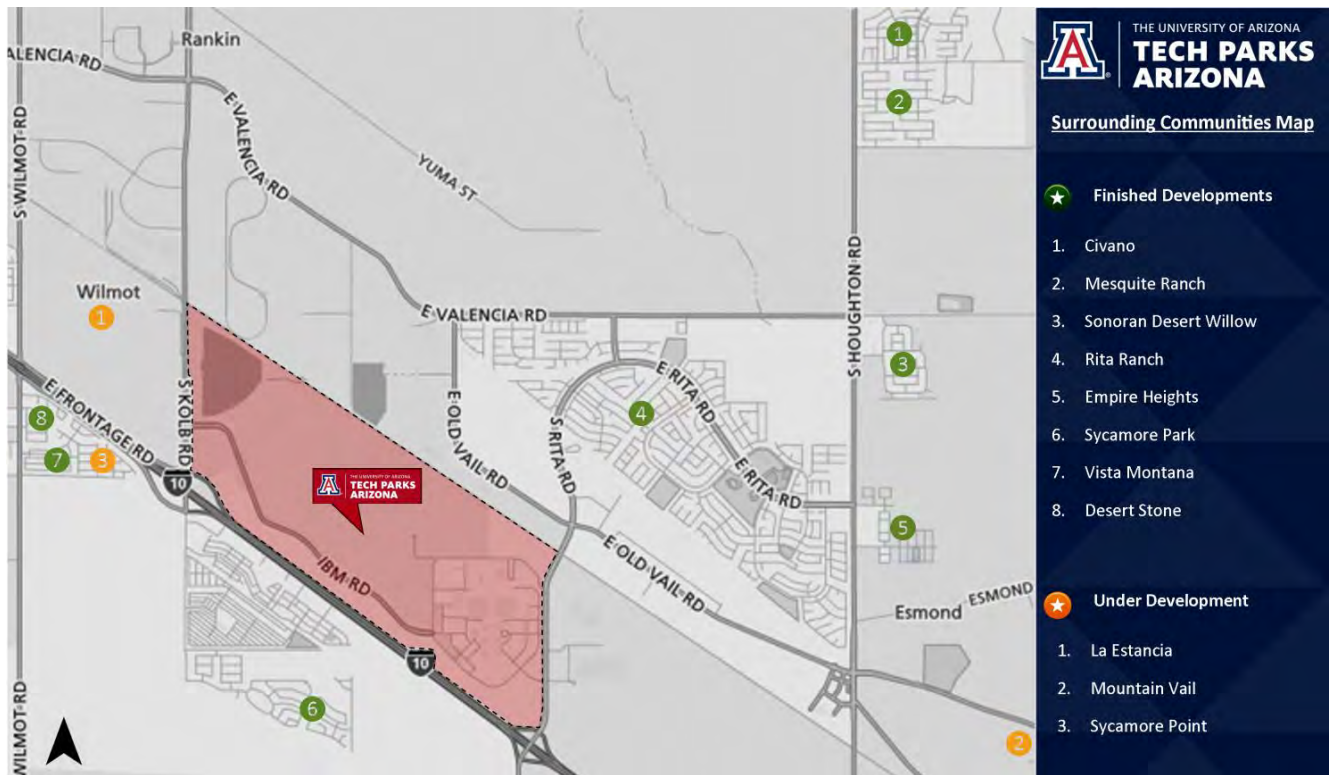




THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**

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.
 - I-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

