



**Live *life* here**

**Spacious, eco-friendly homes starting in the lower \$300Ks**

  
**GLADDEN  
FARMS**

[Gladdenfarms.com](http://Gladdenfarms.com)

Small-town  
**friendly**  
& big-time **fun**

Gladden Farms is a great place to make friends, play and call home. It's a diverse and active community located in the heart of Marana, Arizona. It's where young families, working professionals and empty nesters together enjoy acres of parks, landscaped paseos, lush green space, miles of scenic trails, playfields, a splash pad, picnic and BBQ areas, and signature community events and festivals.

In short, Gladden Farms was created to promote active, joyful living for toddlers to retirees. It's a place where memories are made and traditions are treasured.

**Connected to everything you need.**

In addition to beautiful surroundings and having neighbors who care about one another, Gladden Farms is connected to great schools, shopping, places of worship, medical centers, major employers, the University of Arizona, and all of the recreational, cultural and entertainment attractions that Southern Arizona is known for.

**Achieve the dream of home ownership.**

At Gladden Farms, we're proud to provide new homes priced attractively for young families to retirees. In today's housing market, that sets us apart, especially when you factor in the joy of living in a diverse, vibrant and welcoming community.

**Home buying made easy.**

For your safety and convenience, our builders have made the home buying and customization process easy to manage online and with the assistance of seasoned professionals. They'll help you explore floorplans, find lenders, process paperwork, and personalize your interior to reflect your unique tastes.



**Live in one of Arizona's best communities.**

Gladden Farms was voted a top 10 master-planned community in the state by Ranking Arizona.

# Southern Arizona *living* at its best

## Beautiful, energy-efficient homes.

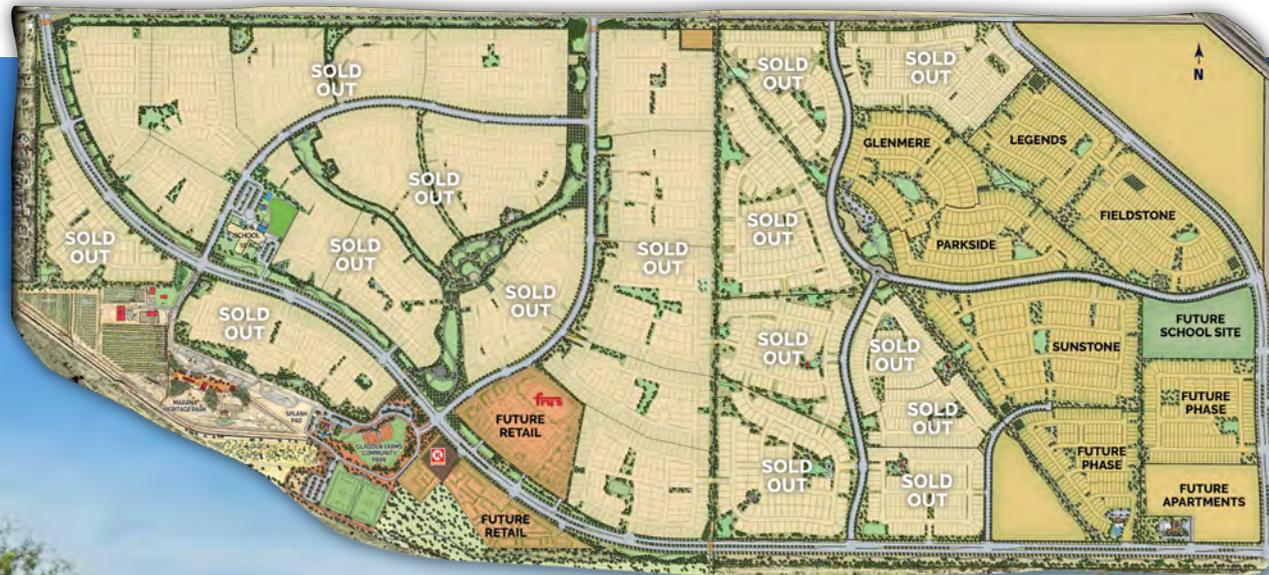
Gladden Farms' award-winning national builders create stylish, energy-smart homes that can be personalized to create the home of your dreams.

