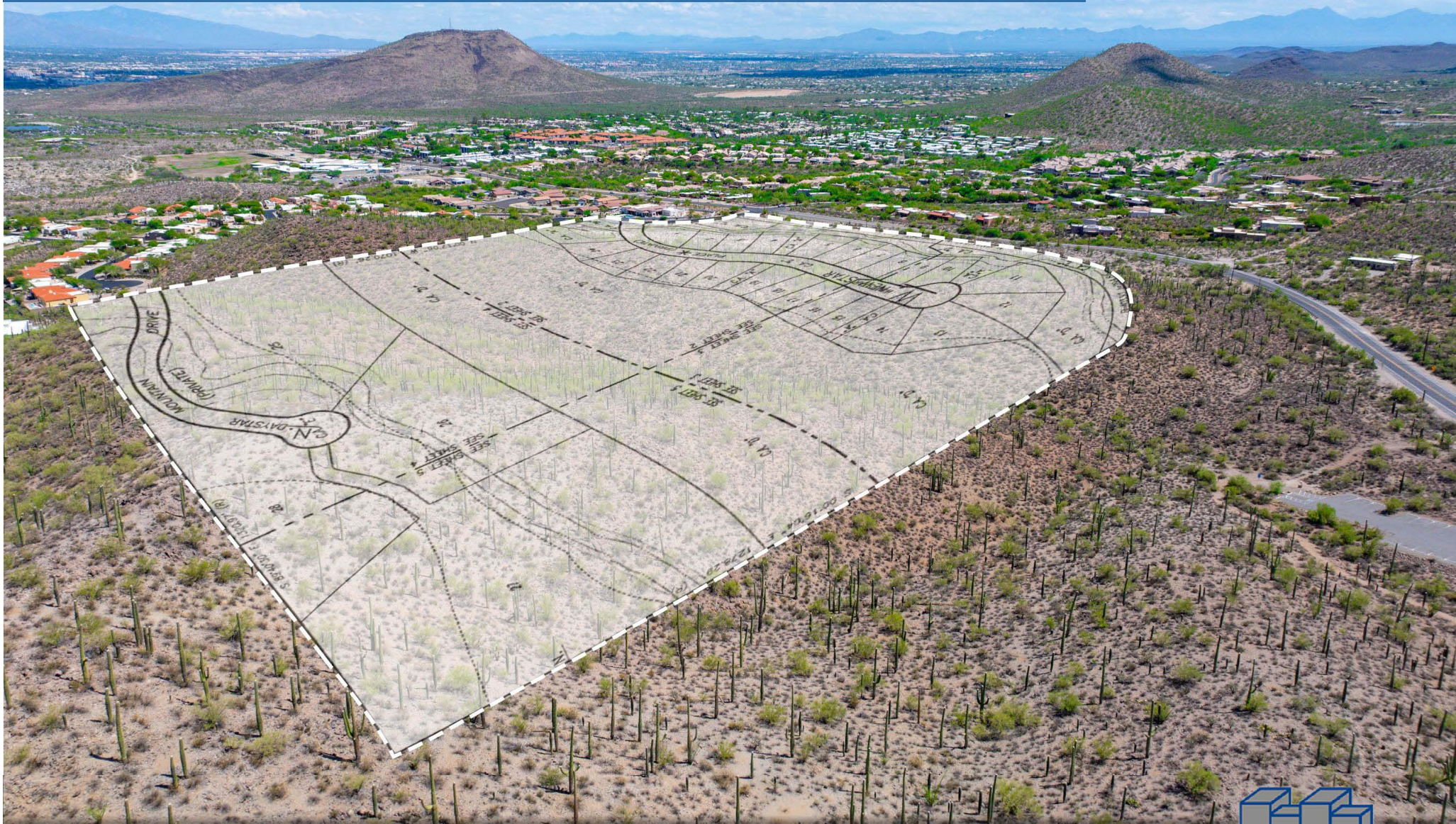


ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

± 40.024 ACRES | 28 PLATTED LOTS

N



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200


COMMERCIAL RETAIL ADVISORS, LLC

ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

PROPERTY INFORMATION & LOCATION

LOCATION: West of the NW Corner of Anklam Rd & Greasewood Rd., Tucson, AZ

LAND AREA: ± 40.024 Acres
28 Platted lots*

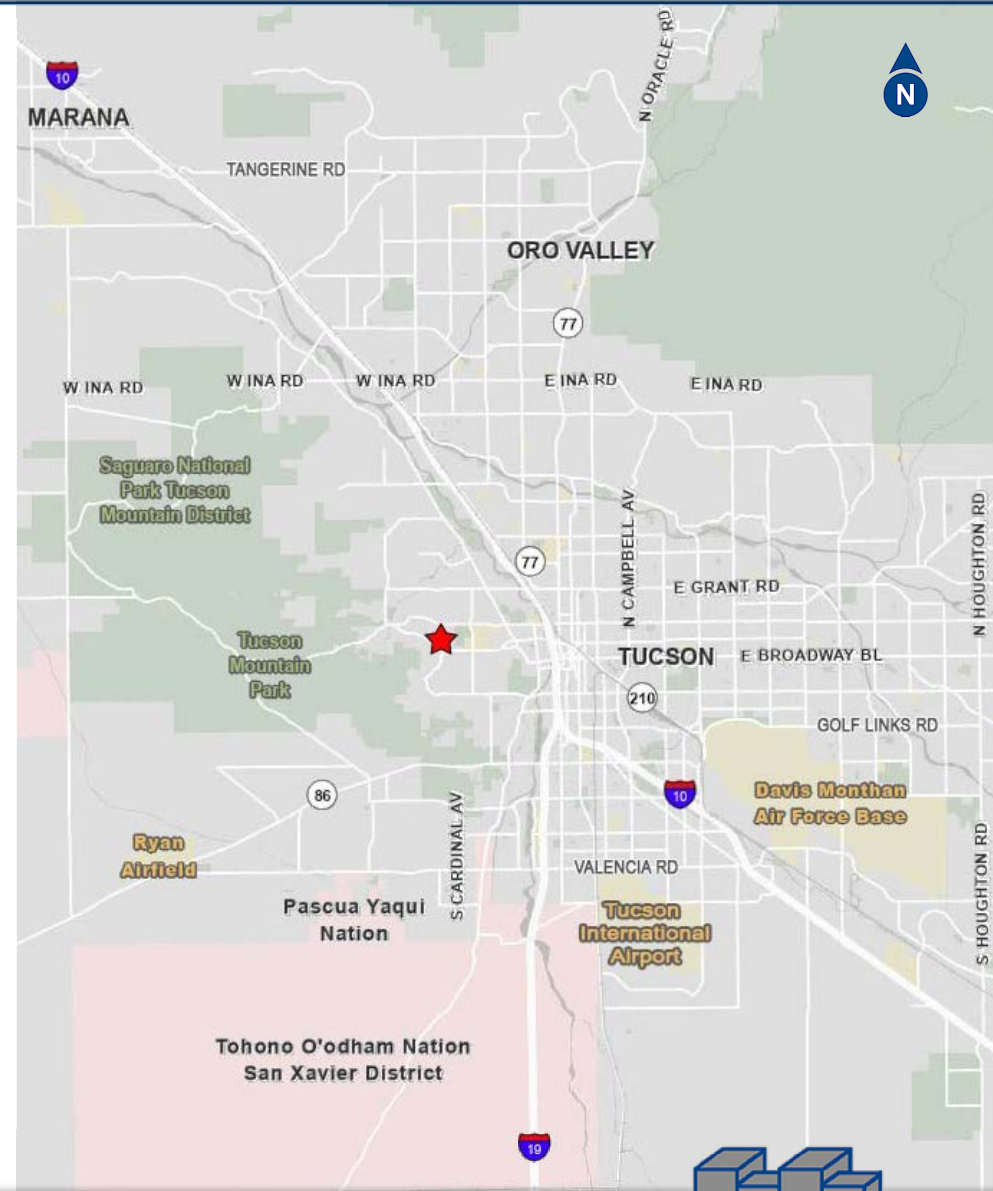
PRICE: \$1,900,000.00

ZONING: RX-2

* The northern parcels can be purchased separately.

HIGHLIGHTS

- Approved Subdivision Plat.
- Improvement plans completed.
- Minimal offsites.
- Water and sewer available
- Beautiful mountain and City views.
- Close proximity to JW Marriot Starr Pass Resort.
- Close Proximity to Interstate 10.
- Close Proximity to Downtown Tucson.



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ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

TRADE AERIAL



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

COMMERCIAL RETAIL ADVISORS, LLC

ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

PLAT MAP

GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 40.24 ACRES.
- THE TOTAL NUMBER OF LOTS IS 28.
- TOTAL MALES OF NEW PRIVATE STREETS ARE 0.31.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS HILLSIDE DEVELOPMENT ZONE APPROVAL IS REQUIRED FOR LOTS 25-28.
- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
- THE BASIS OF BEARINGS - THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF SECTION 8, TOWNSHIP 14 S., RANGE 13 E., G&S R.B.M. PIMA COUNTY ARIZONA, SAID BEARING BEING S 07°25'36" E.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, A FLOOD PLAIN USE PERMIT IS REQUIRED FOR LOTS 1-11 AND LOTS 25-28.

