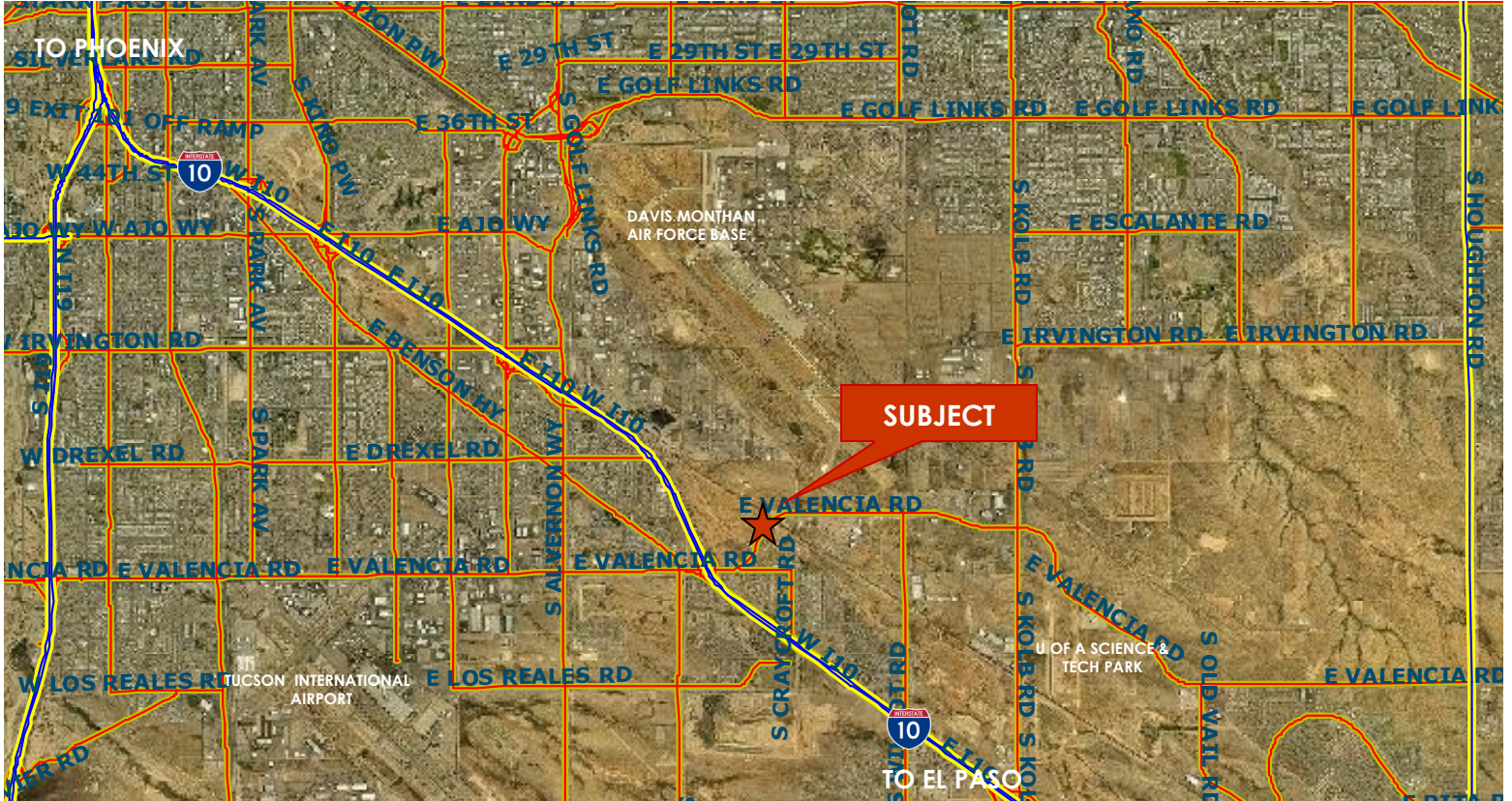


FOR  
SALE

INVESTMENT OR  
DEVELOPMENT OPPORTUNITY

# Significant Industrial Parcel Interstate 10 and Valencia

Tucson, AZ



**LOCATED NORTH OF VALENCIA ROAD BETWEEN I-10 AND CRAYCROFT ROAD**

Parcel	Pima County Tax Parcel No	Size	Price	Current Zoning
Parcel 1	140-36-004C	100 ± Acres	\$20,000/Acre	CI-1, CR 3 (Pima County)*

