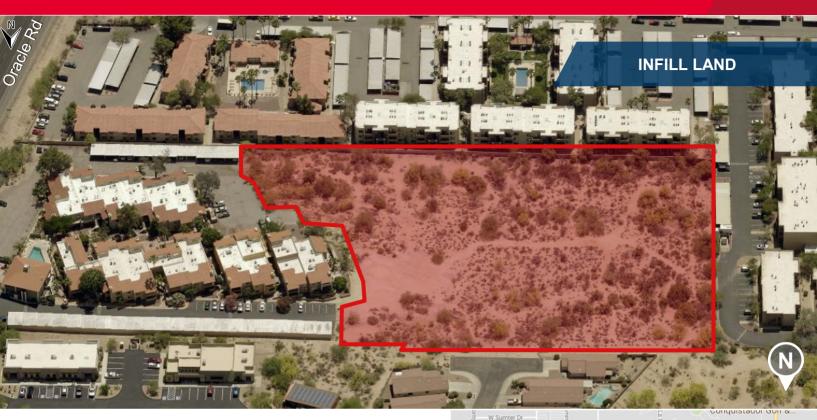


FOR SALE (Approx.) 8217 N. Oracle Road Oro Valley, AZ 85704



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



PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115

Tucson, Arizona 85711

phone: +1 520 748 7100

picor.com

Rob Tomlinson, Principal Commercial Properties +1 520 546 2757 rtomlinson@picor.com

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Site Aerial Map

INFILL LAND



Rob Tomlinson, Principal Commercial Properties +1 520 546 2757 rtomlinson@picor.com

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

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%