



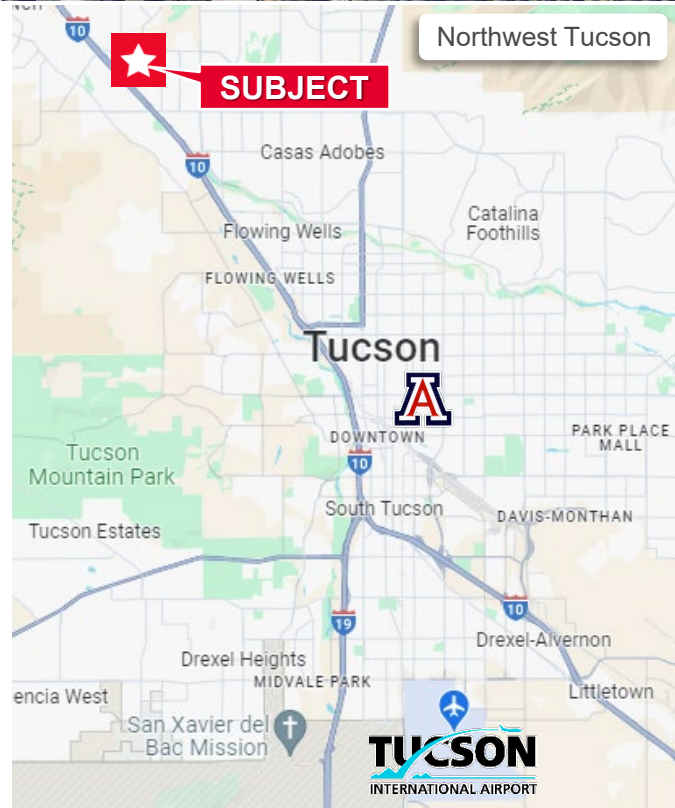
**±21.02 AC Commercial or Residential Land**  
**Sale Price: \$2,746,894 (\$3.00/SF)**

**Property Highlights**

- Ideally situated along the Interstate 10 Highway with proximity to Ina Road, one of Tucson’s primary transportation corridors
- Suburban Homestead zoning allows for a variety of residential uses
- Potential rezoning of property opens the door for many uses, including industrial, outdoor/indoor storage, or as a contractor yard
- Perfect opportunity for a developer, business, or investor

**Property Details**

Sale Price	\$2,746,894 (\$3.00/SF)
Acreage	±21.02 AC
Square Footage	±915,631 SF
Jurisdiction	Pima County
Assessor Parcel Number	221-36-011A
Zoning	SH – Suburban Homestead Zone
Taxes (2023)	\$8,506.57
Utilities	Contact Listing Agent



