

TUBAC, ARIZONA

RARE
COMMERCIAL LAND
PARCEL
OPPORTUNITY



HARRISON
— REAL ESTATE GROUP —

Tubac Village Development Opportunity

This is a rare opportunity to acquire a never before offered Prime 2.79 -acre development site that is ideal for a Hotel, Condos, Townhomes, Retail, Restaurants, or even a Live-Work Space Development. The demand in Tubac has been exceptional for Multi-family developments along with strong traffic from tourism.

It took years of strategically aggregating a number of parcels to complete this 3.03-acre site. The development site is adjacent to E. Frontage Rd., nestled alongside the Northside of the prestigious La Entrada de Tubac shopping plaza in the charming Village of Tubac, Arizona, just a stone's throw from Tucson.

Tubac, Arizona has been acclaimed as the number one small town for art by USA Today and a top 10 cool town by Budget Travel, as well as having received numerous recognitions for its unique, creative flair and stunning architecture. Dubbed "an artists' colony," this exciting hub is home to an array of creatives where painters, designers, chefs, musicians, and other entrepreneurs have succeeded in running successful businesses that captivate tourists year after year.

Aside from its rich history as the first European settlement in Arizona and its vibrant art environment, the Village of Tubac offers visitors a chance to immerse themselves in nature with two area lakes, 240 species of birds, an area National Park, and a championship golf course. With high-end experiences abound, this village caters to a diverse and vibrant crowd, from upscale tourists to event planners in search of the perfect destination.

As Tubac continues to flourish, it is fast becoming renowned not just in Arizona, but in America, Canada, Europe, and Mexico as a must-visit destination.



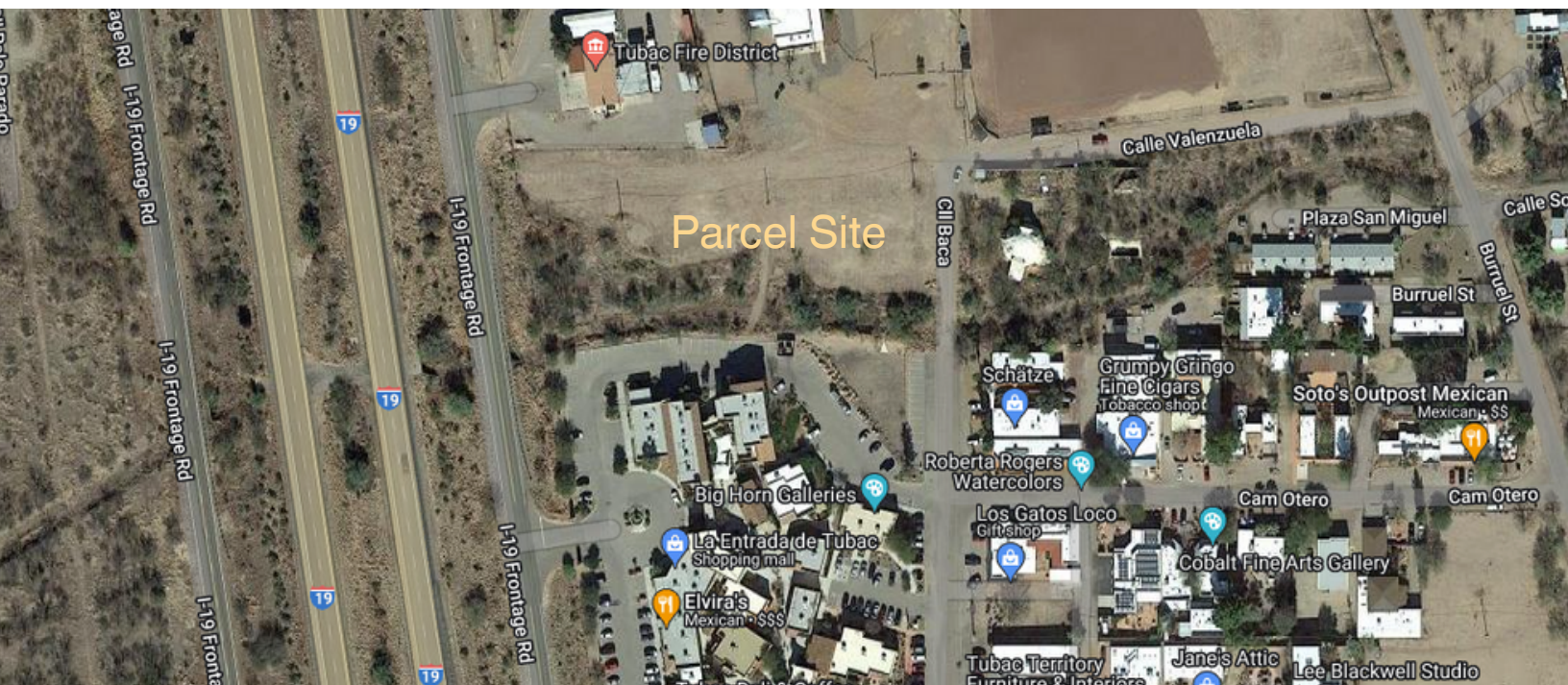
Location

The site is located thirty-five miles south of the interchange of Interstate 19 and Interstate 10 in Tucson, Arizona. The Tubac Development Site is convenient to the Tucson International Airport, approximately 30 minutes north of Interstate 19. The “time distance” from the Tucson airport to Tubac is usually less than required to reach the North Tucson Resorts of El Conquistador or La Ventana.

