CUSHMAN & WAKEFIELD | PICOR

FOR SALE BY AUCTION

1333 S Abrego Dr

Green Valley, AZ 85614

AUCTION DETAILS:

Ten-X

±3.0 AC Residential/Commercial Land

Auction Details: CLICK HERE

Property Highlights

- Situated directly adjacent to the populated Green Valley Desert Meadows Subdivision, as well as an abundance of retail amenities such as Safeway, Walgreens, and Chase Bank.
- Transitional zoning (TR) allows for a wide variety of uses, such as high-density residential, office, commercial, and many other mixed uses.
- Located just South of the signalized intersection of E Continental Rd and S Abrego Dr.
- Ideal opportunity for a residential or commercial developer, or new home buyer looking to build.

Property Details	
Address	1333 S Abrego Dr, Green Valley, AZ 85614
Acreage	±3.0 AC
Square Footage	±130,680 SF
Pima County APN	304-27-001Z
Zoning	TR Transitional Zone – high density residential/office/commercial
Taxes (2023)	$6,909.81

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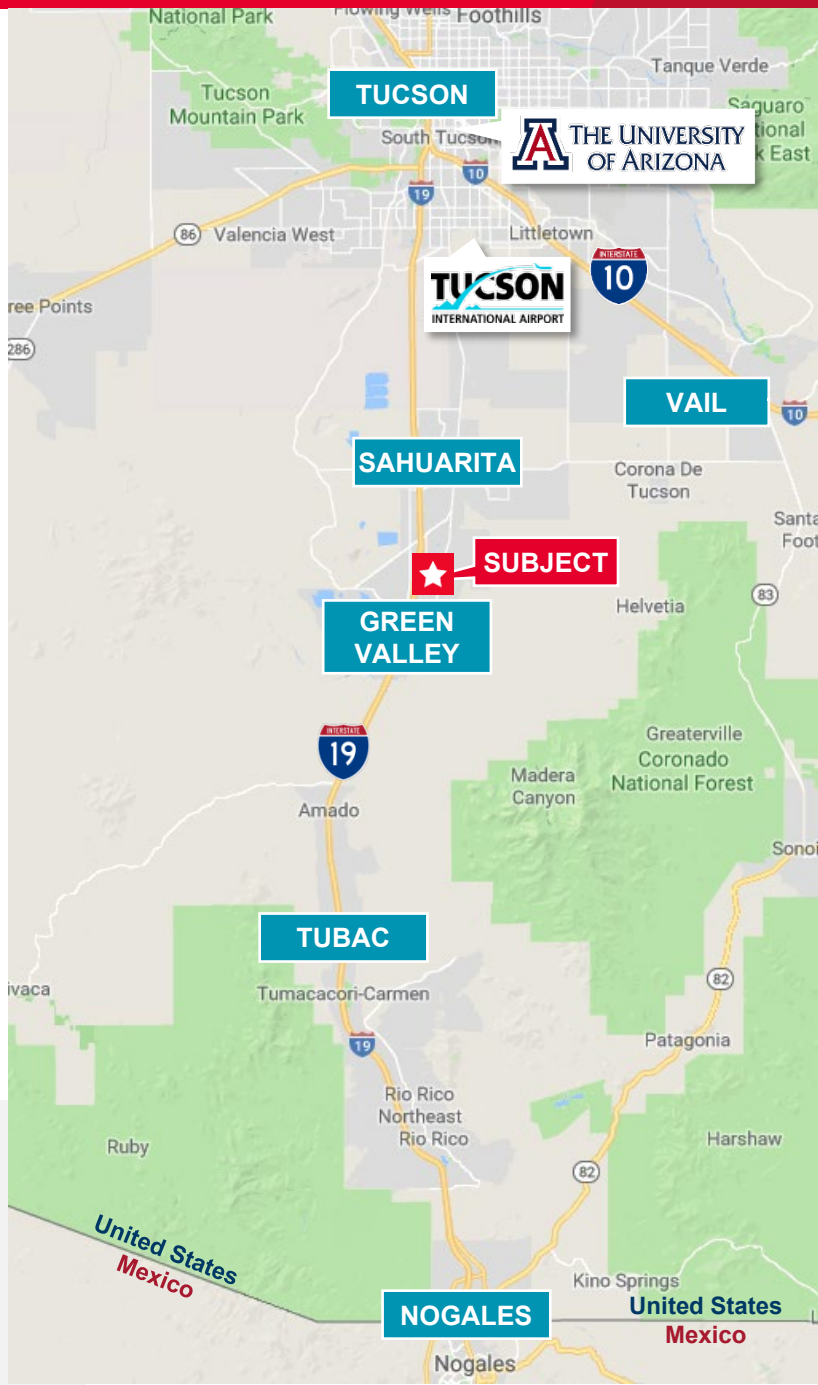
MARKET AREA – GREEN VALLEY, AZ

