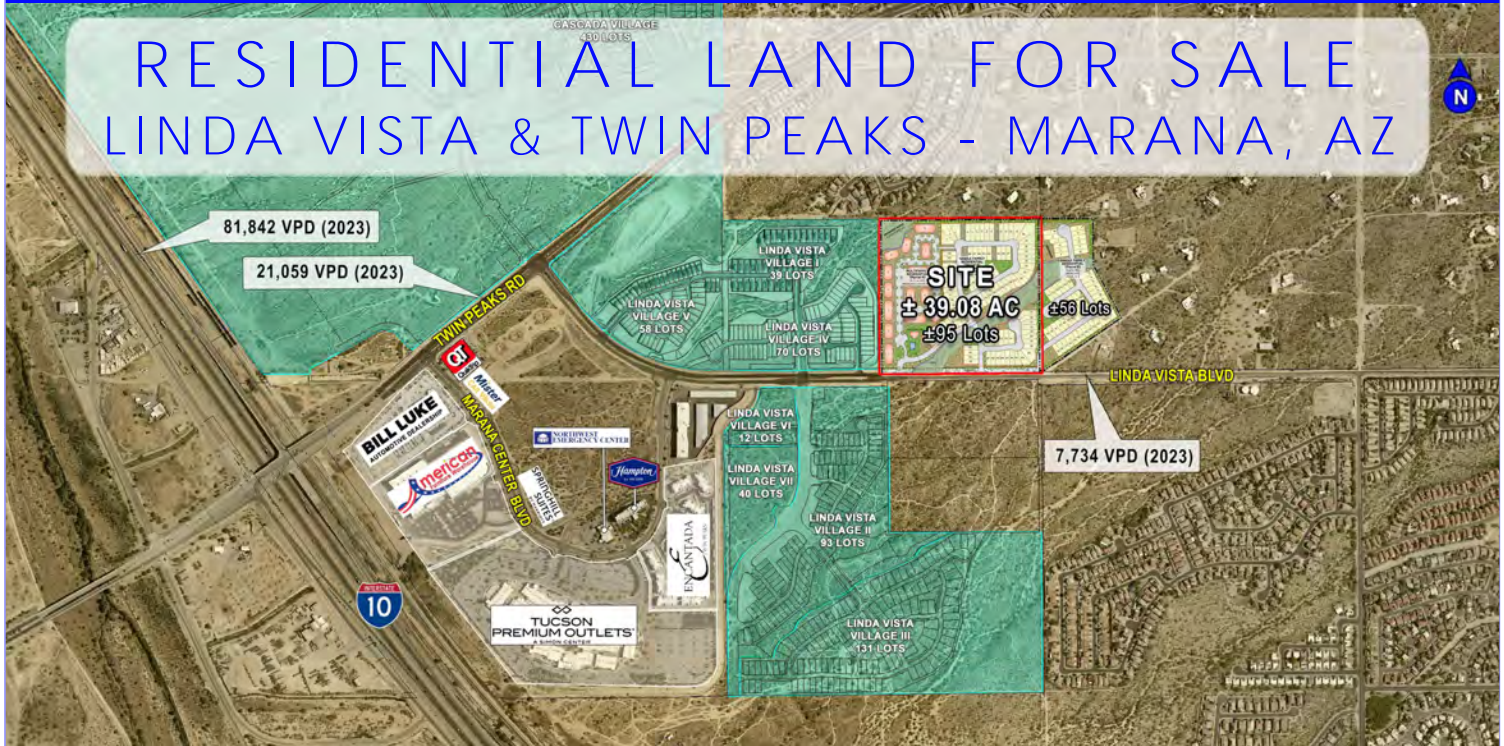




COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
www.cradvisorsllc.com

# RESIDENTIAL LAND FOR SALE LINDA VISTA & TWIN PEAKS - MARANA, AZ



## Property Description

**Location:** East of the SEC of Linda Vista Blvd. & Twin Peaks Rd., Marana, AZ

**Land Available**

Parcel A: ±39.08 Acres (95 Lots)

Parcel B: ±13.04 Acres (56 Lots)\*

**Sales Price:** Please call broker for pricing guidance.

**Zoning:** Suburban Ranch (Pima County)\*\*

**Parcel No.:** 216-34-0690 and 216-34-0670

\*Available by separate owner.

\*\*Property is in the process of being annexed by Marana with a GP amendment and zoning change from Low Density Residential to Traditional Neighborhood, scheduled for April 2025 Town Council hearing.

## Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,107	42,707	93,979
Households:	1,478	16,442	37,626
Average HH Income:	\$141,454	\$123,931	\$120,298

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:  
**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
[cfinrock@cradvisorsllc.com](mailto:cfinrock@cradvisorsllc.com)

## Highlights

- ◆ The site is adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ The largest single-family rental community in the Tucson Metro area, is being planned by AMH on the site adjacent to the West and South of the property. This community will be 155 Acres with 441 homes.
- ◆ The 366,000 SF Tucson Premium Outlets, which includes over 50 retailers, restaurants, and a Hampton Inn Hotel, are located at the southeast corner of I-10 & Twin Peaks Rd. in Marana Center.
- ◆ HSL's luxury resort-style Encantada Twin Peaks apartment community has opened at I-10 & Twin Peaks Rd., in Marana Center.
- ◆ American Furniture Warehouse built a 250,000 SF showroom and warehouse, the first of its kind in Tucson in Marana Center.
- ◆ Bill Luke Automotive Dealership recently opened at I-10 & Twin Peaks in Marana Center.
- ◆ Mandarin, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarin build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.
- ◆ Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, and recently added a ±65,000 SF spec industrial warehouse building. There are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Wal-Mart Supercenter.

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.



