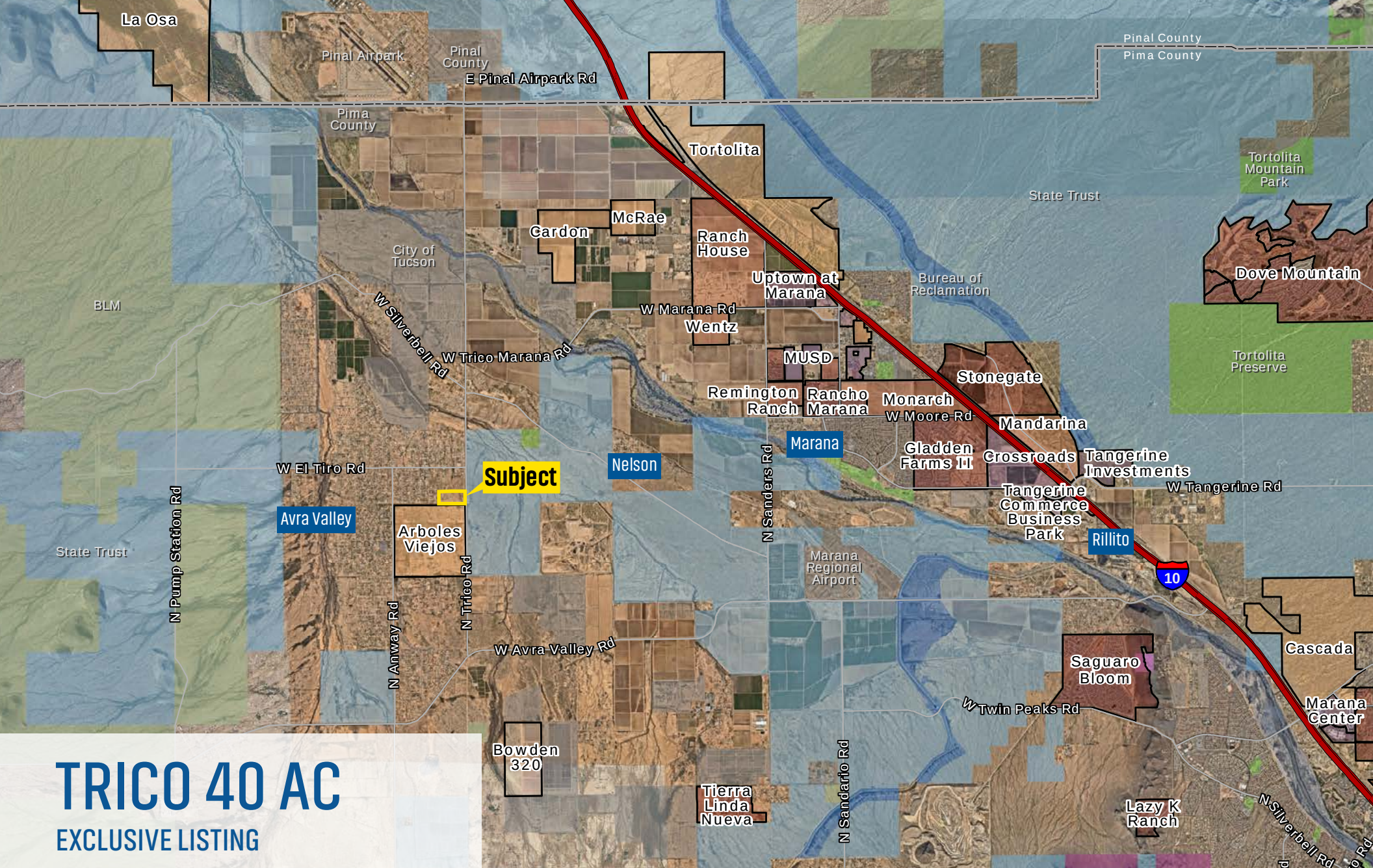




TRICO 40 AC

EXCLUSIVE LISTING

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ORGANIZATION

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PROPERTY OVERVIEW



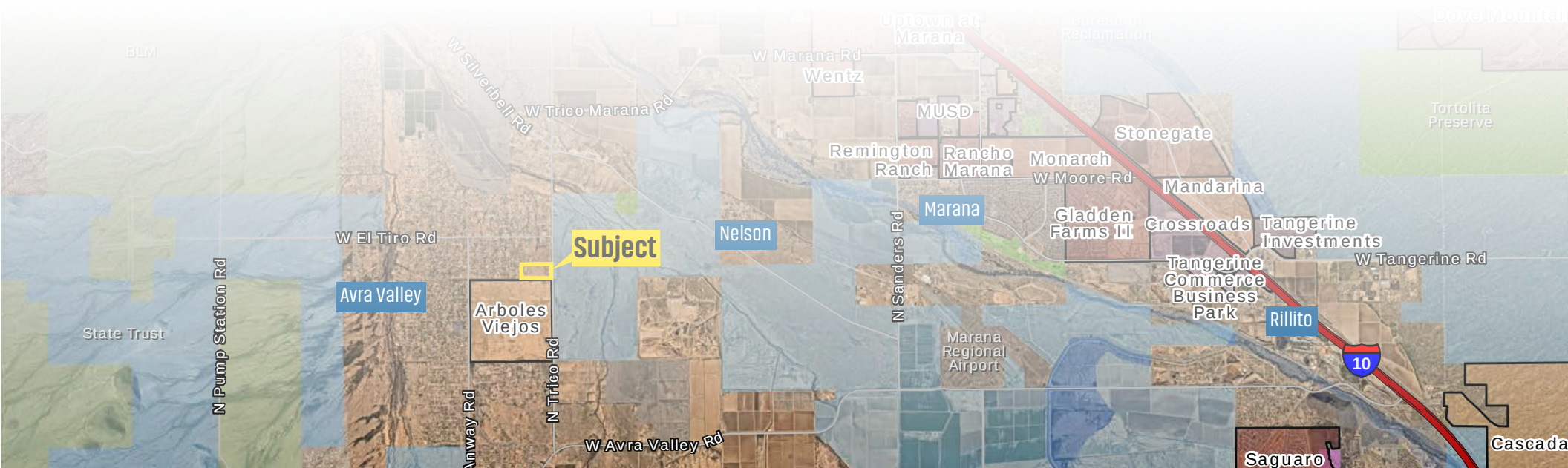
LOCATION	Property is located at the NWC of North Trico Road & West el Camino de Tres Arroyos	SCHOOL DISTRICT	Marana Unified School District • Roadrunner Elementary • Marana Middle School • Maran High School
PARCEL	208-20-072A	PUBLIC SAFETY	• Pima County Sheriff • Fire Taxation District - Avra Valley
SIZE	±38.779 Acres	UTILITIES	⚡ Electricity: Trico Electric Cooperative 💧 Water: Marana Domestic Water Improvement District 🌐 Cable & Internet: Comcast
COMPREHENSIVE PLAN PLANNING AREA	Avra Valley		
COMPREHENSIVE PLAN LAND USE INTENSITY	• MIR Medium Intensity Rural = 62.13% or about 24.09 acres) • RX Rural Crossroads = 37.87% or about 14.69 acres)		
COMPREHENSIVE PLAN FLOOD CONTROL RESOURCE AREA	Out		