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY GRANT TO THE PUBLIC, PIMA COUNTY AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE STREETS, DRAINAGEWAYS AND COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO THE PUBLIC AND ALL UTILITY COMPANIES FOR THE PURPOSES OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL PRIVATE STREETS, DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 12131 AT PAGES 582 THROUGH 585, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE AND LIABILITY FOR THE PRIVATE STREETS, DRAINAGEWAYS, AND COMMON AREAS WITHIN THIS SUBDIVISION.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOREVER AN ADDITIONAL 45 FEET TO ANKLAM ROAD RIGHT-OF-WAY AS SHOWN HEREON.

LAWYERS TITLE AGENCY OF ARIZONA, L.L.C., AN ARIZONA L.L.C., AS TRUSTEE UNDER TRUST NO. 18195-1, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER DATE

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

ALFONSO TORRES
LANDMARK ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 15342
EXP. DATE 9/30/08, STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

EDWIN BRUCE WILSON
LANDMARK ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 17569
STATE OF ARIZONA

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

EDWIN BRUCE WILSON
LANDMARK ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER NO. 10011
STATE OF ARIZONA

ASSURANCES

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL, FACILITIES AND MONUMENTS, REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES OR OTHER SECURITY AS REQUIRED BY THE CITY OF TUCSON BEING NECESSARY AND PROPER.

CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT DIRECTOR
CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT ENGINEERING ADMINISTRATOR

CITY OF TUCSON
PROJ# S06-253
ZONE:
Adm. Address:
345 N DAYSTAR MOUNTAIN DR

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PIMA }

ON THIS 20 DAY OF November 2008
BEFORE ME, Michelle Kose, the
undersigned, appeared Jeffrey Javier who
acknowledged to be the
owner of the above described property.
OF
LAWYERS TITLE AGENCY OF ARIZONA, AN ARIZONA
L.L.C., AS TRUSTEE AND THAT S/H/E AS SUCH
OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED, BY SIGNING THE NAME OF THE CORPORATION,
AS TRUSTEE.
IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND
OFFICIAL SEAL.

MY COMMISSION EXPIRES Nov. 4, 2009
DATE

APPROVAL

I, ROGER W. RANDOLPH, CLERK OF THE CITY OF TUCSON, ARIZONA,
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR
AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS 30
DAY OF February, 2009.

ANNOTATED
COPY

LEGEND

- INDICATES SET 1/2" I.R. TAGGED BY A REGISTERED LAND SURVEYOR OR AS NOTED
- INDICATES FOUND 1/2" REBAR
- INDICATES A 2" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE OR AS NOTED
- INDICATES FOUND 2" SURVEY MONUMENT OR AS NOTED
- LINE NUMBER - SEE LINE DATA TABLE
- CURVE NUMBER - SEE CURVE DATA TABLE
- NEW LOT NUMBER

- 15
- EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY
- 100 YEAR FLOW
- 100 YEAR FLOODPRONE LIMITS (BEARING BREAK, NO PIN SET)
- EROSION HAZARD SETBACK (BEARING BREAK, NO PIN SET)

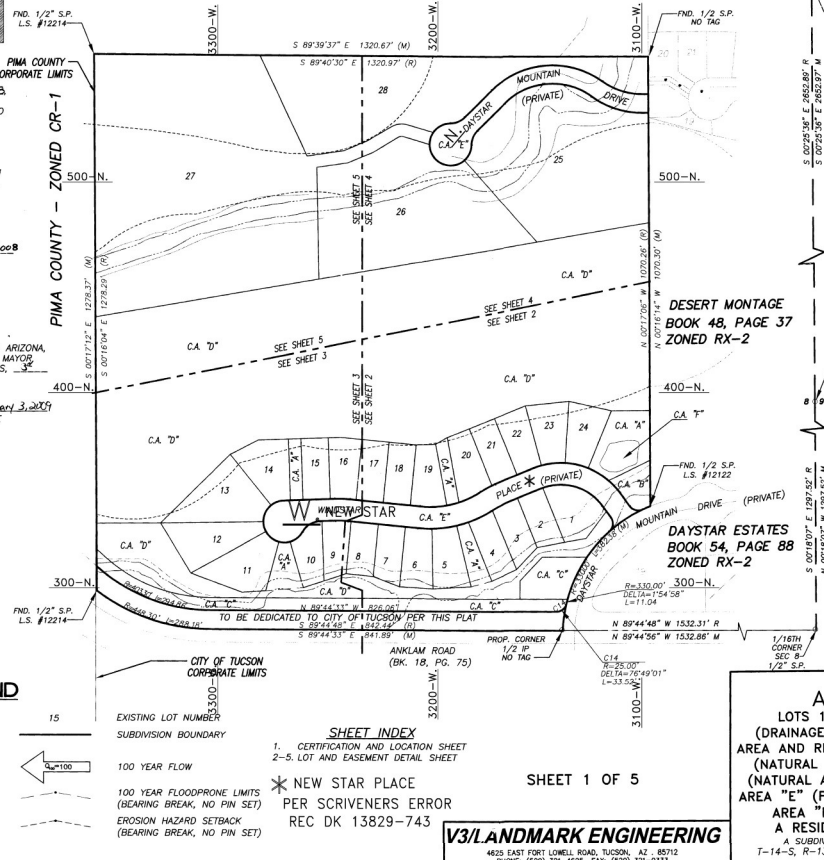
FINAL PLAT

ANKLAM PEAKS SUBDIVISION

LOTS 1-28 & COMMON AREA "A" (DRAINAGE), COMMON AREA "B" (OPEN AREA/RECREATION), COMMON AREA "C" (NATURAL BUFFER), COMMON AREA "D" (NATURAL AREA/UNDISTURBED), COMMON AREA "E" (PRIVATE STREETS) AND COMMON AREA "F" (RETENTION/DETENTION)

MONTAGE VISTA - PHASE II
BOOK 56, PAGE 69
ZONED RX-2

NORTH
SCALE: 1" = 120'



Land Use Table	
Total Area =	1,752,908 S.F.
Lot Area =	913,394 S.F.
Common Area "A" =	33,835 S.F.
Common Area "B" =	7,121 S.F.
Common Area "C" =	46,111 S.F.
Common Area "D" =	613,958 S.F.
Common Area "E" =	82,106 S.F.
Common Area "F" =	5,226 S.F.
Anklam Dedication =	51,157 S.F.

