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**Investor Priced for Quick Sale**  
**38 ~~50~~ improved custom home lots**



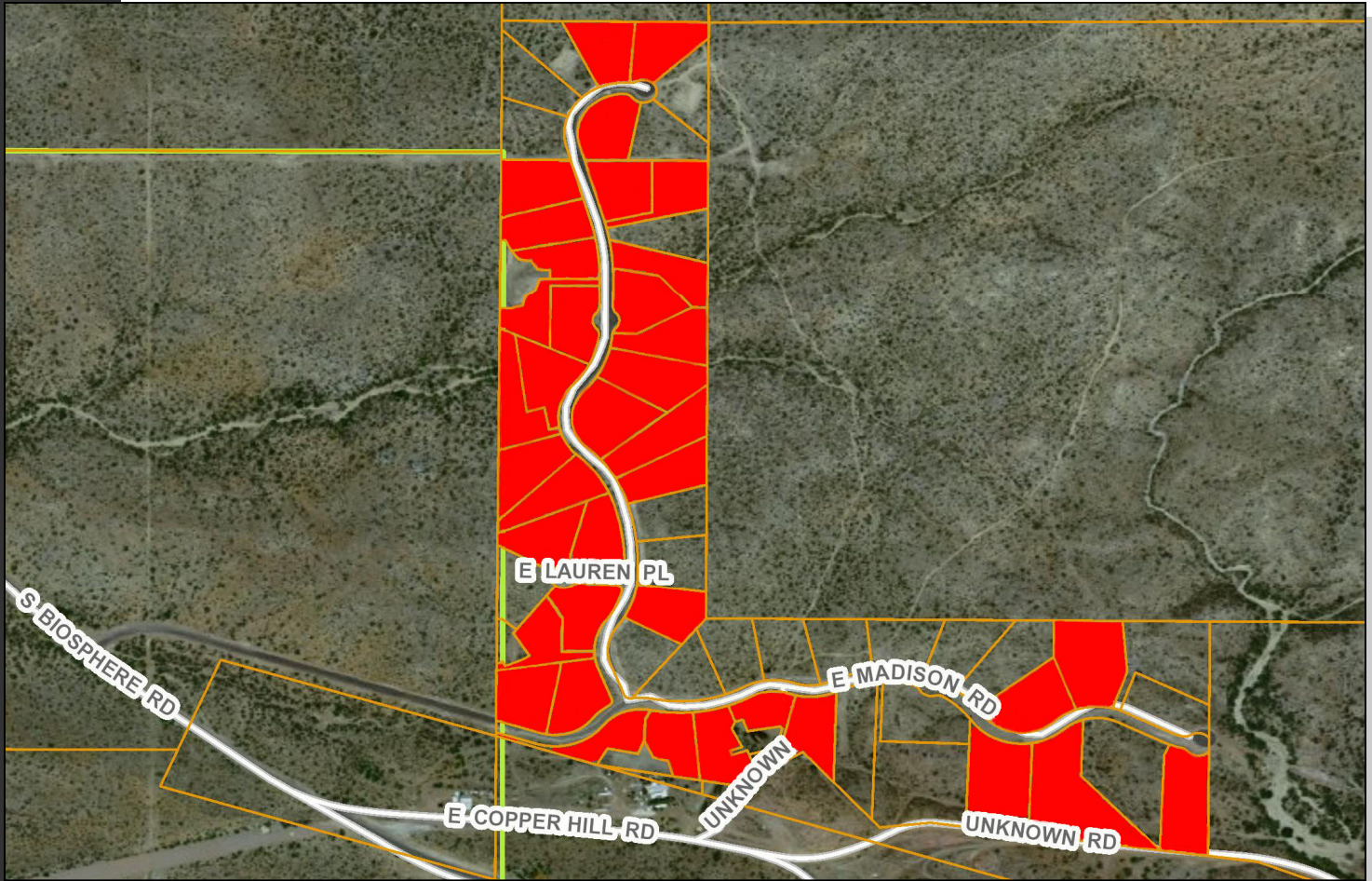
## **Copper Hill Estates**

- Located just off Highway 77 between Tucson and Oracle
- Approximately 5 miles from Saddlebrooke Ranch
- 38 • ~~50~~ improved custom home lots
- Beautiful desert setting with stunning views
- All paved access and interior roads
- Gated Community
- 12 more lots recently sold

**Investor priced at approximately \$38,000 per lot**

**\$1,444,000**

Exclusively Represented by:  
**Howard Schwiebert**  
**Tucson Realty & Trust Co.**  
**520.577.7000 or 520.360.6669**