OFFERING INSTRUCTIONS

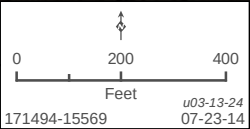
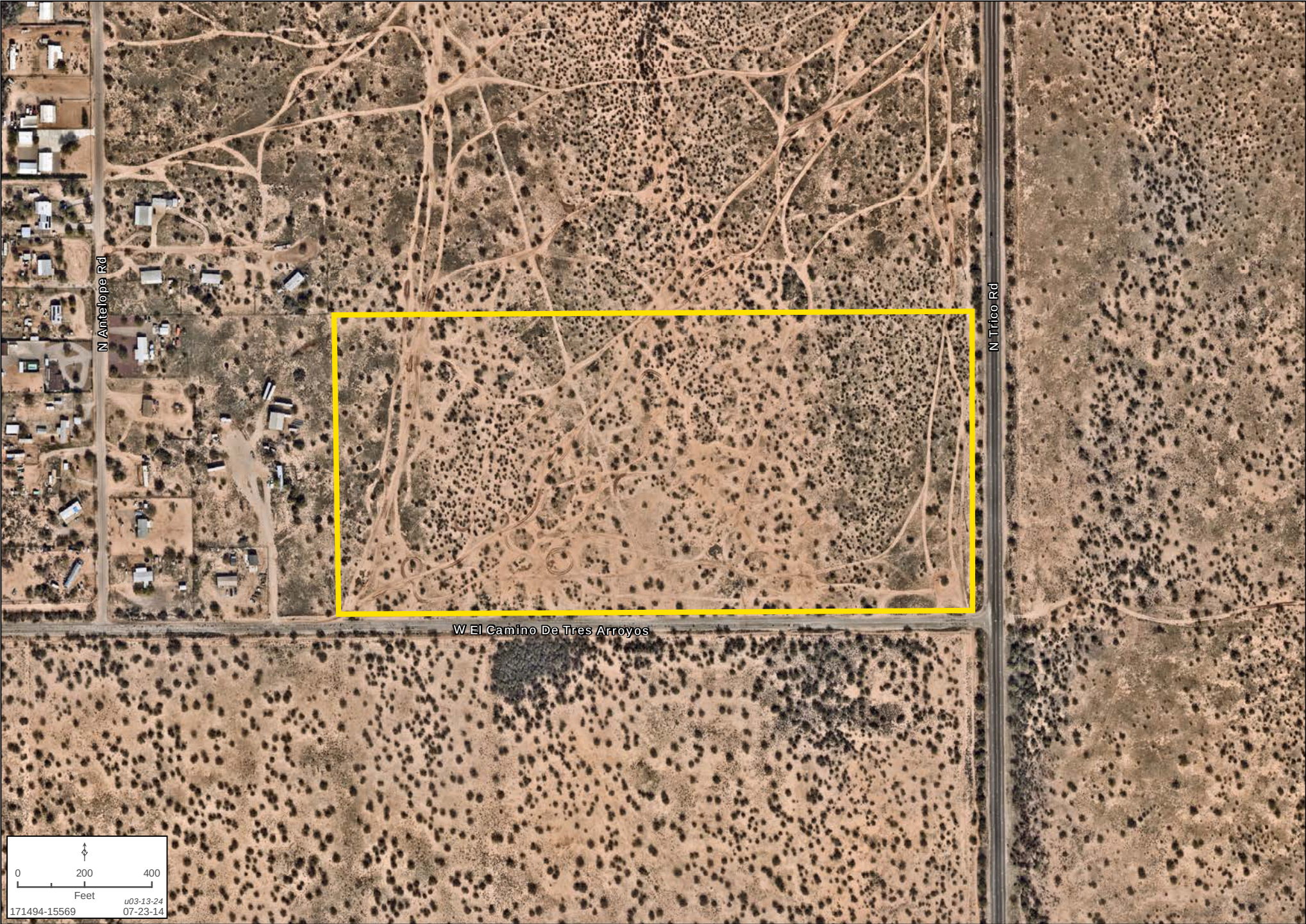


PRICE	Submit	TITLE/ESCROW/EXPENSES	XXXX Title (XXXX) will handle title insurance and escrow services. Seller and Buyer shall pay for title, escrow services, and other closing cost in the customary fashion. Each party shall otherwise pay the fees and expenses it incurs.
LETTER OF INTENT/OFFER DETAILS	Please submit an offer in the form of a Letter of Intent (LOI).	PURCHASE AND SALE AGREEMENT (TO BE PREPARED BY SELLER)	The parties will negotiate a binding Purchase and Sale Agreement (PSA).
FEASIBILITY PERIOD	Buyer shall have 60 days for Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Purchase Contract.	BROKERAGE FEE	The brokerage fees will be paid for by the Seller. No cooperating brokerage fees will be offered.
DEPOSITS	The initial deposit shall be no less than \$50,000. Said initial deposit shall be paid at the Opening of Escrow and shall remain refundable during the Feasibility Period. Prior to Buyer's approval of Feasibility, a second deposit shall then be placed in escrow providing for a total deposit of no less than five percent (5%) of the Purchase Price. Upon Buyer's approval of its feasibility, the initial and second deposit shall be nonrefundable and applicable to the total Purchase Price.	CLOSING	The closing would occur 15 days after the feasibility expiration.



