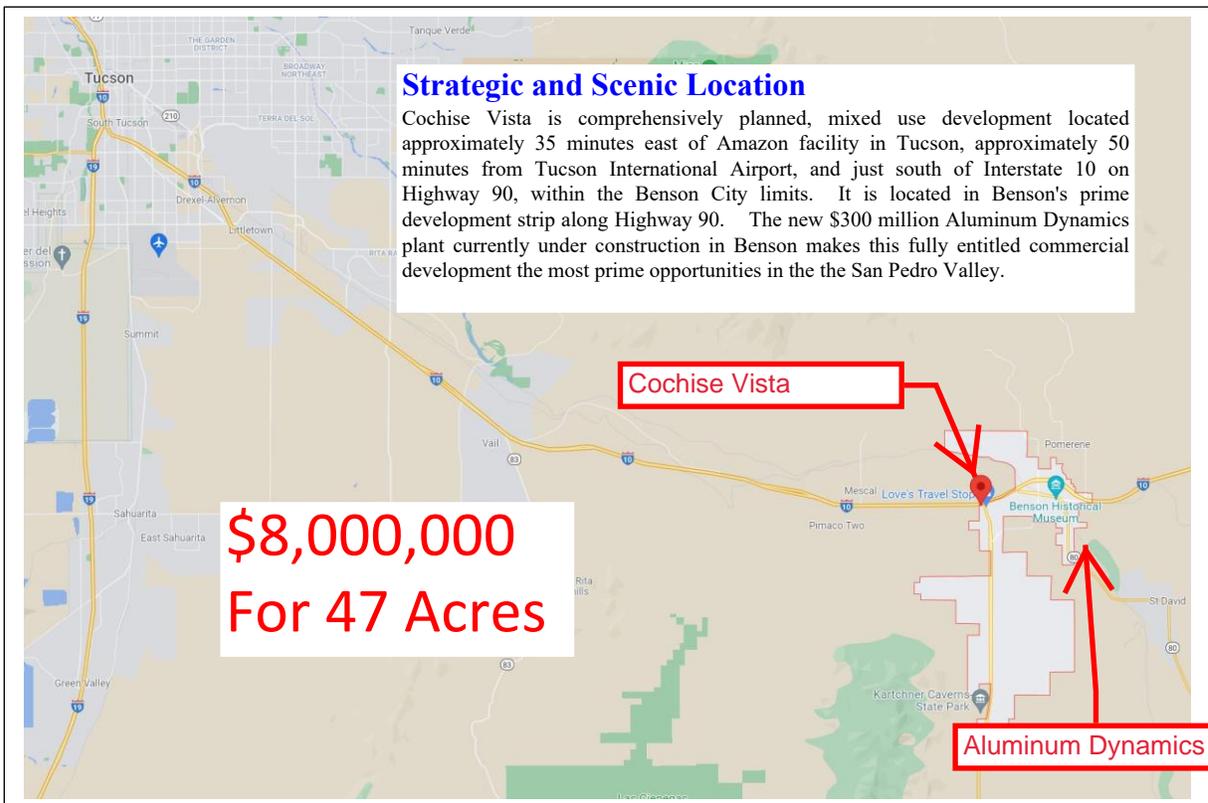
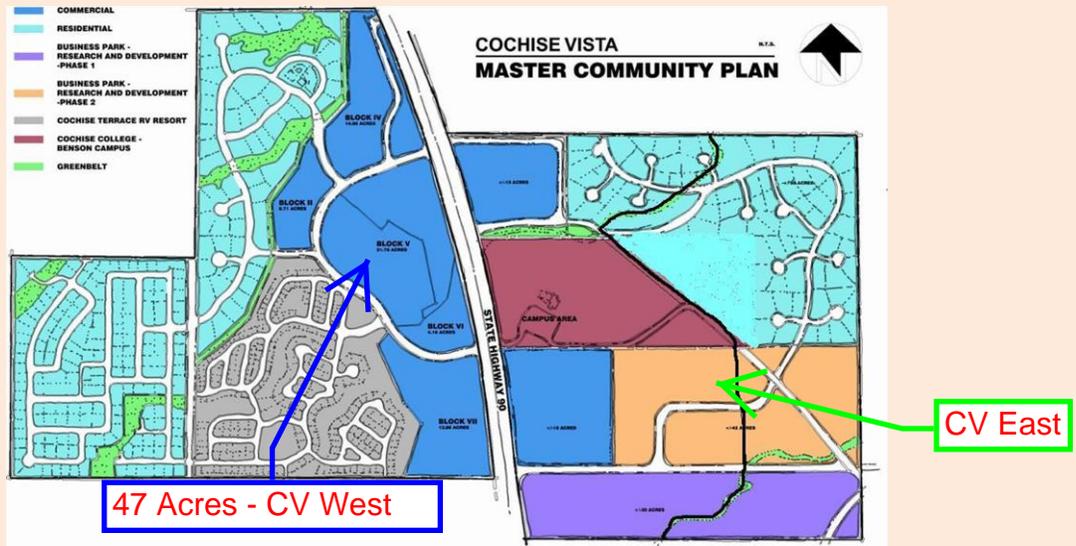




