

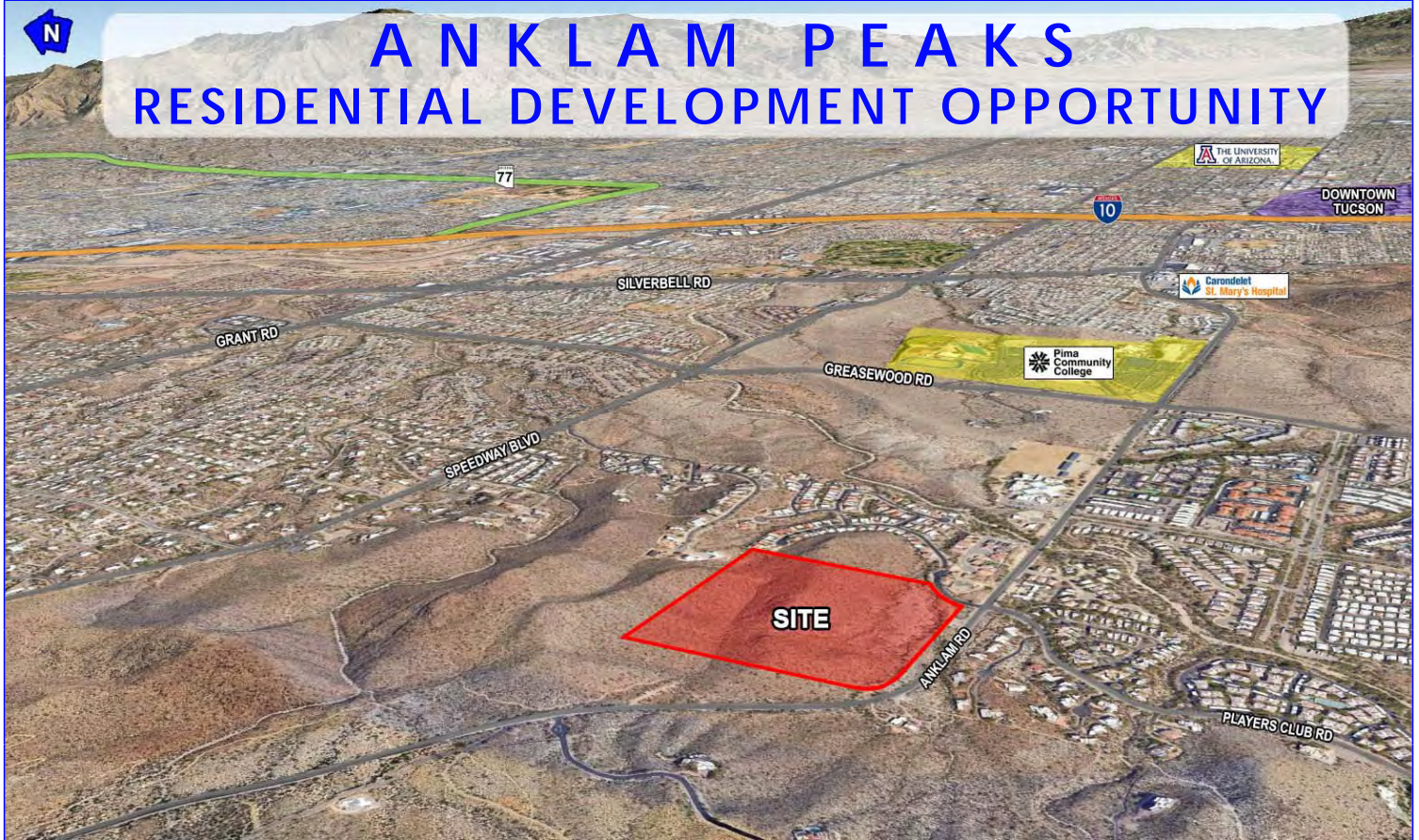


COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com



ANKLAM PEAKS RESIDENTIAL DEVELOPMENT OPPORTUNITY



Property Description

Location: West of the NWC of Anklam Rd. & Greasewood Rd.
Tucson, AZ

Land Size: ±40.024 Acres
28 Platted Lots

Sales Price: \$1,900,000.00

Parcel No.: See page 4.

Zoning: RX-2

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.



