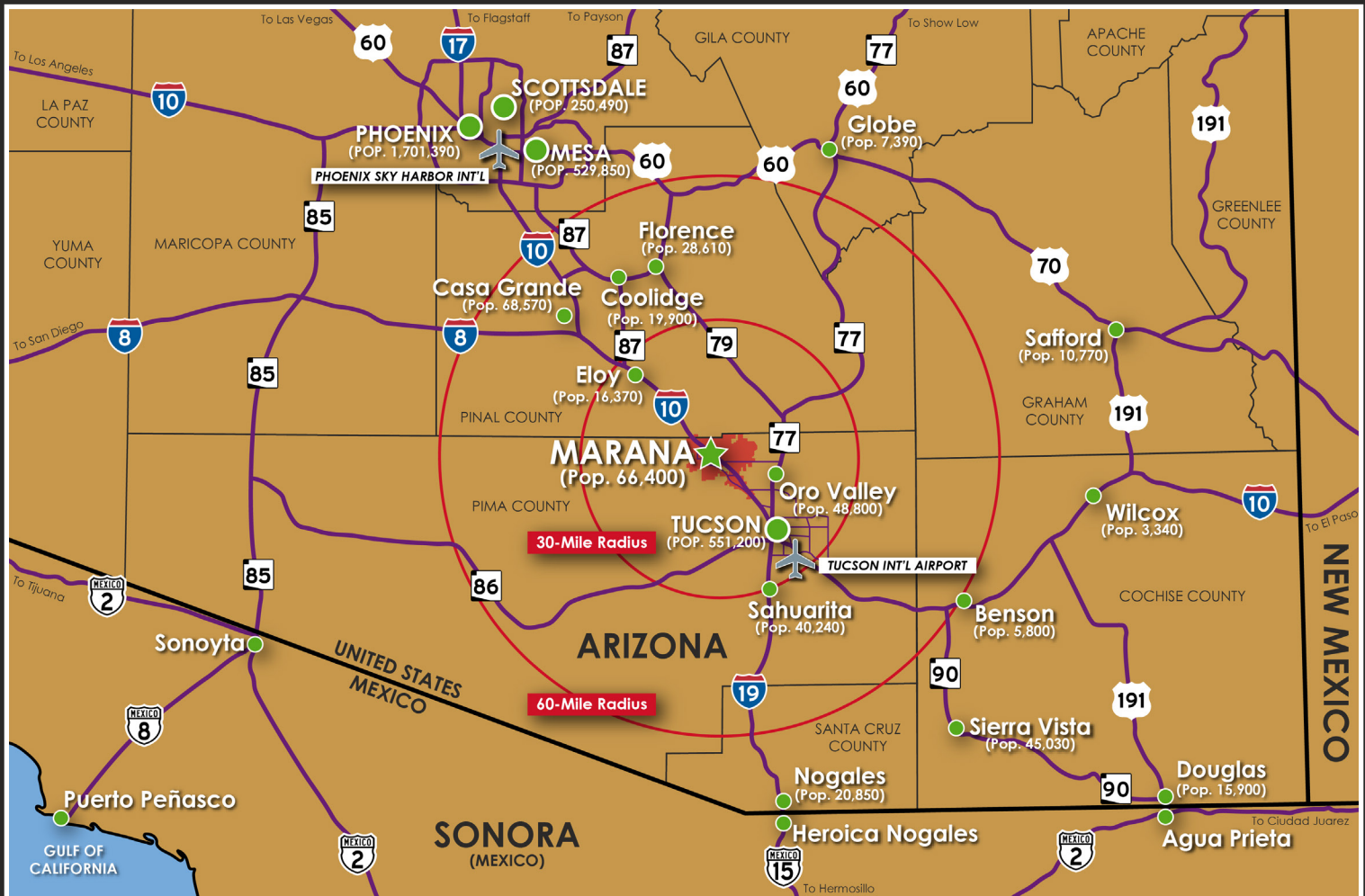


Regional Overview & Connectivity



Marana is home to a diversity of industries, including aerospace, mining, manufacturing, distribution, retail, healthcare, and more.



Marana is well-positioned to support emerging industry clusters in Tucson, Phoenix, and Pinal County



13,000+ annual college graduates in the region, including from the University of Arizona and Pima Community College



Marana is known as a business-friendly community, with quick permitting, straightforward regulations, and five-star service.



Marana is consistently ranked as one of the top communities to live in Arizona.

POPULATION

66,400

Marana is the fastest-growing community in Southern Arizona

APPROX.

1.1 MILLION

People within a 45-minute drive time

Why Locate in Marana?

GROWTH

Marana is the fastest-growing community in Southern Arizona and one of the fastest-growing in the state. Growth is projected well into the future.



Over 20,000 homes
platted & approved
in northwest Marana



Marana has large tracts
of land still available for
development

New homes are
being marketed to
& appeal to young,
upper-middle-income
families and young
professionals with
disposable income



HOUSING AFFORDABILITY

\$414,321

Marana
Median Home
Value

\$1,615

Marana
Median Rent

120

Housing
Affordability
Index (HAI)

Housing remains more affordable in Marana than comparable markets in the Southwestern United States. Higher HAI Value = more affordable. HAI of 100 means that a family earning median income has just enough to afford a median-priced home.

Metro Area	HAI	Median Home Value
Phoenix, AZ	87	\$475,550
Denver, CO	73	\$653,680
Austin, TX	76	\$519,600
San Diego, CA	53	\$905,620
Inland Empire, CA	65	\$594,630
Las Vegas, NV	78	\$461,200

CONNECTIVITY

Metro Area	Drive Time
Tucson, AZ (Downtown)	25 min.
Casa Grande, AZ (Pinal County)	50 min.
Phoenix, AZ	95 min.
Hermosillo, Sonora, Mexico	4 hr. 54 min.
El Paso, TX	5 hr. 2 min.
San Diego, CA	5 hr. 35 min.

Marana's location along Interstate 10 provides convenient access to regional assets and communities.



International airport within
a 30-minute drive time,
plus Marana Regional
Airport, which is accessible
to private & corporate jets



Approx. 85
minutes to the
US-Mexico
Border



Intermodal
facility within 35
minutes

QUALITY OF LIFE



Marana is consistently
ranked as one of the
safest communities in
Arizona, with a top-ranked
police force providing
unparalleled service &
unwavering protection.



In 2025, Marana was
ranked as the third-
best place to live in
Arizona (highest-ranking
in Southern Arizona)
according to US News &
World Report.



Marana Unified School
District is consistently
rated as above-
average and has a
strong commitment
to continued
improvement.



Marana and Southern
Arizona are home
to many outdoor
recreation areas, great
local restaurants, and
a rich history.