



# CANYON OF **GOLD** Ranch

A Premier Development Opportunity

## **Land Investment Brief:**

**Tucson, Arizona - A Rare Legacy Offering**

Stunning 1600+ Deeded Acre Master Plan Community.

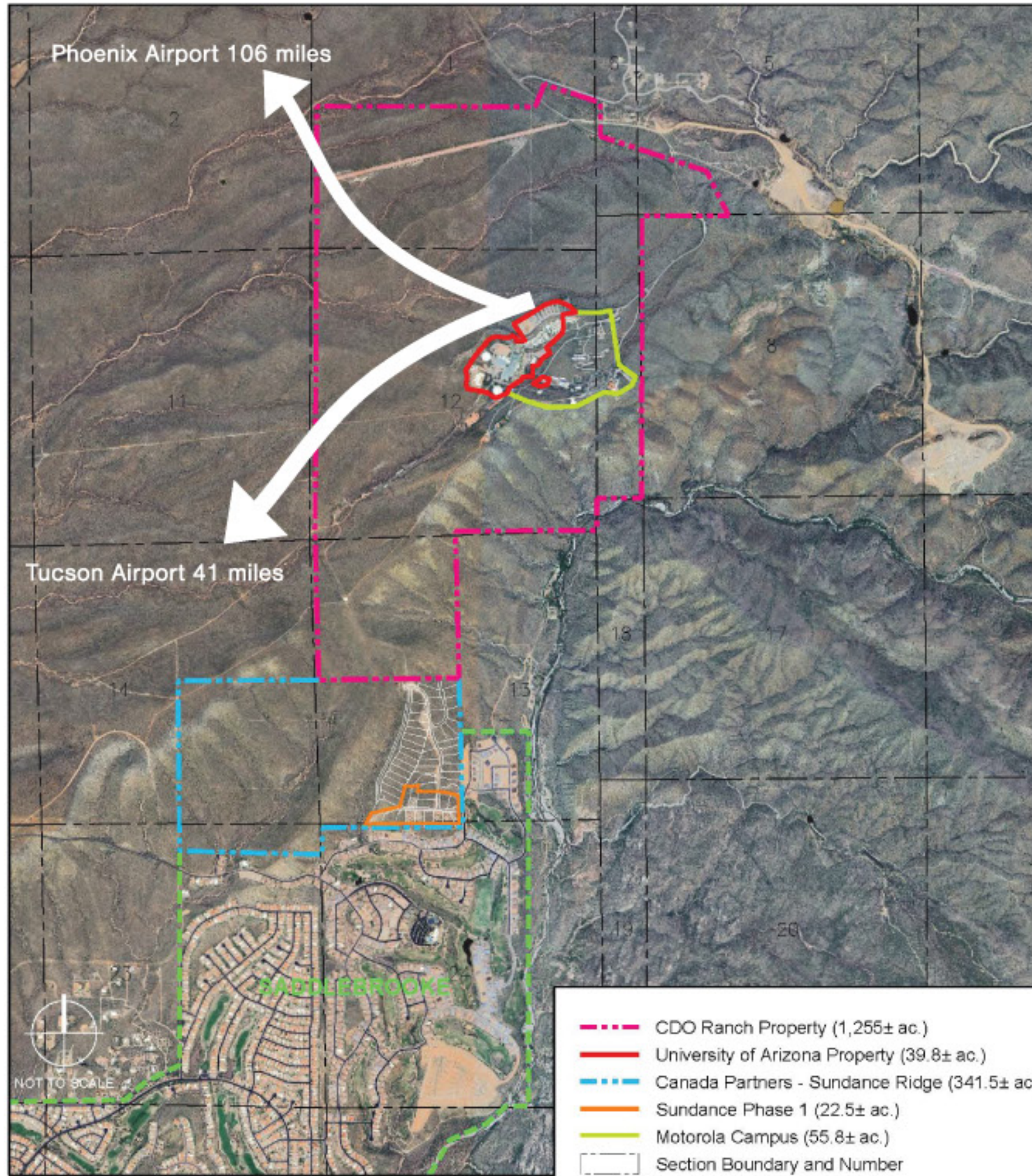
Entitled with Secured Water for over 3000 Homes, Hotel and Golf!