## A hometown to love.

Marana's thoughtful approach to growth, award-winning schools and innovation give the town its desirable live-work-play feel.

## Recognized for safety.

Enjoy the peace of mind of living in one of Arizona's safest communities; Marana was recently ranked the 2nd safest city in the state with a population of over 30K.



## Shop 'till you drop.

Minutes from home are national grocery, home improvement, lifestyle, sports and fashion stores, as well as mom-and-pop cafes, coffee shops and boutiques.



## Experience Southern Arizona.

Southern Arizona is known for its vibrant sunsets, enchanting natural landscapes, recreational opportunities, rich heritage and incredible restaurants.





LENNAR



RICHMOND  
AMERICAN HOMES



### Meritage

[meritagehomes.com](http://meritagehomes.com)

#### Fieldstone at Gladden Farms - Signature and Premier Series

A dynamic neighborhood of energy-efficient, single- and two-story homes with shaded patios for relaxed indoor-outdoor living.

**Homes:** 1,327 to 2,920 sq. ft.

**Bedrooms:** 3 to 5

**Bathrooms:** 2 to 3

**Garage:** 2 to 3 cars

**Starting Price:** Mid \$300Ks - Upper \$300Ks

### Richmond American

[richmondamerican.com](http://richmondamerican.com)

#### Parkside at Gladden Farms

An attractive neighborhood of ranch-style and two-story homes with options for attached RV garages. Eight floor plans available to choose from.

**Homes:** 1,590 to 2,630 sq. ft.

**Bedrooms:** 3 to 6

**Bathrooms:** 2 to 4

**Garage:** 2 to 3 cars,  
and RV attached garage option  
**Starting price:** Upper \$300Ks

### Lennar

[lennar.com](http://lennar.com)

#### Sunstone at Gladden Farms

A gracious neighborhood of roomy one- and two-story homes with optional Next Gen® suite featuring separate entry, one bed and bath plus kitchenette. Close to the community's newest and largest park, schools, shopping and I-10.

**Homes:** 1,852 to 2,749 sq. ft.

**Bedrooms:** 4 to 5

**Bathrooms:** 2 to 3.5

**Garage:** 3 cars (3-bay and  
3-bay tandem garage options)

**Starting Price:** Low \$300Ks

**“ We have found this is the perfect place to raise our family! The activities offer the perfect setting to meet other Gladden Farms families. ”**

– Veronica D., Gladden Farms Resident



### **KB Home**

[kbhome.com](http://kbhome.com)

#### **The Legends at Gladden Farms**

A beautiful neighborhood of spacious one-level homes just steps from parks, walking trails and shaded green spaces for all to enjoy. Seven floor plans to choose from.

**Homes:** 1,262 to 2,191 sq. ft.

**Bedrooms:** 3 to 5

**Bathrooms:** 2 to 3

**Garage:** 2-car

**Starting Price:** Lower \$300Ks



### **Mattamy**

[mattamyhomes.com](http://mattamyhomes.com)

#### **Glenmere at Gladden Farms**

A vibrant neighborhood of stylish single and two-story homes featuring a playground with play structures, kids ziplines and a dinosaur fossil dig area.

**Homes:** 1,837 to 2,757sq. ft.

**Bedrooms:** 3 to 4

**Bathrooms:** 2 to 3.5

**Garage:** 2 to 3 cars

**Starting Price:** Mid \$300Ks

**“ Our experience at Gladden Farms has been amazing. The schools are great and we’ve always felt at home, comfortable, and safe. ”**

– Kathy Z., Gladden Farms Resident



# A vibrant *&* world-class region *&* lifestyle

Southern Arizona is known for its incredible outdoor adventures, towering saguaros, arguably the best Mexican food in the country, and vibrant arts community, events and festivals. It's also home to a leading public research institution – the University of Arizona.

The population of the greater Tucson area is just over a half a million people. While, relatively speaking, it feels like a small city, it has an abundance of things to do, places to explore, and services to support a world-class lifestyle.



