



CANOA RESERVE SOUTH

EXCLUSIVE LISTING | BLOCKS 1, 2, 3, 4, 5 | TUCSON, ARIZONA

RESIDENTIAL DEVELOPMENT OPPORTUNITY

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PROPERTY OVERVIEW

LOCATION Property is located within the Canoa Ranch Master Planned Community, west of Interstate 19. It is located approximately 30 miles south of downtown Tucson.

PROPERTY Canoa Reserve South is a 481-acre project within the ±6,022 acre Master Planned Community, approved for 1,272 residential units, representing the final phase of Canoa Ranch.

ACCESS Access to the property is 1 mile south of the Canoa Ranch Road roundabout.

CANOA RANCH CFD

The current intent is to establish the District in two phases. The First Phase would be to form the District (Preliminary Plans) and the Second Phase is to issue the bonds (Final Plans and Analyses). This would allow the Formation of the District with Board of Supervisors Approval prior to incurring the expense of Final Construction Plans.

As of current discussions with Pima County, the proposed CFD is estimated to be approximately \$10 million. This consists of the Regional Sewer Line of \$6.5 million and the Main Spine Road/Sewer of \$3.5 million.

Alternatively, an Improvement District can be formed to construct the initial improvements, while a CFD can be planned for the long term build out.

UTILITIES

Electricity: TEPC
Cable: Cox
Telephone: Century Link
Water: CAGR
Solid Waste: Waste Management
Gas: Southwest Gas
Sewer: Pima County Sewer
Fire/Emergency Vehicle Service: Green Valley Fire District
Police: Sahuarita Town Police / Pima County Sheriff's Department

TENTATIVE PLAT

The Tentative Plat for Phase 1 of Canoa Reserve South was modified and approved on 5/2/2018 and will expire on 5/1/2021. Pima County has approved the concept of a Temporary Sewer Lift Station for Phase 1 that eliminates the need to construct the Regional Sewer prior to development of Phase 1.

NEARBY AMENITIES

SANTA CRUZ VALLEY REGIONAL HOSPITAL

- 49 inpatient beds (private rooms), 43 general medical surgical beds and 6 ICU beds opened in 2017
- 12-bay Emergency Department including 2 Trauma / Major Medical rooms
- Helicopter Pad
- Surgical Suite with 4 private rooms, 2 procedure rooms

[For more information about this hospital, please click here.](#)



CANOA RANCH GOLF CLUB

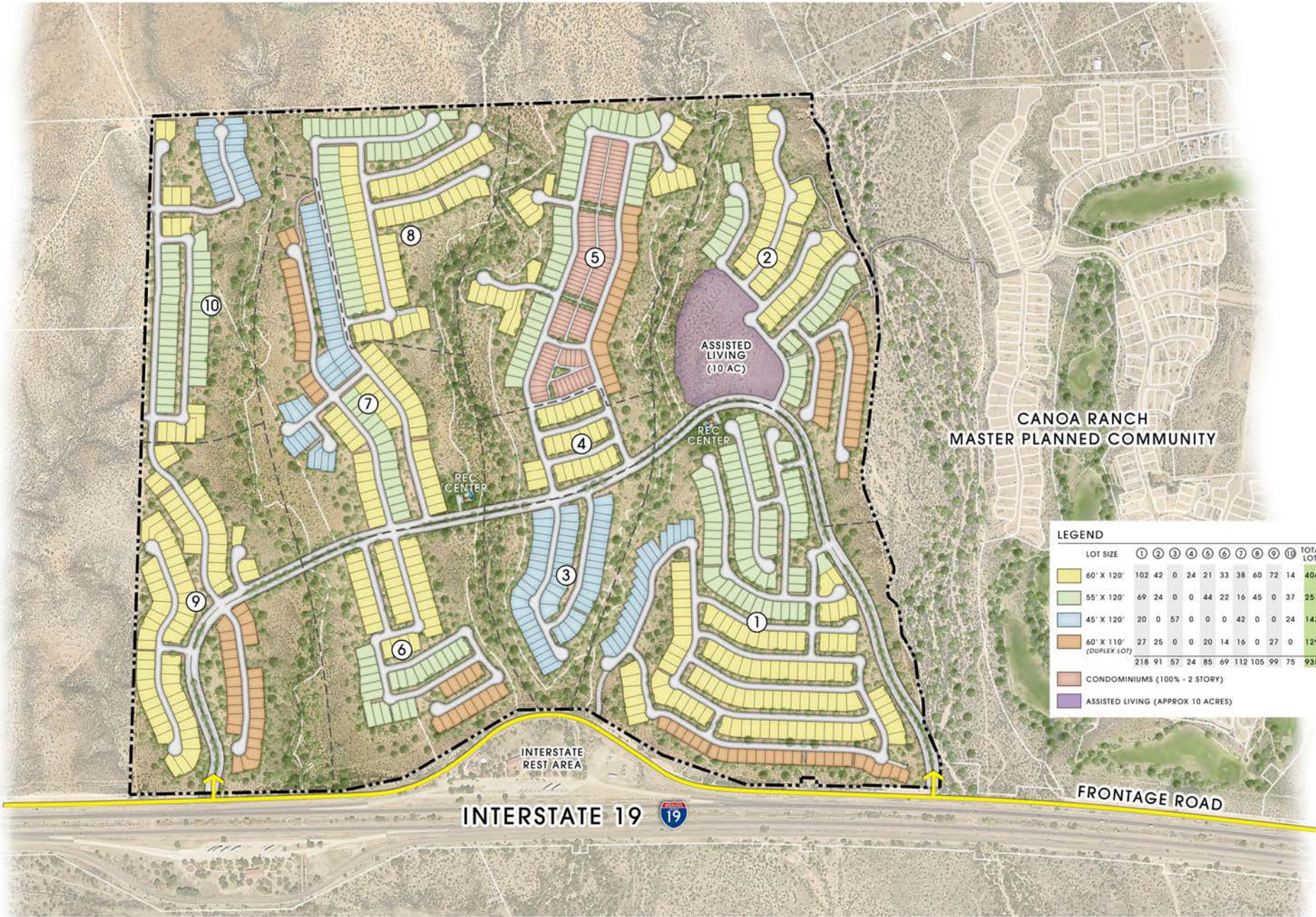
Canoa Ranch Golf Course is a public, 18 hole golf venue immediately adjacent to the Canoa Reserve South Master Plan. The course boasts dramatic elevation changes and strategic bunkering designed by Lee Schmidt and Brian Curley. The course has five sets of tee boxes to accommodate all skill levels, with playing distances ranging from 4,500 to 7,013 yards, with bent grass on the greens and bermuda on the fairways and tees along with panoramic views of Elephant Head. [Please click here for more information.](#)



