VILLAGES AT KINO LANDING

PRIME SENIOR HOUSING DEVELOPMENT OPPORTUNITY

MIXED-USE DEVELOPMENT

4455 S I-19 Frontage Rd. Green Valley, AZ 85614

Zoning of Land
Allows for retail, medical offices, assisted living, skilled nursing, independent living, club house and recreational hospitality

Land Size
25 acres mixed-use development
Parcel sizes available from 3.34 up to 25 acres in size

Asking Price per SF - $9.00 - $11.00

Exclusively Listed By:

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8.57 (Divisible) Gross Acres Land For Sale

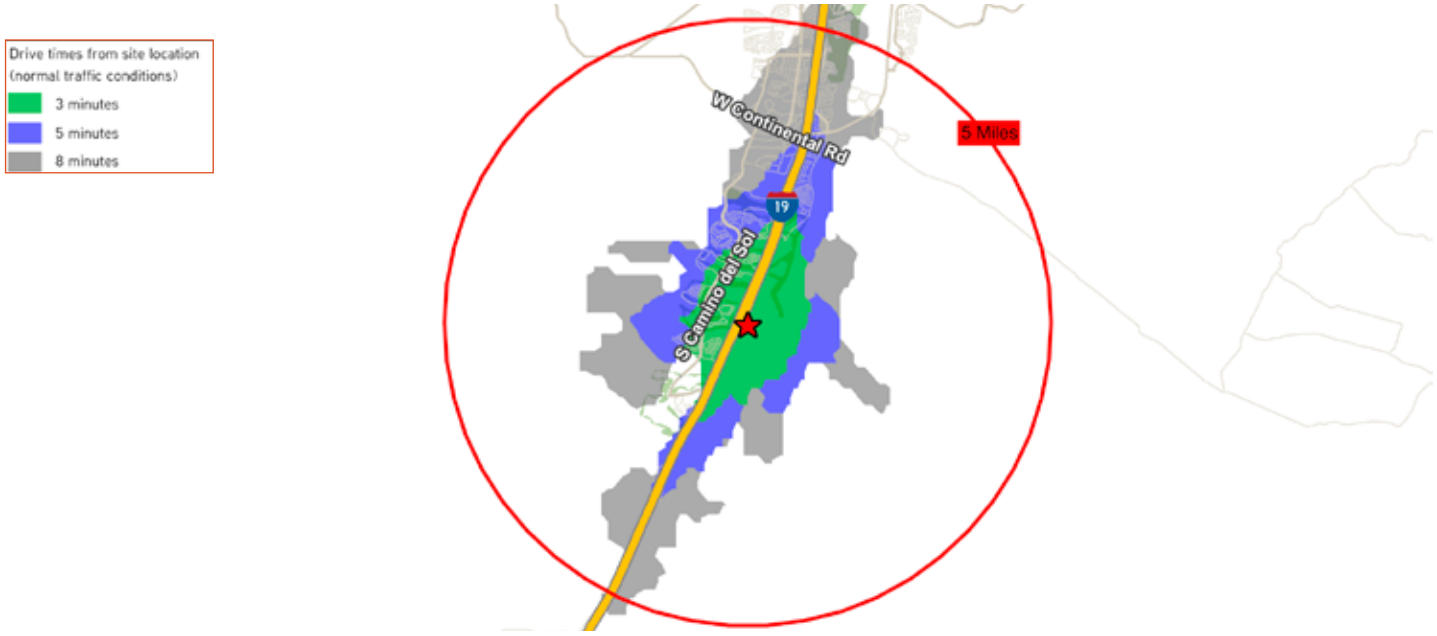
Overall 29 acre development is zoned CB2, which is a mixed use development classification. Parcels #2, 3, 4, & 5 are also available for sale. Call for pricing update & details.

Parcel #2 is 8.57 acres and is approved for senior apartments, independent living, and assisted living. The approved design concept site plan spells out 1-story, 2-story, and 3-story buildings along with 14 casita village style units comprised of duplex and triplex regimes. Call listing team to get further details of building elevations, site plan drawings and other approved entitlements.

Click here for YouTube video

Parcel #2 is 8.57 acres and is approved for senior apartments, independent living, and assisted living. Asking price: $9.00 - 11.00 gross sq. ft.