\* Owner is submitting to annex the Property into the City of Tucson as a plan area development (PAD)

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

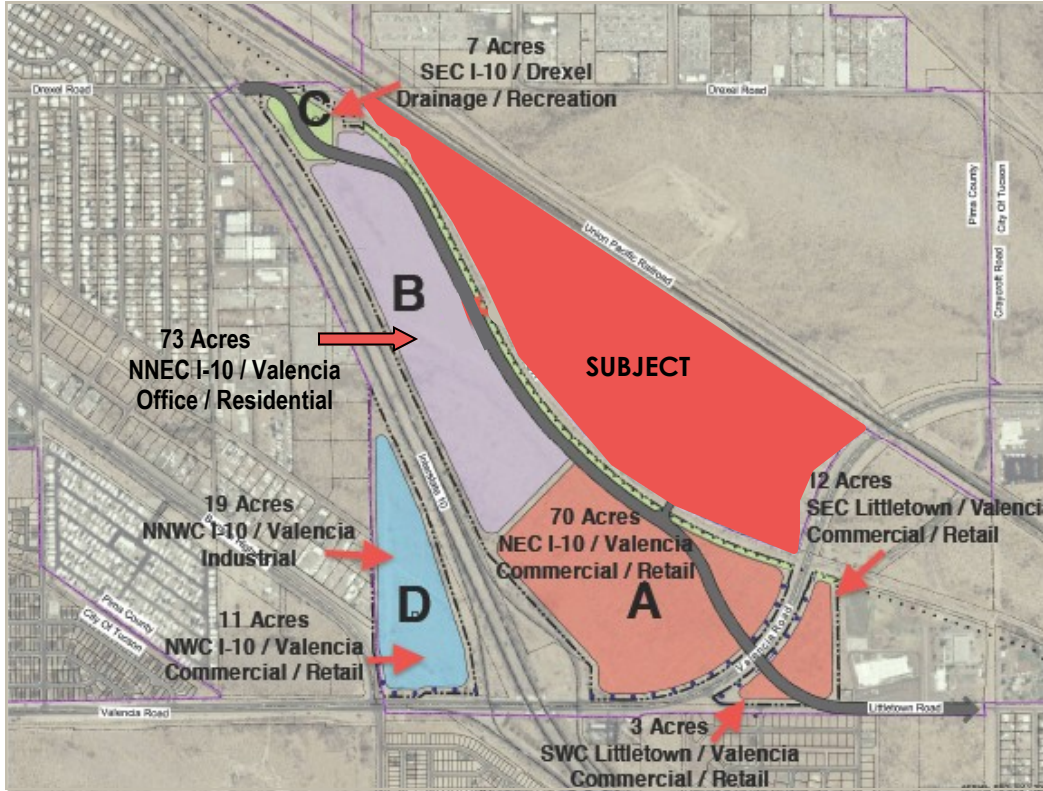
# FOR SALE

INVESTMENT OR DEVELOPMENT OPPORTUNITY

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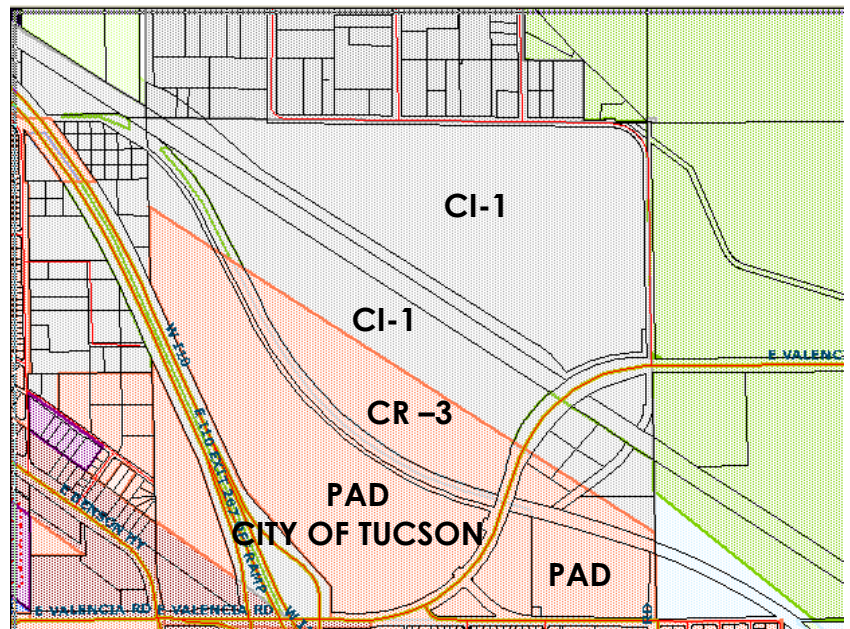
Tucson, AZ

## PLANNED AREA DEVELOPMENT



HIGHLIGHTED AREA IS IN CITY OF TUCSON

## ZONING PIMA COUNTY



CI-1: LIGHT INDUSTRIAL  
CI-2: HEAVY INDUSTRIAL  
CR3: RESIDENTIAL MAXIMUM DENSITY

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# Significant Industrial Parcel Interstate 10 and Valencia

Tucson, AZ

## CRAYCROFT & VALENCIA, PIMA, COUNTY, ARIZONA

- Location:** Large parcel of land well positioned less than 1 mile from Interstate -10 in the southwest quadrant of Tucson proper. 3± miles from Tucson International Airport, and from the University of Arizona Science and Tech Park and less than 10 miles from Downtown Tucson. Possible annexation to City of Tucson.
- Total Acres** 100 ± Acres
- Jurisdiction** Currently resides in Pima County with possibility of annexation into the City of Tucson
- Neighborhood** Light Industrial to the North, Davis Monthan Air Force Base and Pima Air Museum to the East. Residential to the South and mixed use of Retail and Residential uses vacant land to the East.
- Transportation** Heading west, the Valencia corridor leads to I-10 and Tucson International Airport and to Rita Ranch, Century Park, U of A Science and Tech Park and I-10 to the East. Craycroft Road leads to Irvington Road to the North.
- Utilities** Public utilities of sewer, water, electric, gas, cable, phone and fire department are all in the vicinity.
- Flood Plain** Property is not in a Flooding or Flood Zone according to FEMA Maps
- Shovel Ready** Ownership has completed the shovel ready and fast track permitting program application process through Tucson Regional Economic Opportunities (TREO)
- Sub Market** Pima County and Tucson metropolitan area is the second largest population in Arizona. According to the 2010 Census the area consists of over 1,000,000 people. Tucson is strategically located between California and Texas on an West & East route, and Hermasillo, Mexico and Phoenix on a North & South route. The area is home to Raytheon Missile Systems, Ventana Medical, a member of Roche Group, numerous optics companies, Davis Monthan Air Force Base and the University of Arizona.