Located in the Santa Cruz Valley of Southern Arizona, nestled between the Santa Rita and Tumacacori mountains, near the 300+-year-old town of Tubac, just west of Interstate 19. The property sits below the Santa Rita Mountains with an elevation of up to 3,500 feet, adding to its comfortable year-round climate. Located right off Interstate 19, between two interchanges, the site is easily accessed and adjacent to the Frontage Road.

Just a short drive from multiple destinations:

- Tucson- 30 minutes
- Nogales and the International Border- 25 minutes
- Phoenix Airport & Various Scottsdale Locations- 2.5 hours
- Lake Patagonia- 40 minutes
- Lake Pena Blanca- 30 minutes
- Green Valley- 25 minutes (GV Hospital-20 minutes)
- Rio Rico- 15 minutes
- Sahuarita- 30 minutes
- Sedona- 4 hours



**Development Opportunity Adjacent to
Restaurants and over 100 Fine Art Galleries**

Site Access and Attributes

- Entrance location to the Tubac Village shopping, galleries, and restaurants
- Unique Opportunity for an “Infield” development
- Prime Tubac Village Exposure
- Near Santa Cruz River
- Unique Aggregated Land Value
- East Frontage Road thru La Entrada de Tubac
- Site access to La Entrada offers guests amenities, shops, activities, and restaurants including Elvira's Restaurant, one of the ten most photographed restaurants, for fine dining
- The La Entrada de Tubac shopping plaza is a recognized destination in Arizona
- Freeway and Frontage Road easy line of sight and access
- East facing frontage Road
- Tubac Village hosts multiple festivals and events each year, creating significant traffic for retail, etc.
- Tubac Golf Resort – Within 1 mile
- The site sits on Canada – Mexico Free Trade corridor



National and International tourist travel destination.

SITE DATA SUMMARY

Site – Gross land area (GLA) 121,532 SF / 2.79 acres

Santa Cruz County B-2 zoning

Approved Public and Private Access

- Frontage Road thru La Entrada de Tubac
- Tubac Village – Calle Baca
- Calle Valenzuela

Flood Control

The project as designed is out of the floodway

Wastewater

Septic Required

The Following Services are available to be provided:

Water-EPCOR Water

Power-Unisource Energy Services

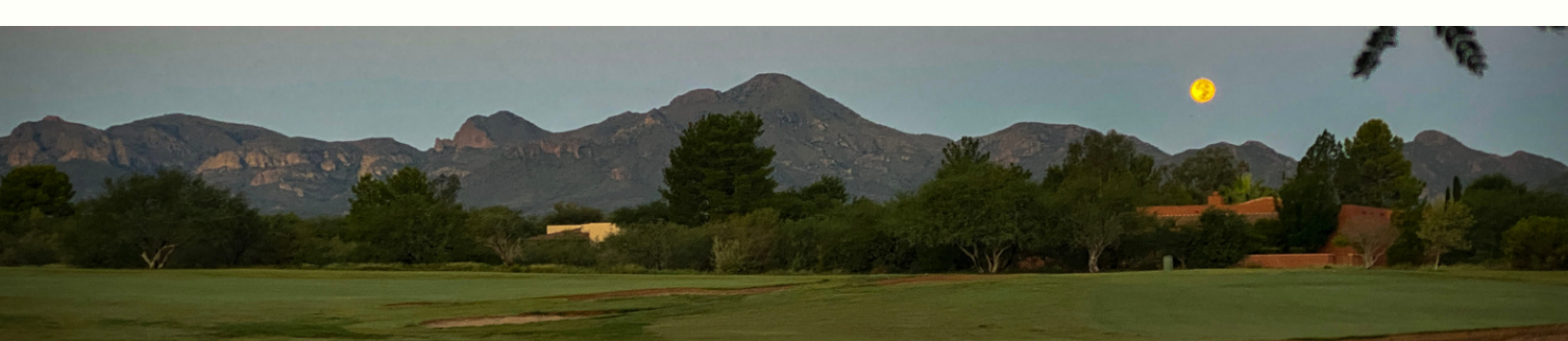
Gas-Unisource Energy Services

Telephone-Century Link

High-Speed Internet

Century Link has DSL available / Simple Bits / NGX Networks / Starlink/Many Other Providers

CC&R's / Cross Easement Agreements will be established and put into place between La Entrada de Tubac and the Site



More about Tubac

The Village of Tubac is an artists' colony with over 100 shops, galleries, and restaurants. Working artists fashion spectacular pieces with everything from gold to scrap metal. Renowned painters, sculptors, jewelers, and others create and sell their works in the shops lining the streets of Tubac.