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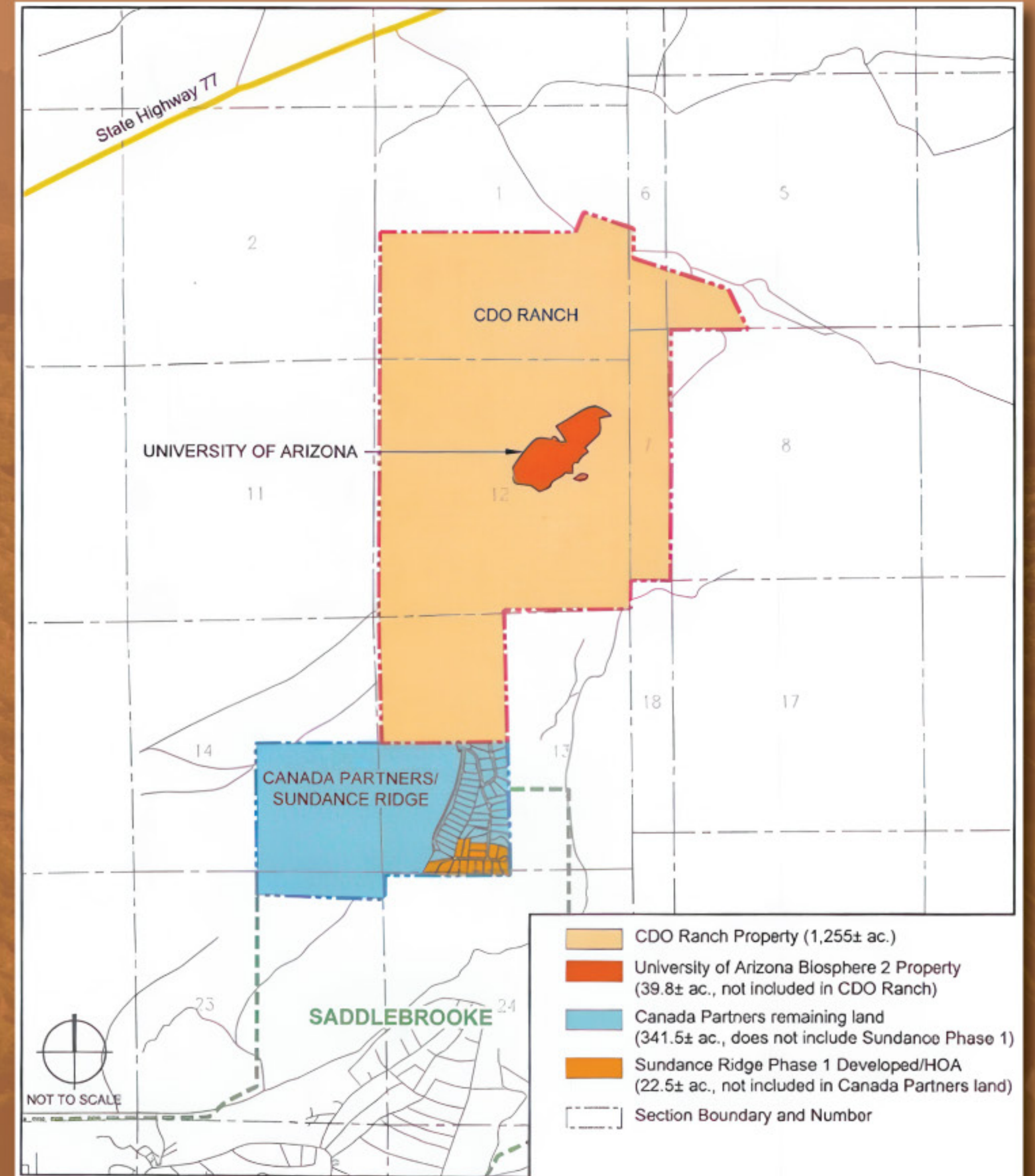
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### CDO Ranch and Related Properties