For information, contact:
Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Anklam Peaks

Tucson, Arizona

TRADE AREA



COMMERCIAL RETAIL ADVISORS, LLC



Anklam Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 40.24 ACRES.
- THE TOTAL NUMBER OF LOTS IS 28.
- TOTAL MILES 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 0°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 1582 AT PAGES 582 THROUGH 605, 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 THE CITY OF TUCSON DEEMS 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

COUNTY OF PIMA

ON THIS 20 DAY OF November 2008

BEFORE ME, Michelle Reed, THE

UNDERSIGNED, APPEARED JEFFREY JAVIER, WHO

ACKNOWLEDGED his SELF TO BE THE

OWNER OF

THE UNDERSIGNED'S 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.

Michelle Reed

Notary Public

My Commission Expires November 4, 2009

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 November, 2008.

2008

CLERK, CITY OF TUCSON

DATE

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

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'



SCALE 3" = 1 MILE
A PORTION OF SECTION 8,
T.14S., R.13E., G. S.R.R. & M.,
PIMA CO., ARIZONA

Land Use Table	
Total Area	= 1,752,908 S.F.
Lot Area	= 813,394 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 674
P.O. BOX 025216
MIAMI, FL 33102
(202) 386-8444

SCZ05-12
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.

SHEET INDEX

- CERTIFICATION AND LOCATION SHEET
- 2-5. LOT AND EASEMENT DETAIL SHEET

* NEW STAR PLACE
PER SCRIVENERS ERROR
REC DK 13829-743

SHEET 1 OF 5

V3/LANDMARK ENGINEERING

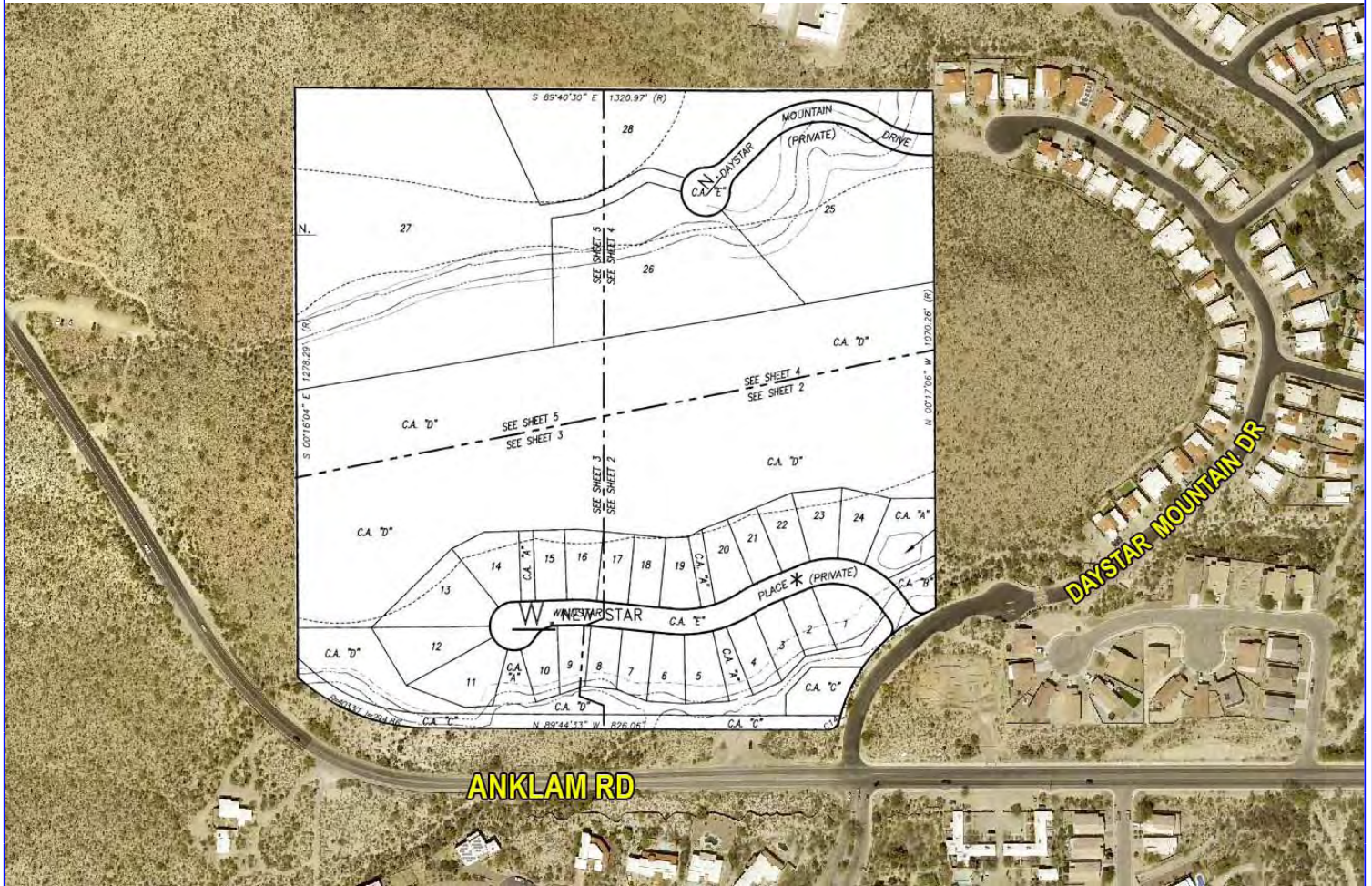
4625 EAST FORT LOWELL ROAD, TUCSON, AZ 85712
PHONE: (520) 321-4825 FAX: (520) 321-0333