HARTMANN
COMMERCIAL REAL ESTATE

**FOR SALE: 47 Acres at I-10 and SR Highway 90
Master Planned Mixed Use Development - All Utilities In Place**

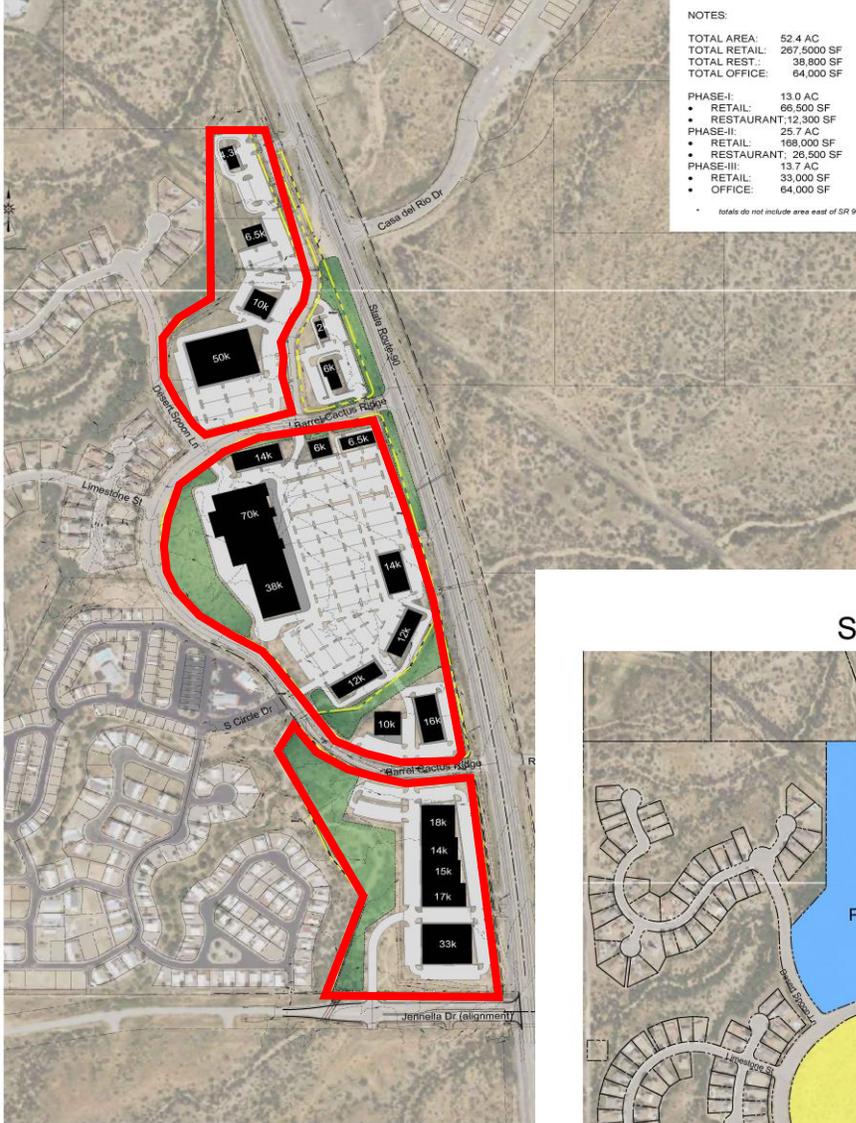


6075 E Grant Rd, Tucson, AZ 85712

O: 520.332.6000 C: 520.870.1030

COCHISE VISTA

CONCEPTUAL SITE PLAN



NOTES:

TOTAL AREA: 52.4 AC
 TOTAL RETAIL: 267,500 SF
 TOTAL REST.: 38,800 SF
 TOTAL OFFICE: 64,000 SF

PHASE-I: 13.0 AC
 • RETAIL: 66,500 SF
 • RESTAURANT: 12,300 SF

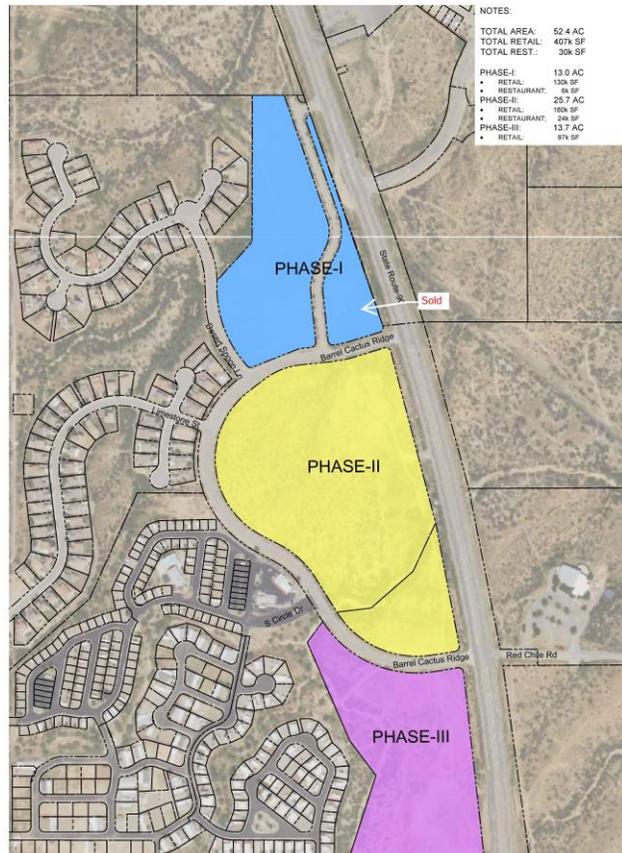
PHASE-II: 25.7 AC
 • RETAIL: 168,000 SF
 • RESTAURANT: 26,500 SF

PHASE-III: 13.7 AC
 • RETAIL: 33,000 SF
 • OFFICE: 64,000 SF

* totals do not include area east of SR 90

COCHISE VISTA

SITE CONCEPT-PHASES



NOTES:

TOTAL AREA: 52.4 AC
 TOTAL RETAIL: 407k SF
 TOTAL REST.: 30k SF

PHASE-I: 13.0 AC
 • RETAIL: 130k SF
 • RESTAURANT: 18k SF

PHASE-II: 25.7 AC
 • RETAIL: 180k SF
 • RESTAURANT: 24k SF

PHASE-III: 13.7 AC
 • RETAIL: 97k SF

I-10 302

McDonald's

Love's Truck Stop

KFC

Maverick Station/
Market - Now open

Dunkin Donuts' site

Parcel I -
(Approx 7
acres)
\$4.00/SF

Culver's site

Cochise Vista West - Pricing
Parcels I - V

Parcel III
\$4.50/SF

Parcel IV
\$4.50/SF

Parcel V
\$3.50

500 feet