

ORO VALLEY LAND PARCEL

10211 N ORACLE ROAD, ORO VALLEY, ARIZONA

Price Reduced to \$199,000



For more information, please contact
exclusive listing agents:

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The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.

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Property Profile

Location 10211 N Oracle Road in Oro Valley. This site provides great access to northwest Tucson and easy highway access.

Description This highly visible commercially zoned site is situated on the west side of Oracle Road just slightly north of the entrance to the Sheraton El Conquistador Resort. It is situated between Oro Valley Country Club and Pusch Ridge Golf Course, and is surrounded by new retail and office buildings to the north and south of the property.

This 2.38 acre parcel is zoned C-1 and is ideal for office, medical, banking or retail uses. This property is ideally situated to take advantage of great highway access and exposure to a growing Oro Valley demographic. a.23 Studios has performed a site analysis and prepared the attached site plan showing a realistic building layout for the site. There appears to be enough parking for one of the buildings to be 2-story.

The property sits between two bank protected washes on its northern and southern boundary line that both connect at the western edge of the property. The property's eastern boundary fronts on Oracle Road and the unique triangular shape provides tremendous exposure to the highly traveled Oracle Road, providing traffic volumes of approximately 40,000 vehicles per day.

Note: This property is owned by a financial institution that would like to have this asset off their books by the end of the year.

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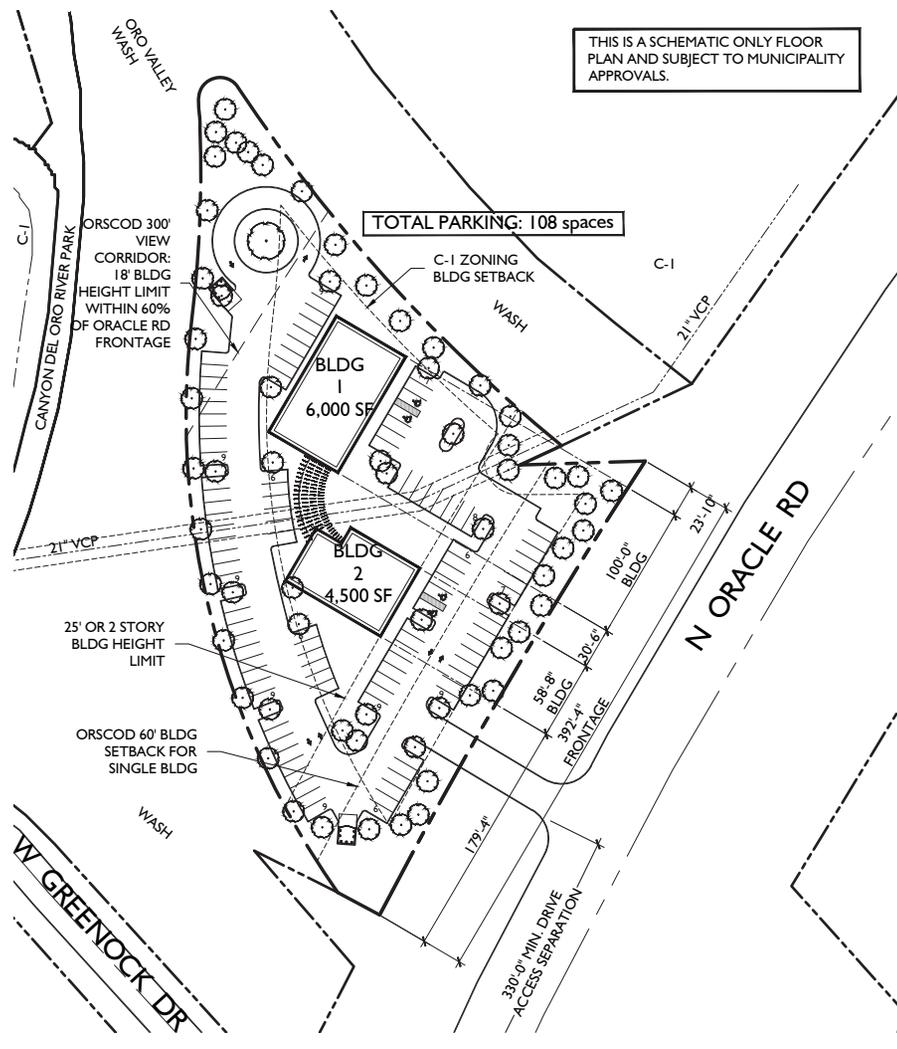
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