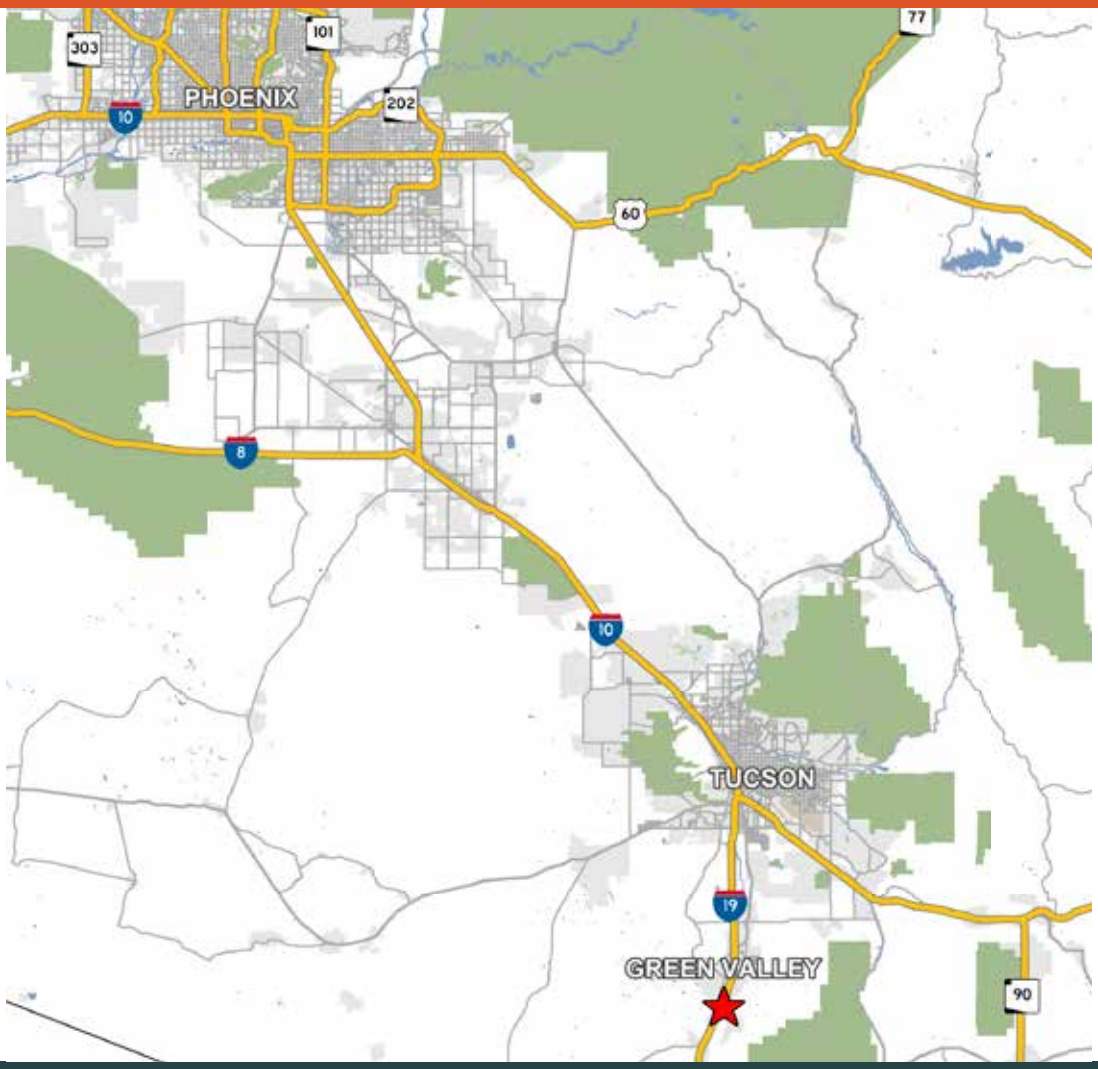
VILLAGES AT KINO LANDING
LAND AVAILABLE

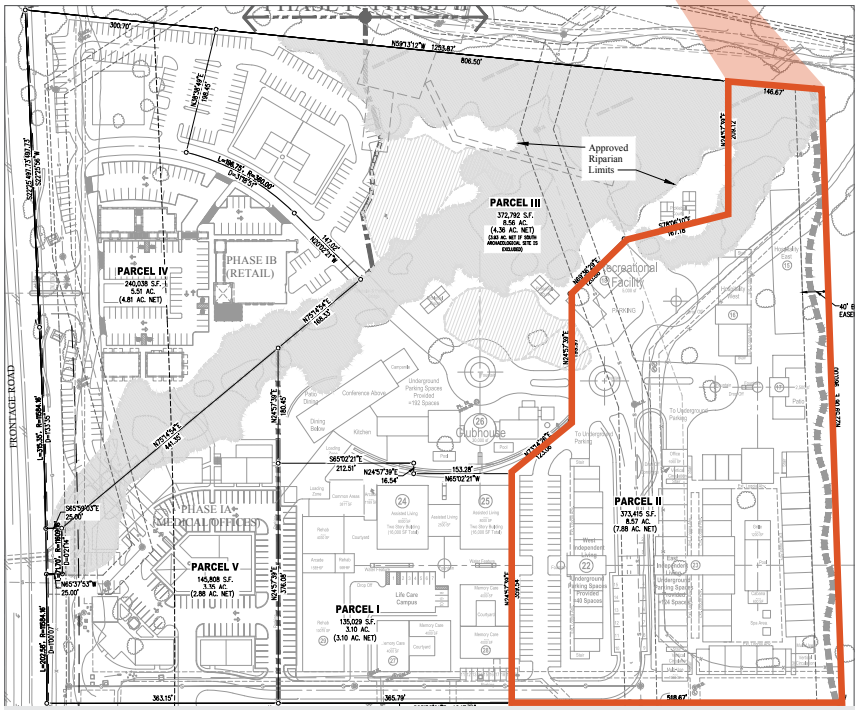


ADDRESS
Adjacent to north of
4455 South I-19 frontage Road
Green Valley, AZ 85614

SIZE
3.34 - 25 Acres

CALL
for Pricing





Parcel #2: 8.57 acres (divisible) $9.00 - $11.00 psf (based upon size of parcel)

Utilities

