

**LAND**

**± 2.88 Acres C-2 Zoning**

**Sale Price: Originally \$375,000 (\$2.99/SF)**

**Drastically Reduced – \$130,000 (\$1.04/SF)**

**Property Highlights**

- Fully improved lot(s)
- 660 feet of street frontage (15,900 Vehicles Per Day-2016 PAG Data)
- C-2 Zoning
- Located in the Opportunity Zone
- Within 2 miles of both Interstate 10 and Interstate 19
- **MOTIVATED SELLER – PRICE REDUCED TO \$1.04/SF!**

**Property Details**

Lot Size	Nine (9) platted lots (actual street address is 5301-5383 S. Nogales Highway)
Sales Price	<b>\$130,000 (\$1.04/SF)</b>
Zoning*	C-2, City of Tucson

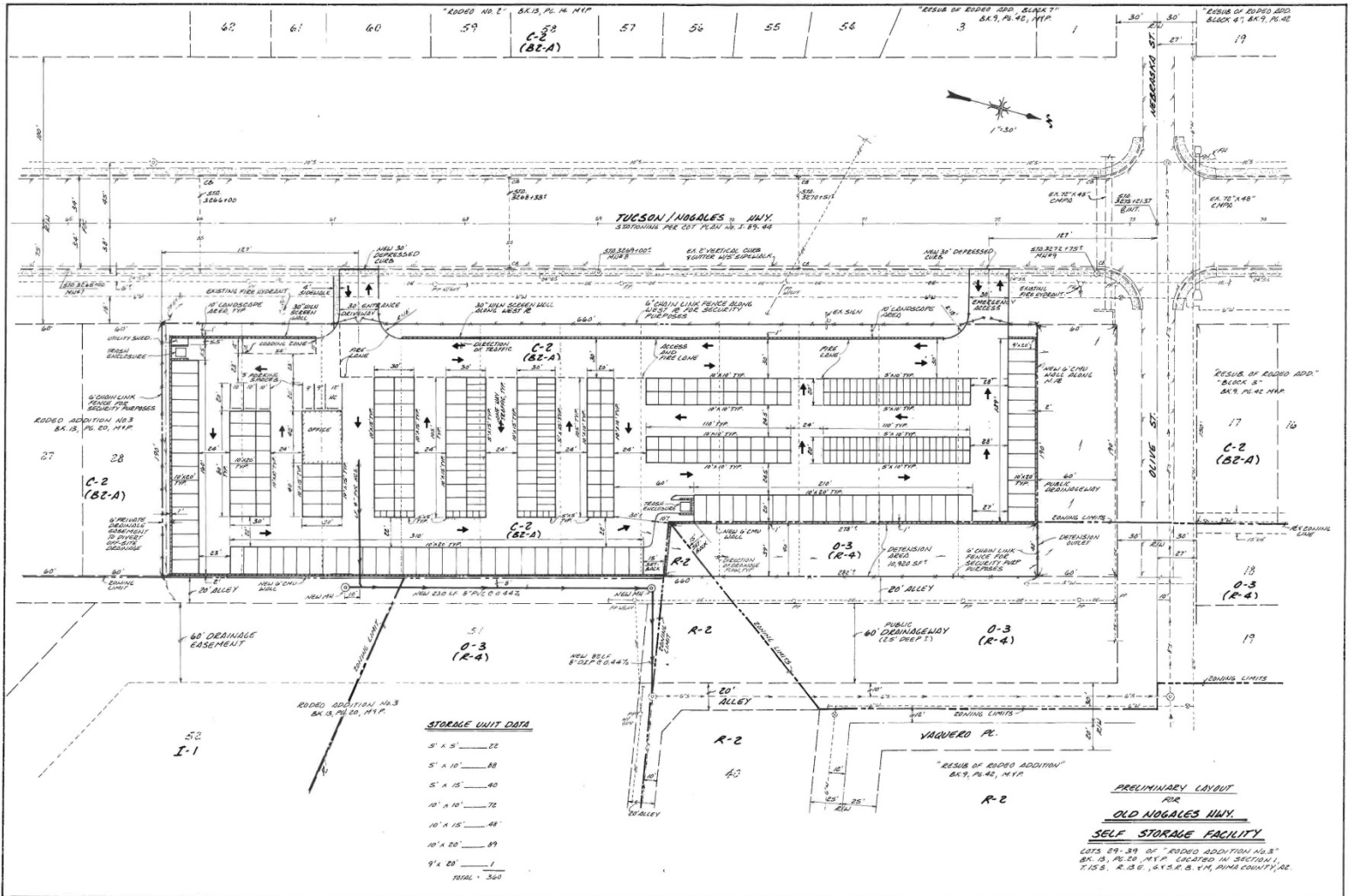
\*A very small portion is zoned O-3 and R-1

For more information, please contact:

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**SAMPLE LAYOUT**



**Sample Preliminary Layout – 360 Unit Self-Storage Development**

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