BRIDGER

TUCSON / PROPOSED COLLECTION

PRIVATE CONCEPT / 01 OCT 2026

LIVE HERE.

The American dream isn't lost.

It starts at BRIDGER.



PROPOSED ARCHITECTURE / AI CONCEPT RENDERING

HOMES & DEVELOPMENT

YOUR HOME. BUILT BY OUR HANDS.

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A home of your own.
A clear way forward.

THE HOME

Compact plans, useful outdoor space and durable finishes.

THE PATH

A proposed rent-first path: live in the home, save in your own account and prepare to buy.

THE STANDARD

Clear costs, written rules and a real check that the payments fit. No promised approval.



Brand and service concept. Financing partners, sale structure and final program terms have not been established.

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TWO SITES / ONE DESIGN LANGUAGE

Private entries. Room to live.

Usable outdoor space and compact two-bedroom homes across two separate sites.



SAN JOAQUIN COLLECTION

MESQUITE 960

2 homes / one story

960 gross sq ft / 2 beds / 1 bath



MISSION COLLECTION

ARROYO 936

6 homes / two stories

936 gross sq ft / 2 beds / 1.5 baths

Study program: eight homes across two separate sites. Mission yield remains subject to civil feasibility.

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A warmer welcome.

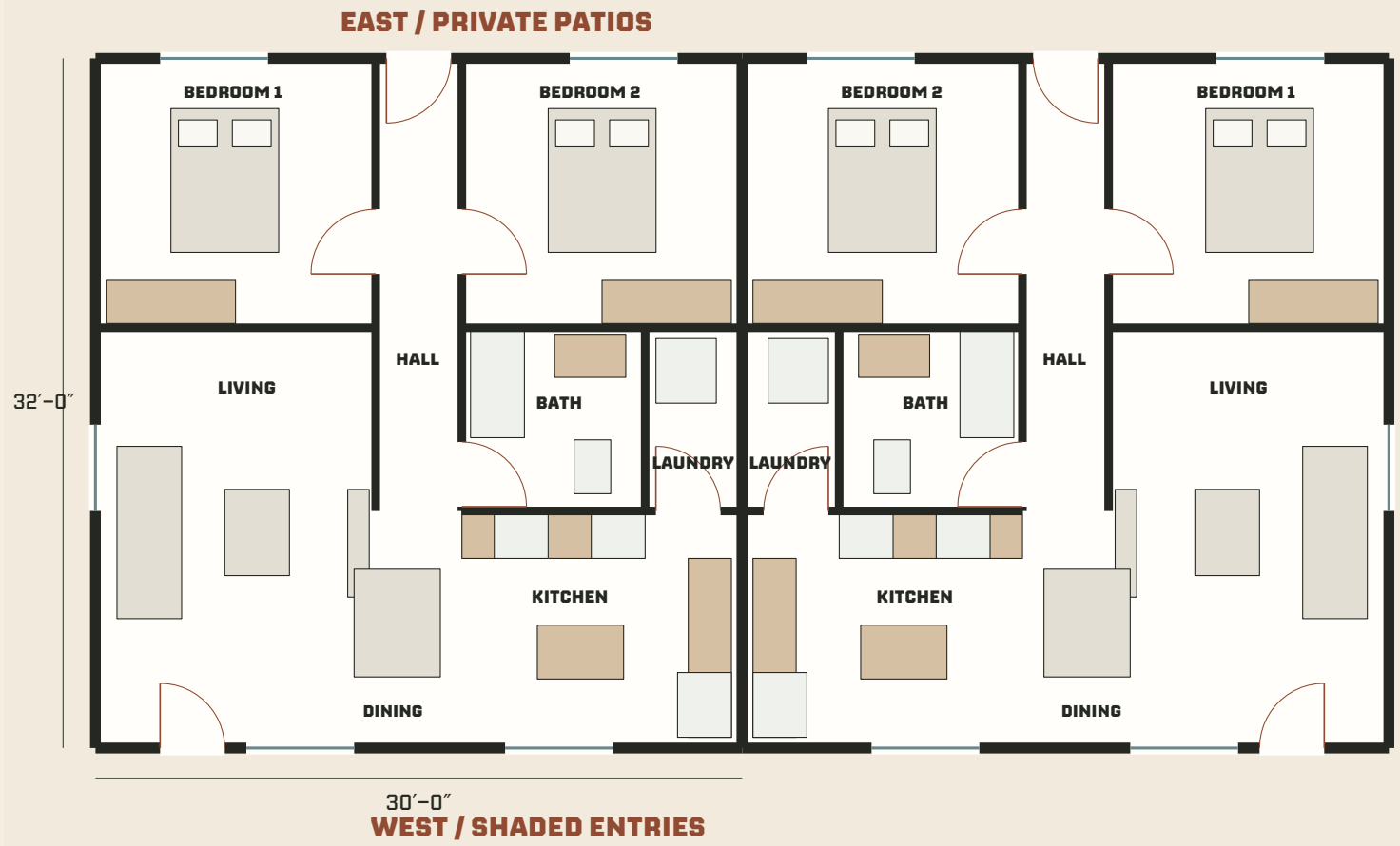
Simple massing. Deep shade. A warm, restrained street presence.