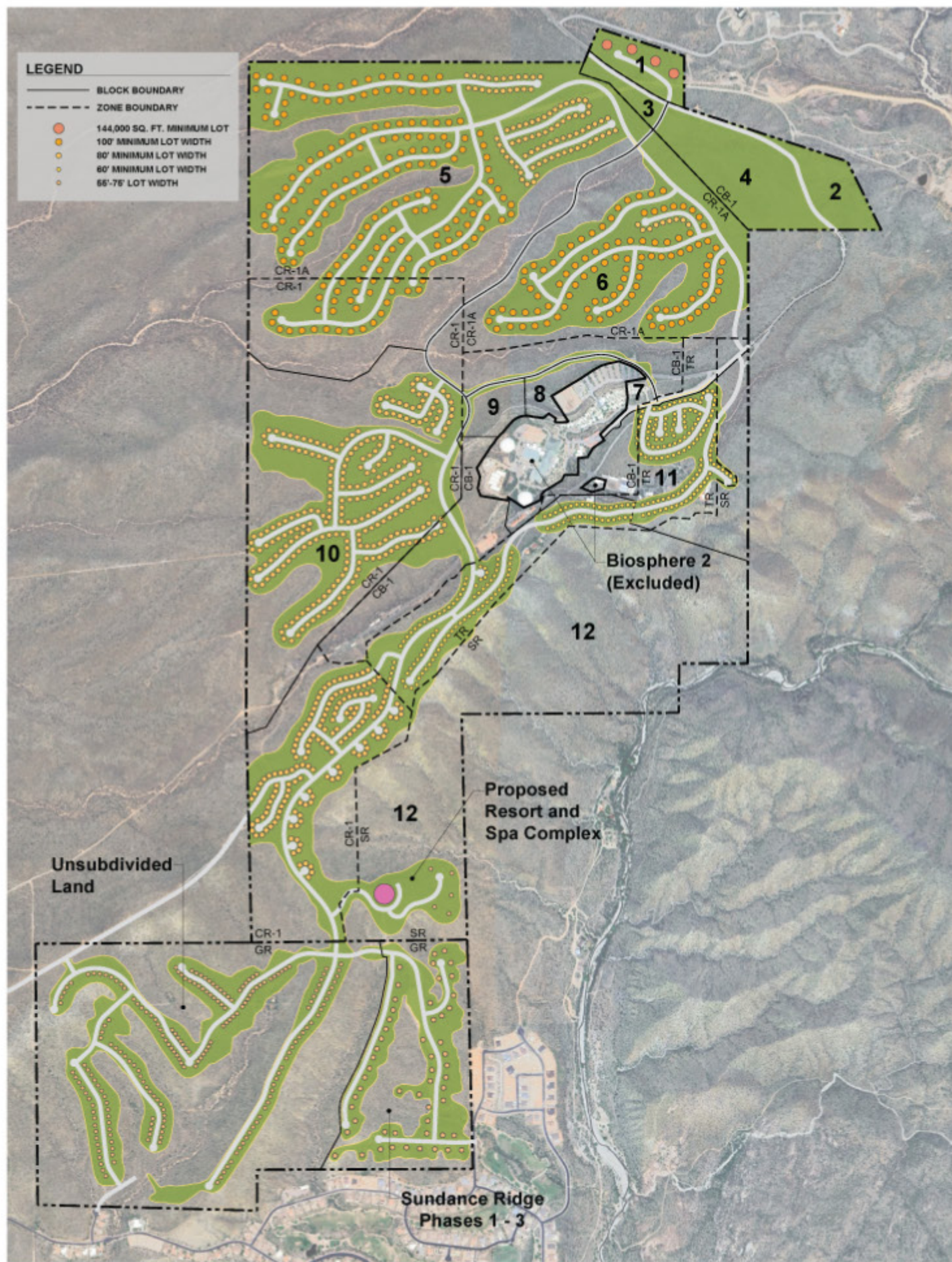
**CDO Ranch Properties**  
**Exhibit 1**

8/1/24



**CDO Ranch Properties**  
**Exhibit 1A**

8/7/24



# An Overview of Land Use and Development Potential

This provides an analysis of three significant properties: CDO Ranch (PAD), Sundance Ridge (GR Zoning), and State Land (PAD), detailing their zoning, acreage, and potential for residential development. The information presented clarifies the specific regulations governing each parcel and their overall contribution to the region's total unit count.