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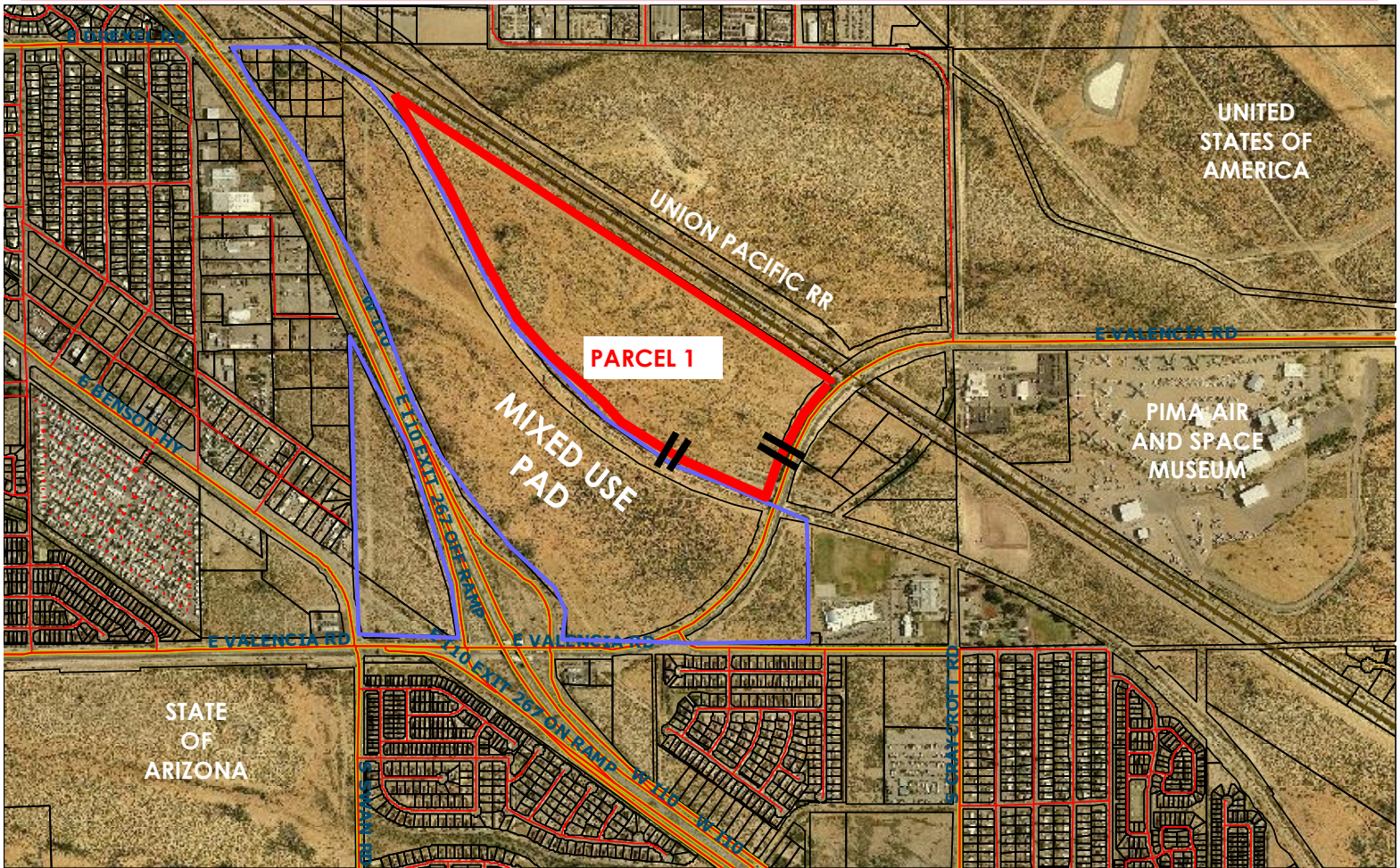
INDEPENDENTLY OWNED AND OPERATED

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SALE

INVESTMENT OR  
DEVELOPMENT OPPORTUNITY

# Significant Industrial Parcel Interstate 10 and Valencia

Tucson, AZ



## UTILITIES

- Water** 2,000' southeast is a 12" water line in Valencia Road right of way (City of Tucson).
- Sewer** The sewer base map indicates a 30" public sewer line along the south frontage of the Julian wash easement. A 12" public sewer line is off site approximately 300 feet south of the Southeast corner of property.
- Electric** Irvington substation is approximately 2 miles west and 1.5 miles north of the property.
- Gas** Southwest Gas has a line that is a quarter mile south of the property. El Paso Natural Gas has a 10" line approximately 105' northeast of the property.
- Telephone** Qwest Telecommunications Lighwave system is located within Union Pacific Railroad right of way.
- Petroleum** Kinder-Morgan has 3 petroleum pipelines (12", 8" & 6" line) within southern half of Union Pacific Railroad right of way.
- Fire** Rural Metro station is 2± miles from the property.
- RE Taxes** 2012 Real Estate Taxes: \$8,755.75

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