Tubac is also home to the historic and renowned Tubac Golf Resort & Spa made famous by the movie, Tin Cup. The world-class Tubac Golf Resort and Spa features three golf courses, a luxury spa, and dining at the Stables Ranch Grille. Tubac Golf Resort and Spa also hosts multiple weddings a year attracting several thousand wedding guests. Due to limited room capacity, they are in constant need of guest rooms at neighboring locations.

Tens of thousands of people attend the Annual Festival of the Arts in February and numerous events throughout the year creating significant retail and hospitality traffic to the Tubac Village.



A Closer Look At the I 19 Corridor

Data & Demographics

Sonoran Corridor

With a \$32 billion estimated annual impact (currently at \$7.4 billion), the Sonoran Corridor is an economic development initiative for Pima County and southern Arizona. Once completed it will significantly transform the regional economy, adding billions of dollars and an estimated 200,000 jobs to an existing 43,000 jobs.

The Corridor is a 50-square-mile area surrounding the Tucson International Airport that includes some of Pima County's largest employers, among the Raytheon Missile Systems, Davis-Monthan Air Force Base, Tucson International Airport, and the University of Arizona Tech Park. The area has a unique nexus of rail, highway, and transportation infrastructure that is desirable for a whole host of industries. of Pima County's largest employers, among the Raytheon Missile Systems, Davis-Monthan Air Force Base, Tucson International Airport, and the University of Arizona Tech Park. The area has a unique nexus of rail, highway, and transportation infrastructure that is desirable for a whole host of industries.

Statewide transportation infrastructure planning body described the Corridor as ideally situated to serve as an import distribution center for all of the Sun Corridor, which is the economic development zone stretching from the Mexican border north through Tucson and Phoenix to Prescott Valley. The Sun Corridor is one of the large, nationally recognized mega-regions that are expected to contain a significant amount of growth over the next several decades.

Nearby Sahuarita

The Town of Sahuarita was incorporated in 1994, and much has changed since then. During the decade from 2000-2010 the Town's population grew by almost 700% and by 2021 the population reached over 35,000 and continues to grow by about 2.5% a year.

Sahuarita offers residential, commercial, employment, and recreational opportunities that are a draw to the international community and highlight the Town's rich cultural past bridging the gap between new and old, as well as north and south.

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Nearby Tucson

- #9 out of top 10 cities where everyone wants to live (BusinessInsider.com)
- Among the top 10 cities best positioned to thrive after the pandemic (Moody's Analytics 2021)
- 2nd best small city in America (America's Best Cities 2017) small city in America (America's Best Cities 2017)
- #3 in the US for job growth (Bloomberg)
- A top-ten city for global trade (Global Trade Magazine)
- A top-five city for entrepreneurs (Entrepreneur Magazine)
- 2nd the most affordable metro area in the country (Huffington Post)
- Worldwide #20 ranking in deep Place category, spanning metrics like Air Quality, Weather, and Parks & Outdoor Activities
- #2 on the planet for Air Quality
- #17 on the planet for weather

Area Statistics

Arizona is the second-fastest growing state in the U.S.



1,791,376

Estimated 2020 Total Population of the Four County Area of Southern Arizona



\$7.3 MILLION

Daily Tourism Expenditures- Arizona-Mexico Commission Reports are conducted daily through Southern Arizona Land Ports of Entry, with 75% of these through Nogales, AZ.



2.4%

Average Annual Growth Rate of Southern Arizona since the year 2000 with a \$32 Billion estimated annual impact.



Fast Company ranked Arizona #4 in the United States of innovation based on many factors including its thriving business start-up community. (2013)

\$55 MILLION

Daily Bi-National Trade through Arizona land ports of entry with 755 coming through Nogales.

\$22 BILLION

Value of goods moved through the Arizona Sonoran border crossing locations. Nogales LPOEs comprise about 89% of the trade value.

25.4 MILLION

of people crossing into the US via Arizona LPOEs with the majority through Nogales.

40,000

of people entering Arizona daily through Nogales, many for shopping and tourism.

Santa Cruz Valley

Tubac is located in the Santa Cruz River Valley. The Santa Cruz River Valley supports the largest Cottonwood forest in the world with a rich variety of birds and other animal species. The La Entrada Hotel site presents a unique opportunity to capitalize on spectacular views and a rich culture.



The Santa Cruz Valley is rich in history. It was originally the home of the ancient Tohono O'odham Indians, followed by the Pima and Papago Indians.

Tubac later served as a Spanish Presidio and was the launching point for numerous Spanish expeditions, which ultimately founded the settlements of Monterey and San Francisco. Ruins of the early Spanish settlement are now preserved and displayed in The Presidio State Historical Park in the ancient part of the Village. Park in the ancient part of the Village.



CONCLUSION

Rare Opportunity / Never Been Offered / 3.03 Acre Development Site



The Tubac Village site will be a unique development opportunity that complements the Santa Cruz Valley. In addition to the potential of the land, the Santa Cruz Valley's climate would be advantageous to the project as it draws significant traffic.

This is a Commercial / Multi-Family Opportunity that is surrounded by Open Space, Art, History, Tourism, and Magnificent Views.



Offered by

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