Anklam Peaks

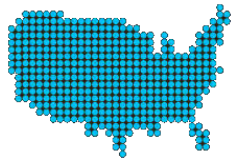
Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



Lot #	Parcel ID	GIS Acres	Situs Address	Lot #	Parcel ID	GIS Acres	Situs Address
1	116-09-4410	0.29892175	3135 W NEW STAR PL	18	116-09-4580	0.2151895	3220 W NEW STAR PL
2	116-09-4420	0.19814664	3151 W NEW STAR PL	19	116-09-4590	0.22062557	3194 W NEW STAR PL
3	116-09-4430	0.21194719	3167 W NEW STAR PL	20	116-09-4600	0.24994938	3178 W NEW STAR PL
4	116-09-4440	0.22242163	3183 W NEW STAR PL	21	116-09-4610	0.21586241	3168 W NEW STAR PL
5	116-09-4450	0.24970144	3191 W NEW STAR PL	22	116-09-4620	0.23546025	3150 W NEW STAR PL
6	116-09-4460	0.22975639	3203 W NEW STAR PL	23	116-09-4630	0.26532376	3148 W NEW STAR PL
7	116-09-4470	0.19950578	3215 W NEW STAR PL	24	116-09-4640	0.26532416	3140 W NEW STAR PL
8	116-09-4480	0.18555245	3231 W NEW STAR PL	25	116-09-4650	2.82032015	609 N DAYSTAR MOUNTAIN DR
9	116-09-4490	0.1874442	3247 W NEW STAR PL	26	116-09-4660	2.61239009	621 N DAYSTAR MOUNTAIN DR
10	116-09-4500	0.2013607	3263 W NEW STAR PL	27	116-09-4670	6.84683251	618 N DAYSTAR MOUNTAIN DR
11	116-09-4510	0.3711207	3281 W NEW STAR PL	28	116-09-4680	2.5513519	610 N DAYSTAR MOUNTAIN DR
12	116-09-4520	0.39045789	3295 W NEW STAR PL	CA "A"	116-09-4690	0.62719549	Common Area
13	116-09-4530	0.51974522	3290 W NEW STAR PL	CA "B"	116-09-4700	0.16346099	Common Area
14	116-09-4540	0.33425137	3276 W NEW STAR PL	CA "C"	116-09-4710	0.26774252	Common Area
15	116-09-4550	0.21706943	3268 W NEW STAR PL	CA "D"	116-09-4720	14.25064433	Common Area
16	116-09-4560	0.23702481	3252 W NEW STAR PL	CA "E"	116-09-4730	1.87904418	345 N DAYSTAR MOUNTAIN DR
17	116-09-4570	0.2151896	3236 W NEW STAR PL	CA "F"	116-09-4740	0.90925269	Common Area



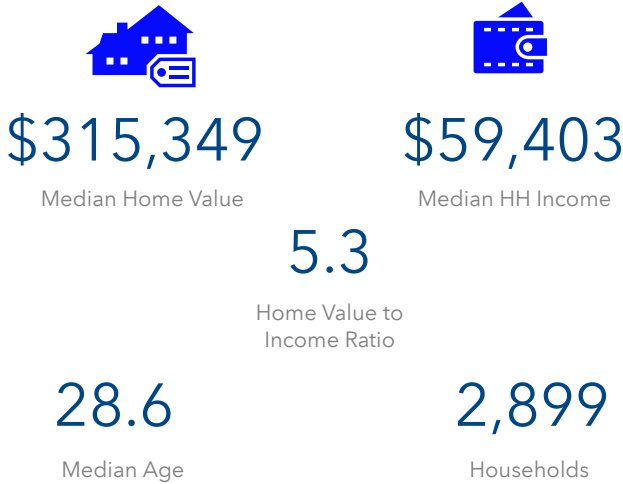
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