ABBREVIATION LIST

C.A. COMMON AREA

OWNER

JEFFREY JAVIER
S/O 874
P.O. BOX 025216
MIAMI, FL 33102
(202) 386-6444

SC205-12
S06-253
REF: C15-92-01

FINAL PLAT

ANKLAM PEAKS
LOTS 1-28, COMMON AREA "A"
(DRAINAGE), COMMON AREA "B" (OPEN
AREA AND RECREATION), COMMON AREA "C"
(NATURAL BUFFER), COMMON AREA "D"
(NATURAL AREA, UNDISTURBED), COMMON
AREA "E" (PRIVATE STREETS) AND COMMON
AREA "F" (RETENTION/DETENTION)
A RESIDENTIAL CLUSTER PROJECT
A SUBDIVISION OF A PORTION OF SECTION 8,
T-14-S, R-13-E, G&S R.B.M. TUCSON, PIMA COUNTY, AZ.

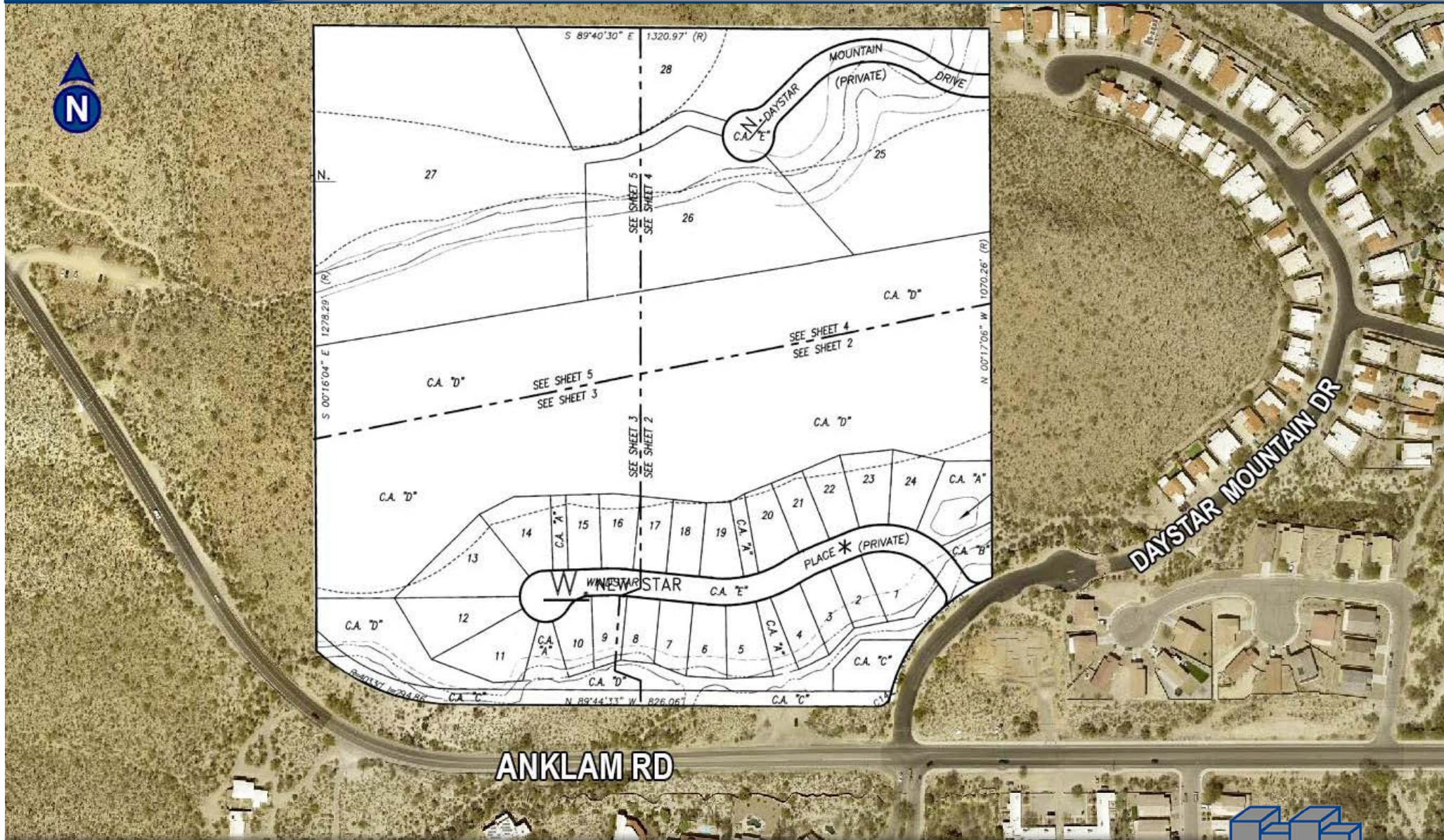
V3/LANDMARK ENGINEERING

4625 EAST FORT LOWELL ROAD, TUCSON, AZ 85712
PHONE: (520) 321-4625 FAX: (520) 321-0333

ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

PLAT MAP



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

COMMERCIAL RETAIL ADVISORS, LLC

ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

AERIAL - NORTHWEST



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

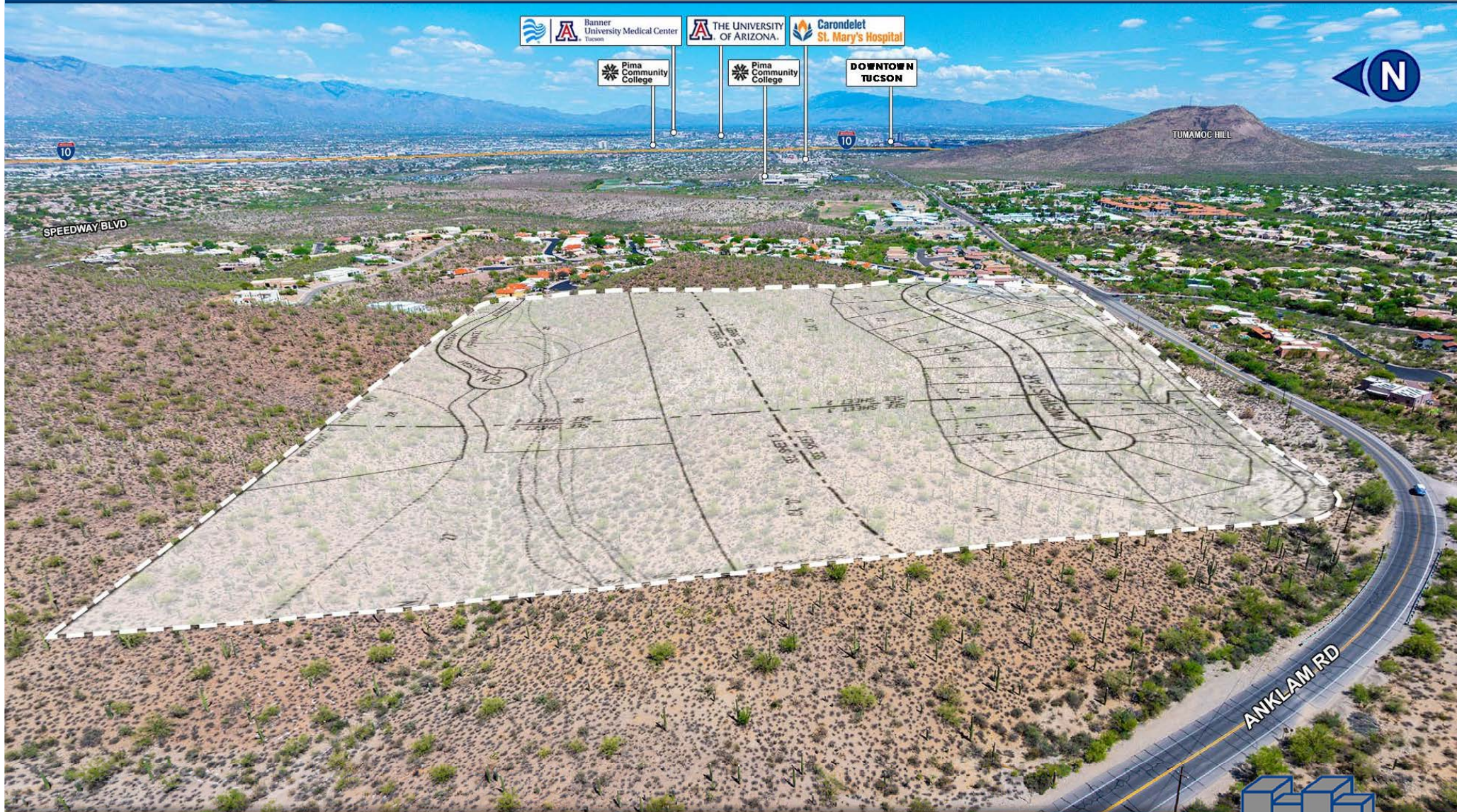
520-290-3200


COMMERCIAL RETAIL ADVISORS, LLC

ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

AERIAL - EAST



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

COMMERCIAL RETAIL ADVISORS, LLC



TAPESTRY SEGMENTATION

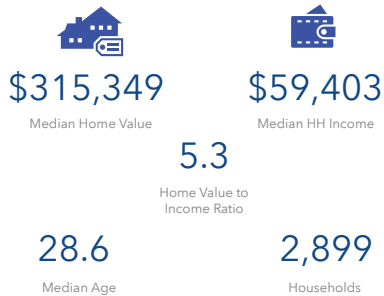
The Fabric of America's Neighborhoods

Tapestry LifeMode

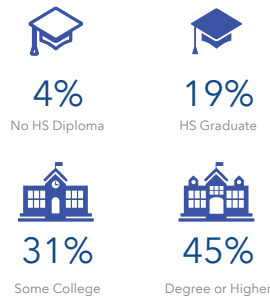
[learn more...](#)

	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)	188	6.48%	7.63%	85
GenXurban (L5)	178	6.14%	11.26%	55
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	953	32.87%	5.80%	567
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)	1,580	54.50%	1.61%	3,385

