



## 281,057 SF (6.45 Acres) Commercial Land

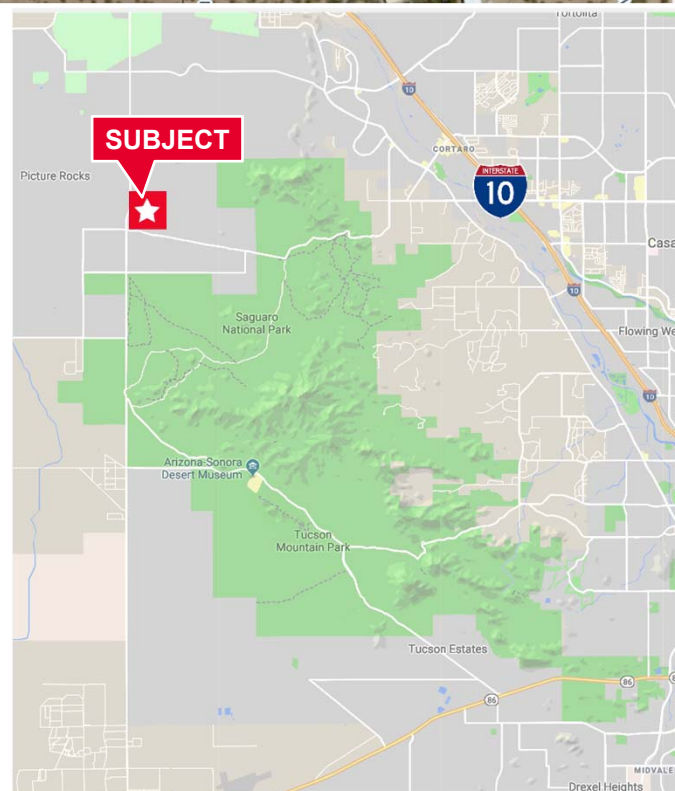
**Sale Price: \$600,000**

### Property Highlights

- Pima County Comprehensive Land Use Plan has designated the property as Rural Activity Center.
- The purpose is to designate mixed use area where convenience goods and personal services are provided to rural residents on a daily or weekly basis.
- **Sewer:** Pima County does not have any sewer lines available to service the property. Site to be developed using septic system.
- **Water:** Avra Water Co-op has a 12 inch water line in Sandario Road.
- **Gas:** Southwest Gas has gas lines located along Picture Rocks Road and Sandario Road.

### Property Details

Land Size	281,057 SF (6.45 Acres)
Sale Price	\$600,000
Assessor Parcel No.	213-03-220H
Zoning	CB-1 & GR-1 (Pima County)



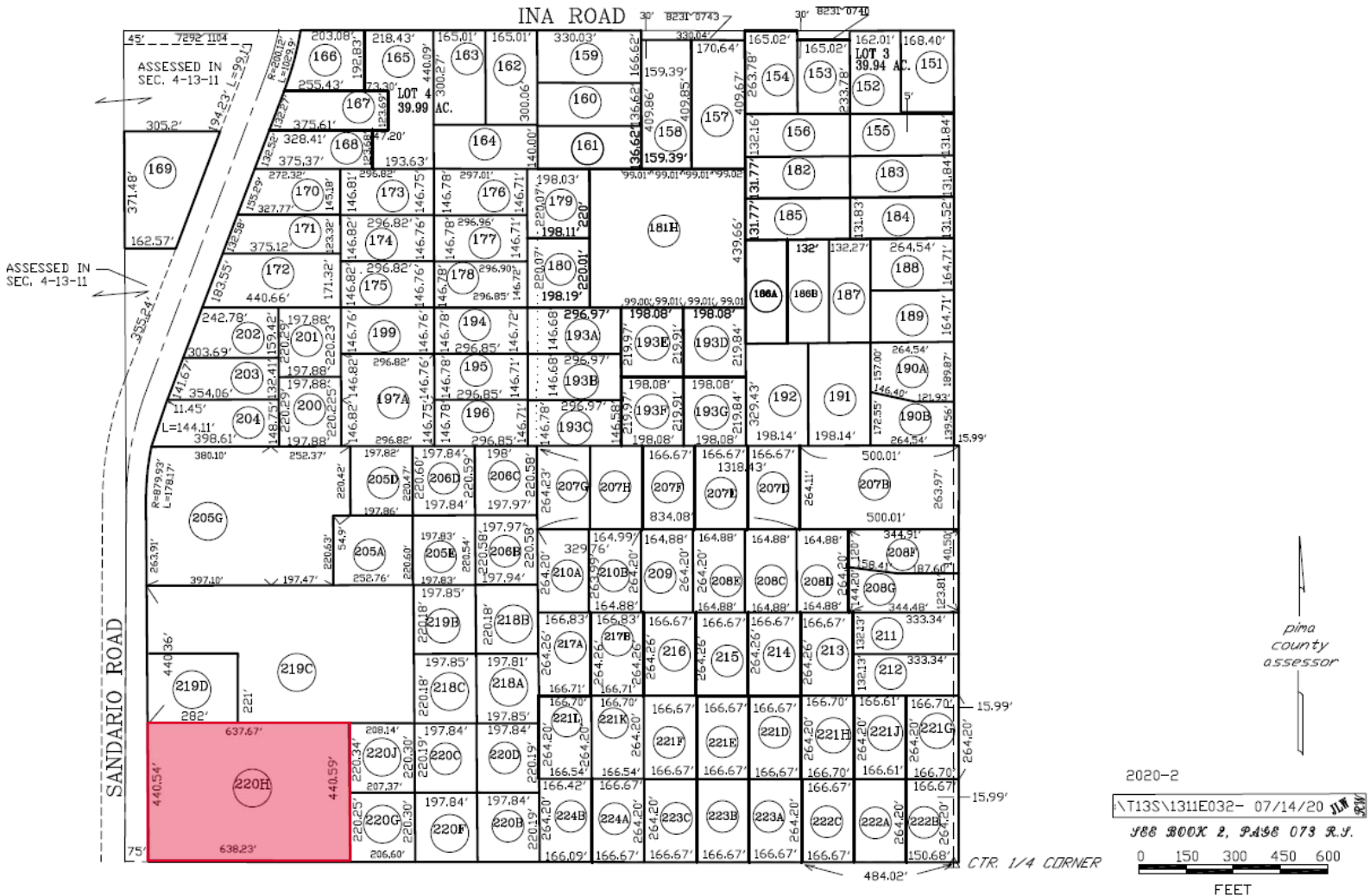
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## Pima County Assessor Map