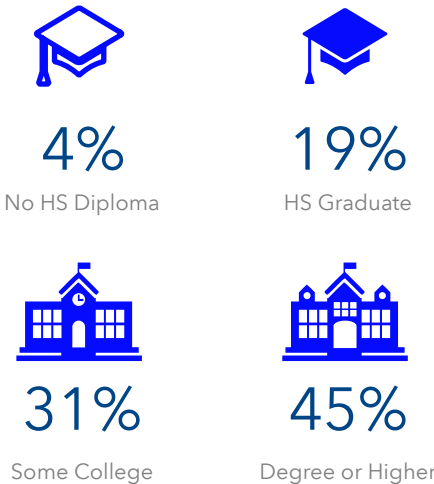
Tapestry LifeMode

	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

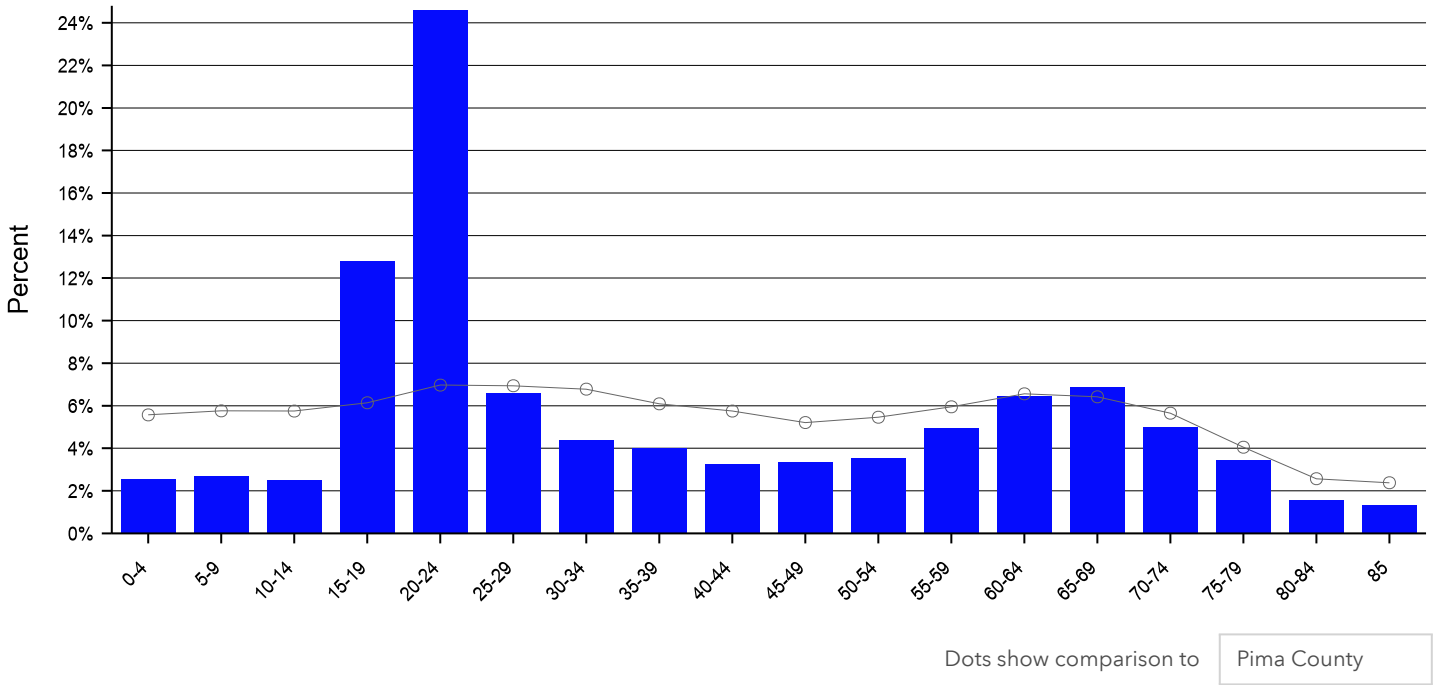
Key Facts



Education



Age Profile



2023 Households by income (Esri)

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

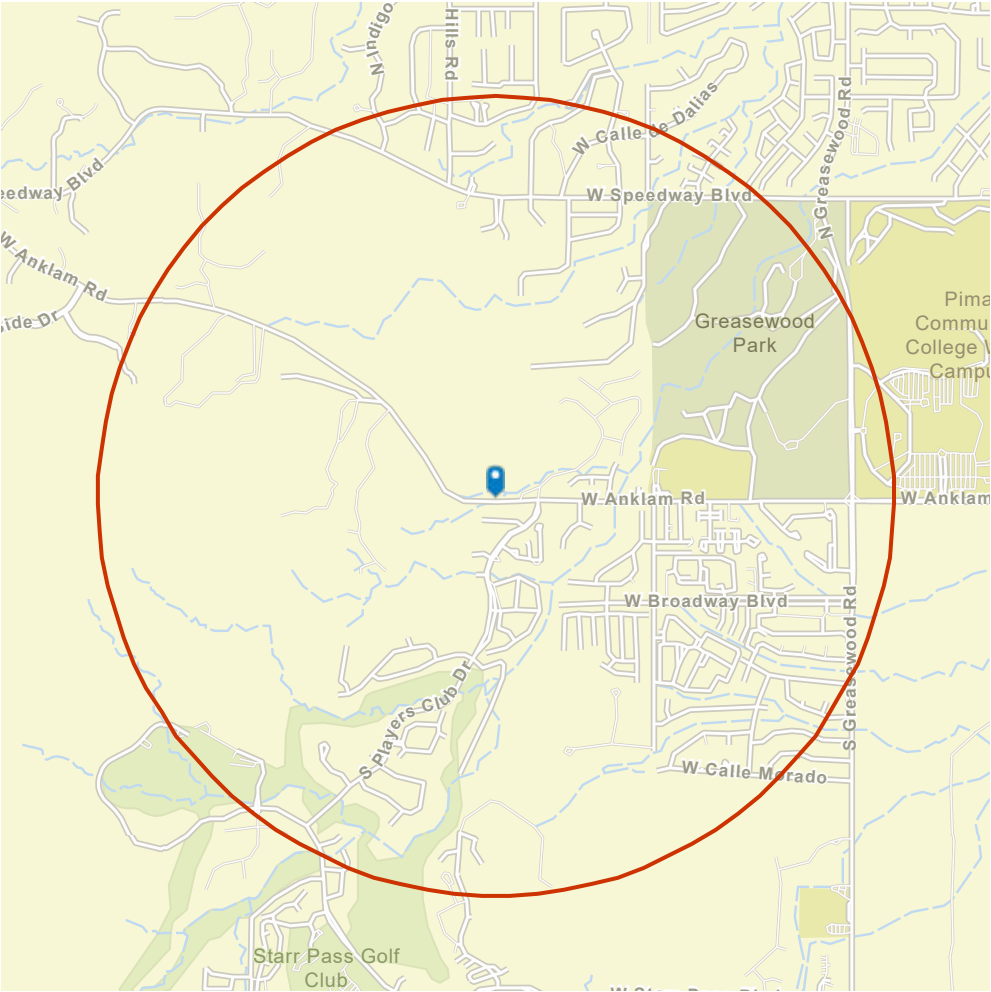
The smallest group: \$150,000 - \$199,999 (4.8%)

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%

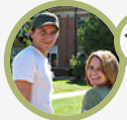


Bars show deviation from Pima County

Anklam Peaks

Ring of 1 mile

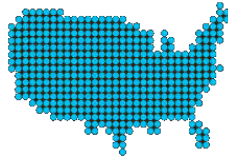


Tapestry segments

 <div>14B</div>	College Towns 1,580 households	54.5% of Households	▼
 <div>9B</div>	Golden Years 953 households	32.9% of Households	▼
 <div>4A</div>	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



