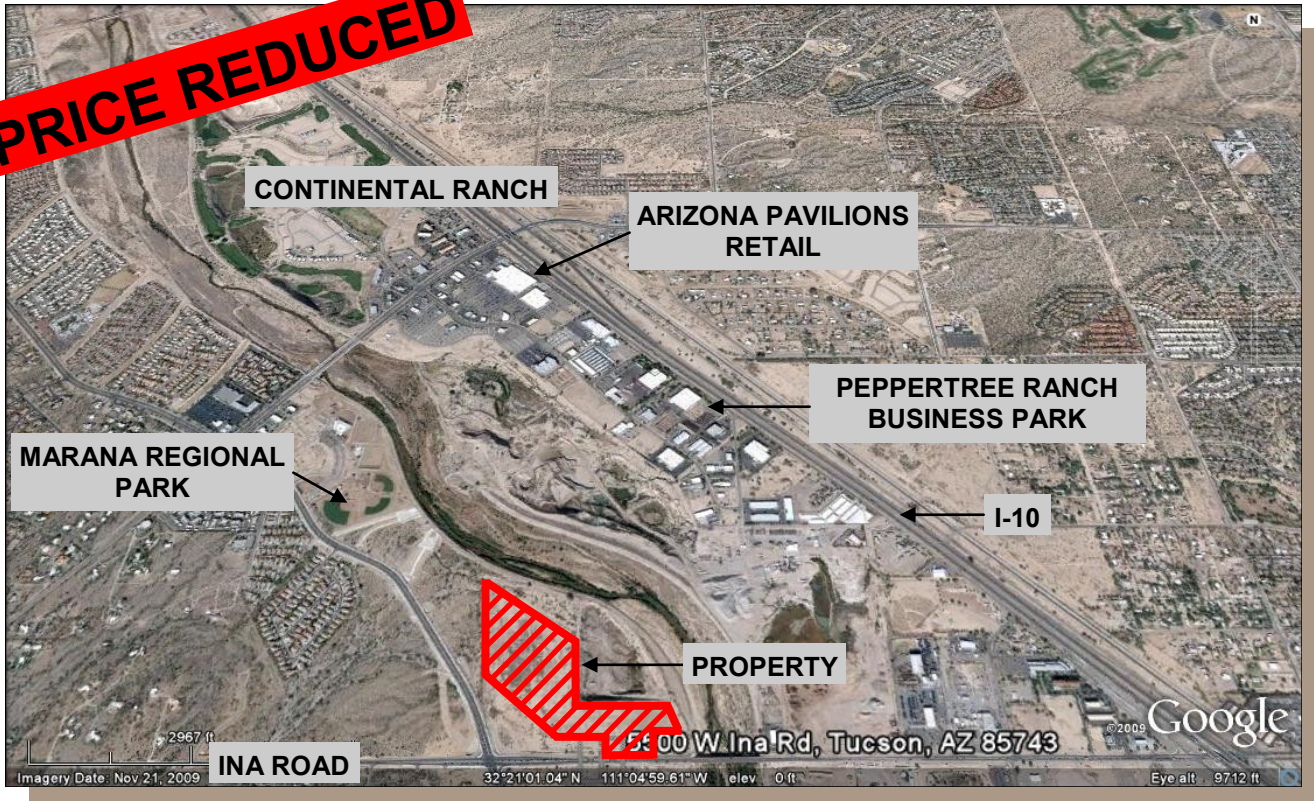


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## 28± Acres - Light Industrial

