

# Breakers 40 NEW INDUSTRIAL PARK

MARANA, AZ (METRO TUCSON)

±1-20 Acre Lots Located Near I-10 and Tangerine Rd



contact:

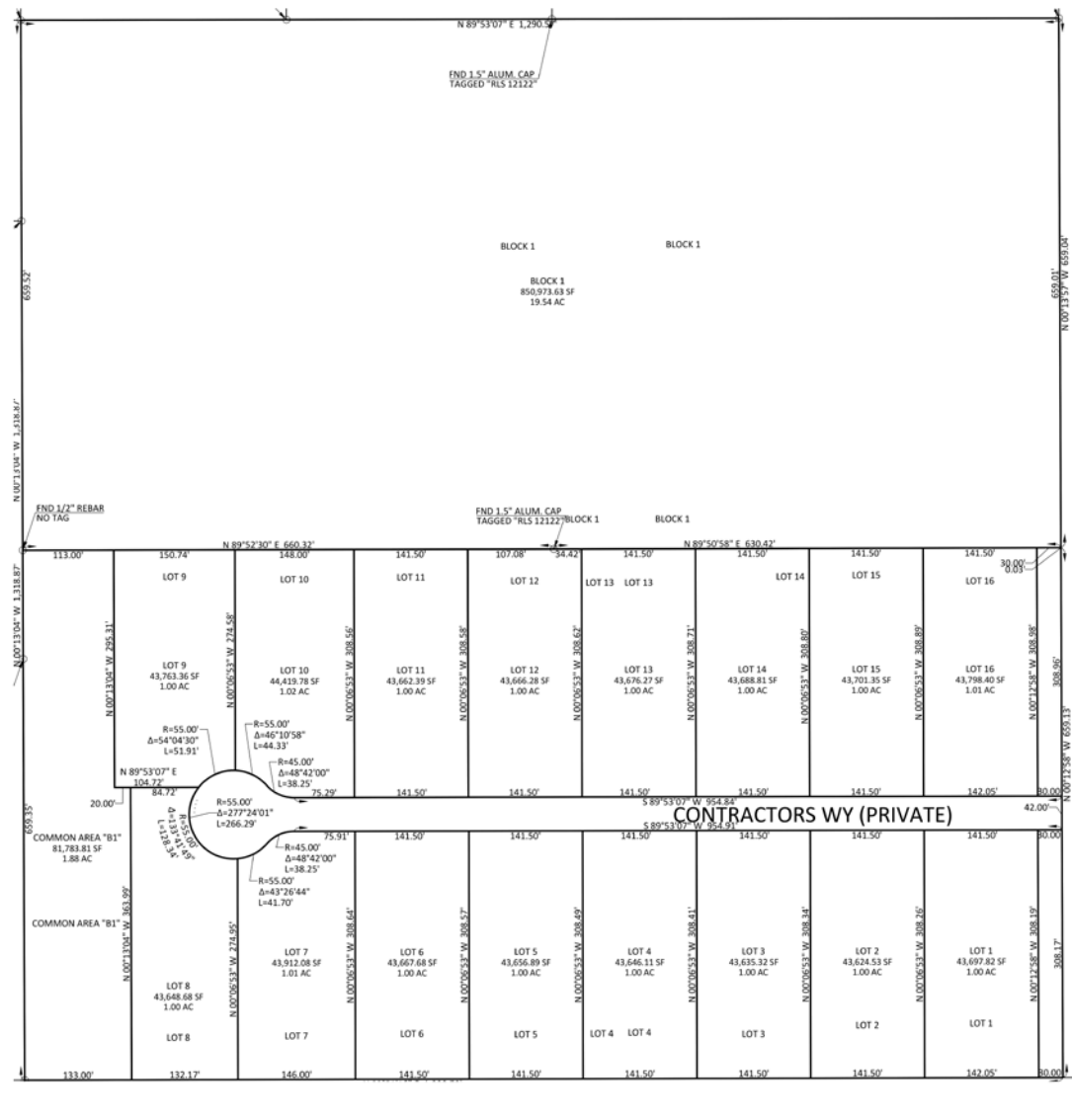
Tim Healy  
+1 520 323 5119  
tim.healy@cbre.com