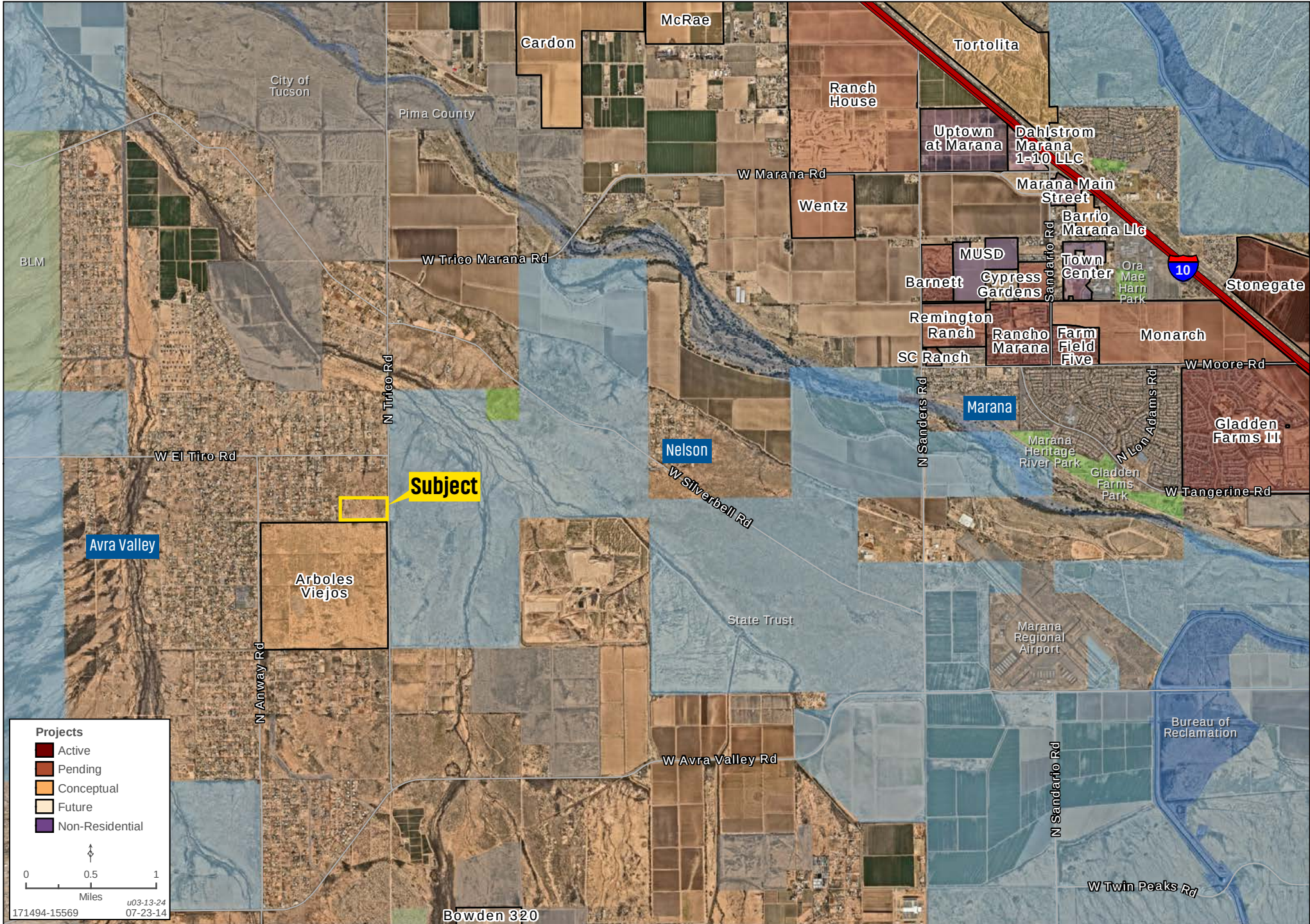
DETAIL MAP | DECONCINI 40 AC TRICO & EL CAMINO DE TRES ARROYOS

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AREA MAP | DECONCINI 40 AC TRICO & EL CAMINO DE TRES ARROYOS

