



±3.72 AC RESIDENTIAL OR COMMERCIAL LAND

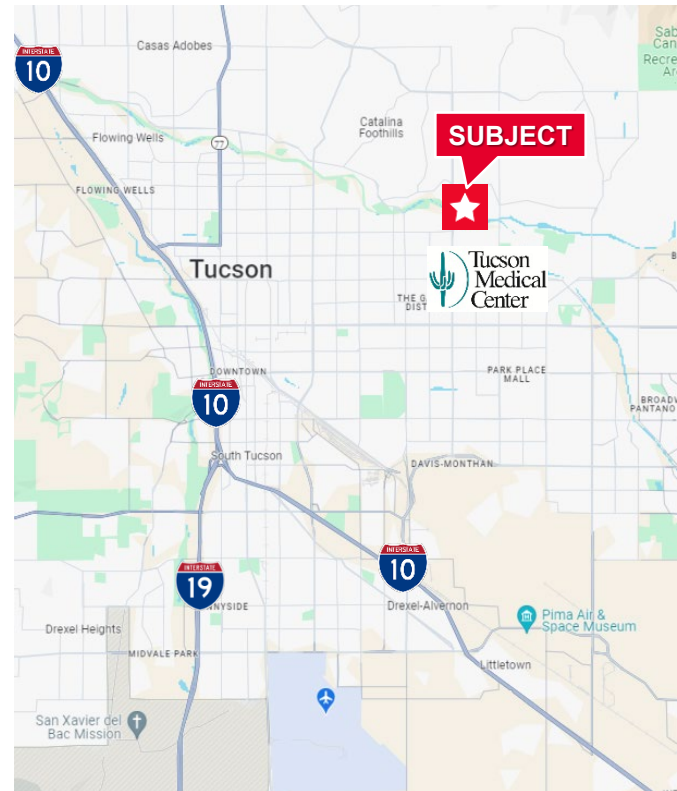
**±3.72 AC Residential or Commercial Land
Sale Price: \$750,000 (\$4.63/SF)**

Property Highlights

- Ideally situated near Swan Road, one of Tucson’s primary transportation corridors, with proximity to an abundance of amenities
- Suburban Ranch 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 | \$750,000 (\$4.63/SF) |
| Acreage | ±3.72 AC |
| Square Footage | ±162,043 SF |
| Jurisdiction | City of Tucson |
| Assessor Parcel Number | 109-25-002M |
| Zoning | SR – Suburban Ranch Zone |
| Taxes (2023) | \$1,954.19 |
| Utilities | Contact Listing Agent |



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Aerial Trade Map



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Tucson at a Glance



1.072M
TUCSON MSA
POPULATION

437,780
TOTAL HOUSEHOLDS

30%
COLLEGE
EDUCATION

1.3%
POPULATION
GROWTH RATE

\$59,215
MEDIAN HOUSEHOLD
INCOME

3.2%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 02/19/24

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
 2. RAYTHEON MISSILE SYSTEMS- 13,000
 3. DAVIS-MONTHAN AFB- 11,769
 4. STATE OF ARIZONA – 8,580
- www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



46,932
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #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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