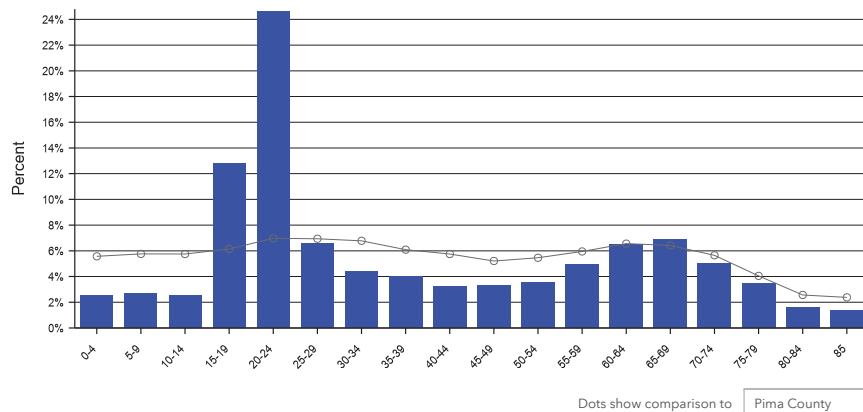
Key Facts



Education



Age Profile



2023 Households by income (Esri)

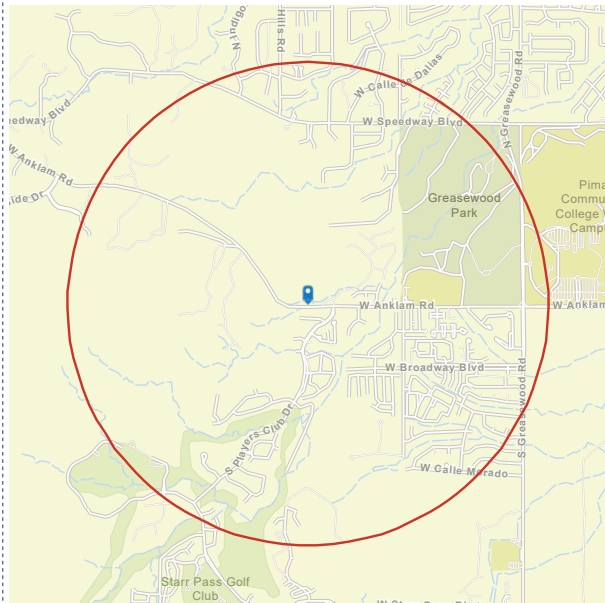
The largest group: \$50,000 - \$74,999 (18.0%)
The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	13.3%	+3.4%
\$15,000 - \$24,999	7.0%	-0.9%
\$25,000 - \$34,999	9.6%	+0.6%
\$35,000 - \$49,999	11.6%	-1.0%
\$50,000 - \$74,999	18.0%	+1.5%
\$75,000 - \$99,999	11.7%	-2.2%
\$100,000 - \$149,999	15.9%	-1.0%
\$150,000 - \$199,999	4.8%	-1.4%
\$200,000+	8.1%	+0.9%




Bars show deviation from Pima County

Anklam Peaks

Ring of 1 mile



Tapestry segments

 14B	College Towns 1,580 households	54.5% of Households	▼
 9B	Golden Years 953 households	32.9% of Households	▼
 4A	Workday Drive 188 households	6.5% of Households	▼

Source: Esri. The vintage of the data is 2023.

© 2024 Esri



TAPESTRY SEGMENTATION

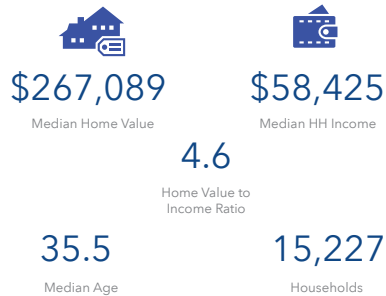
The Fabric of America's Neighborhoods

Tapestry LifeMode

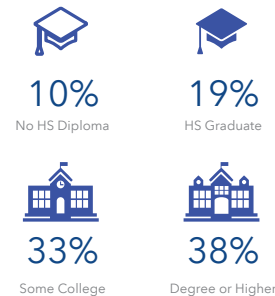
[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	124	0.81%	10.00%	8
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	744	4.89%	7.63%	64
GenXurban (L5)	2,784	18.28%	11.26%	162
Cozy Country Living (L6)	560	3.68%	12.06%	30
Sprouting Explorers (L7)	988	6.49%	7.20%	90
Middle Ground (L8)	3,785	24.86%	10.79%	230
Senior Styles (L9)	1,044	6.86%	5.80%	118
Rustic Outposts (L10)	417	2.74%	8.30%	33
Midtown Singles (L11)	2,377	15.61%	6.16%	253
Hometown (L12)	799	5.25%	6.01%	87
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	1,604	10.53%	1.61%	654