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**Aerial Trade Map**



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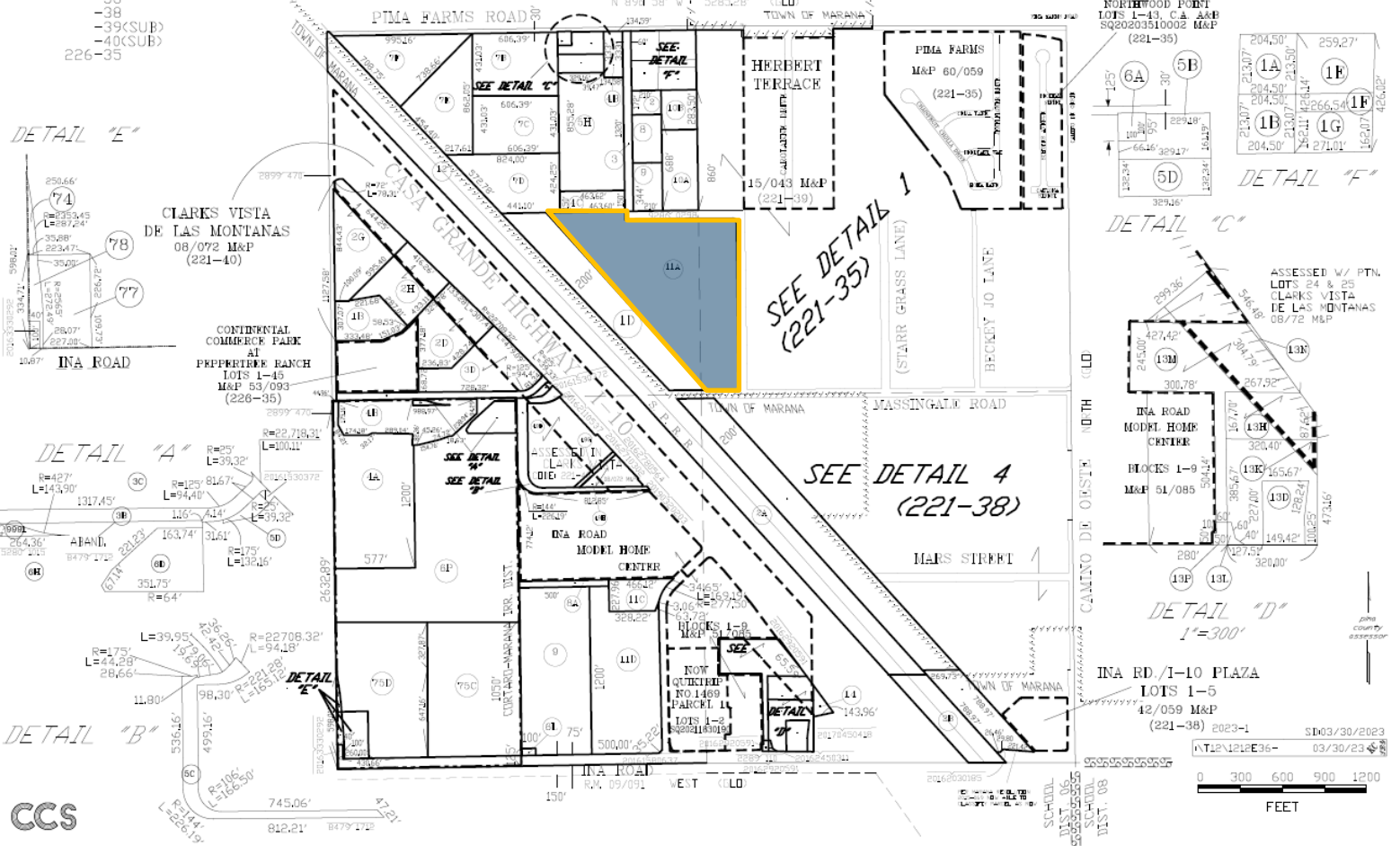
**Assessor's Record Map**

**ASSESSOR'S RECORD MAP**

**SECTION 36, TOWNSHIP 12 SOUTH, RANGE 12 EAST**

**ALSO SEE MINING MAP FOR THIS SECTION  
ALL IN NORTHWEST F.D.**

221-35  
-36  
-38  
-39(SUB)  
-40(SUB)  
226-35



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**Tucson at a Glance**



**1.072M**  
TUCSON MSA  
POPULATION

**437,780**  
TOTAL HOUSEHOLDS

**34.8%**  
EDUCATION-  
SOME COLLEGE

**1.3%**  
POPULATION  
GROWTH RATE

**\$59,215**  
MEDIAN HOUSEHOLD  
INCOME

**3.9%**  
UNEMPLOYMENT  
RATE

Source: arizona.edu, BLS, ACS 06/07/23

**LARGEST EMPLOYERS**

1. UNIVERSITY OF ARIZONA- 15,907
  2. RAYTHEON MISSILE SYSTEMS- 13,000
  3. DAVIS-MONTHAN AFB- 11,769
  4. STATE OF ARIZONA - 8,580
- [www.arizona.edu](http://www.arizona.edu), [suncorridorinc.com](http://suncorridorinc.com)

**RECENT INDUSTRY ARRIVALS & EXPANSIONS**

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

Cushman & Wakefield | PICOR



**46,932**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS  
U.S. News & World Report

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