GREEN VALLEY RECREATION

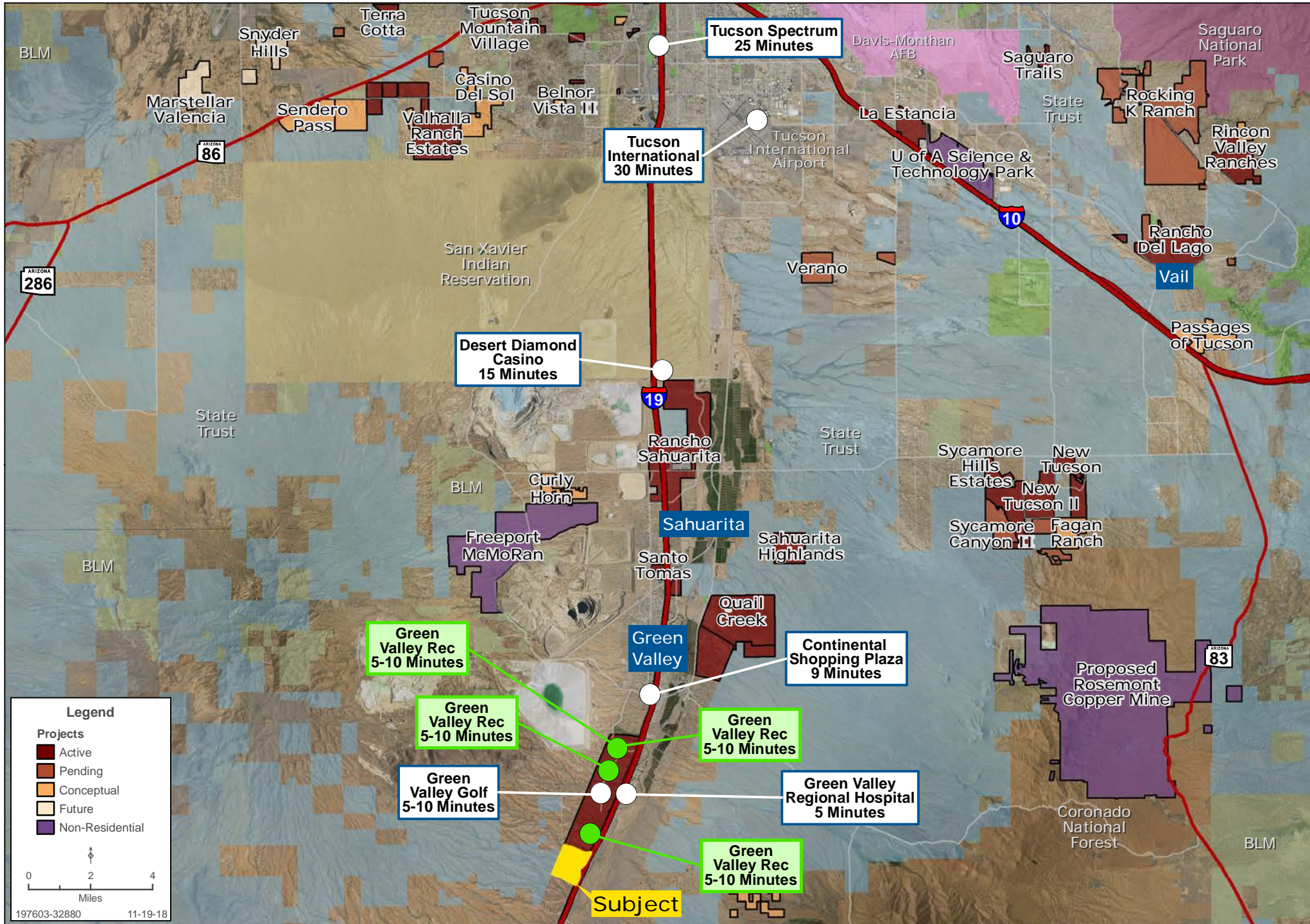
Green Valley Recreation (GVR) is a non-profit organization operating 13 recreation centers. The GVR Canoa Ranch Social Center is located 2 miles away from Canoa Reserve South which is the nearest and largest facility in Green Valley. Members have access to pools/spas, fitness centers, tennis, pickleball, over 1,000 classes and 60+ clubs of various interests. Memberships are restricted to homeowners within the GV HOA. [Please click here for more information about the Green Valley Recreation Organization.](#)





REGIONAL MINUTES MAP

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CANOA RESERVE SOUTH | PROPERTY PHOTOS

