



A Celebration of Home™

Marley Park's Vision

Marley Park brings to life the best of what communities used to be — the timeless expression of neighborhood, home and haven.

Marley Park is a place where neighborhoods have as much character as the people who live there. Where tree-lined streets and wide-open parks invite people outdoors to get involved in their community and make memories with friends and neighbors.

Celebrating the cherished elements of traditional neighborhoods, Marley Park blends front porches, neighborhood parks, tree-lined streets, architectural variety, pedestrian-friendly sidewalks, and a full color palette of homes in a thoughtfully designed community that continues to evolve with the passage of time. Marley Park is a jewel to be discovered — a place planned for people, where family, friends and neighbors share experiences and create memories that last a lifetime.

More than just owning a house, a home in Marley Park means being part of a neighborhood and a community.

Spanning 956.6 acres in Surprise, Arizona, Marley Park offers convenient local amenities, as well as easy access to downtown Phoenix, Scottsdale and the West Valley.

Traditional Neighborhoods

With its abundance of shade trees lining the streets, homes with diverse architectural styles, uniquely themed neighborhood parks and use of materials that reflect a regional and historic style, Marley Park feels comfortably familiar, yet distinctly different from other communities in the Valley. Marley Park feels like home.

Taking a cue from the traditional agrarian neighborhoods that served as the foundation for Arizona's growth and prosperity, Marley Park laces into its design enduring elements — shade trees, flowering gardens, turf parks, front porches and architectural variety — that encourage self-expression and neighborly interaction.



While the tree-lined streets and neighborhood parks invite residents outdoors to participate in the community, the homes themselves give hints about the personalities of the homeowners and their unique contributions to the neighborhood.

Diverse architectural styles, including Bungalow, Cottage, Craftsman, Monterey, Spanish, Territorial Ranch, and Traditional, reinforce Marley Park's connection to early development patterns in Arizona. Coupled with a full palette of color choices and an array of landscaping options, homeowners can create their own sense of home and add to the character of the neighborhood.

Community Parks and Arbor Walk

Open spaces that invite community involvement are central to the design of Marley Park. Elements planned for Phases I and II include a 45-acre, public-use education and recreation parks complex, a series of 15 uniquely themed neighborhood parks, and a comprehensive Arbor Walk that will link the parks and neighborhoods.

Lending additional flavor to the neighborhoods and providing residents common places to interact, parks are located within a short walk from each home in Marley Park and linked by the tree-lined, pedestrian-friendly Arbor Walk. Heritage Park is the center of life and activity at Marley Park. The northern section, a hub of activity and play, includes two baseball fields, an adventure playground for young children and a plaza for community-wide events. The southern section, centered on the arts, includes an open-air amphitheater that can accommodate up to 1,600 guests with a white gazebo stage, a rose garden honoring the roots of Marley Park and an open field for playful activity.

Lifelong Learning: Marley Park Elementary School and the Heritage Club and Heritage Pool House

Marley Park fosters the pursuit of enriching possibilities. Beginning with Marley Park Elementary School and with the Heritage Club and Heritage Pool House at the core, Marley Park residents have the opportunity to engage in academic, cultural, social and artistic activities for all ages.

Marley Park Elementary School was the first vertical structure constructed at Marley Park. Situated on 15 acres donated by Marley Park Phase I LLC, the K-8 elementary school initially serves students from Marley Park and surrounding communities as Marley Park's school-age population grows.

The Heritage Club is a recreational facility for Marley Park residents that opened in April 2007. Amenities include an outdoor event lawn, meeting spaces, a catering kitchen, computer stations and a teen room. Through resident involvement and community alliances, the Heritage Club offers innovative programs designed to promote social, civic, educational, cultural, recreational and artistic activities in the community. Adjacent to the Heritage Club, and situated on slightly more than two acres, is the Heritage Pool House and special event venue. The Heritage Pool House opened in April 2008.

About DMB

DMB is a diversified real estate investment and development firm with real estate holdings through affiliated companies that include current and planned resort/recreational and primary residential communities, signature commercial developments, country clubs, hotels, health clubs and spa properties. Founded in 1984 and headquartered in Scottsdale, Ariz., DMB is one of the most active community developers in the West, with properties in Arizona, California, Utah and Hawaii. The firm's name is synonymous with high-quality real estate developments.

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This Fact Sheet reflects current development plans as of 4/08. All development plans and zoning remain subject to change. There is no guarantee or representation that any currently proposed facility described will be built, or if built, when it will be built and what features/programs it will contain. Complete details available. Offer void where prohibited. © 2008 Marley Park Phase I LLC and Marley Park Phase II LLC. All rights reserved.