**CBRE**

# Site Plan

## PHASE I

- 16 one-acre lots
- Asking Price: \$260,000 per lot
- Electric, fiber and water utilities to the lots. Buyer responsible for installation of septic
- Property impacted by flood zone



Breakers 40  
NEW INDUSTRIAL PARK

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# Metro Tucson Area Map



NOT TO SCALE  
All Measurements Are Approximate

# Marana Residential Growth

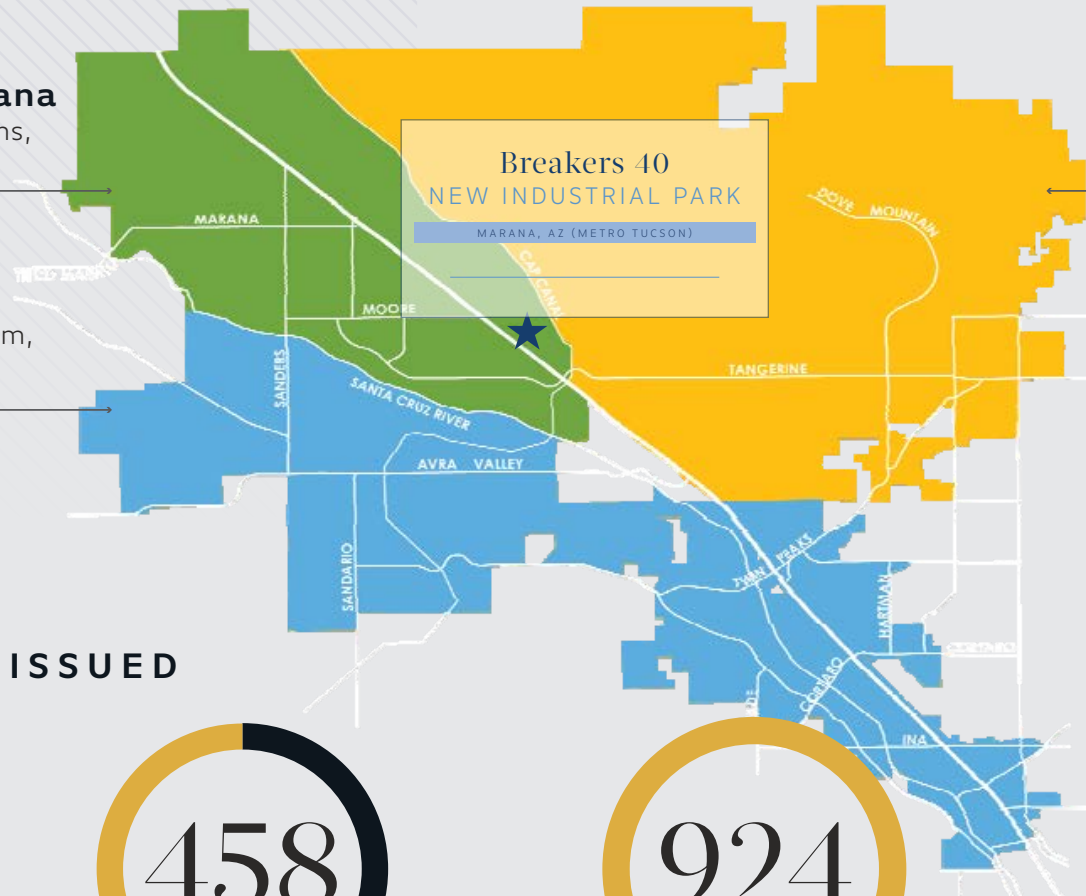
## Built Environment

SINGLE FAMILY RESIDENTIAL PERMITS - BY REGION

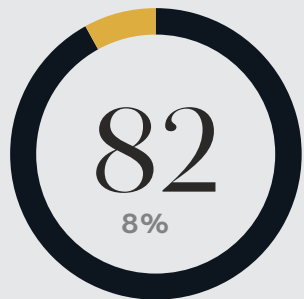
**50 Northwest Marana**  
Includes Gladden Farms,  
Farm Field Five