## CDO Ranch (PAD)

The CDO Ranch is a large property with a planned area development (PAD) that allows for a total of **1,262 residential units**. The property is divided into several blocks, each with unique zoning and unit allowances. For example, **Blocks 2, 3, and 4** are zoned **CB-1**, which does not permit any residential units. In contrast, **Blocks 5, 6, 10, 11, and 12** are zoned for residential development with varying densities.

- **Block 1**, covering 13.3 acres and zoned SR, allows for a maximum of 4 units, with a minimum lot size of 144,000 square feet.
- **Block 5** is a substantial 306.3-acre parcel zoned CR-1A and CR-1, permitting 286 units with minimum lot sizes of 10,000 and 6,000 square feet, respectively.
- **Block 6**, at 167.6 acres, has a mix of zoning (CR-1A, CR-1, CB-1, TR, and SR) and allows for 117 units.
- **Block 10**, spanning 178.4 acres, is zoned CR-1 and CB-1, with a total of 271 units allowed.
- **Blocks 11 and 12**, covering 74.2 and 424 acres, respectively, contribute a combined 584 units, with zoning including TR and SR.

## Sundance Ridge (GR Zoning)

The Sundance Ridge property, zoned GR, encompasses **364.88 acres** and has a total of **278.36 allowed units**. The zoning requires a minimum lot size of **54,450 square feet**. The property is divided into several phases. The three platted phases (**Phase 1, 2, and 3**) cover a total of 72.34 acres and allow for 55 units. The remaining 279.2 acres are currently unsubdivided and have a potential for 223.36 residential units.

## State Land (PAD Depiction on Slide 5)

The State Land is the **largest of the three properties**, totaling **2,110.2 acres**, with a potential for **1,639 residential units**. The land is divided into three primary sections based on zoning. A 683.6-acre portion, zoned CR-1A, allows for **486 units with a minimum lot size of 10,000 square feet**. A much larger section of 1,333.6 acres is zoned CR-1 and is approved for 1,153 units, requiring a minimum lot size of 6,000 square feet. The remaining 93 acres, zoned RVP, do not allow for any residential units.

## Overall Totals

The combined total of all planned area development (PAD) units from the CDO Ranch and State Land properties is 2,901. The total number of marketable units across all three properties is 1,540.36.



## CDO Ranch and Related Properties

Lot Type	# of Lots	Acres	Value
Approved Lots	1262	1255	\$ 50,000,000
Concept Lots	236	278	\$ 4,300,000
Platted Lots	40	60	\$ 3,200,000
Improved Lots	2	2.5	\$ 270,000
<b>SUBTOTAL</b>	<b>1540</b>	<b>1595+</b>	<b>\$ 57,770,000</b>
Motorola Complex			\$ 5,000,000 <sup>^</sup>
<b>TOTAL</b>			<b>\$ 62,770,000</b>

The property assets are valued at a combined total of \$62,770,000, consisting of two main components: 33 building structures, ^ including the Motorola Hotel & Conference facilities, encompassing 96,000 square feet and valued at \$5,000,000; and the CDO Ranch land, water, and commercial improvements, which hold a significant value of \$57,770,000.

Owner Financing Available

\*CDO Ranch values from Certified Appraisals, Broker Values, & Southern Arizona Market Review



# Onsite Commercial Assets: Legacy Infrastructure with Future Potential

The original Motorola Executive Institute facilities offer immediate commercial, hospitality, and institutional reuse potential—positioned adjacent to the Biosphere 2 project. Totalling nearly 97,000 square feet, these legacy buildings sit along a scenic ridgeline and provide a valuable foundation for a future mixed-use business and research park. With existing structures for lodging, dining, events, and housing, this area can activate the core of the CDO master plan with minimal upfront capital, offering scale, flexibility, and synergy with adjacent academic and tourism activity.