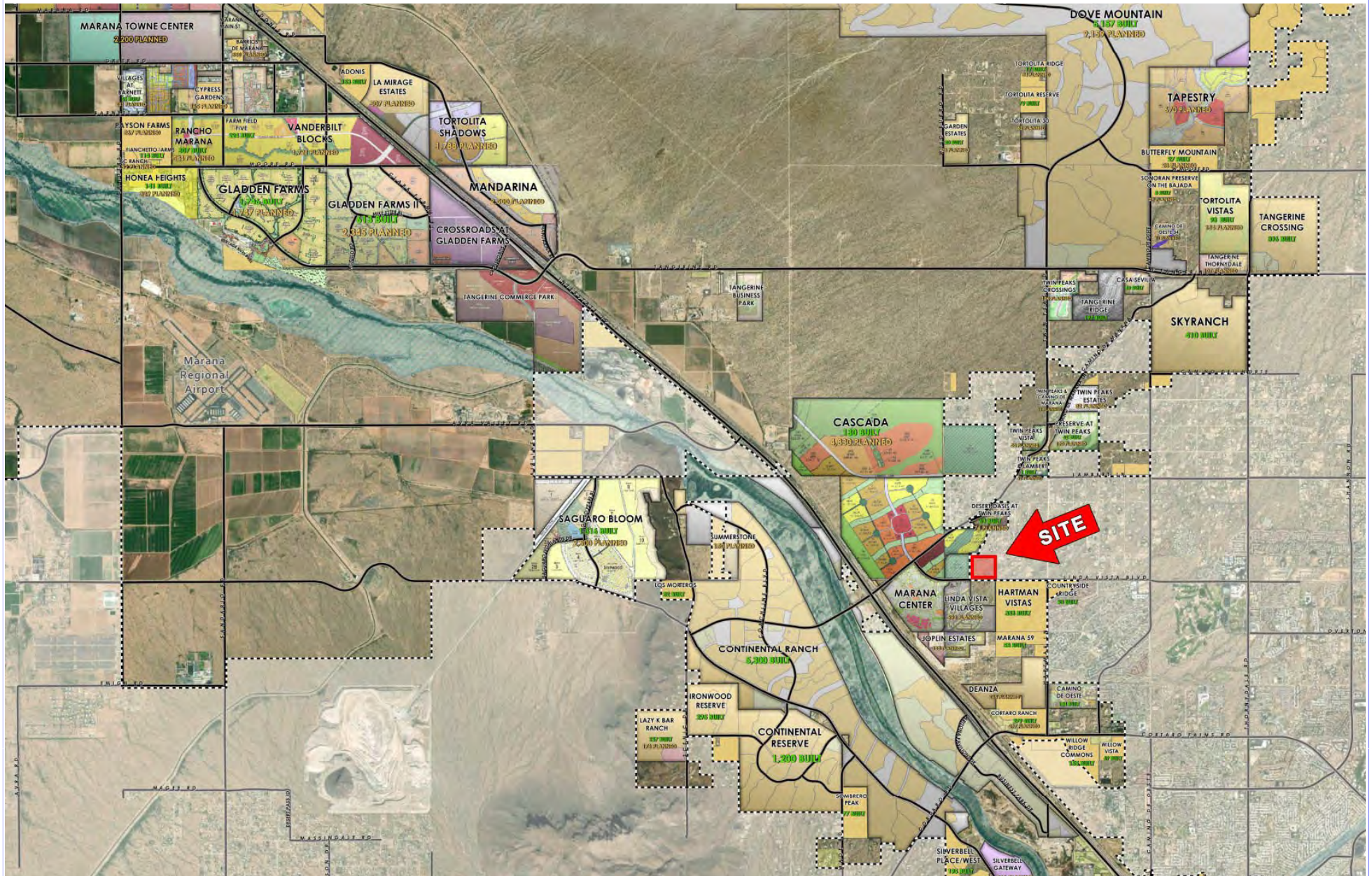
# Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SUBDIVISION MAP





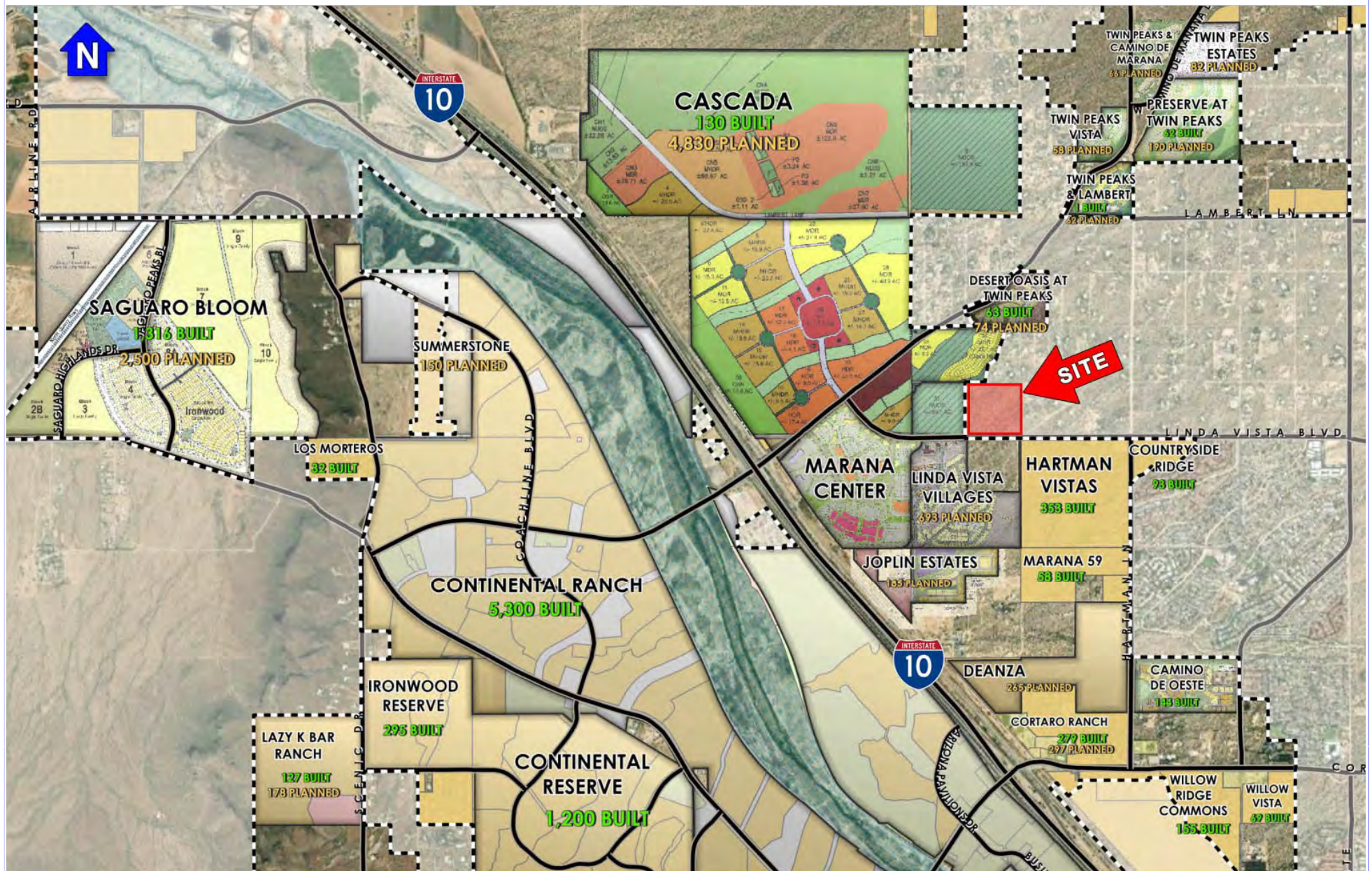
# Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SUBDIVISION MAP





