

# Saguaros Viejos West 44 SFR Lots Sell for \$2.84 Million in Oro Valley



ORO VALLEY, Arizona – Pulte Home Company purchased the Saguaros Viejos West subdivision in Oro Valley for \$2.838 million (\$64,500 per lot). The 44 lots were platted only for 12,000-

square-foot lots in this new subdivision located northwest of Naranja and La Cholla Blvd. in Oro Valley.

Saguaros Viejos West is phase one and will be a gated community sitting on 56 acres. The lots on phase one will have an average lot size of 30,000 square feet, much larger than phase two's average lot size of 7,180 square feet. Phase two(east), also gated, will sit on 85 acres, and when complete will feature 179 new homes. Both portions of the development will have a maximum height allowance of 18 feet, or two stories. The development will also include plenty of open space that will be complimented with bicycling/walking trails, ramadas, fitness stations, pet stations, benches and many other outdoor features. A portion of land at the northwest corner of La Cholla and Naranja Drive will also be set aside for future commercial development.

Some conditions laid out by the Town Council for the development include preservation of 8 Saguaros that are 24 feet in height with two or more arms, which will not be moved and must be built around. Any smaller saguaros on the property are likely to be transplanted, as well. Improvements to Glover Road will also be made to account for the additional traffic the development will bring. These improvements will

include road widening, painted median, bike lanes and a shared use path on the south side of the road, extending all the way to La Cholla Blvd.

Greg Wexler with Wexler and Associates of Tucson handled the transaction for the sellers, Chia-Jung Chang and Yang-Wen Lin.

This is Pulte's second acquisition in Oro Valley since the start of the year. Pulte Home Company is also platting an additional 45 acres in Oro Valley at Rancho Vistoso. The land drew a sale price of \$4.9 million (\$108,888 per acre).

For additional information, Wexler should be reached at 520.977.8500.

To learn more, see **RED Comp #6597**.



Saguaros Veijos East and West shown