\$267,089

Median Home Value



\$58,425

Median HH Income

4.6

Home Value to
Income Ratio

35.5

Median Age

15,227

Households

Education



10%

No HS Diploma



19%

HS Graduate



33%

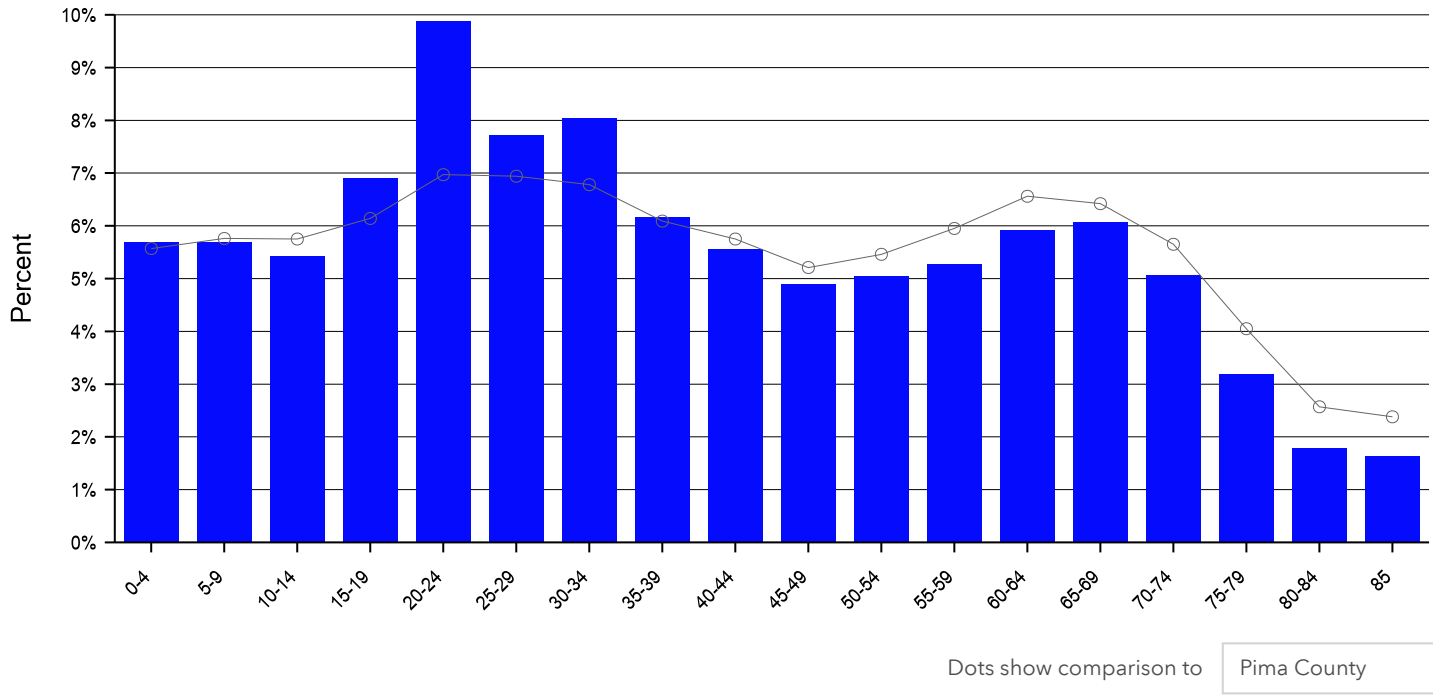
Some College



38%

Degree or Higher

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%)

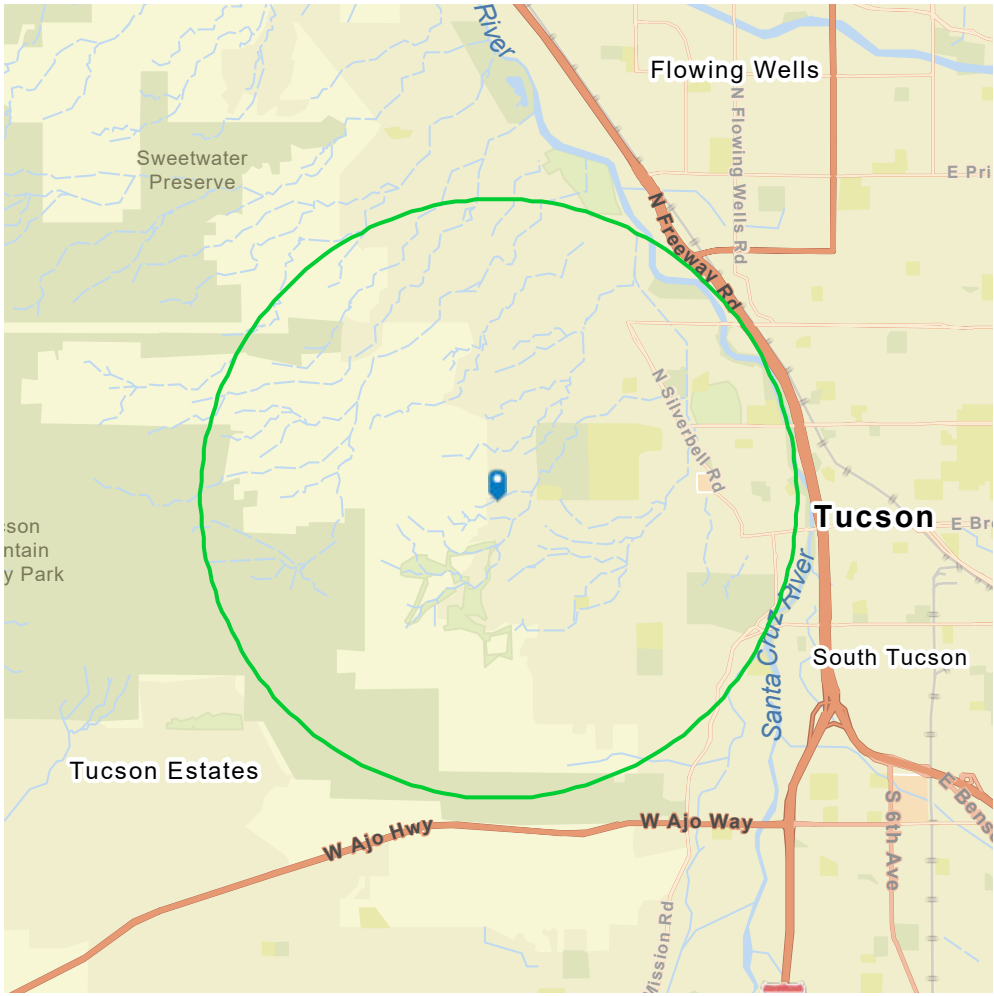
Indicator ▲	Value	Diff
<\$15,000	12.7%	+2.8%
\$15,000 - \$24,999	7.4%	-0.5%
\$25,000 - \$34,999	9.3%	+0.3%
\$35,000 - \$49,999	12.5%	-0.1%
\$50,000 - \$74,999	18.8%	+2.3%
\$75,000 - \$99,999	12.7%	-1.2%
\$100,000 - \$149,999	17.4%	+0.5%
\$150,000 - \$199,999	4.6%	-1.6%
\$200,000+	4.6%	-2.6%