**24 Northeast Marana**  
Includes Dove Mountain,  
Tangerine Ridge

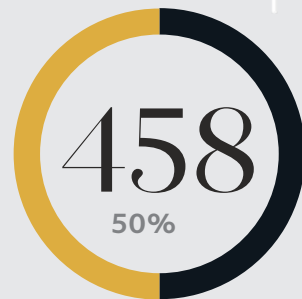
**8 South Marana**  
Includes Saguaro Bloom,  
Lazy K, Desert Oasis



### TOTAL PERMITS ISSUED



May 2021



Calendar Year to Date



Fiscal Year to Date

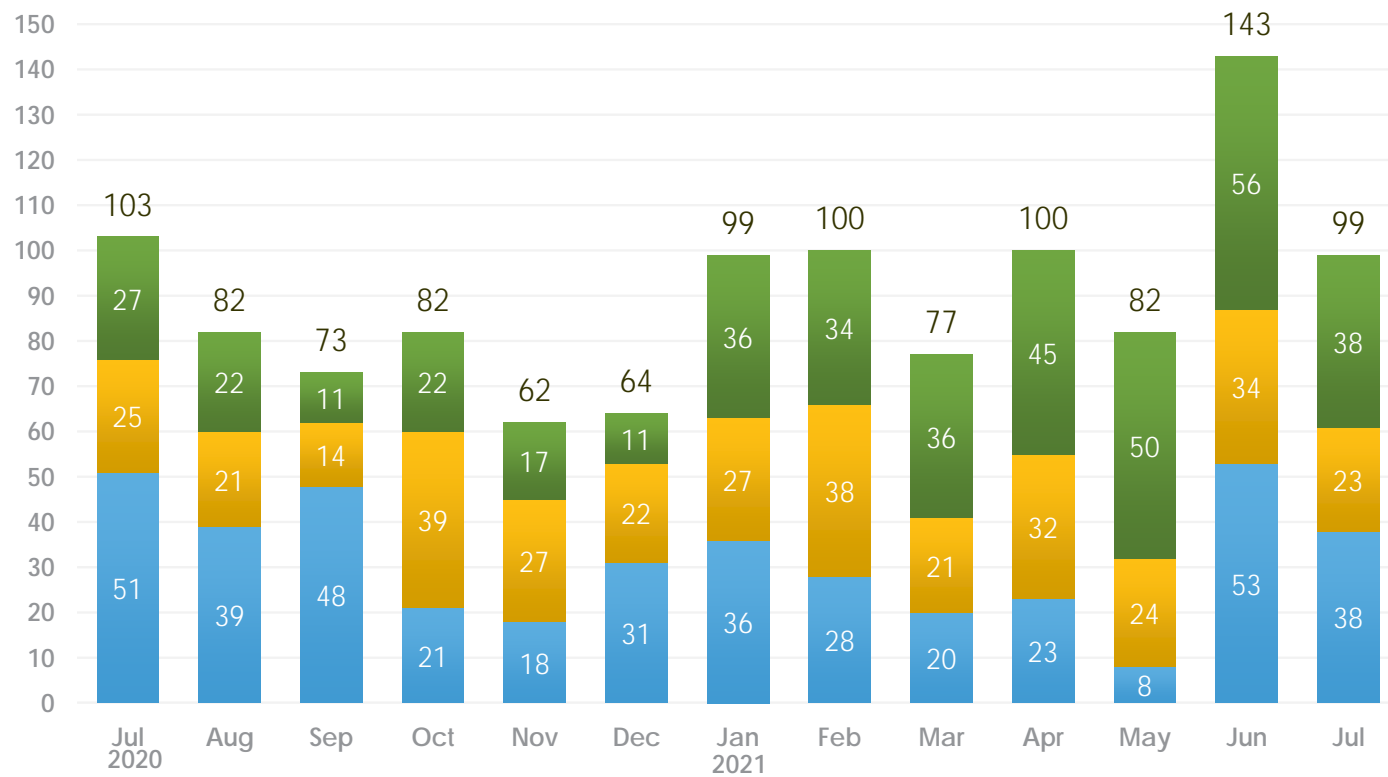
The Town of Marana Fiscal Year  
runs from July 1 to June 30