## Close to Home

- Gladden Farms Elementary School  
.5 miles, 2 minutes
- Starbucks  
3.5 miles, 8 minutes
- Tucson Premium Outlet Mall  
8.6 miles, 13 minutes
- Heritage Farm  
2 miles, 4 minutes
- Marana Health Center  
1.9 miles, 4 minutes



## 10 to 20 Miles

- Raytheon Company  
18 miles, 27 minutes
- Sweetwater Reserve Trailhead  
18 miles, 27 minutes
- Arizona-Sonora Desert Museum  
18 miles, 28 minutes
- Roche Tissue Diagnostics  
17 miles, 27 minutes
- Tucson Unified School District  
17 miles, 25 minutes
- Saguaro National Park (west)  
16 miles, 26 minutes
- Tohono Chul nature reserve  
16 miles, 22 minutes
- Northwest Medical Center  
15 miles, 21 minutes
- Top Golf Entertainment Complex  
14 miles, 19 minutes



## 10 to 20 Miles

- The Ritz-Carlton, Dove Mountain Spa  
13 miles, 26 minutes
- Costco Wholesale  
13 miles, 19 minutes
- Grocery, lifestyle and home improvement stores  
10 miles, 15 minutes
- Fast casual, fine dining and regional cuisine  
10 miles, 15 minutes



## 20 to 30 Miles

- San Xavier Del Bac Mission  
30 miles, 34 minutes
- Tucson International Airport  
29 miles, 38 minutes
- Davis-Monthan Air Force Base  
28 miles, 35 minutes



## 60 to 100 Miles

- Phoenix  
93 miles, 1.5 hours
- Phoenix Sky Harbor International Airport  
92 miles, 1.5 hours
- Mount Lemmon  
61 miles, 1.5 hours



# Let the *sun shine!*

It's hard to resist not being outside during Southern Arizona's peak weather season from October to May, and during our year-round cool mornings and evenings. In addition to all of the community amenities listed below, you're minutes away from the sights and trails of Saguaro National Park and Catalina State Park, the 130-mile Chuck Huckelberry Loop cycling path, Tortolita Mountain biking trails, five golf courses, aquatic centers, Arizona Zipline Adventures, and a whole lot more.

## Outdoor amenities at Gladden Farms:

- 830 acres of landscaped areas, featuring 28 parks
- 8 landscaped paseos
- 9.7 miles of walking/cycling paths and trails
- 20 playgrounds
- 9 outdoor exercise stations
- 4 basketball courts
- 2 soccer fields
- 2 horseshoe pits
- 2 dog parks
- 1 putting green
- Splash pad
- Picnic tables & BBQ areas
- A certified naturally-grown foods farm



## Award-winning schools

The Marana Unified School District has a long tradition of providing students with challenging 21st Century academics, full extracurricular offerings, and experiences and programs designed to enhance the quality of the education and the lives of its students.



## Gladden Farms Elementary School

We are extremely proud of the **Gladden Farms Elementary School**.  
**GO BOBCATS!**

The school offers pre-school, full-day FREE kindergarten, before-and-after school care, gifted and special education, and has a full-time master-level school counselor and health services. It also offers online distance learning.

The school is known for its hands-on, computer science immersion experiences taught within state-of-the-art learning environments, such as zSpace AR/VR and science labs, a Makerspace and outdoor learning areas.



# Marana historic milestones

2200 B.C. to present

## Prehistory

- 2200 B.C.**  
Prehistoric humans arrive in the middle Santa Cruz Valley.
- 550-850 A.D.**  
Hohokam culture begins, likely the ancestors of Tohono O'odham peoples.
- 1150-1300**  
Platform mounds appear as public ceremonial structures.
- 1450**  
Hohokam culture vanishes likely from the Great Drought (1276-1299).



## Modern Times

- 1690**  
Apaches from the northeast and the Spanish from the south enter the area.
- 1691**  
Father Eusebio Francisco Kino founds a string of Jesuit missions including San Xavier del Bac.
- 1776**  
The Spanish establish the Presidio of Tucson.
- 1810**  
War breaks out between Spain and Mexico.
- 1821**  
The Republic of Mexico is established.
- 1849**  
Some 10,000 "49ers" pass through on their way to the California gold fields.
- 1854**  
Butterfield Overland Mail stagecoach station established.
- 1854**  
Parts of New Mexico and southern Arizona are annexed into the U.S.

