

160 Acre Transloading Facility + Permitted Quarry for Quarry Rock, Sand, & Decorative Rock Deposits



\$17,500,000 (\$109,375/Acre)
2480 W Twin Buttes Rd
Sahuarita, Arizona 85629



ROB LAMB
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Property Information

Address: 2480 W Twin Buttes Rd
Sahuarita, Arizona 85629

Lot Size: 160 AC with 3,000 SF Office

Parcel ID: 303-40-001F & 303-40-0060
303-40-002E

Zoning: RH & CI-2 (Industrial/Commercial) County Approved
Transloading Facility

Electric: Trico Electric (3 Phase)

Water: 20 GPM Industrial Well
Well #55- 633969
Global Water Resources
Available at Twin Buttes Rd

Gas: Southwest Gas at Twin
Buttes Rd

Clean Phase 1 Available

Highlights:

- Near the intersection of two major interstate freeways (I-19 & I-10)
- Between Major Copper Producers ASARCO & Freeport-McMoRan
- Less than 7 miles to Tucson city limits
- Located within the Tucson/Pima Enterprise Zone
- Deeded & Patented Mineral Rights
- Considered Railroad & Mining use, exempt from the zoning code
- Decades worth of Construction Aggregate Reserves
- Zoned for Industrial Use
- Railroad Access and Right-of-Way
- ADEQ has certified that the property has been remediated to residential quality standards.

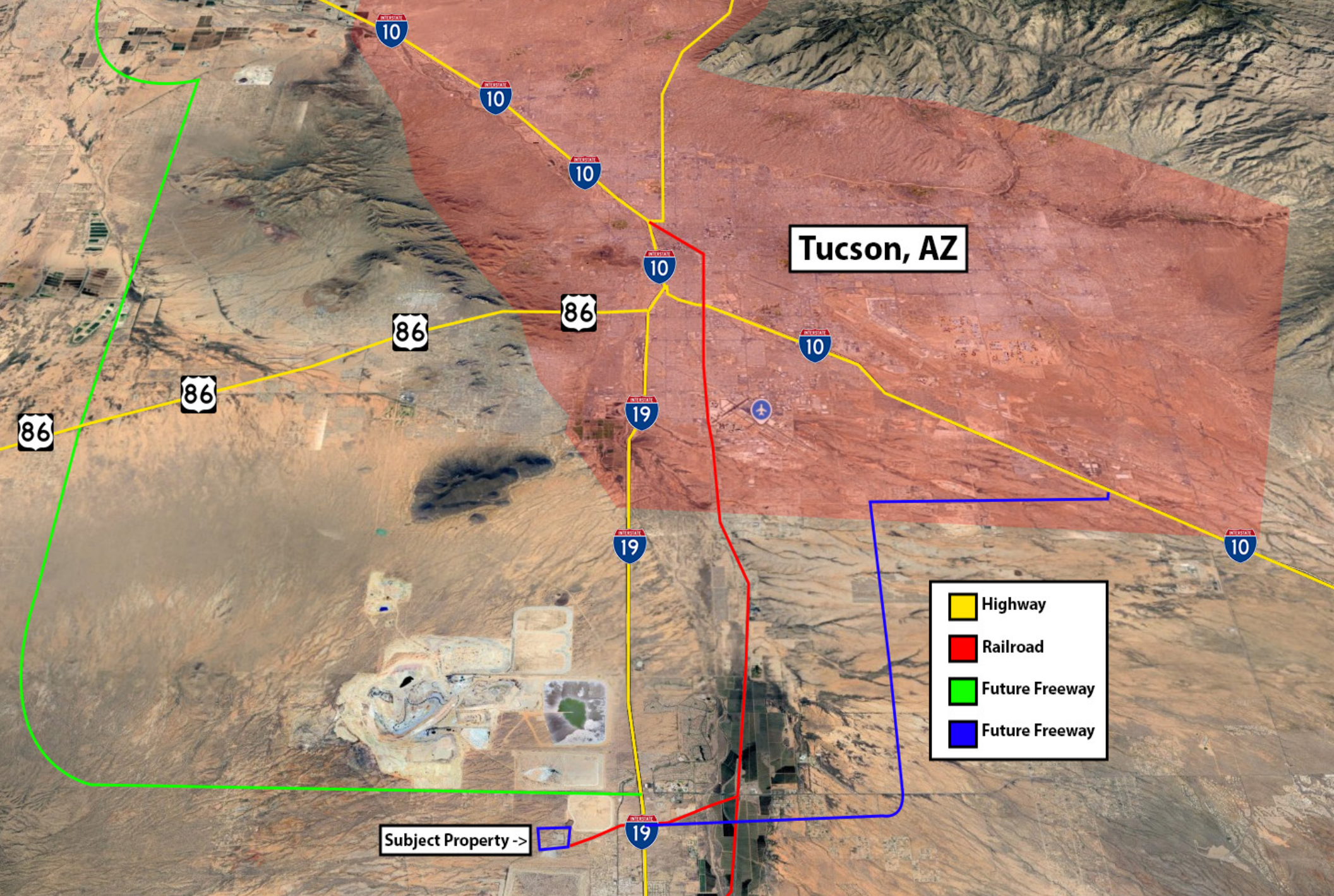
Description:

The entire property can be used for heavy industrial. This property is ideal for a trans-loading station with its access to the nearby railroad and proximity to I-19 going to Tucson, Phoenix, or Nogales. There are significant quantities of high quality decorative rock, quarry rock, & high-quality sand. The property is permitted as an existing mine. Nearby mines are mining construction aggregates Copper, Molybdenum, & the rare Rhenium.

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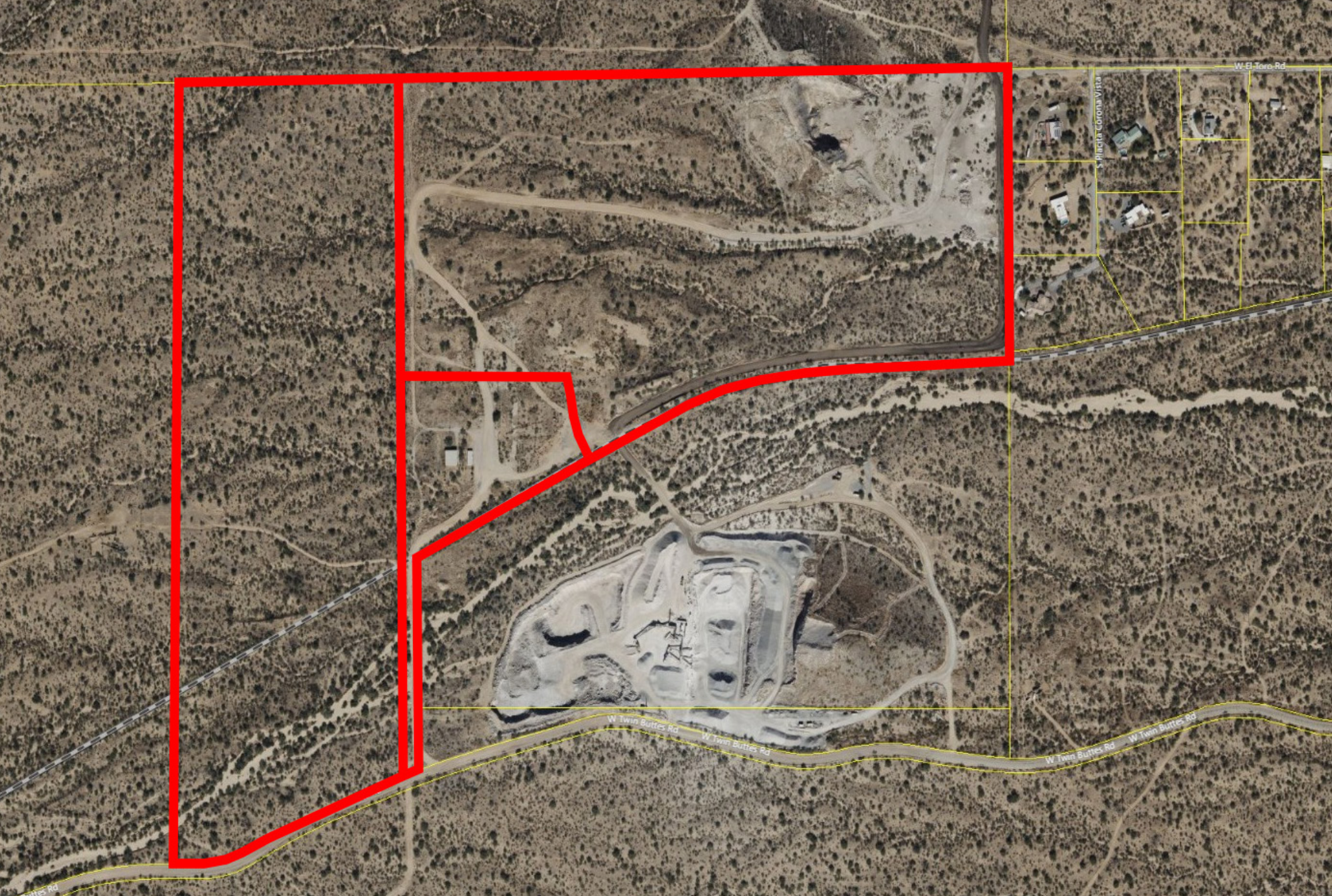
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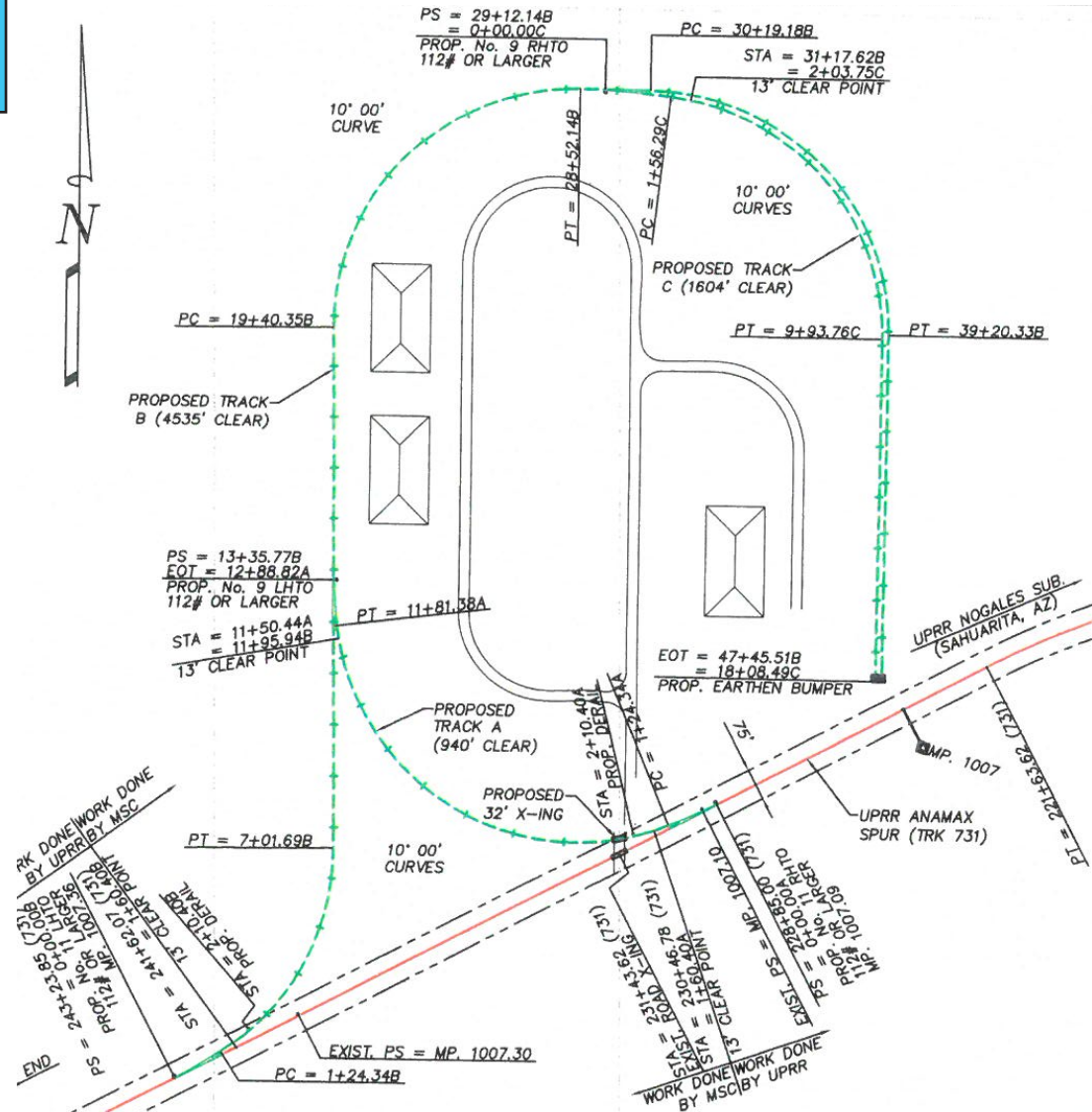
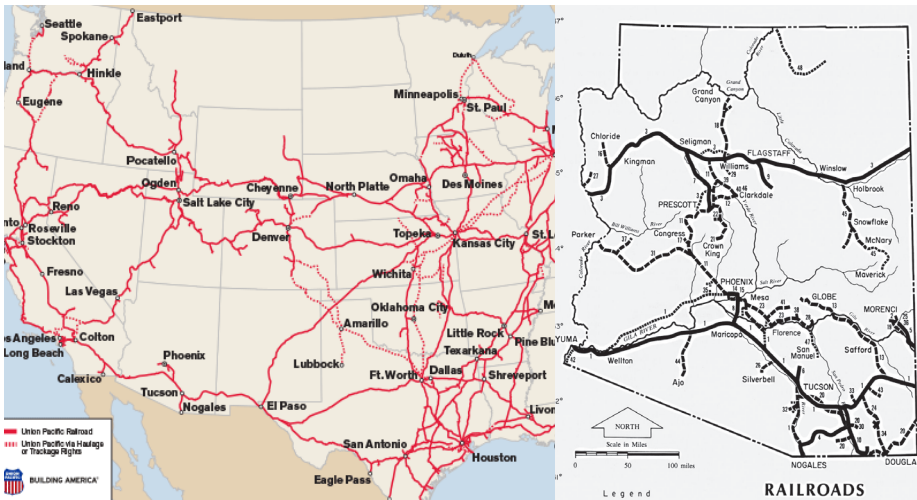
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Proposed Transloading Facility