# Marana Residential Growth

## Built Environment

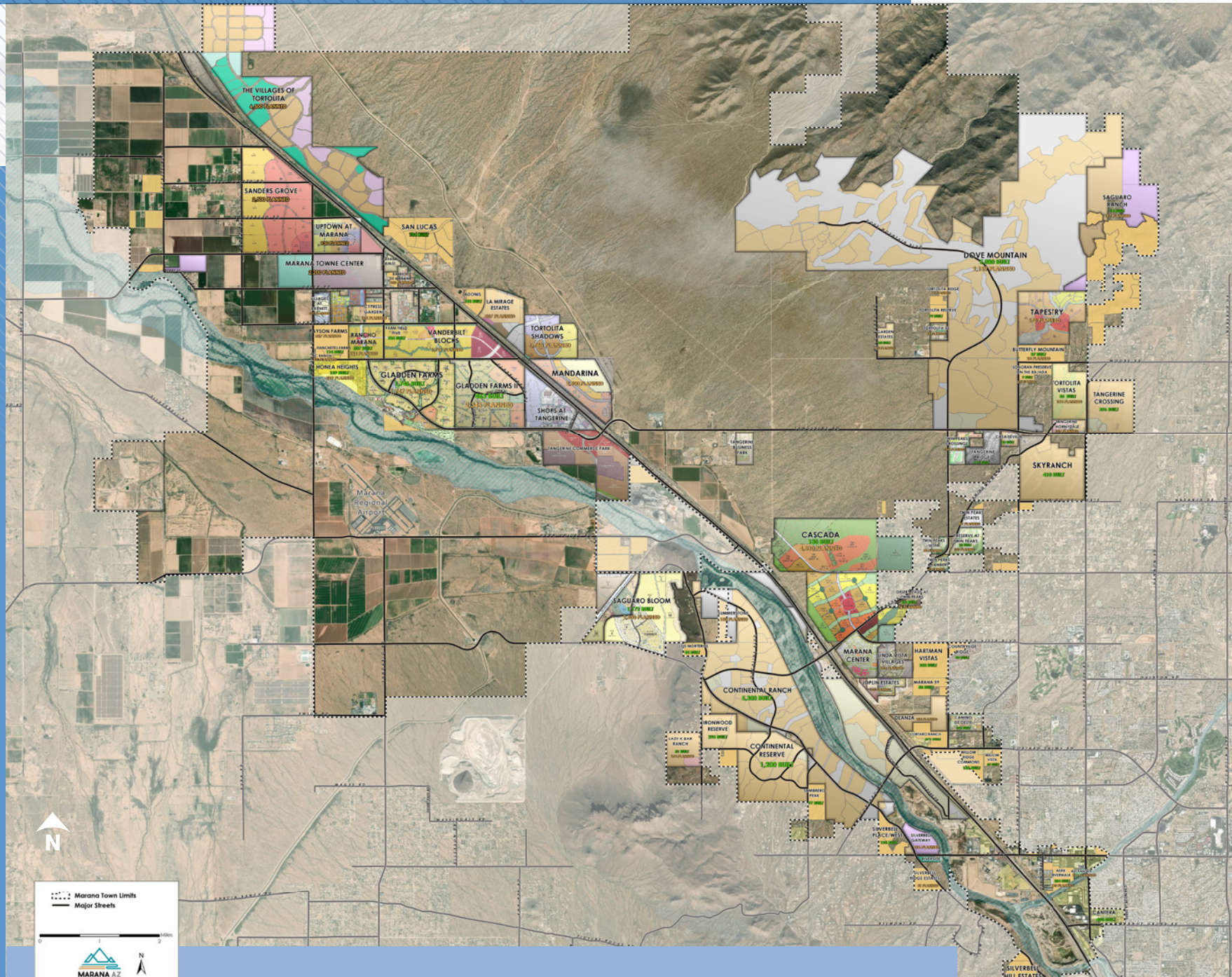
SINGLE FAMILY RESIDENTIAL PERMITS - BY REGION

