

FOR SALE

±8.87 ACRES IN ORO VALLEY

DEVELOPMENT OPPORTUNITY



Description	These properties are located in the highly desirable Town of Oro Valley, Arizona. They are in close proximity to the Hilton Tucson El Conquistador Golf & Tennis Resort and the Oro Valley Country Club. The properties provide the opportunity to develop single-family residential, multi-family residential or senior care facilities in the dramatic shadow of Pusch Ridge with the benefit of a major transportation route, new shopping developments, and the Oro Valley Hospital.
Properties	Parcel A The ±6.29 acres fronts the west side of Oracle Road and is approximately 200 feet north of El Conquistador Way. The street address is 10125 North Oracle Road, Oro Valley, AZ 85737. The Pima County Assessor's Number is 224-33-1320. Parcel B The ±2.58 acres is located at the northwest corner of Oracle Road and El Conquistador Way. The Pima County Assessor's Number is 224-33-131B.
Price	Parcel A: \$1,200,000 (approximately \$4.38 per square foot) Parcel B: \$495,000 (approximately \$4.40 per square foot) (Properties have separate owners and may be purchased together or separately.)

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Zoning	The properties are zoned R-6 (Multi-Family District) in the Town of Oro Valley. This zoning designation is "intended to support multi-family residential development."
Utilities	<p>Sewer: There is an 8 inch sewer line located on Greenock Drive (north of the property) and there is an 8 inch sewer line located along Valle Del Oro (west of the property).</p> <p>Water: The properties are in the Town of Oro Valley Water service area.</p> <p>Electric: The properties are located in the Tucson Electric Power service area.</p>



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