



Live *life* here

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



GLADDEN
F FARMS

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.



Southern Arizona *living* at its best

Beautiful, energy-efficient homes.

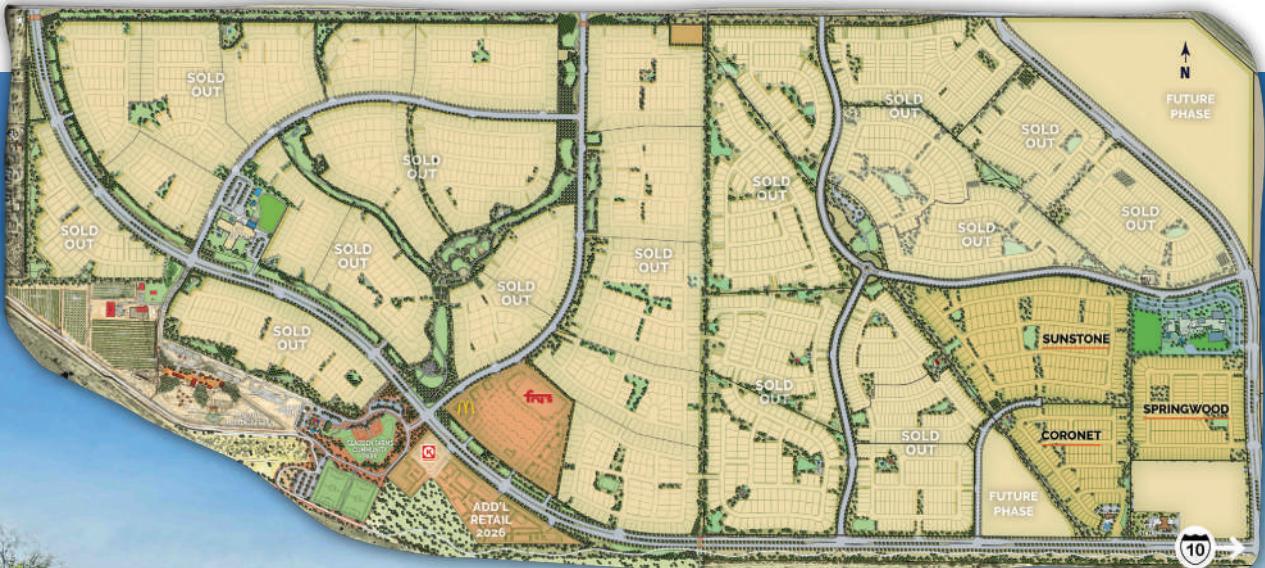
Gladden Farms' award-winning national builders create stylish, energy-smart homes that can be personalized to create the home of your dreams.

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 is consistently ranked as one of the safest towns 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.



enjoy





D.R. Horton

drhorton.com

Coronet at Gladden Farms

One of our community's final neighborhoods featuring energy-efficient single- and two-story homes with a gated entrance and exclusive access to amenities such as a community pool, jacuzzi, fitness center and clubhouse.

Homes: 1,330 to 2,542 sq. ft.

Bedrooms: 3 to 5

Bathrooms: 2 to 3

Garage: 2 cars

Starting Price: Mid \$300Ks



Lennar

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 largest park and new K-8 school.

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: Mid \$300Ks



Lennar

lennar.com

Springwood at Gladden Farms

Stylish single- and two-story homes with modern, low maintenance layouts in one of our community's final neighborhoods. Enjoy a versatile loft, spacious patio and a convenient location near the community's new K-8 school.

Homes: 1,264 to 2,114 sq. ft.

Bedrooms: 3 to 5

Bathrooms: 2 to 2.5

Garage: 2 cars

Starting Price: Lower \$300Ks

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 (preK-6)
.5 miles, 2 minutes
- Tangerine Farms K-8 School
.5 miles, 2 minutes
- Fry's Foods Marketplace
.5 miles, 2 minutes
- Fast casual, fine dining & regional cuisine
.5 miles, 2 minutes
- Public pools & splash pads
1 mile, 4 minutes
- NW Fire Station #341
1.2 miles, 4 minutes
- Ventana Medical Systems, Inc.
1.7 miles, 4 minutes
- Health services
1.9 miles, 4 minutes
- 136-mile Huckelberry Loop
2 miles, 4 minutes
- I-10 & Tangerine Interchange
2.5 miles, 5 minutes
- Marana Middle School
2.5 miles, 7 minutes
- Marana Aquatic & Recreation Center (MARC)
2.7 miles, 7 minutes
- Bisbee Breakfast Club
3 miles, 7 minutes
- Tucson Premium Outlet Mall
8.6 miles, 13 minutes
- Marana High School
9.2 miles, 16 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 Complex
14 miles, 19 minutes
- The Ritz-Carlton, Dove Mountain Spa
13 miles, 26 minutes
- Costco Wholesale
13 miles, 19 minutes
- Pima Community College Northwest Campus
13 miles, 19 minutes
- Catalina State Park
17 miles, 30 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
- University of Arizona
22 miles, 27 minutes
- Banner Medical Group Corporate Office
22 miles, 29 minutes
- Reid Park Zoo
21 miles, 25 minutes
- Downtown Tucson, fine dining, music, arts and more
21 miles, 27 minutes
- Caterpillar Regional Offices
20 miles, 22 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 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, Tortolita Mountain biking trails, five golf courses, aquatic and recreation centers, Arizona Zipline Adventures, and a whole lot more.