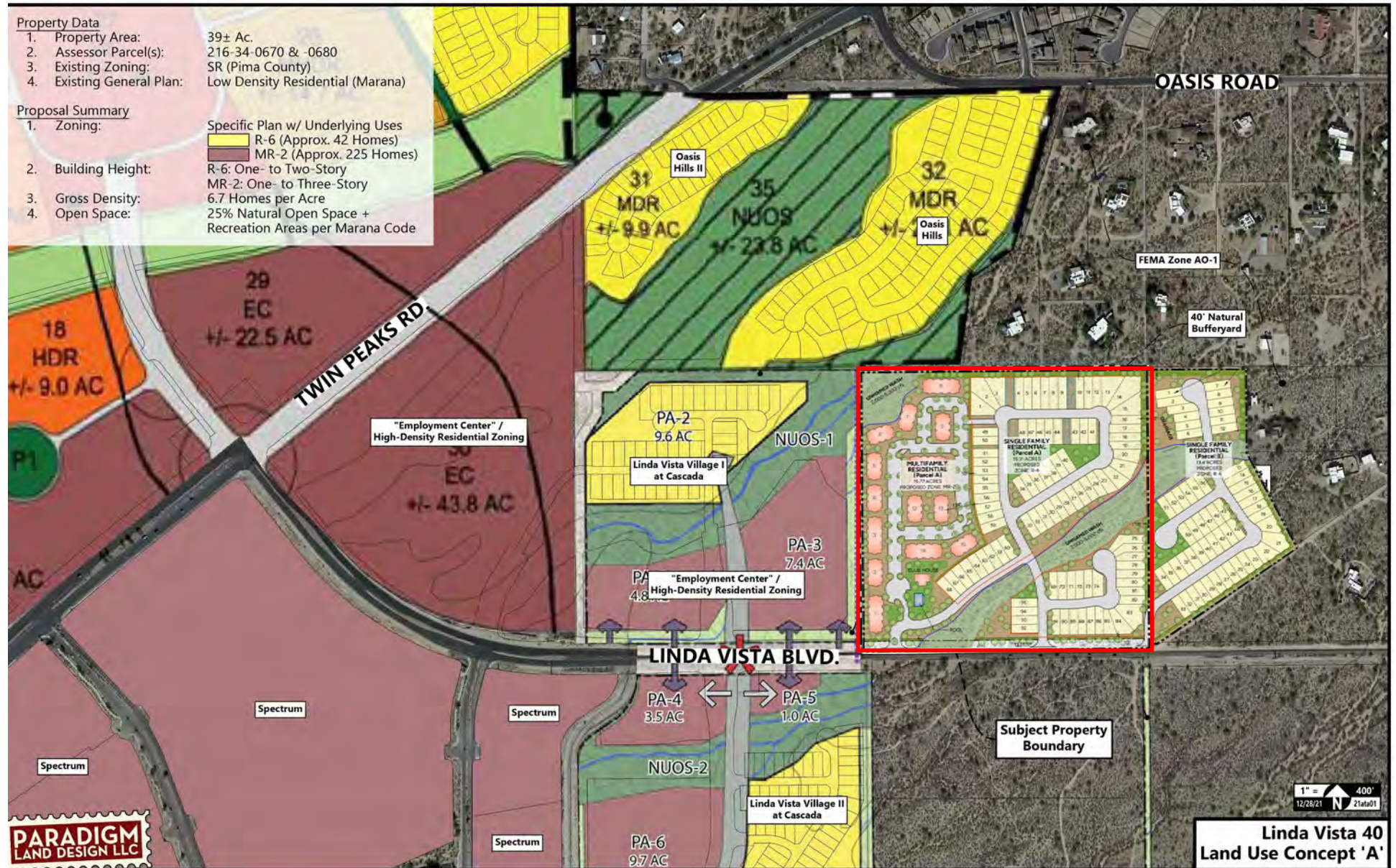
# Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## CONCEPTUAL PLAN





# Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## CONCEPTUAL LAND USE PLAN

### LEGEND

- Property Boundary
- Jurisdictional Boundary
- Single Family Residential
- Multifamily Residential
- Common Area
- Residential Recreation Area
- Landscape Buffer
- Natural Open Space
- New Right-of-Way
- Floodplain Encroachment Limit
- Erosion Hazard Setback

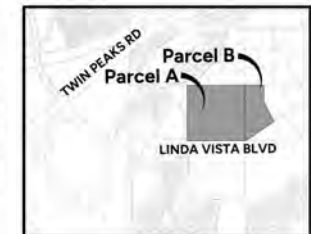
### NOTES (Parcel A)

**Project Acreage:** 39.08 AC  
**Parcels:** 216-34-0670 & 216-34-0680  
**Jurisdiction:** Marana  
**Existing General Plan Designation:** Low Density Residential  
**Existing Zoning:** R-144  
**Existing Use:** Vacant  
**Proposed General Plan Designation:** Traditional Neighborhood  
**Proposed Zoning:** R-4 & MR-2  
**Proposed Uses:**

**Single Family Residential**  
 Area: 19.31 AC (Includes ROW dedication)  
 Proposed Lots: 95  
 Proposed Density: 4.9 RAC  
 Minimum Lot Size: 40 FT x 120 FT  
 Building Height: 30 FT  
 Recreation Area Required: 0.86 AC (400 SF per lot)  
 Recreation Area Provided: 0.97 AC  
 Natural Open Space: 2.04 AC

**Multifamily Residential**  
 Area: 19.77 AC (Includes ROW dedication)  
 Units: 356  
 Max Density: 18 RAC  
 Proposed Density: 17.5 RAC  
 Building Height: 35 FT - 3 Stories  
 Parking Required: Flexible Marana Standards  
 Parking Provided: 306 Stalls  
 Recreation Area Required: 0.82 AC (100 SF per Unit)  
 Recreation Area Provided: 0.83 AC  
 Natural Open Space: 2.57 AC

**Right-of-Way Dedication:** 1.12 AC



### NOTES (Parcel B)

**Project Acreage:** 13.4 AC  
**Parcels:** 216-35-0690  
**Jurisdiction:** Pima County  
**Existing General Plan Designation:** Low Density Residential  
**Existing Zoning:** R-144  
**Existing Use:** Vacant  
**Proposed General Plan Designation:** Traditional Neighborhood  
**Proposed Zoning:** R-4

**Single Family Residential**  
 Area: 13.4 AC  
 Proposed Lots: 56  
 Proposed Density: 4.18 RAC  
 Lot Sizes: 40 FT x 110 FT, 40 FT x 120 FT  
 Building Height: 30 FT  
 Recreation Area Required: 0.51 AC (400 SF per lot)  
 Recreation Area Provided: 0.63 AC  
 Natural Open Space (Wash): 1.3 AC

