Housing Communities Surrounding The Village at The UA Tech Park

There are ten housing communities surrounding The UA Tech Park, each within one to five miles away.

Civano:

- Nearby development activity: The City of Tucson has sold 173 acres of “surplus” land, which is part of the greater 320 acre Civano land parcel
  - 173 acre parcel sold for $8.26 million to Mattamy Homes
    - Mattamy homes plans include a master planned residential community
    - The City is preserving the 106 acres north of the sold land for open space to protect trail systems as a public resource, in order to promote an active outdoor lifestyle
- The City is also preserving about 40 acres in the southwest corner of the Civano parcel for groundwater recharge facility and a small well site
  - Price: $146,500-$411,633
  - Size: 1,222-4,071 sq. ft.
  - Distance from the UA Tech Park: Approximately 5 miles

Mesquite Ranch:

- 619 homes
- Developed in the 2000’s by four builders in four quadrants
  - East and West halves of the communities are divided by a walking path, while the north and south are divided by a large grassy area next to each of the two pools
- Amenities: Two pools, large grass area, volleyball court, basketball court, two gas grills
- Averages according to redfin.com:
  - Price: $267,450
  - Size: 2,402 sq. ft.
- Distance from the UA Tech Park: Approximately 5 miles
Sonoran Desert Willow Estates:

- 353 homes
- Two parks
- Located off East Valencia Road in Tucson, AZ
- Amenities: ramada, walking paths, and exercise areas
- Distance from the UA Tech Park: Approximately 4 miles

Rita Ranch:

- Master planned community located in southeastern Tucson, AZ
- Las Plazas at Old Vail, a 17 acre parcel south of Rita Ranch is taking shape as a dining and shopping center for the community
- Price: $159,000-$239,000
- Size: 1,168-2,849 sq. ft.
- Distance from the UA Tech Park: Approximately 1 miles

Empire Heights:

- Price: Starting in the $170’s
- Distance from the UA Tech Park: Approximately 3 miles
Sycamore Park:

- Diamond Ventures master planned community
  - 220-acre community with homes by various homebuilders including:
    - Lennar
    - Meritage Homes
    - Richmond American
  - 733 homes
  - 71 acres of common area (For enjoyment taken care of by HOA)
  - 15 acres of the common area maintained by landscape company
  - 56 acres of the common area is protected by Desert Riparian land
  - Amenities include: bike routes, natural desert areas, Dog park, playgrounds, Ramada’s, Walking trails, baseball field, soccer field and basketball courts
- Distance from the UA Tech Park: Approximately 5 miles
Vista Montana Estates:

- Price: $163,900-$212,900
- Size: 1,318-2,528 sq. ft.
- Sold 20 homes in past year
- Sold 60+ lots to builders
- Distance from the UA Tech Park: Approximately 5 miles

Desert Stone:

- A DR Horton built single family development in the Southeast area of Tucson, AZ.
  - 1-10 and Wilmot exit
  - Amenities: park area, basketball court, ramadas, picnic tables, children’s playset and water fountains
  - Distance from UA Tech Park: Approximately 5 miles
La Estancia:

- 565-acre master planned community
- Sunbelt Holdings Development
- Amenities: community park, Julian Wash trail and surrounding park network serve to promote community connectivity and resident interaction
- Housing Estimates:
  - Artistry Series
    - Price: $184,900-$235,900
    - Size: 1,612-2,586 sq. ft.
  - Mastery Series
    - Price: $223,400-$271,400
    - Size: 2,160-2,917 sq. ft.
- Distance from UA Tech Park: Approximately 5 miles
Mountain Vail:

- KB homes (mountain vail Reserve)
  - Price: $190,990-$235,990
  - Size: 1,465-2,652 sq. ft.
- Lennar homes at Mountain Vail
  - Price: $227,990-$289,990
  - Size: 1,800-2,903 sq. ft.
- Richmond American homes (Mountain Vail Ranch)
  - Price: Starting from low $200’s
    - Moving into phase two of developments
  - Size: 1,900-2,150 sq. ft.
- Convenient to I-10 and major employment centers in the area
- Trails to open space areas
- Near the beautiful Catalina, Rincon, Santa Rita mountain ranges and other national parks
- Within Vail School District
- Walking distance to elementary school and less than a mile from Empire High School
- Convenient to shopping, dining, golfing and other entertainment
- Distance from the UA Tech Park: Approximately 4 miles
Sycamore Point:

- Price: $173,990-$211,990
- Size: 1,440-2,150 sq. ft.
- Within Vail School District
- Surrounded by beautiful mountain landscapes
- Convenient access too shopping, dining, Davis-Monthan Air Force Base and the greater Tucson area via I-10.
- Distance from Tech Park: Approximately 5 miles