## Key Legacy Improvements (Motorola Era)

- 27-room boutique hotel
- 120-seat restaurant and bar
- 112-seat welcome center and theater
- Total improved square footage: ~96,814 SF
- Weighted average year built: 1977 (range: 1930–1999)

## Layout & Integration

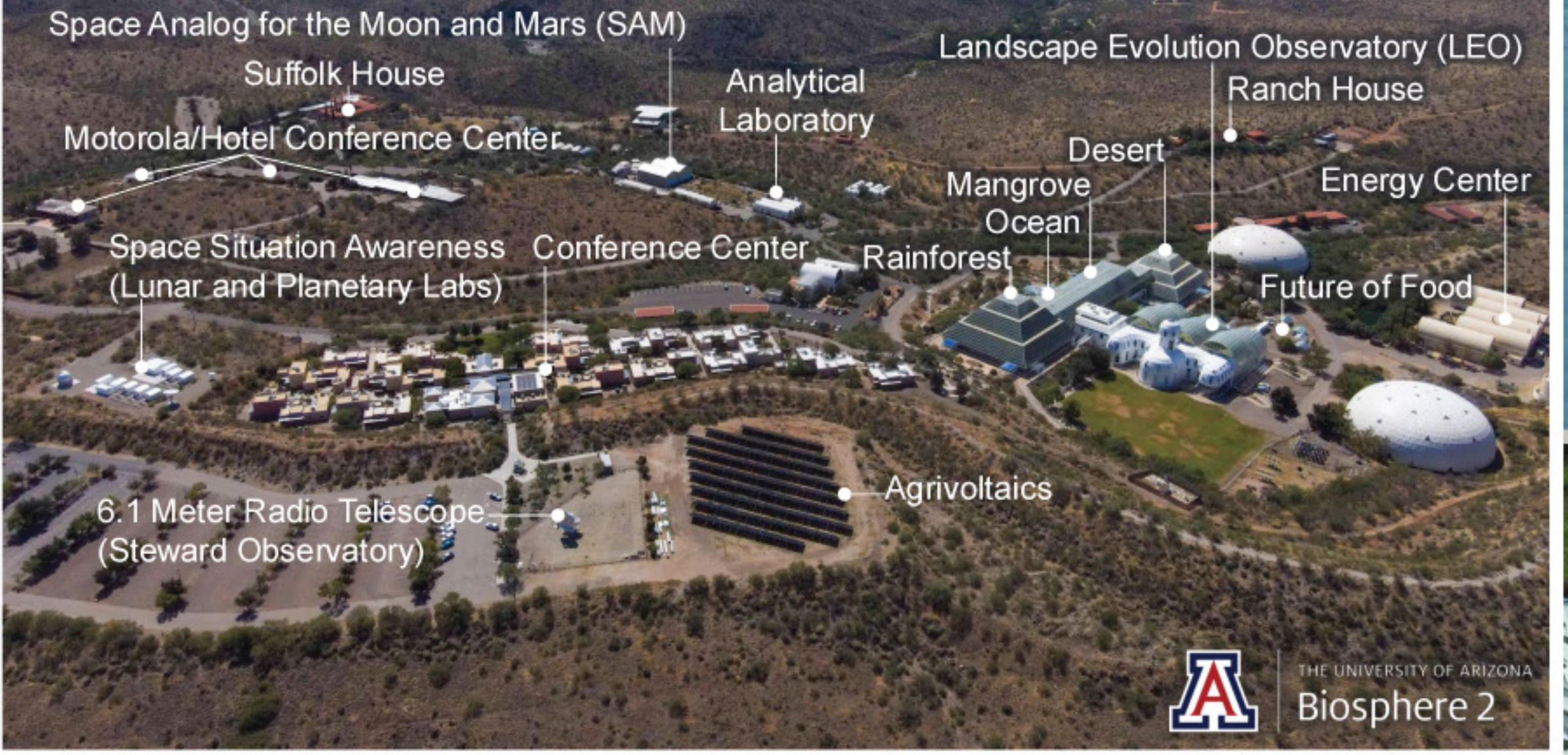
- Facilities aligned along central northeast–southwest ridgeline
- Lodging located on northeast side; housing improvements to the southwest
- Functional adjacency to Biosphere 2, enhancing live-work and visitor experiences
- Design lends itself to a vibrant commercial and research campus feel