The property has an existing Union Pacific Railroad. The railroad could become operational and paid for by Union Pacific. The Buyer would only need to pay for spur and ancillary. Permitted Industrial Zoning rights were acquired in 1969, and the property is considered railroad use and exempt from the requirements of the zoning code. The existing office building is 3,000 Sqft. Mining can take place at the existing rock supply areas. See Diagram to right showing a possible transloading facility conceptual design.



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Rock Quarry

The aggregate and decorative rock deposits contain over 14 Million tons of quarry rock and over 3 Million tons of decorative rock to a conservative depth of only 100-feet below the base of the two South and North Mountains. Mining could be done for at least 200 more feet without incurring large stripping costs. Quality of the aggregates has been confirmed through analysis by Western Technologies, Inc. and through the current adjacent mining, crushing and sale of the aggregate rock by Granite Construction Company in the Tucson area. The suitability of the decorative rock, particularly the multi-colored igneous and sedimentary rocks in the north pit has been confirmed by producers of decorative rock. The property site is well located for a mining operation, with large mining tailings to the north and south and the Mission Copper Mine over a mile to the west. The excellent Twin Buttes Road from Green Valley, 2½ miles east, serves the property. The City of Tucson, only a few miles north, provides all the services for mining. The lack of other permitted aggregate and decorative rock deposits in the Tucson area gives the Sahuarita property a strong competitive edge. The property also contains extensive sand and gravel deposits in the remainder alluvial area of the property. Based on the 600-foot water well, these sand and gravel deposits are known to occur to that depth. The favorable aggregate and decorative rock deposits and infrastructure on the Sahuarita property should provide a very profitable mining operation for 10 years and well beyond. The Cash Flow Analysis shows very favorable economics for a 10-year projection. Cash flow (pre-tax) averages \$8.2M per year. Present value at 10% varies from a high of \$7.5M in the first full year of operation to \$3.5M in the last full year of operation.

Test Sites

1. East End - South Mountain

0 - 100-feet - Light gray Scherrer quartzite with considerable red coloration similar to the red decorative rock in the pit. (Deco rock).

2. East End - South Mountain

0 - 100-feet - Light gray Scherrer quartzite with very little red stain and some brown iron stain. (Aggregate rock).

3. West End - South Mountain

0 - 40-feet. Dark gray limestone - Concha formation.
40 - 50-feet. Fault. Hole Caved. (Aggregate rock).

4. Middle of North Pit

0 - 100-feet - Light gray - brown aplite dike, light reddish brown color. (Deco rock).

5. Near South Wall - North Pit

0 - 40-feet - Black diabase (basalt) dike.
40 - 100-feet - Pinkish gray limestone with quartz. Very brecciated with FeOx. (Deco rock).

6. West Side - North Mountain

0 - 100-feet - Light gray limestone with considerable iron strike. (Deco rock).

7. Southwest Side - North Mountain

0 - 80-feet - Light gray-tan limestone. Crystalline but little color. (Aggregate rock).

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Materials On Site:



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