



Live *life* here

Spacious, eco-friendly homes starting in the \$200Ks

  
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.

**It's a great time to buy a home.**

Interest rates are at a 30-year low, so it is a great time to buy a home. In response to challenges of the coronavirus pandemic, many lenders have less strict criteria, which opens up homeownership to more families. Because our homes are newly constructed or built on demand, home inspections and appraisals are not required.

**Home buying made safe and convenient.**

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.



# 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.

The Town of Marana truly is a hometown to love. The town's thoughtful approach to growth, award-winning schools and innovation give Marana its desirable live-work-play environment.



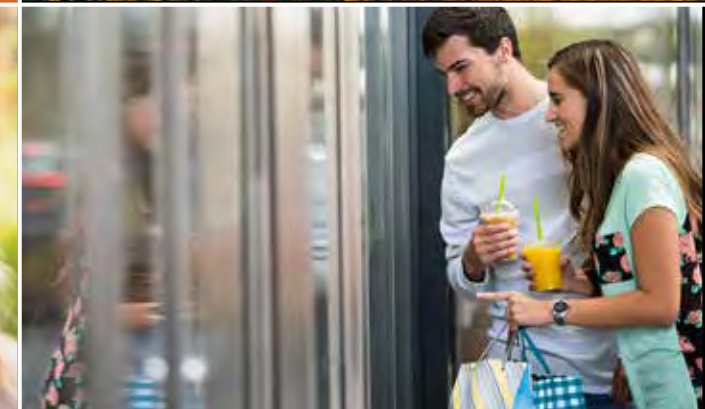
## Shop 'till you drop.

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



Centex

RICHMOND  
AMERICAN HOMES



### Meritage

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

#### Brookstone at Gladden Farms

Enjoy life in the Brookstone neighborhood with its open space, mountain views, and located near bike trails and community parks.

**Homes:** 1,912 to 2,920 sq. ft.

**Bedrooms:** 4 to 5

**Bathrooms:** 2 to 3.5

**Garage:** 2 to 3 cars

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



### Meritage

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

#### Celebration at Gladden Farms

The Celebration neighborhood is located near Heritage Park and its splash pads, community gardens and more.

**Homes:** 1,327 to 2,200 sq. ft.

**Bedrooms:** 3 to 4

**Bathrooms:** 2 to 3

**Garage:** 2-car

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



### Richmond American

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

#### Heartland at Gladden Farms

The Heartland neighborhood has a network of landscaped paseos, pool, splash pad, working farm, and ranch or two-story floor plans available.

**Homes:** 1,810 to 2,910 sq. ft.

**Bedrooms:** 3 to 5

**Bathrooms:** 2 to 4

**Garage:** 2 to 3 cars, and  
RV attached garage option

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



### Richmond American

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

#### Trailside at Gladden Farms

The Trailside neighborhood has an abundance of amenities, including a network of landscaped paseos and parks, 12 playgrounds, sports courts and access to Marana Heritage River Park—featuring a splash pad and a working farm with garden plots for rent.

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

**Bedrooms:** 3 to 6

**Bathrooms:** 2 to 3.5

**Garage:** 2 to 3 cars

**Starting Price:** Upper \$200Ks

**“ 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

**“ 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



### KB Home

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

#### Brookstone at Gladden Farms

Enjoy life in the Brookstone neighborhood with its open space, spectacular mountain views, and choose from six one-story floor plans.

**Homes:** 1,300 to 2,005 sq. ft.

**Bedrooms:** 3 to 4 bedrooms

**Bathrooms:** 2

**Garage:** 2-car

**Starting Price:** High \$200Ks



### Centex

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

#### Gateway at Gladden Farms

The Gateway neighborhood is an amenity-rich community in an intimate desert setting that masterfully blends location and affordability.

**Homes:** 1,808 to 2,389 sq. ft.

**Bedrooms:** 3 to 4

**Bathrooms:** 2 to 2.5

**Garage:** 2 to 2.5 cars



### Lennar

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

#### Heartland at Gladden Farms

**Homes:** 2,014 to 2,594 sq. ft.

**Bedrooms:** 3 to 5 bedrooms

**Bathrooms:** 2 to 3

**Garage:** 2 to 3 cars, and  
RV attached garage option

**Opening Late 2021**



### Mattamy

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

#### Glenmere at Gladden Farms

**Opening Early 2022**

# 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

- Starbucks  
9 miles, 15 minutes
- Tucson Premium Outlet Mall  
8.6 miles, 13 minutes
- Heritage Farm  
2 miles, 4 minutes Tucson
- Marana Health Center  
1.9 miles, 4 minutes
- Gladden Farms Elementary School  
.5 miles, 2 minutes



## 10-20 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



## 10-20 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 93 Miles

- University of Arizona  
22 miles, 27 minutes
- Banner Medical Group Corporate Office  
22 miles, 29 minutes
- Reid Park Zoo  
21 miles, 25 minutes
- Tucson Amtrak  
21 miles, 28 minutes
- Downtown Tucson, fine dining, music, arts and more  
21 miles, 27 minutes
- Caterpillar Regional Offices  
20 miles, 22 minutes
- 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:

- 112 acres of landscaped areas, featuring 17 parks
- Landscaped paseos
- 7.7 miles of walking/cycling paths and trails
- 11 playgrounds
- 4 outdoor exercise stations
- 2 basketball courts
- Soccer field
- 2 horseshoe pits
- Dog park
- 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.
- 1775**  
Juan Bautista de Anza leads an expedition through area to eventually found San Francisco.
- 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.

## Modern Times

- 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.
- 1880**  
Yaqui native peoples move into the area.
- 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.

## Modern Times

- 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, Santa kicks off the Winter Wonderland event in December, there's an annual St. Patrick's Day scavenger hunt, and the Easter Bunny makes an appearance at the signature Bunnies & Baskets event. These gatherings are fun and a great way to meet your neighbors.

While upholding COVID-19 health and safety measures, the association hasn't missed a beat in promoting wonderful stay-at-home, online adventures. In 2021, plans are underway for virtual talent shows and dance competitions, raffles, scavenger hunts, pet parades, holiday decorating contests and more.



## 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, UArizona, major employers, shopping, restaurants and recreation.

**GLADDEN  
FARMS**

[Gladdenfarms.com](http://Gladdenfarms.com) • 520-888-3962

