

Development Opportunity

West of Oracle Road | Tucson, AZ



FOR SALE

Sale Price

\$334,800

- Pima County Tax Parcel: 107-09-072C and 107-09-074B
- 2018 Property Taxes: \$4,125.11
- Land Square Footage: 37,370 (Pima County Assessor)
- Frontage: 193 feet on Grant Road
- Zoning: C-2, City of Tucson

Exclusively Represented by:
Tucson Realty & Trust

MIKE GROSS

Cell 520-977-0144
Office 520-577-7000
MGross@7270aol.com

FRANK ARROTTA

Cell 520-465-5291
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FArrotta@tucsonrealty.com

FOR SALE

Ready for Development



- Close to the University of Arizona, Pima College Downtown Campus, Downtown Tucson
- Excellent visibility and access along Grant Road
- One (1) mile east of Interstate 10



Adjacent Building Available!

- ❖ Building to the east – 500 W Grant Road
- ❖ 15,900 square feet warehouse/showroom

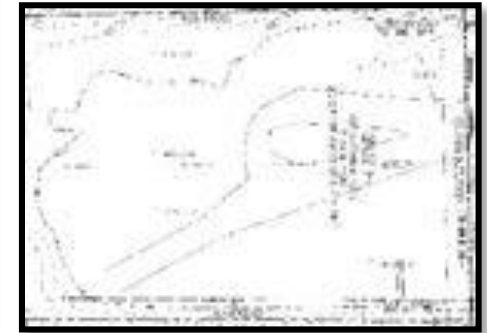
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FOR SALE

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------------|---------------|---------------|---------------|
| Population | 13,259 | 122,866 | 250,995 |
| Total Households | 5,525 | 50,358 | 105,060 |
| Average Household Income | \$18,010 | \$30,302 | \$35,244 |

| Traffic Count | | |
|---------------------------|------------|------|
| Grant & Flowing Wells (E) | 35,000 VBD | 2017 |
| Grant & Flowing Wells (W) | 44,031 VBD | 2017 |
| Oracle & Jacinto (N) | 24,818 VBD | 2017 |
| N Stone & Grant (S) | 21,000 VBD | 2017 |

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