**Right of Way Dedication:** 0.05 AC

## LINDA VISTA RESIDENTIAL

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 100' 200'  
 SCALE: 1"=200'  
 PROJECT: WGM-01 DATE: 02/13/2025  
 FILE NAME: VERALL-WGM-DAP-SP-DWG



# Linda Vista & Twin Peaks

Tucson, Arizona

RETAIL TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC





# Linda Vista & Twin Peaks

Tucson, Arizona



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## AERIAL - NORTH



## AERIAL - SOUTHWEST





# Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## AERIAL - EAST



## AERIAL - SOUTHEAST



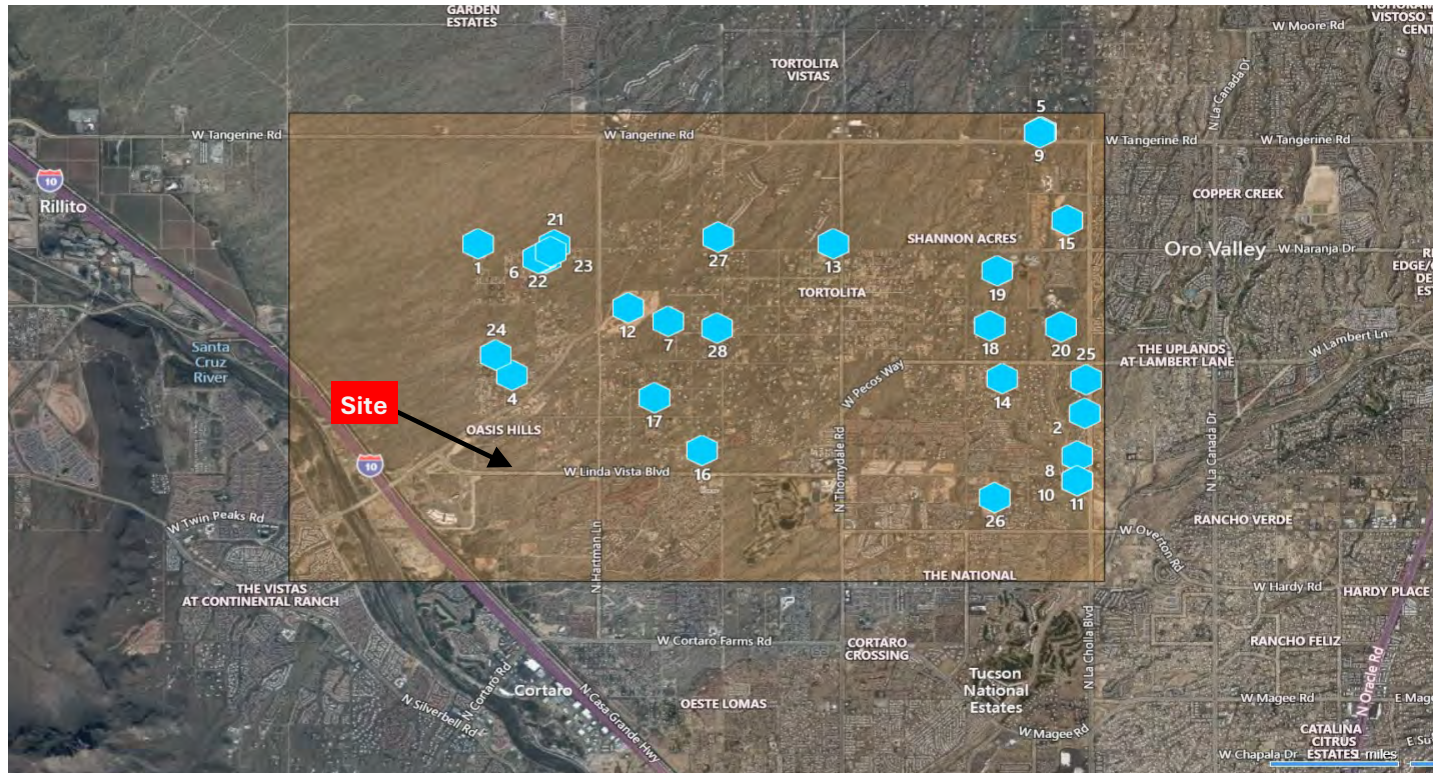


# 2023-2024 Sales and Permits Marana:

## Linda Vista & Twin Peaks

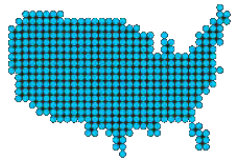


COMMERCIAL RETAIL ADVISORS, LLC



#	SUBDIVISION	BUILDER	PLATTED LOTS	AVAIL. LOTS	AVG. SALE PRICE	HOMES SOLD 21-22	#	SUBDIVISION	BUILDER	PLATTED LOTS	AVAIL. LOTS	AVG. SALE PRICE	HOMES SOLD 21-22
1	12S12E SEC11	BARKER, CHRISTOPHER WILLIAM	*	*	*	*	15	SAGUAROS VIEJOS EAST - PHASE I/2	MERITAGE HOMES	173	*	\$565,000	106
2	TECOLOTE DE ORO	BETTER BUILDS LLC	*	*	*	*	16	12S12E SEC13	MORENO, HECTOR	*	*	\$1,150,000	*
3	12S12E SEC11	BREATHTAKING VENTURES LLC	*	*	\$475,000	*	17	12S12E SEC13	NORTH CONSTRUCTION	*	*	*	*
4	12S12E SEC14	BURTON AND ASSOCIATES	*	*	*	*	18	12S13E SEC09	PIERCE CONSTRUCTION	*	*	*	*
5	SUNSET CANYON ESTATES	COPPER CANYON DEV	*	*	\$1,197,801	1	19	SHANNON 80/IRONWOOD ESTATES	PULTE HOMES	80	2	\$757,324	*
6	12S12E SEC11	COTA, JUAN	*	*	*	*	20	CAPELLA	RICHMOND AMERICAN	48	*	\$686,952	5
7	LITTLE LAMBERT	HALBERT BROTHERS INC	*	*	*	*	21	12S12E SEC11	ROMERO, IVAN R	*	*	*	*
8	IRONWOOD RIDGE ESTATES	HENDERSON BROWN	*	*	\$1,292,109	2	22	11S12E SEC01	STARKS HOME DESIGN	*	*	\$670,000	*
9	SUNSET CANYON ESTATES	HOMES BY COPPER CANYON	*	*	\$1,499,950	*	23	12S12E SEC11	STARKS HOME DESIGN	*	*	\$680,000	*
10	VISTA DEL ORO/HORIZON	KB HOME	98	21	\$433,995	1	24	12S12E SEC14	STARKS HOME DESIGN	*	*	*	*
11	VISTA DEL ORO/RESERVE	KB HOME	41	0	\$478,525	1	25	CHAPARRAL HEIGHTS	STEPHEN BENGE CONSTRUCTION	*	*	\$990,000	*
12	THE PRESERVE AT TWIN PEAKS	LENNAR HOMES	195	3	\$652,503	102	26	TECOLOTE ESTATES	TECOLOTE ESTATES LLC	8	7	\$925,000	2
13	12S13E SEC07	LEONI CONSTRUCTION	*	*	*	*	27	12S12E SEC12	VALENZUELA, LUIS	*	*	*	*
14	12S13E SEC16	MARTAN, EDGARDO NOPERI & RUFF DANIELLE MARIE	*	*	*	*	28	12S12E SEC12	WRIGHT, JAMES	*	*	*	*
Total Lots			334	24		107	Total Lots			309	9		113





# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	712	48.17%	7.63%	631
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	743	50.27%	7.20%	698
Middle Ground (L8)	23	1.56%	10.79%	14
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts



4,107

2024 Total Population



\$141,454

2024 Average Household Income

38.0

Median Age

1,478

Households

\$423,312

2024 Average Home Value

### Education



4%

No HS Diploma



16%

HS Graduate



43%

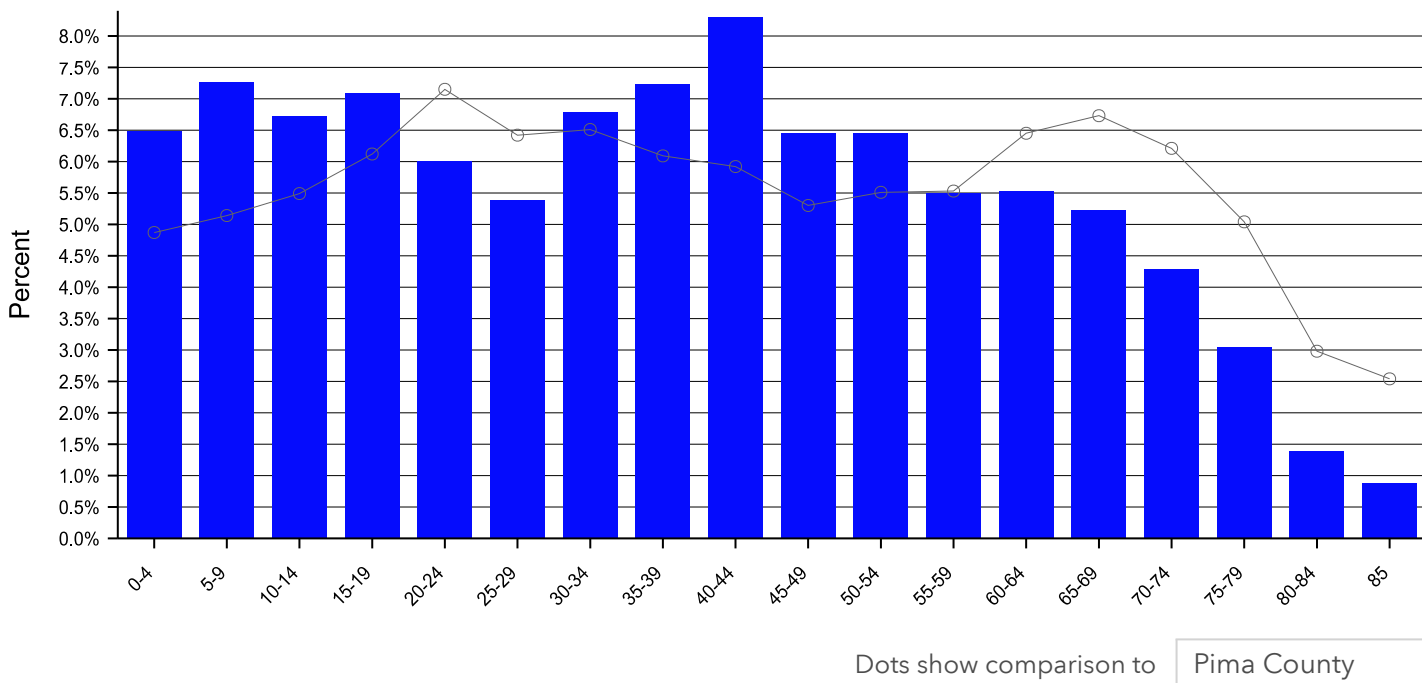
Some College



37%

Degree or Higher

### Age Profile



### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

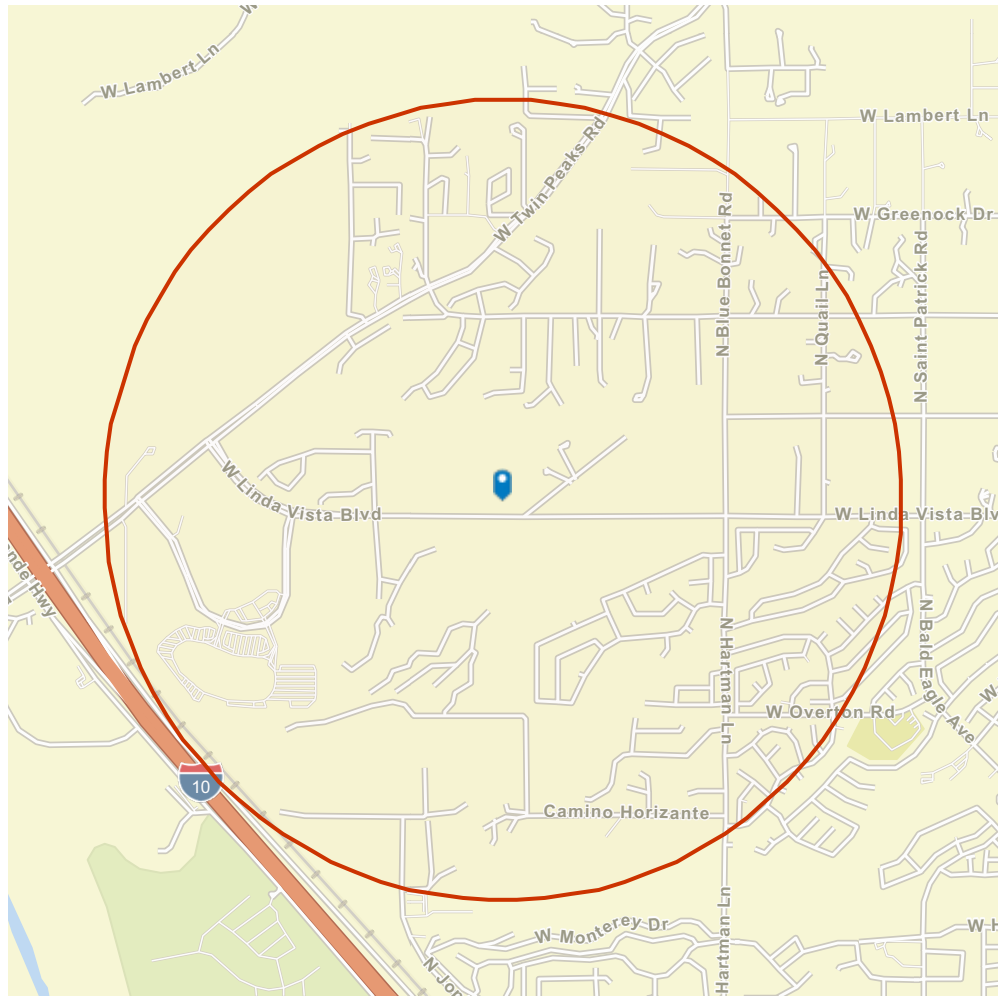
The smallest group: \$15,000 - \$24,999 (1.8%)