- Water and electricity to site
- Sanitary, storm and sewer to the site
- No need for on-site water retention pond as site approve for water run off to adjacent dry wash
- Existing pipes flow to the existing retention on south of Curtis Cullwell Event Center

Site Access

- Off I-19 Frontage Road

Zoned

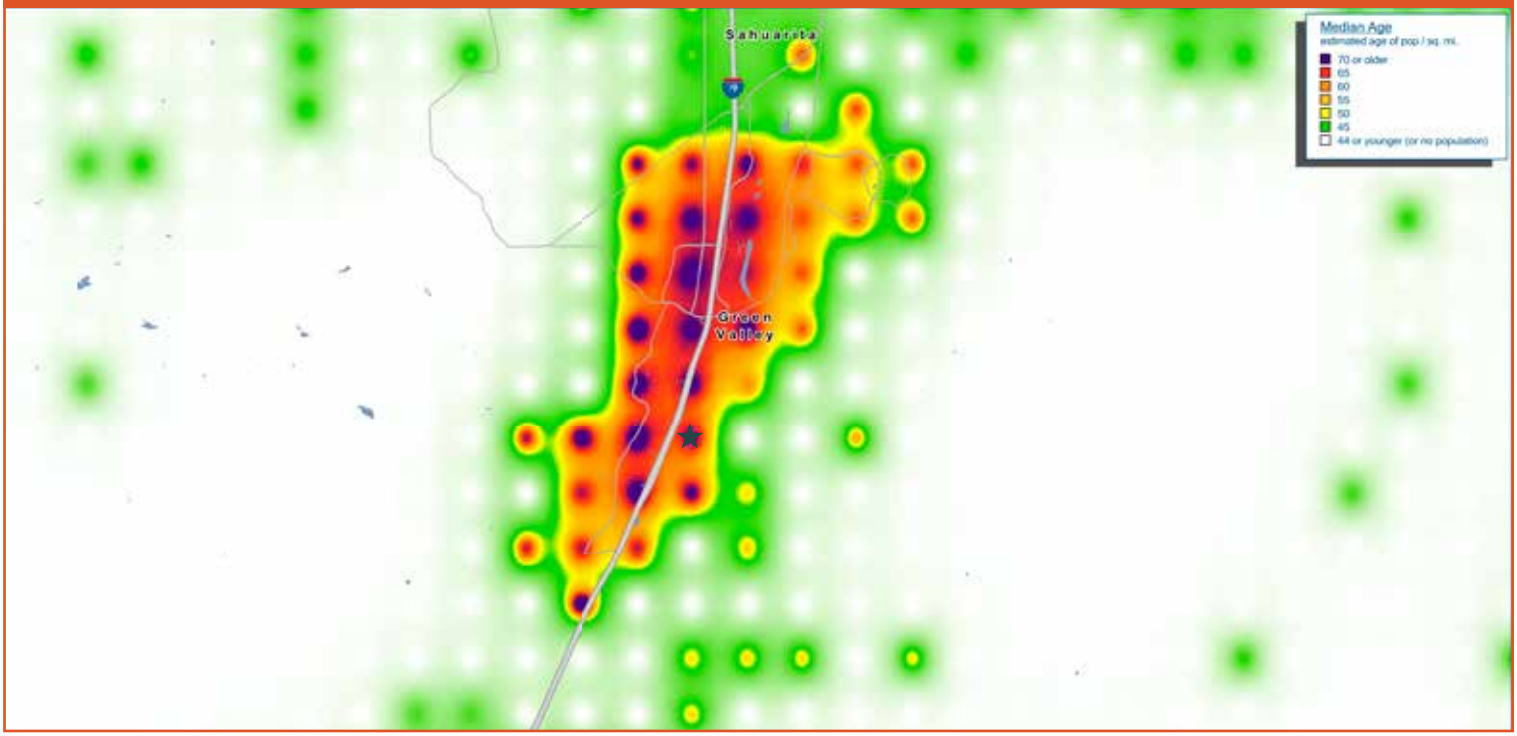
- CB2 (Pima County)