### SINGLE FAMILY RESIDENTIAL PERMITS - MONTHLY TREND



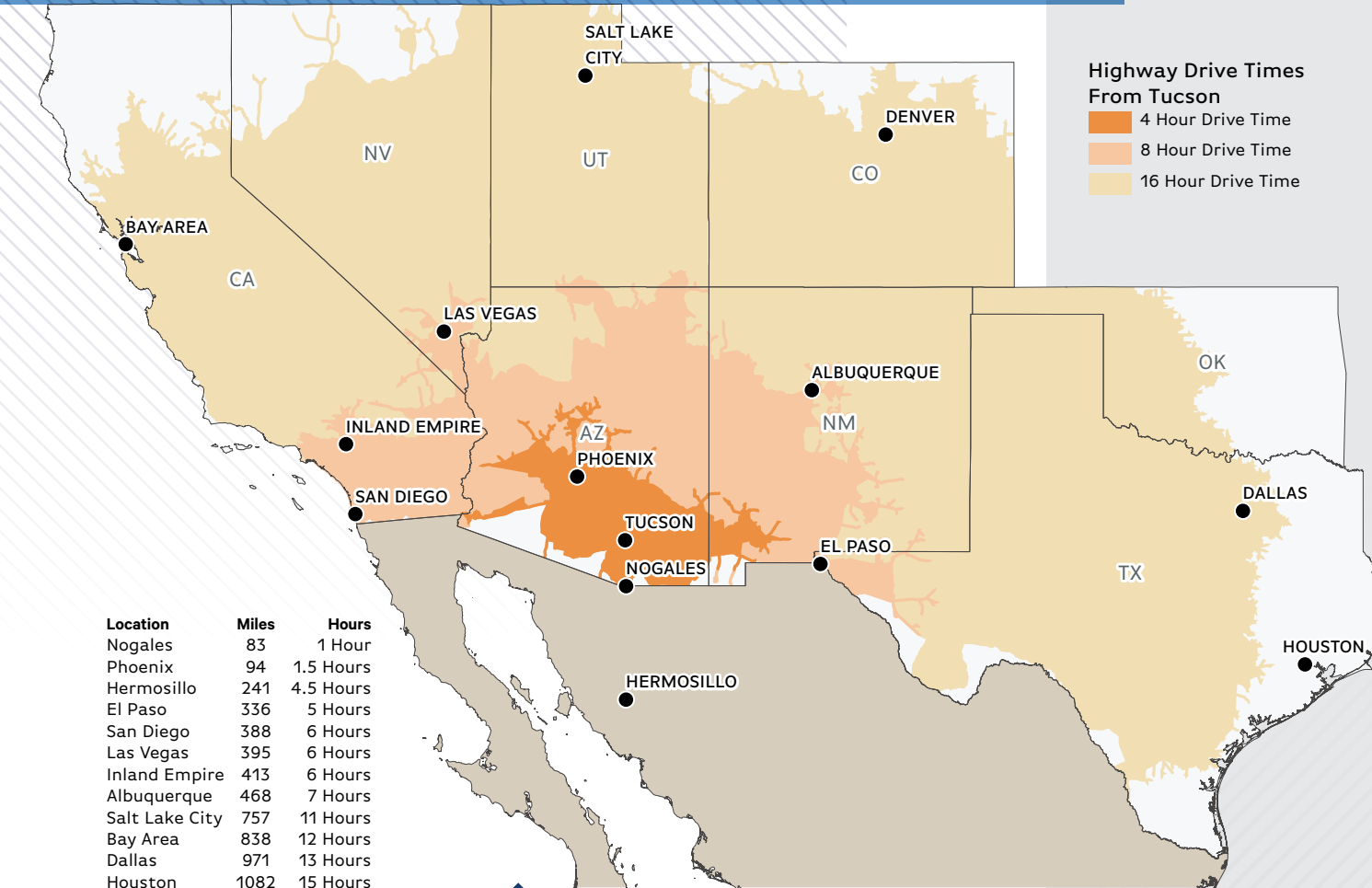


# Marana Residential Development Activity





# Southwestern US Drive Time Map



## Comparable Wage Rates

COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78
Las Vegas, Nevada	\$27.22


Source: Bureau of Labor Statistics

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## Demographics

	3 MILES	5 MILES
 Population Growth	6.67%	3.69%
 Avg Housing Value	\$267,332	\$330,151
 Average HH Income	\$92,832	\$100,412

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