Indicator ▲	Value	Diff
<\$15,000	2.1%	-7.1%
\$15,000 - \$24,999	1.8%	-5.4%
\$25,000 - \$34,999	4.0%	-4.7%
\$35,000 - \$49,999	5.3%	-5.9%
\$50,000 - \$74,999	11.8%	-4.4%
\$75,000 - \$99,999	16.1%	+2.6%
\$100,000 - \$149,999	22.5%	+5.8%
\$150,000 - \$199,999	19.8%	+10.7%
\$200,000+	16.6%	+8.5%




Bars show deviation from Pima County

### NEC Twin Peaks & Linda Vista

Ring of 1 mile



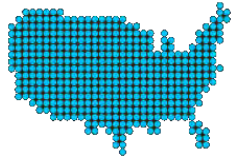
### Tapestry segments

 <b>7A</b>	<b>Up and Coming Families</b> 743 households	<b>50.3%</b> of Households	▼
 <b>4B</b>	<b>Home Improvement</b> 712 households	<b>48.2%</b> of Households	▼
 <b>8C</b>	<b>Bright Young Professionals</b> 23 households	<b>1.6%</b> of Households	▼

Source: Esri. The vintage of the data is 2024.

© 2025 Esri





# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	177	1.08%	10.00%	11
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	7,037	42.80%	7.63%	561
GenXurban (L5)	3,095	18.82%	11.26%	167
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	4,464	27.15%	7.20%	377
Middle Ground (L8)	892	5.43%	10.79%	50
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	777	4.73%	8.30%	57
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts



42,707

2024 Total Population



\$123,931

2024 Average Household Income

40.6

Median Age

16,442

Households

\$391,268

2024 Average Home Value

### Education



3%

No HS Diploma



19%

HS Graduate



33%

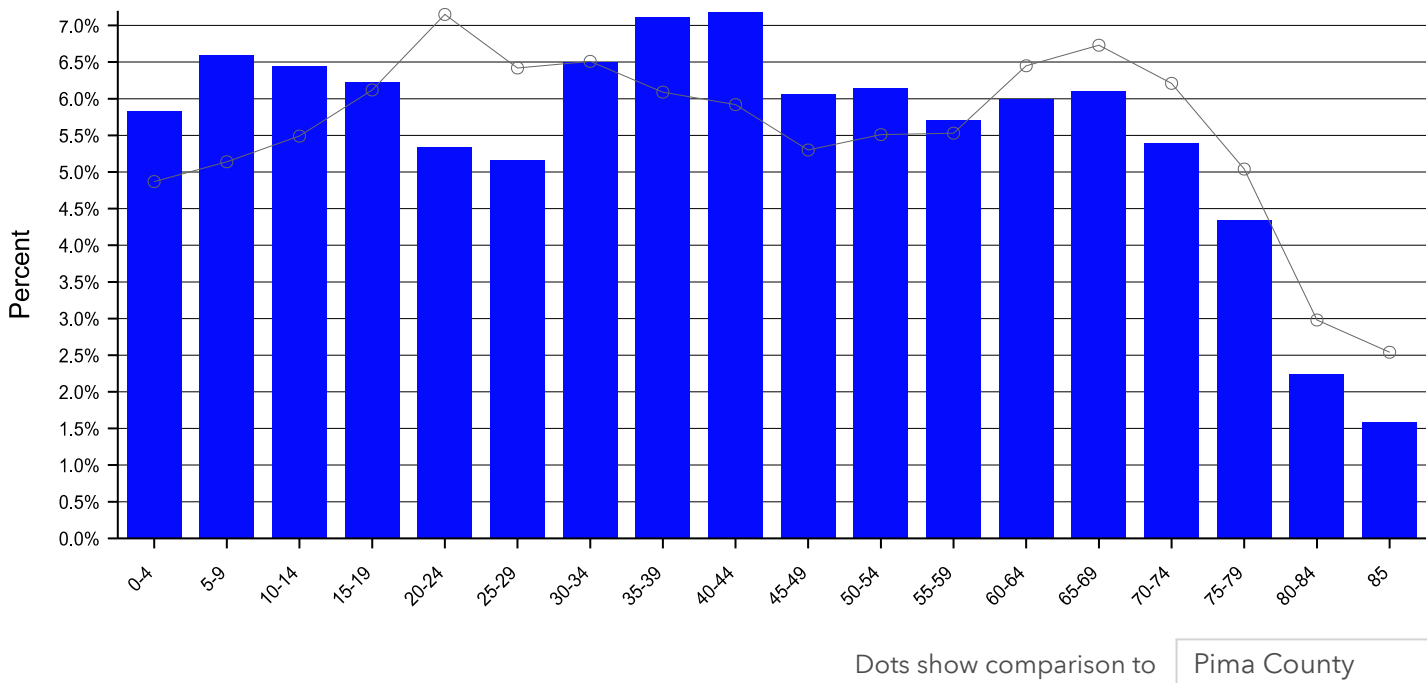
Some College



46%

Degree or Higher

### Age Profile



### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.7%)

The smallest group: \$15,000 - \$24,999 (2.9%)