Measured diagrams govern. Final details and specifications are subject to design.

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A place for every day.

Two bedrooms / one bath / single story / mirrored duplex



960

GROSS SQ FT / HOME

Per home
30 x 32 ft

Whole duplex
60 x 32 ft / 1,920 gross sq ft

Furnished rooms. Separate laundry. Central bedroom hall. Compact kitchen island.

Planning dimensions. Structure, fire separation, egress, accessibility, MEP and wall assemblies require professional review.

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PROPOSED ARCHITECTURE / AI CONCEPT RENDERING

Small footprint. Full life.

A compact kitchen, a proper dining table and a calm shared living room.

Measured diagrams govern. Final details and specifications are subject to design.

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PROPOSED ARCHITECTURE / AI CONCEPT RENDERING

A familiar rhythm.

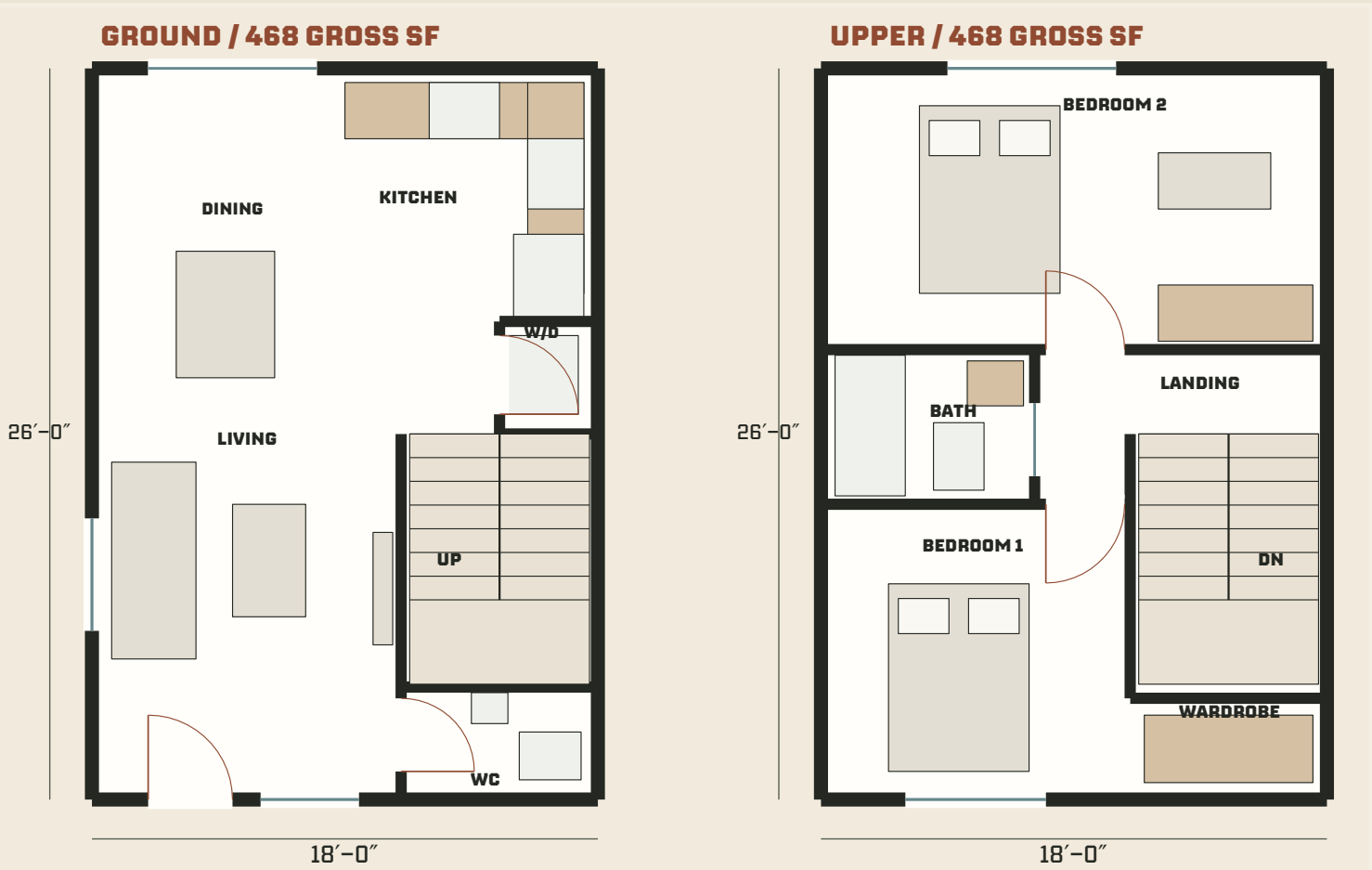
Two front doors per building. A repeated form with just enough detail.