Bars show deviation from


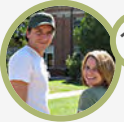

Pima County

Anklam Peaks

Ring of 3 miles

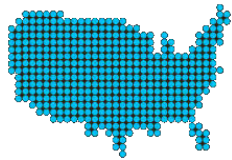


Tapestry segments

 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.

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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%

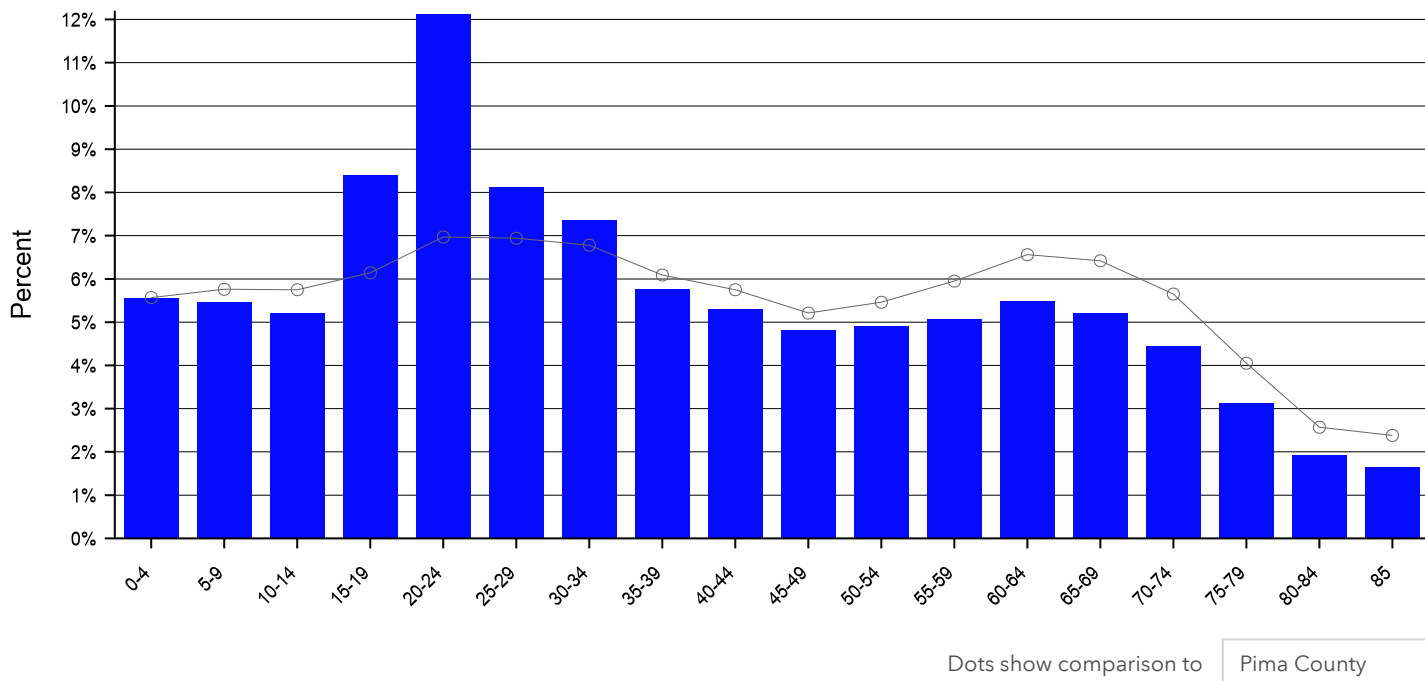
Some College



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%)