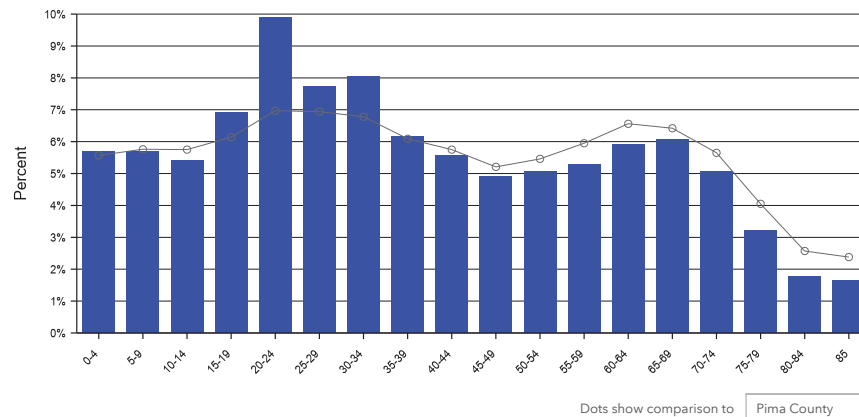
Key Facts



Education



Age Profile



2023 Households by income (Esri)

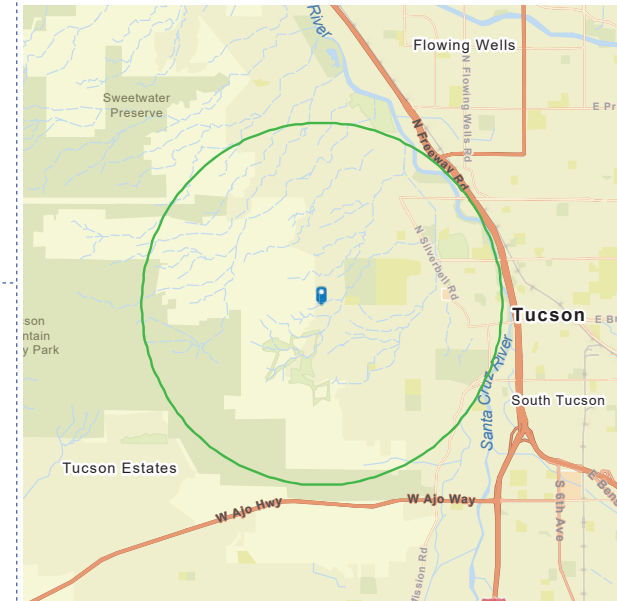
The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$150,000 - \$199,999 (4.6%)




Indicator ▲	Value	Diff
<\$15,000	12.7%	+2.8%
\$15,000 - \$24,999	7.4%	-0.5%
\$25,000 - \$34,999	9.3%	+0.3%
\$35,000 - \$49,999	12.5%	-0.1%
\$50,000 - \$74,999	18.8%	+2.3%
\$75,000 - \$99,999	12.7%	-1.2%
\$100,000 - \$149,999	17.4%	+0.5%
\$150,000 - \$199,999	4.6%	-1.6%
\$200,000+	4.6%	-2.6%

Bars show deviation from Pima County

Anklam Peaks Ring of 3 miles



Tapestry segments

 8C	Bright Young Professionals 1,791 households	11.8% of Households	▼
 14B	College Towns 1,604 households	10.5% of Households	▼
 11C	Metro Fusion 1,321 households	8.7% of Households	▼

Source: Esri. The vintage of the data is 2023.

© 2024 Esri



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	1,097	1.83%	10.00%	18
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	367	0.61%	3.58%	16
Family Landscapes (L4)	2,893	4.82%	7.63%	63
GenXurban (L5)	3,072	5.12%	11.26%	45
Cozy Country Living (L6)	1,534	2.56%	12.06%	21
Sprouting Explorers (L7)	5,007	8.34%	7.20%	116
Middle Ground (L8)	6,167	10.28%	10.79%	95
Senior Styles (L9)	8,698	14.49%	5.80%	250
Rustic Outposts (L10)	5,564	9.27%	8.30%	112
Midtown Singles (L11)	12,208	20.34%	6.16%	330
Hometown (L12)	1,522	2.54%	6.01%	42
Next Wave (L13)	3,570	5.95%	3.78%	157
Scholars and Patriots (L14)	8,315	13.85%	1.61%	861

Key Facts



\$230,915

Median Home Value



\$44,686

Median HH Income

5.2

Home Value to
Income Ratio

33.5

Median Age

60,015

Households

Education



14%

No HS Diploma



25%

HS Graduate



31%

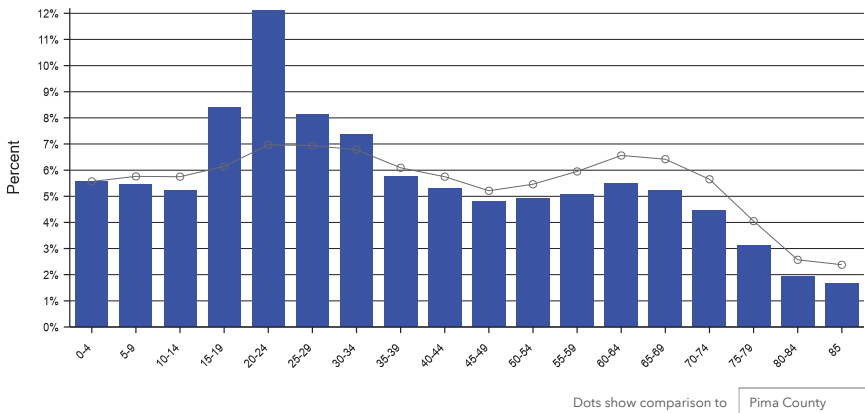
Some College



30%

Degree or Higher

Age Profile



2023 Households by income (Esri)

The largest group: <\$15,000 (17.8%)