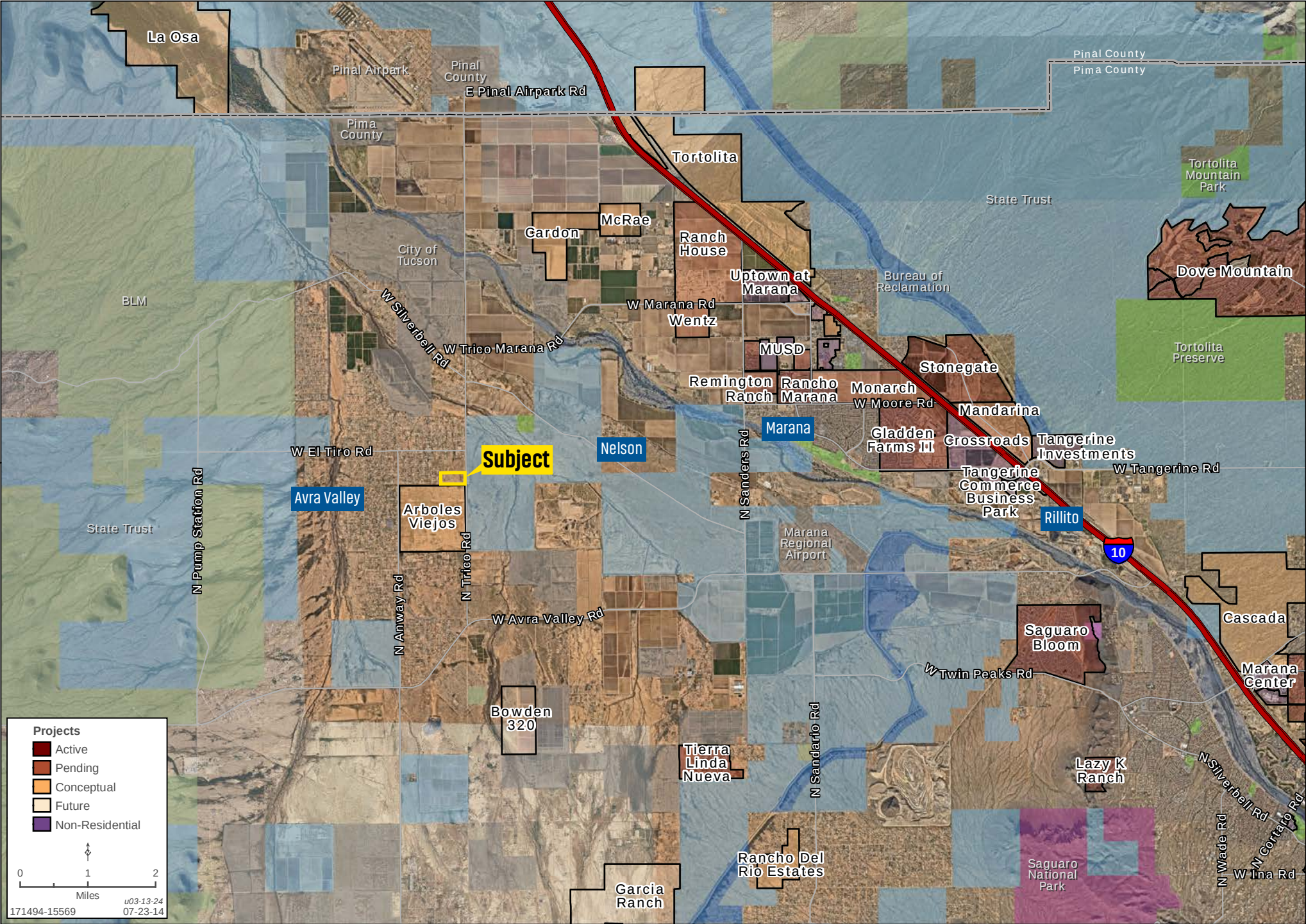
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DEVELOPMENT MAP | DECONCINI 40 AC TRICO & EL CAMINO DE TRES ARROYOS

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