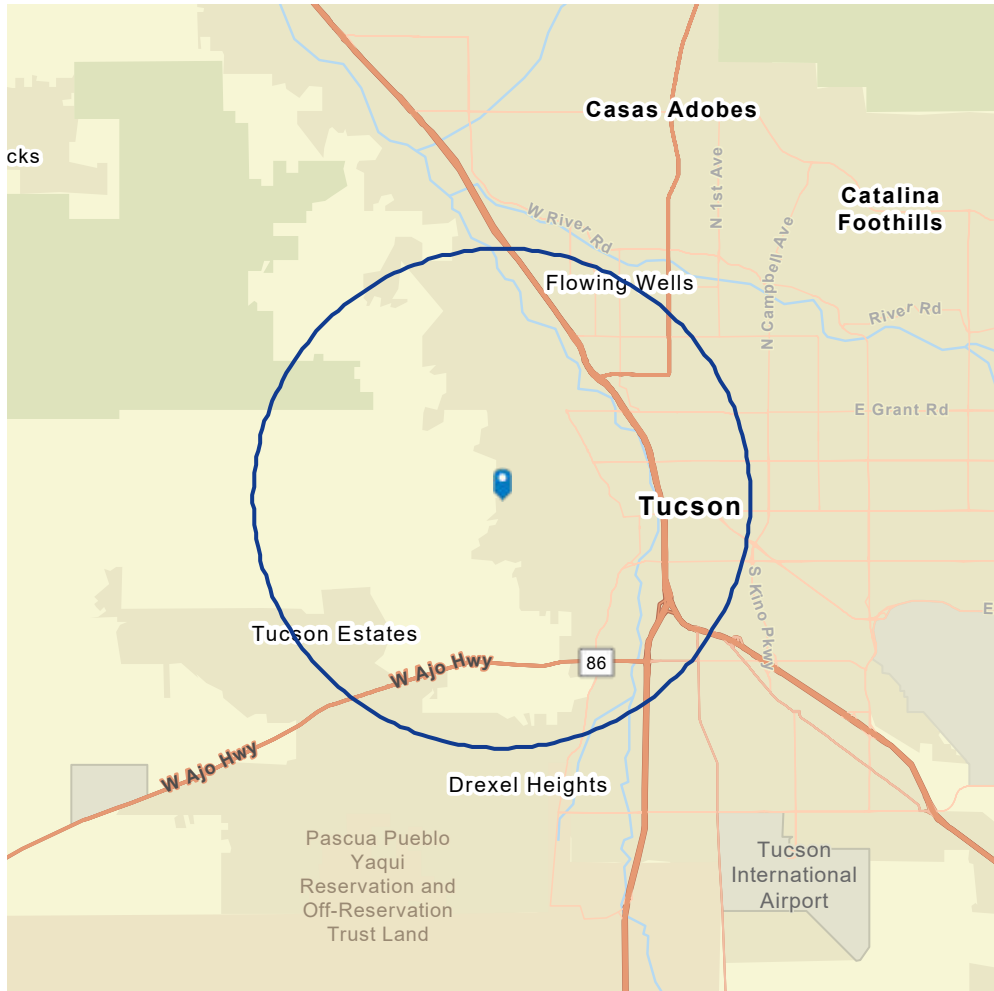
Indicator ▲	Value	Diff
<\$15,000	17.8%	+7.9%
\$15,000 - \$24,999	10.9%	+3.0%
\$25,000 - \$34,999	11.6%	+2.6%
\$35,000 - \$49,999	13.6%	+1.0%
\$50,000 - \$74,999	16.4%	-0.1%
\$75,000 - \$99,999	10.2%	-3.7%
\$100,000 - \$149,999	12.4%	-4.5%
\$150,000 - \$199,999	3.9%	-2.3%
\$200,000+	3.2%	-4.0%

Bars show deviation from



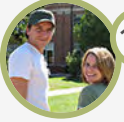
Pima County

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.

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