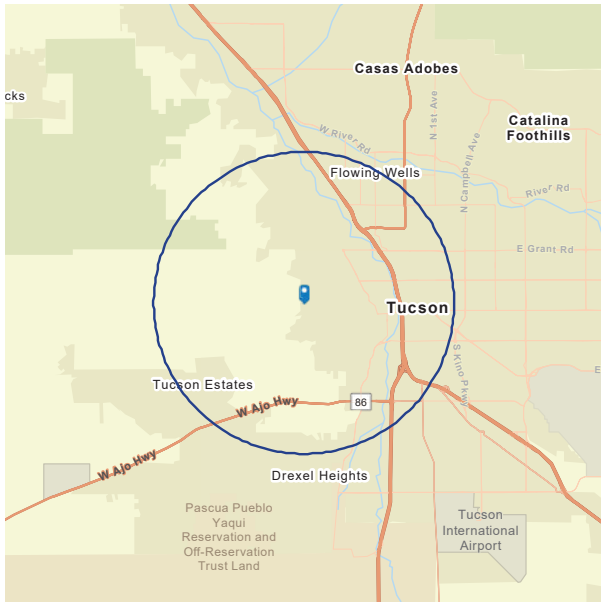
The smallest group: \$200,000+ (3.2%)

Indicator ▲	Value	Diff
<\$15,000	17.8%	+7.9%
\$15,000 - \$24,999	10.9%	+3.0%
\$25,000 - \$34,999	11.6%	+2.6%
\$35,000 - \$49,999	13.6%	+1.0%
\$50,000 - \$74,999	16.4%	-0.1%
\$75,000 - \$99,999	10.2%	-3.7%
\$100,000 - \$149,999	12.4%	-4.5%
\$150,000 - \$199,999	3.9%	-2.3%
\$200,000+	3.2%	-4.0%

Bars show deviation from Pima County

Anklam Peaks

Ring of 5 miles



Tapestry segments



11D

Set to Impress

6,967 households

11.6%

of Households



10D

Down the Road

5,504 households

9.2%

of Households



14B

College Towns

5,234 households

8.7%

of Households

Source: Esri. The vintage of the data is 2023.

© 2024 Esri

TUCSON, AZ OVERVIEW



Tucson, AZ is one of the fastest growing cities in the US. Located between Phoenix and the U.S./Mexico border, Tucson is situated along two key Interstates, the major east/west Interstate 10 and the north/south Interstate 19. Also contributing to it's place as a major trade route, Tucson is home to one of the only inland Ports of Entry in the U.S.

Tucson has a population of 550,000 and with surrounding towns Oro Valley, Marana, and Sahuarita, the MSA is over 1,050,000. Surrounded by five mountain ranges and at an elevation of about 2,600 feet, this picturesque Sonoran Desert city has a complete appeal of beauty, weather, and lifestyle going for it. As discussed in this overview, Tucson is well positioned for growth for the foreseeable future.

The University of Arizona is located in Tucson and has an enrollment of about 53,000 students. In 2023 US News included the UofA in its annual edition of Best Colleges and Universities with a ranking of #97.

Tucson is the home of Davis-Monthan Air Force Base, Raytheon Missile Systems, and emerging biosciences and optics industries. The mining industry is one of Tucson's base industries, evidenced by the fact that Caterpillar, Inc. moved a complete division to Tucson in 2019.

The list of major employers in Tucson 2024 include*:

#	Employer	# of Employees
1	Raytheon Missile Systems	13,000
2	University of Arizona	11,251
3	Davis-Monthan Air Force Base	10,868
4	Tucson Unified School District	7,770
5	Banner – University Medical Center	7,000
6	Pima County	6,800
7	Carondelet Health Network	4,600
8	TMC Healthcare	4,300
9	City of Tucson	3,956
10	Freeport-McMoRan Copper & Gold	3,500
11	Walmart	3,200
12	Tohono O'odham Nation	2,700
13	Caterpillar Inc.	2,400
14	Carondelet Health Network	2,500
15	Pima Community College	2,360
16	GEICO	2,500
17	Asarco, LLC	2,000
18	La Frontera Arizona	2,000
19	Intuit	2,000
20	Ventana Medical Systems (Roche Group)	1,500
21	Tucson Electric Power	1,500
22	Safeway/Albertsons	1,500
23	Amphitheater Public Schools	1,445
24	Southern Arizona VA Health Care System	1,425
25	IBM	1,200



*Sources: Tucson Metro Chamber, tucsonchamber.org, Pima County Economic Development www.pima.gov/2229/Economic-Development, Davis-Monthan Air Force Base Public Affairs, www.dm.af.mil/About-Us/Library/Community-Relations, University of Arizona human Resources, <https://hr.arizona.edu>, Raytheon Technologies' official reports www.rtx.com, Davis Monthan Air Force Base Public Affairs, www.dm.af.mil, City of Tucson, www.tucsonaz.gov/Home, and Pima County official websites, Tohono O'odham Nation.

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Licensed Real Estate Broker in Arizona**



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