



LAND

Ron Zimmerman
Commercial Properties
+1 520 546 2755
+1 520 248 0427
rzimmerman@picor.com

Owner:
DIAMOND VENTURES

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



Lot	Size (Acre)	Size (SF)	Price	Price / SF	Lot	Size (Acre)	Size (SF)	Price	Price / SF
Lot 4	11.77	512,701	\$1,538,103.00	\$3.00 / SF	Lot 50	1.78	77,537	\$232,611.00	\$3.00 / SF
Lot 7	4.33	188,615	\$565,845.00	\$3.00 / SF	Lot 51	1.78	77,537	\$232,611.00	\$3.00 / SF
Lot 25	4.88	213,008	\$798,780.00	\$3.75 / SF	Lot 52	1.78	77,537	\$232,611.00	\$3.00 / SF
Lot 26	2.25	97,974	\$367,402.50	\$3.75 / SF	Lot 53	1.78	77,537	\$232,611.00	\$3.00 / SF
Lot 27	1.68	73,334	\$275,002.50	\$3.75 / SF	Lot 54	1.78	77,537	\$232,611.00	\$3.00 / SF
Lot 28	1.69	73,623	\$276,086.25	\$3.75 / SF	Lot 56	15.05	655,578	\$1,966,734.00	\$3.00 / SF
Lot 29	1.70	74,052	\$277,695.00	\$3.75 / SF	Lot 57	4.21	183,388	\$550,164.00	\$3.00 / SF
Lot 48	1.78	77,537	\$232,611.00	\$3.00 / SF	Lot 58	5.56	242,629	\$727,887.00	\$3.00 / SF
Lot 49	1.78	77,537	\$232,611.00	\$3.00 / SF	Lot 59	7.13	310,583	\$931,749.00	\$3.00 / SF
					Lot 60	8.71	379,952	\$1,139,856.00	\$3.00 / SF

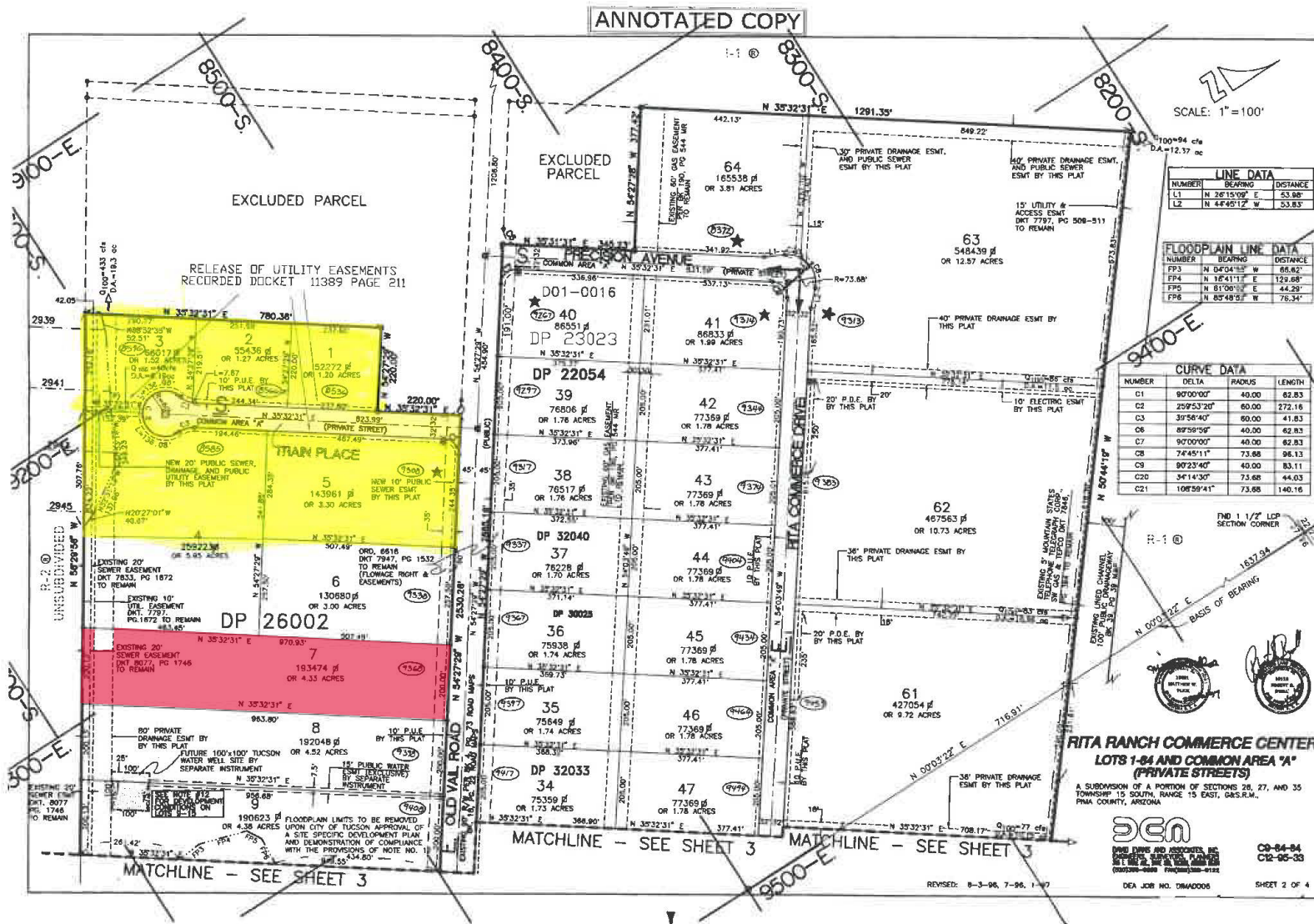
Conceptual Site Plan

Property Highlights

- Master-planned industrial park
- Protective CC & R's
- Zoned I-1 (City Tucson)
- Build-to-suit opportunities
- All utilities available to lots
- 60' gas easement
- Lots maybe combined
- Fast growing southeast Tucson
- Adjacent to Houghton Town Center and U of A Science & Tech Park



Plat Map



Lot 4 (highlighted) is being sold as one parcel, however, the parcel may be split into 5 properties with a Cul-De-Sac driveway running south.

Each of the five lots are between ±52,000 SF up to ±150,000 SF with a public sewer easement in place.