Measured diagrams govern. Final details and specifications are subject to design.

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Life downstairs. Rest above.

Two bedrooms / one full bath + powder room / 936 gross sq ft per home



936

GROSS SQ FT / HOME

Unit module
18 x 26 ft / two levels

Duplex module
36 x 26 ft / 1,872 gross sq ft total

Mirror the unit. Repeat the structure. Keep the stair enclosed. Use a compact wet core.

Concept stair, egress and fire separation review pending. Entry elevation and accessible arrival route require site design.

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02 / ARROYO / OPEN LIVING



PROPOSED ARCHITECTURE / AI CONCEPT RENDERING

Every foot earns its place.

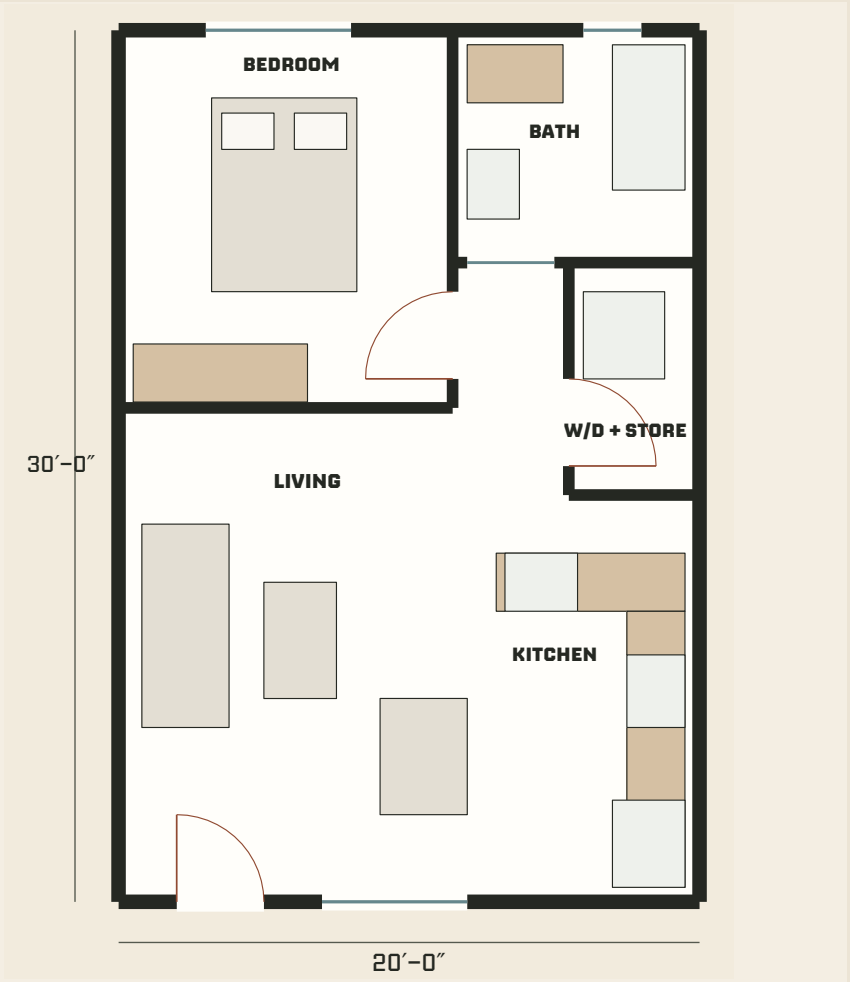
Light, storage and a direct patio connection in a modest, useful room.