Location

- East side of I-19 Frontage Road, approximately 4 miles south of the Continental Road/White House Canyon Road exit of I-19 in Green Valley, Arizona in Southern Pima County and directly adjacent/north of the Green Valley Hospital

DEMOGRAPHICS

Median Age



GREEN VALLEY BASIC INFORMATION AND ECONOMICS

Founded	1964
Nearby Freeways	I-19 and I-10
2015 Population	21,391
Average Age	71 years old (72 - male, 70 - female)
Number of Occupied Homes	12, 741 (nearly all "seniors")
Number of Homes with 60+ residents	11,650
Number of Age Restricted Associations	64
Unemployment Rate	6.8%

Not an Incorporated city, so all planning and zoning decisions attorn to Pima County Assessors office.

DEMOGRAPHICS

POPULATION	1 mi Ring	5 mi Ring	10 mi Ring
2000 Population	2,075	13,274	24,041
2010 Population	2,266	16,534	35,629
2015 Population	2,145	15,599	35,064
2020 Population	2,158	15,845	36,453
% Population Change 2000 to 2010	9.20%	24.56%	48.20%
% Population Change 2000 to 2015	3.37%	17.52%	45.85%
% Population Change 2015 to 2020	.61%	1.58%	3.96%

MARITAL STATUS	1 mi Ring	5 mi Ring	10 mi Ring
2015 Marital Status Age 15+	2,138	15,251	32,054
% Never Married	7.72%	7.65%	11.50%
% Now Married	71.14%	67.59%	64.91%
% Separated	.51%	.81%	1.24%
% Widowed	12.25%	13.74%	11.77%
% Divorced	8.33%	10.22%	10.58%

HOUSEHOLDS	1 mi Ring	5 mi Ring	10 mi Ring
2000 Households	1,109	7,442	12,336
2010 Households	1,308	9,666	18,338
2015 Households	1,277	9,278	18,110
2020 Households	1,303	9,508	18,908
% Household Change 2000 to 2010	17.94%	29.88%	48.65%
% Household Change 2000 to 2015	15.15%	24.67%	46.81%
% Household Change 2010 to 2020	-.38%	-1.63%	3.11%

INCOME	1 mi Ring	5 mi Ring	10 mi Ring
2010 Average Household Income	$65,447	$62,851	$63,855
2015 Average Household Income	$64,500	$61,105	$61,339
2020 Average Household Income	$65,336	$62,075	$62,212
2010 Median Household Income	$51,388	$48,990	$50,877

SENIOR STATISTICS

CURRENT AGE + HOME VALUES	5 miles	10 miles
45-64	1,540	3,799
65-75	3,909	6,588
75+	4,366	6,984
Median Home Value	$225,339	$214,912
% Population Change 2015 to 2020	.61%	1.58%

CURRENT MARKET RENT / OCCUPANY	Monthly	"3rd Qtr 2017 Occupancy"	# Units
Assisted Living	$4,220	90%	164
Memory Care	$4,936	97%	171
Independent Living	$3,817	89%	741

UNMET UNIT DEMAND	2016 (Units)	2019 (Units)
Assisted Living	81	45
Memory Care	31	17
Independent Living	131	146
	243	**208**

Based upon martket studies conducted by Healthtrust in Septmber 2015, the development potential based upon unmet demand within PMA is among the highest in the region.

Green Valley

Green Valley Arizona is a retirement community located in the Santa Cruz Valley located midway between Tucson and Nogales. It is a successful modern community built in an area full of history. Green Valley occupies part of the vast (46,697 acres) San Ignacio de las Canoa grant which was given to New Spain by the Spanish Crown in the 16th century.

There are four main shopping centers with more than 350 shops serving the local residents, ten golf courses, 14 recreation facilities, libraries, tennis courts, pickle ball courts, and various other activities for seniors. Many retirees are highly educated and former executives who are retained as consultants by their former companies and employers. Many full time employed persons travel to Tucson, are employed by one of the local service related businesses, and or volunteer their time to over 200 clubs and organizations within Green Valley.

Tuscon

Tucson is an expanding secondary market in Pima County in southern Arizona. The market includes several prominent defense contractors, a military base and a large, public university that continually brings young residents to the area.

The Tucson area has one of the more hospitable climates in the southwestern U.S., featuring approximately 285 sunny days per year, average temperatures that are cooler than neighboring Phoenix, and limited rainfall.

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