Outdoor amenities at Gladden Farms:

- 850+ acres of landscaped areas, featuring 31 parks
- 14+ miles of walking/cycling paths and trails
- 136+ mile Huckelberry Loop cycling path
- 4 basketball courts
- 2 baseball fields
- 1 putting green
- 2 soccer fields
- 9 outdoor exercise stations
- 2 horseshoe pits
- 2 dog parks
- 56 pet stations
- Splash pad
- 25 playgrounds
- Picnic tables & BBQ areas
- A community garden with rentable irrigated plots



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 education and the lives of its students.



Gladden Farms Elementary School

We are very proud of our preK-6 – go Bobcats! – offering preschool, full-day FREE kindergarten, state-of-the-art learning environments plus gifted, special, and distance education. You'll also find before-and-after-school care, health services, and a master-level school counselor.



New Tangerine Farms K-8!

Located in the heart of our community at Clark Farms and Mike Etter Boulevards, this brand new K-8 accommodates up to 800 students and features spacious classrooms, a state-of-the-art gym, and a focus on safety and community.

Historic milestones

The story of our community

Gladden Farms:

A community blossoms

- 2025** Tangerine Farms K-8 School opens.
- 2024** Gladden Farms celebrates 20 years. Fry's Marketplace opens.
- 2023** Gladden Farms is voted a "Top 10 Best Master-Plan Community in Arizona."
- 2016** Gladden Farms Elementary School (preK-6) opens.
- 2008** Tangerine Road is extended to connect Gladden Farms to I-10.
- 2007** Gladden Farms Community Park opens.
- 2004** The first residents move in, marking the beginning of a new chapter.
- 2002** Stanley Gladden sells the first Gladden Farms property.
- 1920** The land is used to grow cotton, soybeans, and maize.

Marana:

A town is born

- 2025** Marana Aquatic and Recreation Center (MARC) opens minutes from home.
- 2003** Town of Marana is named one of America's "Best Managed Small Cities."
- 1979** Marana begins an aggressive annexation and growth strategy.
- 1977** Marana is incorporated encompassing 10 square miles and 1,500 residents.
- 1942** The Marana Airfield becomes one of the country's largest pilot training centers.
- 1919** Area shifts from ranching to an agricultural economy.
- 1890** "Marana" first appears on railroad maps, Spanish for "dense brush."



A new frontier:

From Spanish contact to U.S. territory

- 1882** Tohono O'odham Nation is established.
- 1863** Arizona becomes a territory of the United States.
- 1854** Parts of New Mexico and Southern Arizona are annexed into the U.S.
- 1849** Some 10,000 "49ers" pass through on their way to the California gold fields.
- 1776** The Spanish establish the Presidio of Tucson.
- 1691** Father Eusebio Kino founds a string of missions, including San Xavier del Bac.
- 1690** Apaches from the northeast and the Spanish from the south enter the area.

Ancient roots:

A river feeds life

- 1450** Hohokam culture vanishes, likely from the 1276-1299 Great Drought.
- 550-850** Hohokam culture begins, the likely ancestors of the Tohono O'odham.
- 1,250 B.C.** North America's first irrigation canals are built, nourishing agriculture.
- 11,000 B.C.** Prehistoric humans arrive in the Santa Cruz 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 and 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 60+ all-ages events a year, including seasonal festivals, block parties, and family outings. Yes, Bella the Bunny makes an appearance every year at the Egg-streme Easter event and Santa and Mrs. Claus are always in attendance at December's Winter Wonderland. 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

Our regional economy is thriving. Arizona recently ranked #3 for job growth in the country, with Pima County a key contributor to this success. Tucson is not only home to the top-ranking University of Arizona but is also considered one of the country's best cities for startups. Greater Tucson has seen one of the nation's largest increases in high-paying jobs, reflecting Southern Arizona's continuing appeal for talent and investment.



Key growth industries.

The key growth industries in greater Tucson and Southern Arizona are aerospace and defense, bioscience and diagnostics, transportation and logistics, clean energy and renewable technology, 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, Town of Marana, Marana Unified School District, Tucson Unified School District, the State of Arizona, University of Arizona Health Network, Freeport-McMoRan Copper and Gold, and Citi Financial.



Economic engine.

Organizations like The Chamber of Southern Arizona champion mega-regional issues that impact the economy, job creation, and quality of life throughout Southern Arizona. Local First Arizona, along with local chambers of commerce, helps 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 eateries and events. In fact, Tucson was ranked one of the greatest places in the world by Time in 2023.



Come see all that Gladden Farms has to offer – brand new, eco-smart homes crafted by national homebuilders, parks around every corner, two exceptional schools, miles of paved trails for walking and biking, and so much more – just minutes from I-10, downtown Tucson, University of Arizona, major employers, shopping, restaurants, and recreation.


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