Located just 30 miles South of Tucson, AZ, the Green Valley/Sahuarita market area is an economically diverse and thriving population. Green Valley is an established and affluent retirement area. Sahuarita is a young and rapidly-growing town providing housing for Raytheon Missile Systems, Border Patrol, Davis-Monthan Air Force Base, and other major Southern AZ employers. As a composite population, Green Valley/Sahuarita offers a broad range of consumers from young families to senior citizens. The Green Valley Village and a variety of other retail hubs are ideally located in the center of Green Valley to provide services to local consumers, however the rapid growth of this area has caused a shortage of retail, office, and residential space.

Green Valley/Sahuarita is located in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts and old mines. Tubac, to the south, the oldest Spanish settlement in the southwest, is now an active and flourishing artist's colony. The San Xavier del Bac Mission and the Tumacacori National Monument are Spanish missions built by the Jesuits in the early 1700's. San Xavier del Bac Mission is located 14 miles to the north.

Green Valley Demographics	
Population	20,729
Households	12,847
Avg HH Income	$66,377



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AUCTION DETAILS:

AUCTION INFORMATION

Ten-X Auction – February 5 – 7, 2024

The sale of 1333 S Abrego Drive, located in Green Valley Arizona, will take place via a secure online open bid auction on an auction web platform ("The Auction"). **The Auction is scheduled to begin on February 5, 2024, and will close on February 7, 2024.** This Property is being sold on behalf of the owner ("Seller") through Ten-X on an "As Is/Where Is" basis with no representations or warranties from the Seller and the Seller reserves the right to accept or decline an offer at any time.

More details about the auction event can be found at https://www.ten-x.com/listing/1333-s-abrego-dr-green-valley-az-85614/28501741/. Ten-X will also host a digital vault of property information including, but not limited to, survey, environmental, property condition report, financials, title, and the purchase and sale agreement.

THIS SCHEDULE IS SUBJECT TO FURTHER REVISIONS BY THE OWNER IN ITS SOLE AND ABSOLUTE DISCRETION. ALL PROSPECTIVE BIDDERS WILL NEED TO ADHERE TO THE TERMS AN CONDITIONS SET FORTH ON THE TEN-X WEBSITE AND ARE ENCOURAGED TO FREQUENTLY CHECK THE WEBSITE FOR ANY CHANGES.

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AUCTION INFORMATION

Ten-X Auction Offering Procedure

Getting Started

STEP 1: Create a free profile at https://www.ten-x.com/commercial/signup/

STEP 2: Return to homepage at https://www.ten-x.com/commercial/ and choose property type

STEP 3: Find a specific asset website by searching using the list or the map

STEP 4: To easily navigate to this specific asset, please type "1333 S Abrego Drive" into the search bar

Access Due Diligence Materials

STEP 1: On the asset webpage, click "Due Diligence Documents"

STEP 2: If you Agree with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Due Diligence Vault

STEP 3: Review Due Diligence items for the Property. Contact the broker team with any questions

NOTE: A DUE DILIGENCE CONTINGENCY PERIOD WILL NOT BE ALLOWED FOR THE WINNING BIDDER

Become An Approved Bidder

STEP 1: Click on "Register to Bid"

STEP 2: Submit the following to Ten-X registration team online:

- Bidder Qualification Form
- Proof of Funds
  - Must show the account holder name
  - Dated within the last six months of the auction date
  - Show the available or ending balance
  - Keep in mind, your bidding limit is the amount of proof of funds that is provided
- Bidding/Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity (including a Certificate of Good Standing along with a copy of the Corporate Resolution).

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