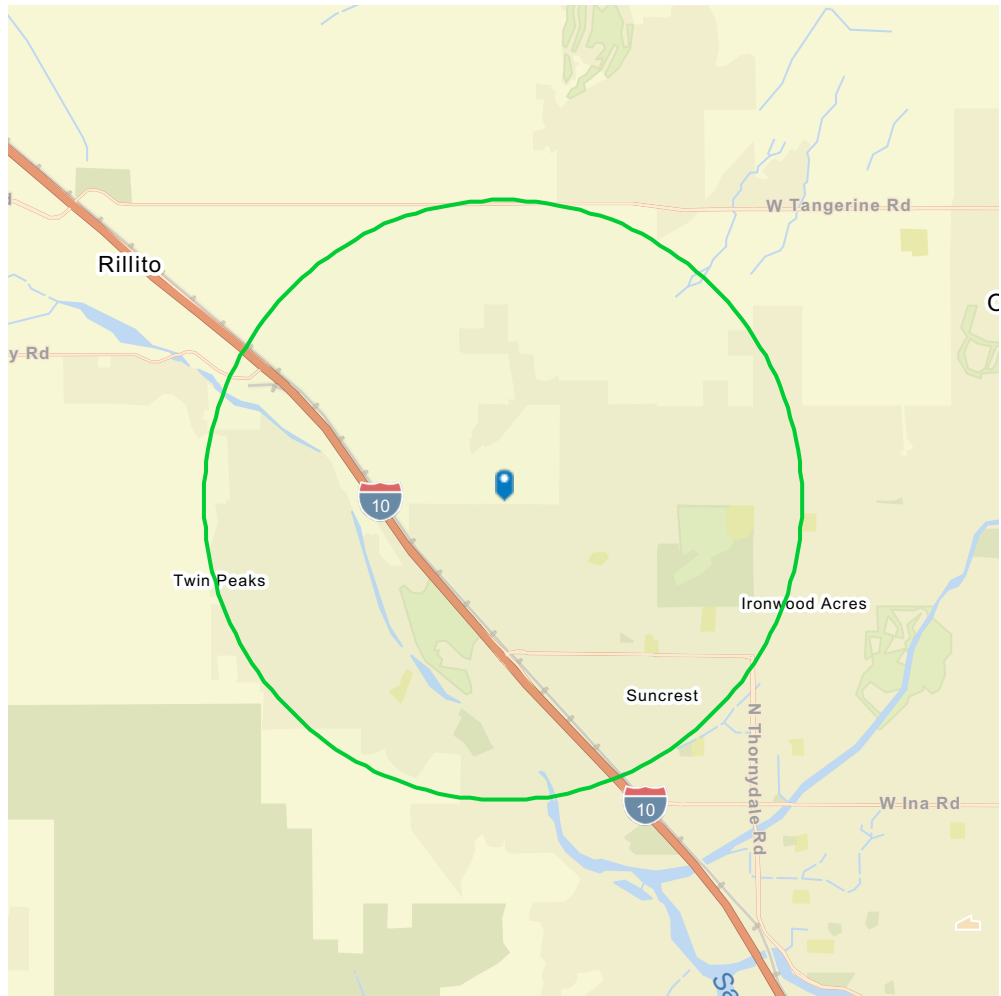
Indicator ▲	Value	Diff
<\$15,000	4.0%	-5.2%
\$15,000 - \$24,999	2.9%	-4.3%
\$25,000 - \$34,999	4.2%	-4.5%
\$35,000 - \$49,999	6.9%	-4.3%
\$50,000 - \$74,999	13.7%	-2.5%
\$75,000 - \$99,999	16.9%	+3.4%
\$100,000 - \$149,999	23.7%	+7.0%
\$150,000 - \$199,999	16.1%	+7.0%
\$200,000+	11.7%	+3.6%

Bars show deviation from

Pima County

## NEC Twin Peaks & Linda Vista

Ring of 3 miles



### Tapestry segments

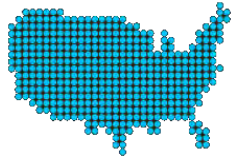
	<b>Up and Coming Families</b> 4,122 households	<b>25.1%</b> of Households
	<b>Home Improvement</b> 3,805 households	<b>23.1%</b> of Households
	<b>Comfortable Empty Nesters</b> 2,690 households	<b>16.4%</b> of Households

Source: Esri. The vintage of the data is 2024.

© 2025 Esri







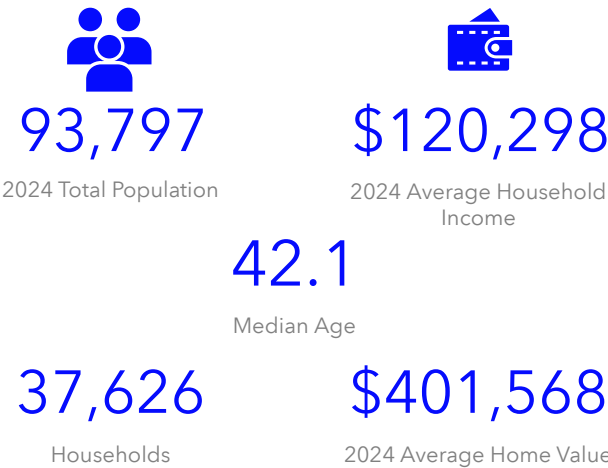
# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

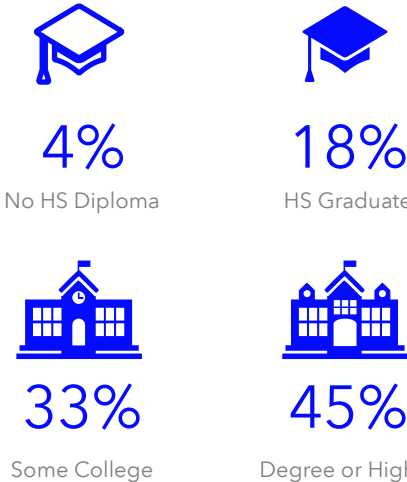
## Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	2,184	5.80%	10.00%	58
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	12,411	32.99%	7.63%	432
GenXurban (L5)	7,862	20.90%	11.26%	186
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	6,044	16.06%	7.20%	223
Middle Ground (L8)	3,291	8.75%	10.79%	81
Senior Styles (L9)	4,538	12.06%	5.80%	208
Rustic Outposts (L10)	1,063	2.83%	8.30%	34
Midtown Singles (L11)	233	0.62%	6.16%	10
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