 Section 03, Township 13 South, Range 11 East  
 Detail 2 (NW1/4)

## COMMERCIAL LAND



### Flood Zone:

- According to the Federal Emergency Management Agency this property is outside of the FEMA 100 year floodplain. However, it should be noted that this determination only applies to known, mapped sources of potential flooding. Other potential sources of flooding may exist.

### Ecological Concerns:

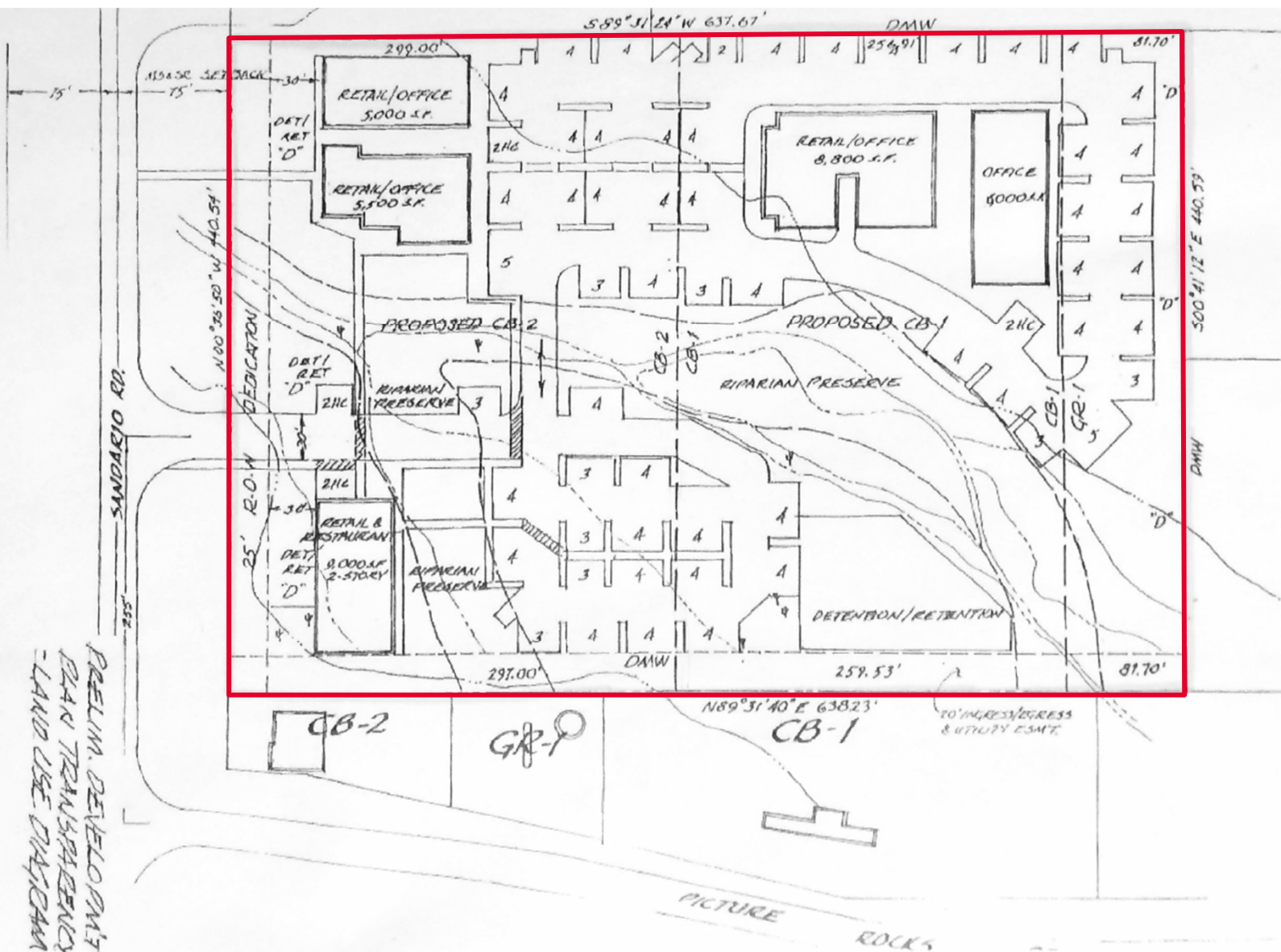
- The property has not been designated as Critical Habitat by the United States Fish and Wildlife Service in the Critical Habitat Maps dated 11/27/2002.
- The property is currently included in the SONORAN DESERT CONSERVATION PLAN (SDCP) as being *An Area Outside of the Conservation Lands System*.
- A portion of the property has been identified as Riparian Habitat by Pima County Ordinance 2005-FC2, effective 10/20/2005.
- Zoning conditions require a survey for the Western Burrowing Owl prior to development.





6840 N. Sandario Road  
Picture Rocks, Arizona 85743

## COMMERCIAL LAND



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7/29/2022