

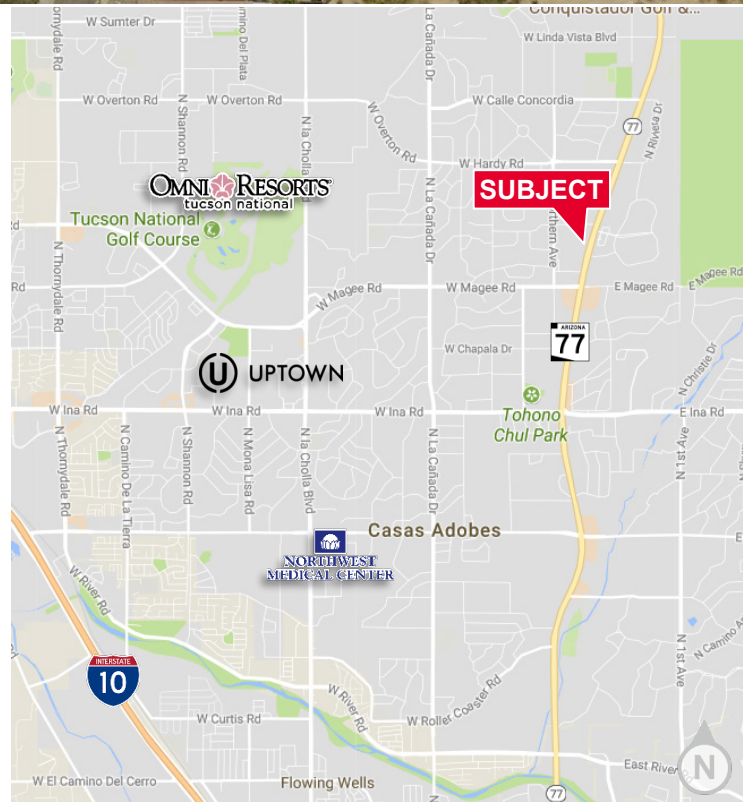


Property Details

Land Size	170,464 SF (3.91 Acres)
Sale Price	\$1,250,000
Tax Parcel No.	To Be Assigned
Zoning	R-S, Oro Valley

Property Highlights

- Unique infill development opportunity
- Location in popular Oro Valley with access from Oracle Rd
- Well established multifamily area
- R-S zoning in the Town of Oro Valley allows for
 - Multi/ Single Family Residence
 - Elder Care (conditional)
 - Business & Professional Offices
- Some wet and dry utilities already installed or proximate to site



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INFILL LAND

Site Aerial Map



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Demographics 2024 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	6,048	39,230	131,388
Avg. Household Income	\$112,797	\$134,630	\$124,268
Total Housing Units	3,082	19,906	62,770
Bachelors Degree	25.3%	27.2%	25.1%