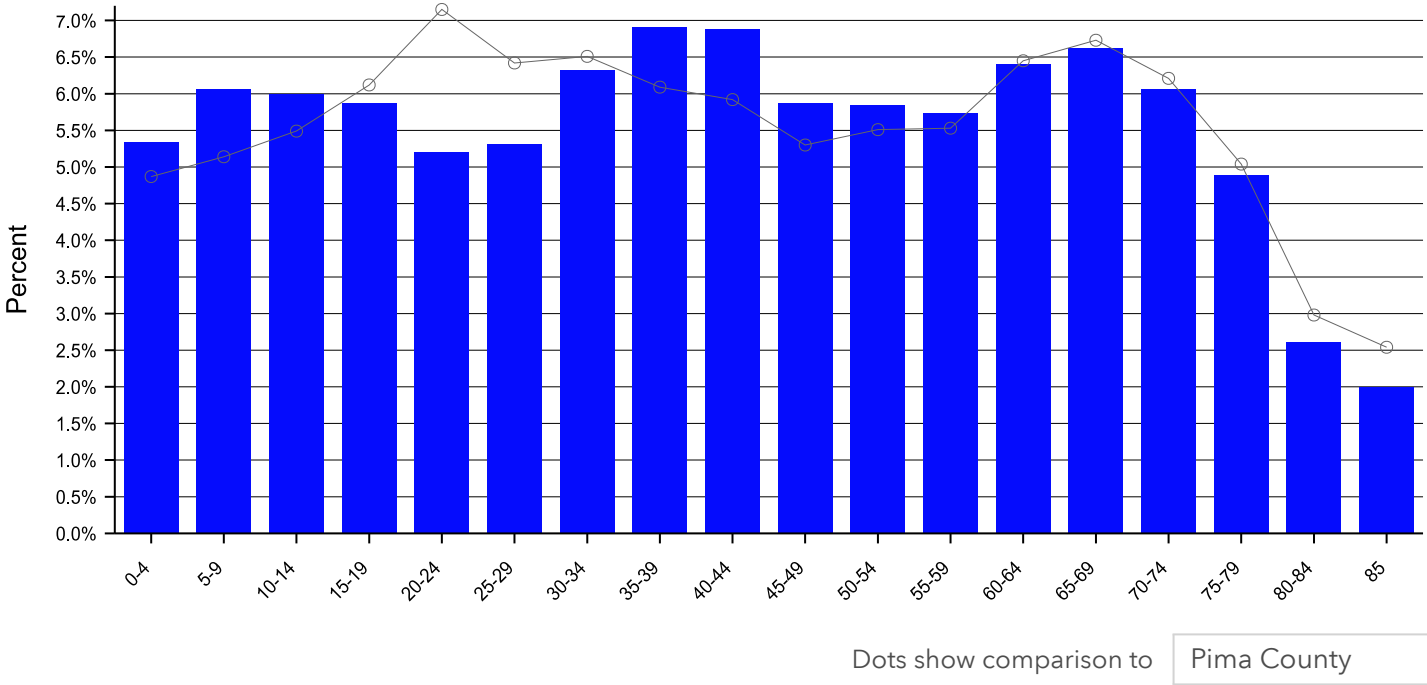
### Key Facts



### Education



### Age Profile



### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.3%)

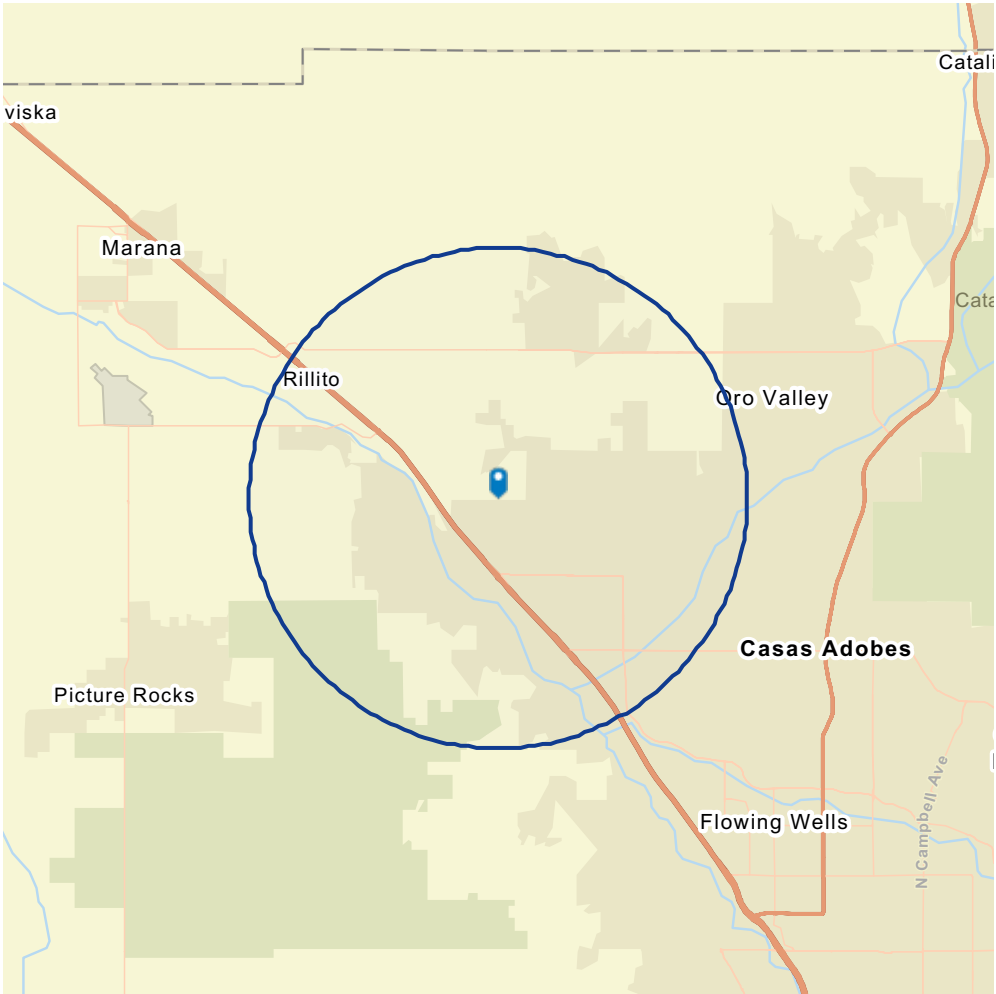
The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	4.0%	-5.2%	
\$15,000 - \$24,999	3.4%	-3.8%	
\$25,000 - \$34,999	5.3%	-3.4%	
\$35,000 - \$49,999	7.9%	-3.3%	
\$50,000 - \$74,999	14.4%	-1.8%	
\$75,000 - \$99,999	16.3%	+2.8%	
\$100,000 - \$149,999	23.3%	+6.6%	
\$150,000 - \$199,999	14.6%	+5.5%	
\$200,000+	10.8%	+2.7%	


Bars show deviation from Pima County

### NEC Twin Peaks & Linda Vista

Ring of 5 miles



### Tapestry segments

 <div>4B</div>	<b>Home Improvement</b> 8,305 households	<b>22.1%</b> of Households	▼
 <div>5A</div>	<b>Comfortable Empty Nesters</b> 6,165 households	<b>16.4%</b> of Households	▼
 <div>7A</div>	<b>Up and Coming Families</b> 5,626 households	<b>15.0%</b> of Households	▼

Source: Esri. The vintage of the data is 2024.

© 2025 Esri

