



For more information  
please contact:

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# LAND FOR SALE

**±12.97 Acres (±564,774 SF)**

**5370 W Ina Road Tucson AZ 85743**

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

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# PROPERTY HIGHLIGHTS

±12.97 Acres (±564,774 SF)

Sale Price: Contact Brokers

## HIGHLIGHTS

- Ina Road frontage
- Interstate 10
- Suitable for retail or industrial development
- Rare, large size, northwest Tucson land opportunity
- Easy build conditions
- Flexible zoning

## PROPERTY DETAILS

<b>Assessor Parcel No(s)</b>	226-32-012D and 226-35-075D
<b>Zoning</b>	E (Transportation Corridor Zone – Marana)
<b>Utilities</b>	Utilities adjacent
<b>Property Taxes</b>	\$52,782.96 (2024)



# AERIAL



226-32-012D

±740'

226-35-075D

±975'

 NatureMed

±335'

Excellent Retail Frontage

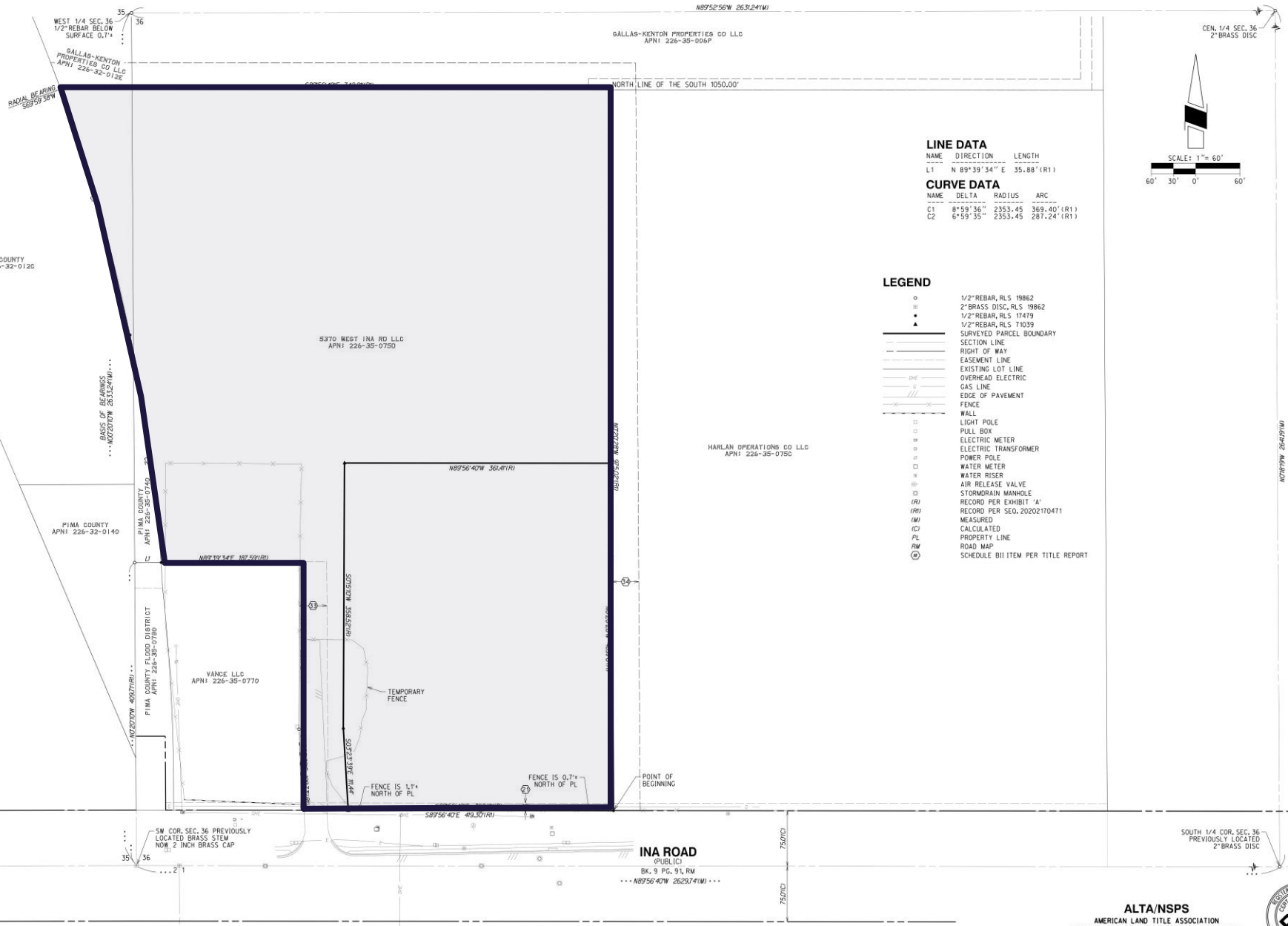
±420'

W Ina Road





# SURVEY

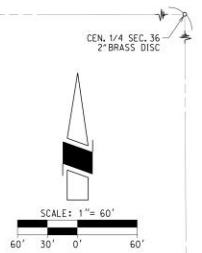


**LINE DATA**

NAME	DIRECTION	LENGTH
L1	N 89°39'34" E	35.88' (R1)

**CURVE DATA**

NAME	DELTA	RADIUS	ARC
C1	8°59'36"	2353.45	369.40' (R1)
C2	6°59'35"	2353.45	281.24' (R1)



- LEGEND**
- 1/2" REBAR, RLS 19862
  - ⊖ 2" BRASS DISC, RLS 19862
  - 1/2" REBAR, RLS 17479
  - ▲ 1/2" REBAR, RLS 71039
  - SURVEYED PARCEL BOUNDARY
  - - - SECTION LINE
  - - - RIGHT OF WAY
  - - - EASEMENT LINE
  - - - EXISTING LOT LINE
  - - - OVERHEAD ELECTRIC
  - - - GAS LINE
  - - - EDGE OF PAVEMENT
  - - - FENCE
  - - - WALL
  - LIGHT POLE
  - PULL BOX
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - POWER POLE
  - WATER METER
  - WATER RISER
  - AIR RELEASE VALVE
  - STORMRAIN MANHOLE
  - (R) RECORD PER EXHIBIT 'A'
  - (R) RECORD PER SEC. 20202170471
  - (M) MEASURED
  - (C) CALCULATED
  - PL PROPERTY LINE
  - RW ROAD MAP
  - ⊙ SCHEDULE BII ITEM PER TITLE REPORT

NOTE:  
THIS SURVEY CONSISTS OF 3 SHEETS AND SHALL NOT BE CONSIDERED A COMPLETE DOCUMENT UNLESS ALL SHEETS ARE INCLUDED.

ALTA/NSPS  
AMERICAN LAND TITLE ASSOCIATION  
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
**LAND TITLE SURVEY**  
**5370 W. INA ROAD**

A PORTION OF THE SOUTHWEST QUARTER SECTION 36, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.



**RICK** 520-795-1000 3945 E FORT LOWELL RD #111  
rickengineering.com TUCSON, AZ 85712  
Job No. 5376

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO  
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

# LOCATION MAP



## DEMOGRAPHICS

1 MILE	5 MILES
<b>2,799</b>	<b>104,742</b>
POPULATION	POPULATION
<b>\$128,396</b>	<b>\$122,413</b>
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
<b>1,668</b>	<b>25,842</b>
DAYTIME POPULATION	DAYTIME POPULATION



# TRADE MAP







amazon

the loop

Santa Cruz River

NM NatureMed

W Ina Road

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11/12/2024

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