

**2.01 Acres (87,500 SF)**  
**Sale Price: \$1,400,000 (\$16.00/SF)**

### Property Highlights

- Rare development-ready vacant land nearby Swan & Camp Lowell, with easy access to Tucson Medical Center and the Foothills.
- O-3 City of Tucson zoning - Professional Office & Medical use
- Up to +/- 40,000 SF - Single or Multiple Buildings
- See attached Conceptual Site Plan for two 2-story office buildings
- Prestigious Swan Road address, with site access via recorded easement
- Outstanding opportunity for users, investors and developers.

### Property Details

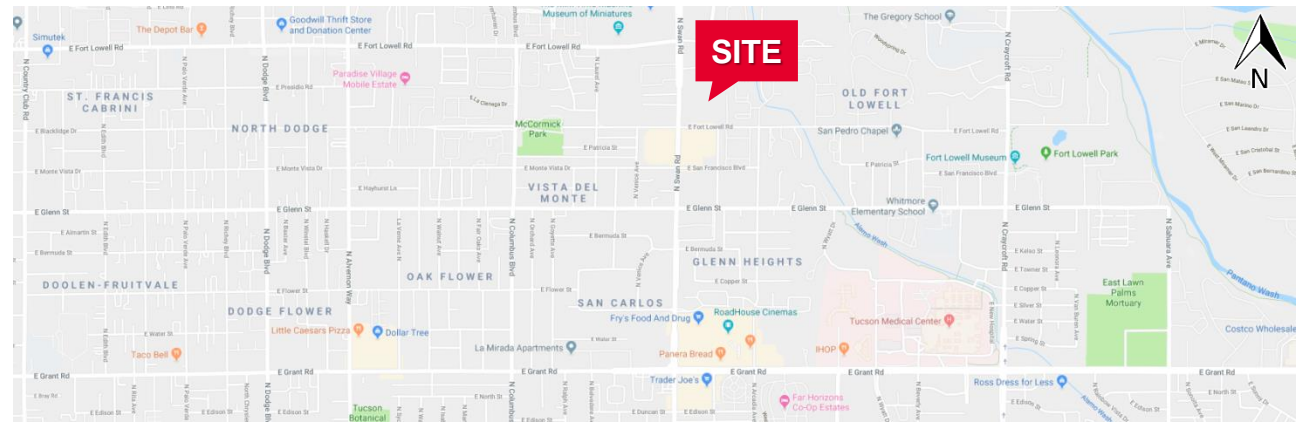
Tax Parcel No.	110-10-024J
Utilities	Located on Swan Rd
Zoning	O-3, City of Tucson

For more information, please contact:

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## Conceptual Site Plan

±36,560 SF Two Story Office Buildings

