

PAD-7 Zoned Commercial Acreage - La Estancia



Sale Price: \$1,010,860

Sale Date: 1/30/2015

Document Number: 2015-0300506

Reference Number: 2490

PAD-7 Zoned Commercial Acreage - La Estancia

6930 E Camino Boleadoras

Tucson, AZ 85756

County: Pima

Submarket: South



[Larger View](#)

Property Type: Commercial Land

Land Improvement: Platted & Engineered

Land Area: 25.55/acre 1,112,958/sqft

Title Company: Other

MPC: La Estancia

Sec-Twp-Range: 19-T15S-R15E

Latitude: 32.112872

Land Price: \$39,564/acre \$0.91/sqft

Subdivision: La Estancia De Tucson Phase II

Longitude: -110.843488

[Google Map \(left-click here\)](#)

<http://maps.google.com?q=32.112872,-110.843488> - (or copy/paste from here)

Conditions of Deal: Investment Sale

Seller Landmark Title Trust #18,352-T
c/o La Estancia 525, LLC
6111 E Grant Rd

Tucson, AZ 85712 USA

Rep Mr. Richard Price
520.296.5252

Buyer SBH La Estancia, LP
c/o Sunbelt Holdings
6720 N Scottsdale Rd
160
Scottsdale, AZ 85253 USA

Rep Mr. Bob Bambauer
VP
623.243.6307

* Legal: LA ESTANCIA DE TUCSON PHASE II BLOCK 51 book 64 of M&P page 44 Pima County AZ Recorder

* Use Code: 0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)

* SBH La Estancia, an affiliate of Sunbelt Holdings, a privately-held Scottsdale developer, acquired a 25.55 acre commercial block platted at La Estancia for \$1.012 million. In August 2013, Sunbelt purchased the 480-acre La Estancia master planned community at the northwest corner of Kolb and I-10 for a complimentary mix of uses in this Southeast Tucson metro area.

* Sunbelt paid \$17.1 million for the 480-acre master-planned community, block platted for residential, commercial, light industrial, public facilities, recreational and open space. This 25.55 acres platted commercial block completes the land acquisition from Tucson developer, R.B Price & Company (Richard Price, managing member).

* Price has held back 18 acres of commercial land on the hard corner, across the street, to hold for development.

* When fully developed La Estancia will consist of 1,500 – 2,000 homes, 51 acres commercial use and 24 acres of light industrial space, plus parks and open spaces; there's even 10-acres reserved for an elementary school in the Vail School District. The community sold with 664 platted lots of varied sizes, ranging from 40' x 110' to 65' x 110'.

* Sunbelt has now completed the infrastructure along the two main roads and reports dry utilities are in place, and storm drains should be finished by the end of this month or early April. Homebuilders should be excited as they finish up in other areas, La Estancia will be a welcomed addition to pent up demand for lot inventory in the area.

* Will White with Land Advisors Organization of Tucson handled the original transaction for buyer and seller, La Estancia 525, LLC (Richard Price, managing member). Land Advisors Organization will also be handling the marketing and disposition of lots to homebuilders. To learn more White can be reached at 520.514.7454.

* See RED Comp #1352 for related transaction.

List of Parcels

1. 141-36-695 Tucson C-1 Local Commercial

List of Photos

1. [6930 E Camino Boleadoras 2](#)

List of Attachments

1. [A d of Prop Value 0300506a](#)
2. [Block 51](#)
3. [La Estancia 525, LLC - Master Plan_page1_image1](#)
4. [La Estancia 525, LLC - Master Plan_page1_image2](#)

© 2014-2016 , Real Estate Daily News. All Rights Reserved.