- 1862**  
The western most battle of the Civil War was won by Union Soldiers at Picacho Pass.
- 1863**  
Arizona becomes a territory of the United States.
- 1865**  
High grade copper ore is mined in the Silverbell Mountains.
- 1878**  
Bojórquez Ranch is established.
- 1880**  
The Southern Pacific Railroad arrives in Marana.
- 1882**  
Tohono O'odham Nation established.
- 1886**  
War with the Apache ends.
- 1890**  
The name "Marana" appears on railroad maps, Spanish for "dense brush."
- 1904**  
Silverbell Copper Mine opens.
- 1909**  
Construction begins on the Greene canal, dam and reservoir.

- 1912**  
Arizona becomes the 48th state on Feb. 14, 1912.
- 1919**  
Area shifts from ranching to agricultural economy.
- 1942**  
The Marana Airfield becomes one of the country's largest pilot training centers.
- 1949**  
Arizona Portland Cement Company's Twin Peaks mine opens.
- 1961**  
Historic business district, Mercantile, is demolished to make way for I-10.
- 1977**  
Marana is incorporated encompassing 10 square miles and 1,500 residents.
- 1979**  
Marana begins an aggressive annexation and growth strategy.
- 2003**  
Town of Marana named one of America's "Best Managed Small Cities."
- 2005**  
The 20-acre Marana Municipal Complex is dedicated with the town hall as its centerpiece.
- Today**  
Marana is largest farming community in middle Santa Cruz River Valley.

## A Crown West *community*

Crown West Land Group develops and manages residential master-planned communities serving the U.S. homebuilding industry, and currently has active projects throughout the Tucson, Phoenix, Reno and Las Vegas metropolitan areas.

Crown West's commitment to excellence ensures that Gladden Farms will be a place to treasure today and for years to come. For more information on Petrus Partners and Crown West, please visit [www.petruspartners.com](http://www.petruspartners.com) and [www.crownwest.com](http://www.crownwest.com).

### Why we *love* our community association.

The Gladden Farms Community Association assures that the community looks great by maintaining amenities, common areas, greenspaces, infrastructure and more. It also enforces community guidelines that protect the value of your home. The association even monitors local government decisions and lobbies for measures that are in the best interest of Gladden Farms.

Perhaps best of all, our community association hosts popular themed events, seasonal festivals, block parties and family outings. Yes, there's an annual St. Patrick's Day scavenger hunt, Bella the Bunny makes an appearance at the signature Egg-streme Easter event and Santa and Mrs. Claus are always in attendance at December's Winter Wonderland fest. These gatherings are fun and a great way to meet your neighbors.

The association is also active online, hosting interactive social media events like photo contests that showcase our community's talent.



## A strong and *resilient* economy

Recently, Moody's Analytics confirmed what we appreciate about living in the greater Tucson area. Moody's named Tucson among the top 10 cities in the nation positioned to thrive following the pandemic because of its low population density, high levels of education and the economy's ability to provide high-paying jobs.



### Key growth industries.

The key growth industries in greater Tucson and Southern Arizona are aerospace and defense, bioscience and diagnostics, transportation and logistics, renewable and mining technologies, and back office services.



### Top employers.

Our top employers include the University of Arizona, Raytheon Missile Systems, Roche Tissue Diagnostics, the Port of Tucson, Caterpillar Surface Mining & Technology, Davis-Monthan Air Force Base, the State of Arizona, Tucson Unified School District, University of Arizona Health Network, Freeport-McMoRan Copper and Gold and Citi Financial.



### Economic engine.

Organizations like Sun Corridor, Inc. champion mega-regional issues that impact the economy, job creation and quality of life throughout Southern Arizona. Local First Arizona and our chambers of commerce help maintain the vibrancy of local, small businesses. And the Town of Marana focuses on careful, forward-thinking planning, while protecting a low-tax environment beneficial to business owners and residents.



### Quality of life.

When it comes to quality of life, our region has it in spades. We're surrounded by five mountain ranges, lush desert landscapes and enjoy mild winters, stunning sunsets, year-round outdoor recreation and world-class events and eateries.



*plant  
yourself  
here*



Come see all that Gladden Farms has to offer — brand new, eco-smart homes crafted by national homebuilders, parks around every corner, an award-winning elementary school, miles of paved trails for walking and biking, and so much more — just minutes from downtown Tucson, University of Arizona, major employers, shopping, restaurants and recreation.

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