## Opportunity for Adaptive Reuse

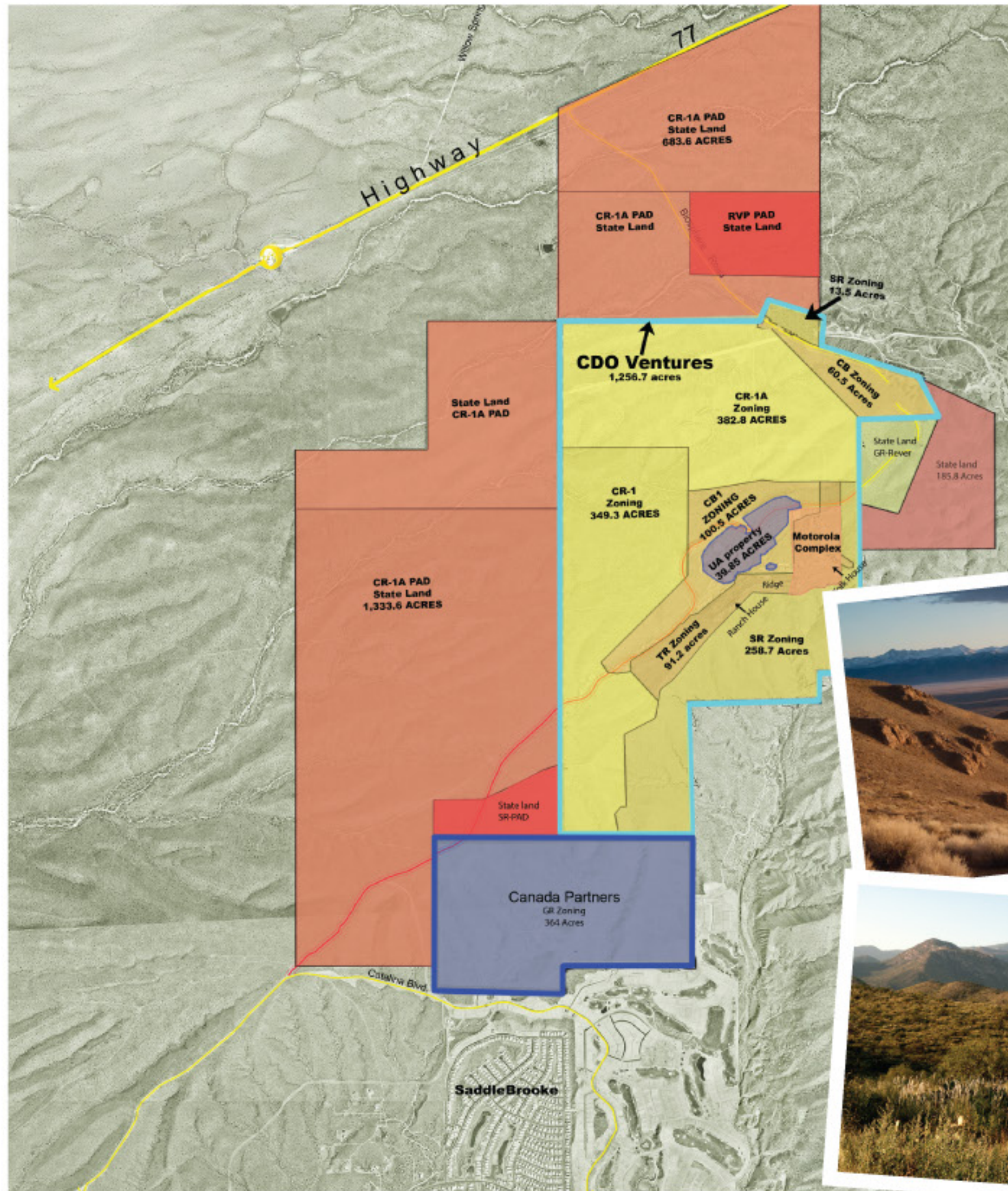
- Potential to convert into business, education, event, or tourism facilities
- Ideal anchor for Innovation Park expansion or hospitality district
- Adds built-in commercial amenities to support full master plan vision