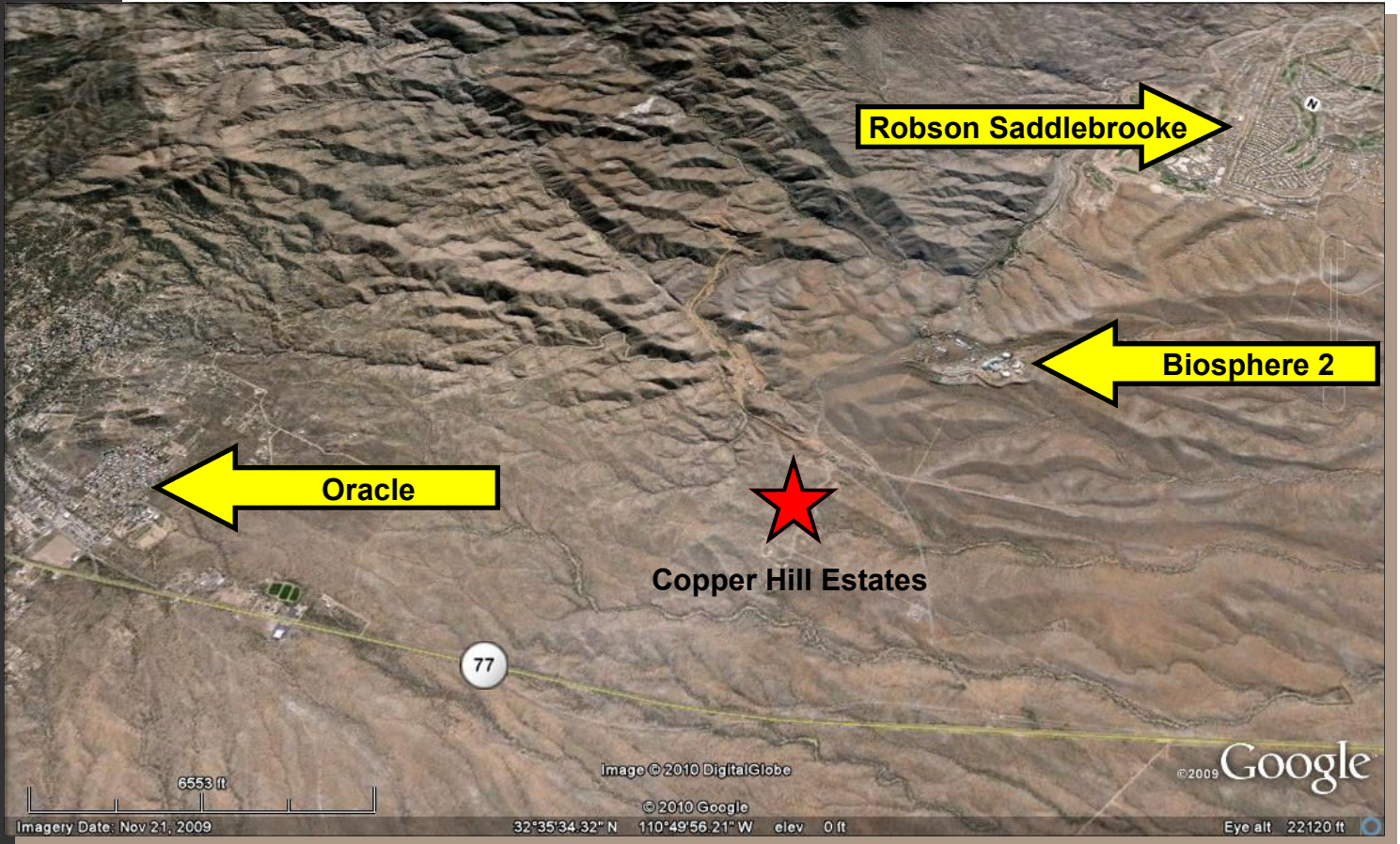


- 38 lots remaining in a 61 lot subdivision
- Typical lot size 1.25± acres
- 23 lots owned by others
- Near Robson Saddlebrooke Ranch
- CCR's Recorded to maintain aesthetics
- Infrastructure improvements constructed in 2006-2007

Project has been idle since 2007. Infrastructure has not been inspected since the project has been idle. The lots and improvements are being offered "as-is". Buyer is encouraged to inspect all investments.

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Located just 1.85 miles off State Highway 77 and 100 yards off the Biosphere 2 access road, this project offers a unique marketing proposition. All paved access roads to a gated community in a private setting with stunning views; these are compelling selling points to the right target market. In just about 20 minutes you can drive to the new Oro Valley Marketplace at Oracle Road and Tangerine. That's about the same time it takes for someone living in the Catalina Foothills in Tucson to drive to Park Place Mall on Broadway Boulevard.

Located between Oracle and its population of about 3,500 and Robson's Saddlebrooke Ranch retirement community and its 6,000 planned homes; Copper Hills offers a distinct living option in a pristine desert setting with stunning views yet it is just about 20 miles from Oro Valley and Tucson. Priced at or below the price that merchant builder production lots have been trading, this project provides an opportunity to position the project for either semi-custom homes or custom home end users with excellent potential returns.

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