

VACANT LAND

Property Features

- Interstate 10 Frontage (450 feet)
- Valencia Rd frontage (350 feet)
- Directly adjacent to and visible from the Interstate 10/Valencia Road interchange
- Valencia Road was very-recently (2016) widened to six lanes in front of this property (from Interstate 10 to Kolb Road)
- Seller financing potentially available

Property Details

| | |
|----------------|-----------------------|
| Lot Size | 7.1 Acres |
| Sale Price | \$925,000 (\$2.99/SF) |
| Tax Parcel No. | 140-39-0420 |
| Zoning | C-2, City of Tucson |

**Looking South Across Property
(I-10 in Background)**



Note: 5050 E. Valencia is a reference address
(not the existing legal address)

For more information, please contact:

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**Valencia Rd Frontage,
 Looking West to I-10/ Valencia Rd Interchange**

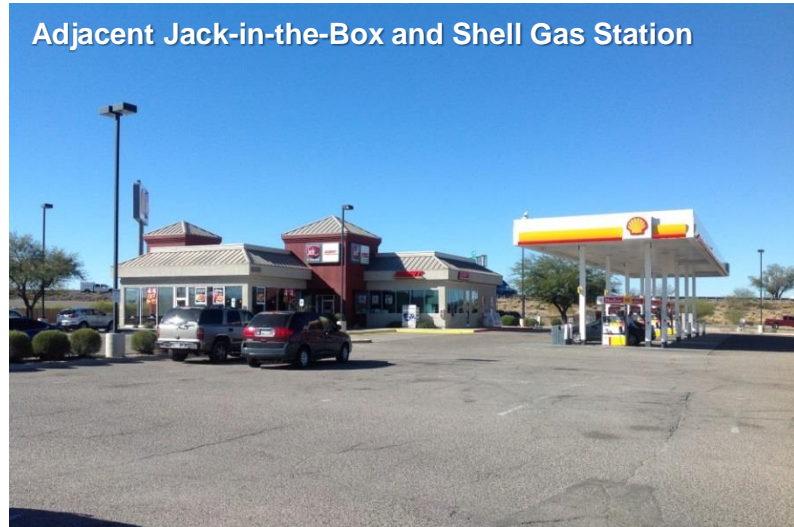


Looking East Along Valencia Rd



VACANT LAND

Adjacent Jack-in-the-Box and Shell Gas Station



Aerial

VACANT LAND



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