**PRICE REDUCED**

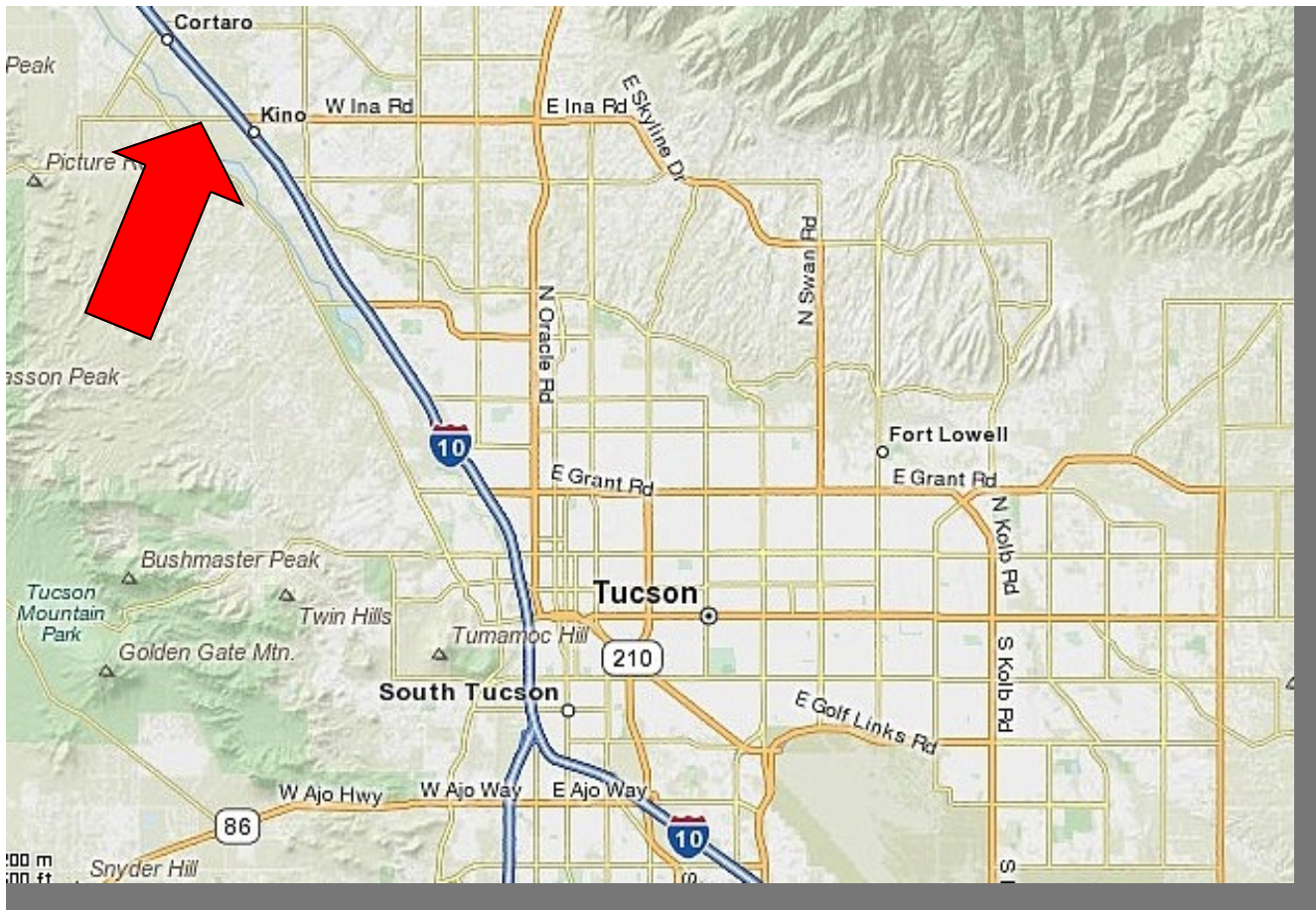


FOR SALE AT \$3,775,000 (\$3.10/sf)

-OR-

OWNER SEEKS JOINT VENTURE PARTNER  
TO DEVELOP THE SITE

Exclusively Represented by:  
**Mick Cluck**  
Tucson Realty & Trust Co.  
520.577.7000 or 520.349.3533

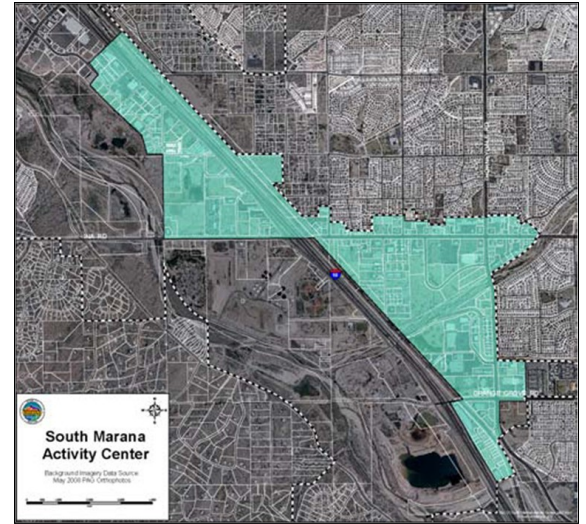


- 28 acres zoned for Industrial use
- Northwest Tucson Market
- Marana Zoned (LI) Light Industrial
- Tax Parcels 226-32-016A, 226-23-010G
- Excellent development opportunity
- Near I 10 and Ina road

This 28± opportunity consists of two parcels with access to both Ina Road and Silverbell. Located less than one mile from I-10, it offers easy freeway access for regional markets as well as the local market. Topography is flat for easy build. Owner is an established environmental company and seeks other environmental technology or sustainability focused companies to develop the site either through acquisition or joint venture.