### Biosphere 2 Campus Overview





# Strategic Expansion: 2,200 Acres of State Trust Land



A pivotal move in 1993 secured zoning entitlements for 2,200± acres of adjacent Arizona State Trust Land within the Biosphere Ranch Planned Area Development (PAD). The PAD was established as a flexible zoning overlay designed to support innovative land use, alternative development patterns, and long-term planning in alignment with local goals. Combined with CDO's 1,600± acres of deeded land, the PAD enables a nearly 4,000-acre, master-planned community integrating residential, resort, commercial, and institutional uses—including Biosphere 2. Approximately two-thirds of the PAD is managed by the Arizona State Land Department (ASLD) to benefit Arizona's public school system, while CDO owns all private land in the boundary.

## PAD Overview & Ownership

- AD adopted in 1993 as a flexible zoning overlay for adaptive land use planning
- Promotes innovation in site design, sustainability, and environmental compatibility
- Approximately 4,000 total acres (CDO + State Trust Land) within PAD boundary
- Ownership split: ~2/3 Arizona State Trust Land (ASLD), ~1/3 privately owned by CDO

## Development Potential

- APAD approved for 3,200+ residential units, resort, commercial, and university facilities
- State Trust parcel allows ~1,800 units, integrated into a unified planning framework
- Deeded lands entitled for 1540 residential units & 200 room hotel including Sundance

## ASLD Land Use & Auction Process

- State Trust Land managed for maximum public benefit, especially education funding
- Public auction required for sale or long-term lease
- Developers can initiate planning and apply for reimbursement if outbid
- Urban Lands Act supports large-scale, master-planned community development
- Development subject to local zoning and jurisdictional planning (e.g., Pinal County)
- Transparent sale process: public notices and structured auction calendar



# Infrastructure & Sundance Ridge Phase 1



Sundance Ridge represents the first active development phase within the Cañada del Oro Ranch, supported by a robust infrastructure strategy and high-end natural setting. A total of 364 acres, the site offers dramatic topography, exceptional views, and a habitat-rich environment. Development is made feasible and scalable through the Desert Springs Domestic Water Improvement District (DWID), a powerful financing tool that shifts infrastructure costs over time to property owners through managed assessments—similar to successful models in top-tier master-planned communities like Rancho Sahuarita.

## Desert Springs DWID Infrastructure Financing

- Legally formed under ARS §48-909 for long-term infrastructure development
- Enables phased buildout without upfront cost burden on developer
- Finances major systems: roads, water, wastewater, and utilities
- Cost recovery through property tax assessments paid by homeowners
- Recognized model in other major Arizona master plans

## Sundance Ridge Phase 1 Development

- 364± acres of dramatic ridge terrain and high-desert landscape
- First 55 estate lots platted above SaddleBrooke Preserve
- Natural amphitheater layout with panoramic Catalina Mountain views
- Cooler temps and green corridors enhance livability and appeal

## Ecological Richness

- 364± acres of dramatic ridge terrain and high-desert landscape
- First 55 estate lots platted above SaddleBrooke Preserve
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# Entitlements & Zoning: Ready for Scalable Development

The Cañada del Oro Ranch and Sundance parcels are fully entitled and supported by extensive infrastructure, making them prime for immediate and long-term development. Encompassing over 3,000 approved residential units across 1,600+ deeded acres and 2,200± acres of State Trust Land, the site is strategically positioned just off Highway 77 in Pinal County. With a wide range of zoning types already in place—plus infrastructure for water, utilities, and roads—the project supports a master-planned vision with residential, resort, and mixed-use components.

