

2410 & 2435 N. TANQUE VERDE VILLAGE PL



CUSHMAN &
WAKEFIELD



PICOR

NEAR TANQUE VERDE LOOP ROAD, TUCSON, AZ

For Sale | Infill Land

WE ARE
THE CENTER
OF RETAIL



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM



2410 & 2435 N. TANQUE VERDE VILLAGE PL

NEAR TANQUE VERDE LOOP ROAD, TUCSON, AZ

LOT SIZE

95,559 SF

23,204 SF

Total 118,763 SF (2.73 Ac)

SALE PRICE

\$565,000

ZONING

RVC, Pima County

TAX PARCEL NO.

205-37-5700

205-35-5710

COMMENTS

- Sales price is based on having an approved plat for 27 residential lots
- Two parcels totaling 118,763 SF (95,559 SF and 23,204 SF respectively)
- Pima County RVC (Rural Village Center) allows for a large number of commercial uses
- Under supplied market area in the affluent east Tanque Verde Valley
- Directly across the street from Emily Gray Junior High School

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



TOTAL HOUSING
UNITS



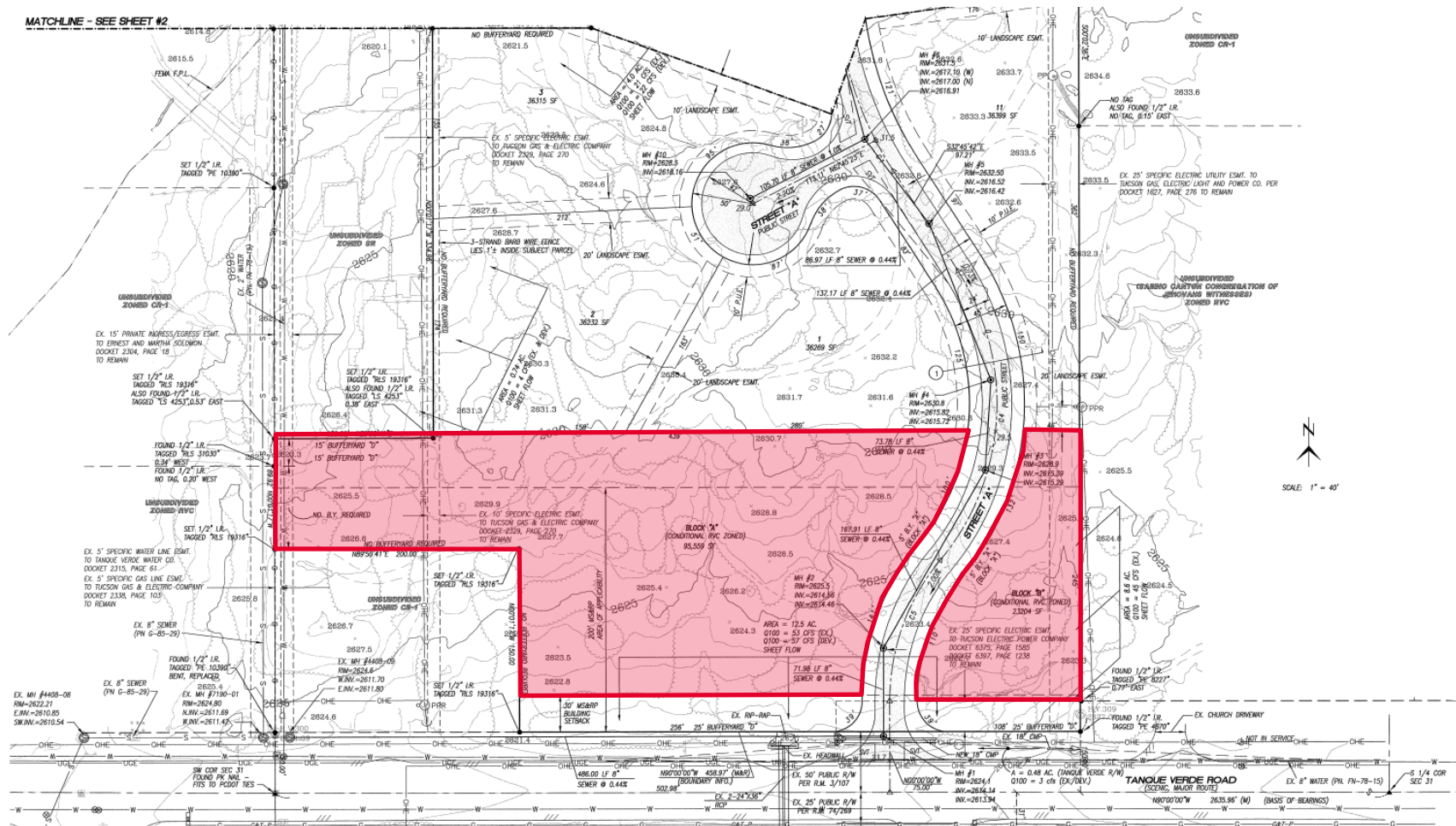
BACHELOR/
GRAD DEGREE

1 Mile	2,510	\$151,903	1,083	48.6%
3 Miles	28,465	\$117,035	13,045	48.0%
5 Miles	90,293	\$92,082	45,269	40.4%

2410 & 2435 N. TANQUE VERDE VILLAGE PL

NEAR TANQUE VERDE LOOP ROAD, TUCSON, AZ

TENTATIVE PLAT



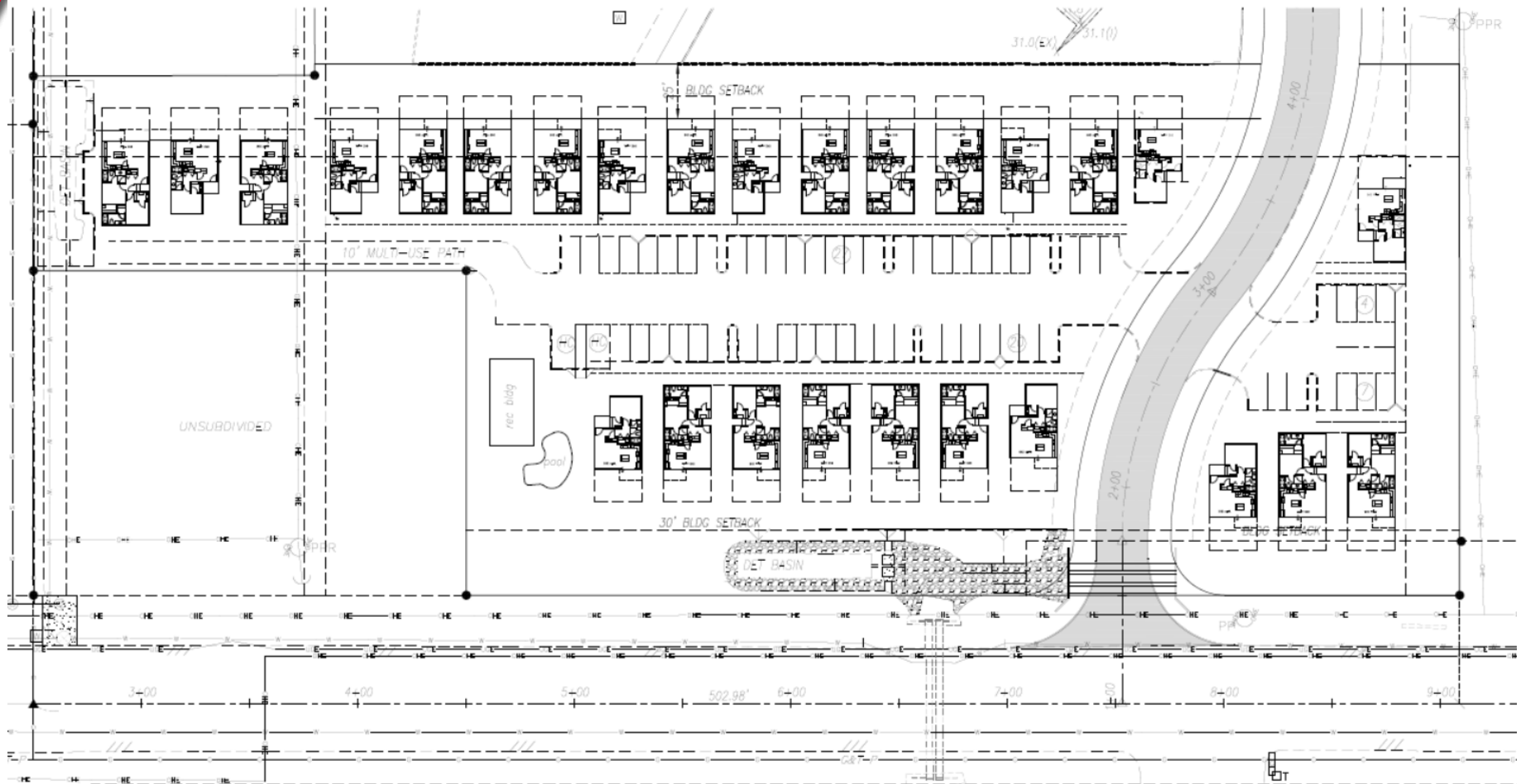
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
9/22/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

2410 & 2435 N. TANQUE VERDE VILLAGE PL

NEAR TANQUE VERDE LOOP ROAD, TUCSON, AZ

RENTAL CASITA LAYOUT - 27 UNITS



Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 9/2/2021

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.