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**520.577.7000 or 520.349.3533**

Population	1 Mile	2 Mile	3 Mile
2009 Total Population:	<b>1,492</b>	<b>12,113</b>	<b>42,176</b>
Pop Growth 2009-2014:	<b>21.40%</b>	<b>11.90%</b>	<b>11.20%</b>
Per Capita Income:	<b>\$35,640</b>	<b>\$29,160</b>	<b>\$29,442</b>
Average Age:	<b>36.50</b>	<b>36.00</b>	<b>35.30</b>
Households			
2009 Total Households:	<b>565</b>	<b>4,223</b>	<b>15,015</b>
HH Growth 2009-2014:	<b>21.70%</b>	<b>11.80%</b>	<b>11.70%</b>
Median Household Inc:	<b>\$84,764</b>	<b>\$69,949</b>	<b>\$71,016</b>
Avg Household Size:	<b>2.64</b>	<b>2.87</b>	<b>2.81</b>
Avg HH Vehicles:	<b>2.50</b>	<b>2.10</b>	<b>2.00</b>
Avg Travel Time - Wrk:	<b>27 min</b>	<b>28 min</b>	<b>28 min</b>
Housing			
Median Housing Value:	<b>\$203,716</b>	<b>\$153,138</b>	<b>\$151,378</b>
Median Year Built:	<b>2000</b>	<b>1991</b>	<b>1992</b>



**Introduction to the Marana Strategic Plan**

The Town of Marana and its leadership are committed to building a sustainable community and high-performing organization. To achieve this objective, a strategic, proactive approach has been implemented to address all facets of the community. In fall 2008, the Town Council and management staff completed a visioning and strategic planning process that resulted in the Marana Strategic Plan. This Plan identifies five Focus Areas where the Town's efforts and resources should be directed.

**Economic Development Definition**

Economic development in Marana consists of the building of public/private sector partnerships to attract and retain a diverse business and employment base, support new local businesses, develop amenities and attractions to create a world class destination and provide a high quality workforce, all of which will move the community toward its vision.

**TARGET INDUSTRY OPPORTUNITIES**

The *Roadmap* planning process included a comprehensive SWOT Analysis that identified Marana's internal Strengths and Weaknesses and external Opportunities and Threats. Other economically successful communities in Arizona were also analyzed. Extensive research and analysis of regional assets and potential economic development opportunities was recently completed by Tucson Regional Economic Opportunities (TREO). TREO is a non-profit organization funded by local governments and businesses and is responsible for providing research, marketing, and business recruitment services to grow the regional economy. The results of their research were outlined in the *TREO Economic Blueprint*, which identifies targeted industries that offer the Tucson area the most potential and match regional assets. Building upon all of this information, Marana identified the following industries to target that best match the community's assets and align with its vision.

- Environmental technology (focusing on solar industry)
- Bio- and medical sciences
- Analytical Instruments (medical devices)
- Advanced services (including transportation logistics)
- Education (including vocational training)
- Tourism (entertainment, retail, etc.)
- High-Technology (engineering, electronics, optics, semiconductors, aeronautics, defense, etc.)

An additional opportunity identified for Marana is to meet the supplier needs of existing industries. Several large firms within the region must purchase supplies or send work to out of state firms because the products or services they need are not locally available. To capitalize on this business leakage, Marana will target companies that can provide support to existing regional industries. A Regional Industry Cluster Support target was created that Marana can begin to promote immediately. The remaining industries were all considered important and offered potential future opportunities for Marana, but should not be the immediate focus for the community's efforts.

**Environmental Technology**

The Environmental Technology industry focuses on businesses that conserve resources, reduce waste, and clean up the environment. Solar industries were determined to have the most potential based on Marana's location and the current focus of state and federal government programs to promote alternative energy sources. It was determined that Marana may not be the best place for generation of solar power due to the large land area required for solar fields, but equipment manufacturing and testing could be opportunities. There may also be opportunities to partner with The University of Arizona, TREO, Trico Electric Cooperative and Tucson Electric Power related to current research initiatives.

Source: Marana Strategic Plan