## Development Capacity

- 3,000 entitled residential units across CDO deeded and State Trust lands
- Includes zoning for resort, mixed-use commercial, and residential villages
- Final plat approved for Sundance Ridge's 55 estate lots

## Zoning Designations

- Deeded lands: TR, CR1, CR1A, SR, CB1, GR
- State lands: CR1A, CR1, RV, SR
- PAD overlay supports flexibility in land use and development phasing

## Infrastructure & Access

- Extensive roads and paved parking in place
- Existing power, gas, water storage and distribution systems
- Located just 1 mile from State Highway 77 for regional connectivity
- Well lease, fire/rescue service, HOA and CC&Rs already established

## Entitlement Studies & Compliance

- Environmental (Phase I & II), topo, drainage, traffic, biological and archaeological studies complete
- Water assured via 100-year Certificate, along with DWID district governance
- Perc tests, soil studies, and access agreements secured







# The 1,600 Deeded Acres: Prime, Entitled Land



The Cañada del Oro Ranch spans 1,600± deeded acres in Southern Pinal County, located just northeast of Oro Valley and southwest of Oracle. With direct access via Highway 77 and Biosphere Road, the site is only 18 miles from Tucson and under two hours from Phoenix. The ranch lies in the scenic foothills of the Santa Catalina Mountains and is surrounded primarily by Arizona State Trust Land—much of which is leased by CDO Ventures. The property represents a rare opportunity to develop a large-scale master-planned community in a region already seeing steady residential growth.

## Ownership & Composition

- 1,255 acres owned by CDO Ventures LLC
- 364 acres owned by Canada Partners LP
- 40 acres donated to University of Arizona (2011)
- 55-lot Sundance Ridge Estates subdivision underway (13 lots sold)

## Land Use & Zoning

- Updated PAD zoning for 3,000+ residential units on deeded land, with a total entitlement of 3,350+ units across deeded and State Trust Land.
- 1,600 units, nearly half of those units are on deeded lands
- Remainder of land within PAD is Arizona State Trust Land, managed for public education benefit
- CDO owns all private lands in the PAD boundary

## Water Source & Certification

- Desert Springs water district expanding district and authority to include a designation as sole water provider to CDO Ranch
- Groundwater from Catalina-fed aquifer: deep, clean, and stable
- Located within Tucson AMA, ensuring compliance with conservation standards
- Certificate of Assured Water Supply (CAWS) issued for Sundance Ridge Phase 1 (55 lots)
- Total volume available: 1,390+ acre-feet/year, enough for 4,000+ homes

## Access & Adjacency

- 18 miles, 20 minutes, from Tucson, ~1 hour to Tucson Intl Airport
- ~2 hours to Phoenix Intl Airport
- Accessible via State Highway 77 & Biosphere Road
- Adjacent to Coronado National Forest, Canada del Oro Wash, SaddleBrooke communities





# CDO Ranch: Legacy, Land & Opportunity

The historic Cañada del Oro (CDO) Ranch, located in Southern Arizona just north of Tucson in development-friendly Pinal County, offers an excellent opportunity to purchase an exclusive Master Plan Community ready to go vertical. Spanning 1,600 acres of high desert terrain at the base of the Santa Catalina Mountains, the CDO Ranch combines a rich legacy dating back to the 1850s with the potential for premier master-planned development. With its approved block plat and water availability, this property is ideally situated just outside of Tucson, one of the nation's most desirable and livable cities.

## Historical Highlights

- 1853: Founded by Don Mariano Samaniego as a cattle ranching empire
- 1920s–1957: Homesteaded by Canadian dentist Dr. Lackner
- 1957–1968: Owned by Lady Margaret, Countess of Suffolk; built Spanish-style Casa del Oro
- 1969–1978: Purchased by Motorola; developed hotel, restaurant, and conference center
- 1978–1984: Donated to University of Arizona for retreats and educational use
- 1984–1994: Biosphere 2 constructed by Space Biosphere Ventures on site
- 2007–present: University of Arizona now Owns Biosphere 2 and 40 acres in the commercial CDO Ranch core.

## Property & Development Summary

- 1,600± acres of deeded land with approved Plat
- Entitlements include: 1,262 residential units, 200-room resort, 18-hole golf course
- Sundance Ridge: 364-acre southern parcel with 55 estate lots underway
- Dramatic ridgelines, amphitheater topography, and lush riparian corridors

## Expansion & Zoning

- 2,200± adjacent Arizona State Trust acres approved in PAD
- Combined entitlement: up to 3,400+ residential units, resort, commercial, and institutional uses
- 640-acre nearby parcel owned by CDO for potential future land swap