Measured diagrams govern. Final details and specifications are subject to design.

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The next possibility.

One bedroom / one bath / 600 gross sq ft / one repeated casita



600

GROSS SQ FT / 20 x 30 FT MODULE

A compact single-story home with a proper bedroom, open living and kitchen, internal laundry / storage and a standard full bathroom.

SIZE CHECK BEFORE PERMITS

600 sq ft + 48 sq ft covered porch = **648 sq ft.**
The primary must have at least **864 sq ft** of verified habitable area for that 75% cap.

600 sq ft is gross planning area. County must confirm all counted areas. Porch, garage and other covered areas affect ADU eligibility.

Set the standard once.

Make the first completed home the standard every later home can match.



$8-12k

MODEL STAGING ALLOWANCE

ONE FINISH STANDARD

Stage real base-spec cabinets, appliances and lighting. Use movable furniture and one physical finish board.

LANDSCAPE IN USEFUL GROUPS

Shade entries and parking. Use gravel, native shrubs and a few regionally suitable shade trees. Keep wash and septic land open.

$12-20k / site

LANDSCAPE STUDY ALLOWANCE

Staging is a separate launch expense. Landscape is already within site allowances; do not add it twice.

Plant counts, species, irrigation and roots must be coordinated with drainage, utilities and wastewater design.

Home is measured in years.

Not months. Your effort should lead somewhere real.

01

LIVE + SAVE

Rent pays for living in the home. Your purchase savings stay in your own account. BRIDGER still owns the home during the lease.

02

PREPARE TO BUY

Review your income, bills and credit. Work toward a home loan you can carry. The full costs and rules must be written clearly.

03

COMPLETE THE PURCHASE

You become the owner when the sale is completed and the deed transfers the home to you. Renting alone does not make you the owner.

READ THE PLAIN-LANGUAGE OWNERSHIP GUIDE

Not open for enrollment. Costs and rules are being set. Builder financing is a separate route under study, not an available loan.

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Availability comes first.

Historical source desk check / 1 October 2026 / not current availability

ROUTE	SOURCE-STUDY INFORMATION	HOW BRIDGER USES IT
Pima Tucson Homebuyer's Solution	Includes eligible conventional mortgages. Assistance can be a forgivable second loan.	Participating lender review. Confirm buyer, property and current funding.
Fannie Mae low-down options	Some qualified buyers can put 3% down. Product and occupancy rules apply.	Compare total payment and mortgage insurance. Do not apply one-unit terms to a whole duplex.
Arizona Is Home / local program	Pima IDA is listed as UNAVAILABLE in the source study. Administrator page still describes funding.	Exclude from the base case. Confirm directly before making any claim.

A grant, a forgivable second loan and a lower first-mortgage rate are different benefits. **Compare the full offer.**

Sources: Pima IDA, eHousingPlus and Fannie Mae. These programs are not BRIDGER partners or commitments.

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Carry the idea forward.

START A CONVERSATION

Contact us

01	**Explore the plans**	Compare the Mesquite, Arroyo and separate Ocotillo growth study.
02	**Read the original scope**	See the site questions and planning assumptions behind each idea.
03	**Keep the status clear**	San Joaquin and Mission did not proceed. No home is offered for sale.
04	**Start a conversation**	Bring a site, a project idea or a question about the architectural thinking.

ARCHIVED PROPOSALS / DID NOT PROCEED / NO CURRENT HOME OR INVESTMENT OFFERING