

LAND FOR SALE

1001 E VALENCIA

1001 E Valencia Rd-NEC Park Ave/Valencia, Tucson, AZ 85706



OFFERING SUMMARY

SALE PRICE:	\$395,000.00
LOT SIZE:	3.57 Acres
ZONING:	Park Industrial
MARKET:	Tucson
SUBMARKET:	Southwest Tucson
PRICE / SF:	\$2.54

PROPERTY OVERVIEW

Virgin land with Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone Water

PROPERTY HIGHLIGHTS

- Traffic signal on NEC of property.
- Owner financing available
- 2 curb cuts
- Shovel ready
- Near Tucson International Airport (8 city blocks from Terminal)

KELLER WILLIAMS SOUTHERN ARIZONA
520.615.8400
1745 E River Road,
Suite 245
Tucson, AZ 85718

CHUCK CORRIERE
Broker Associate
O: 520.400.9811
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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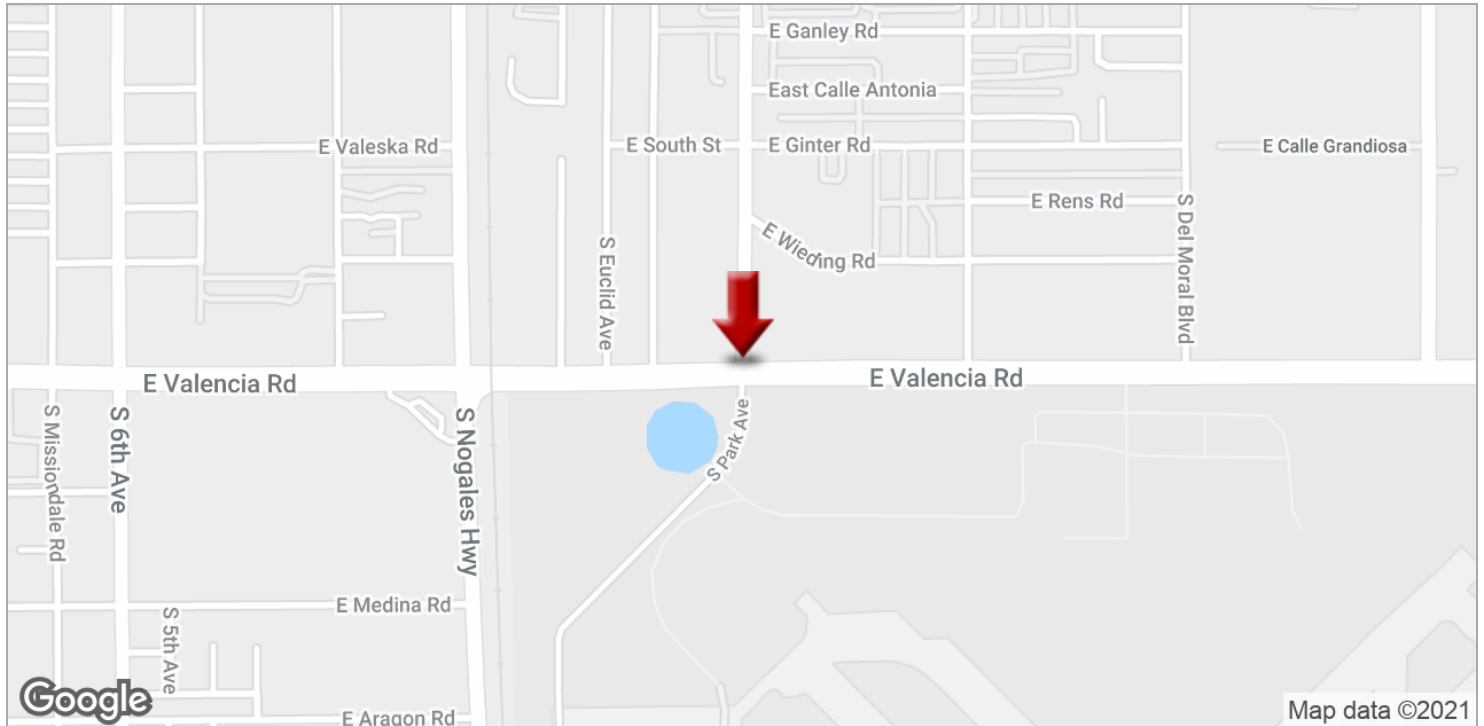


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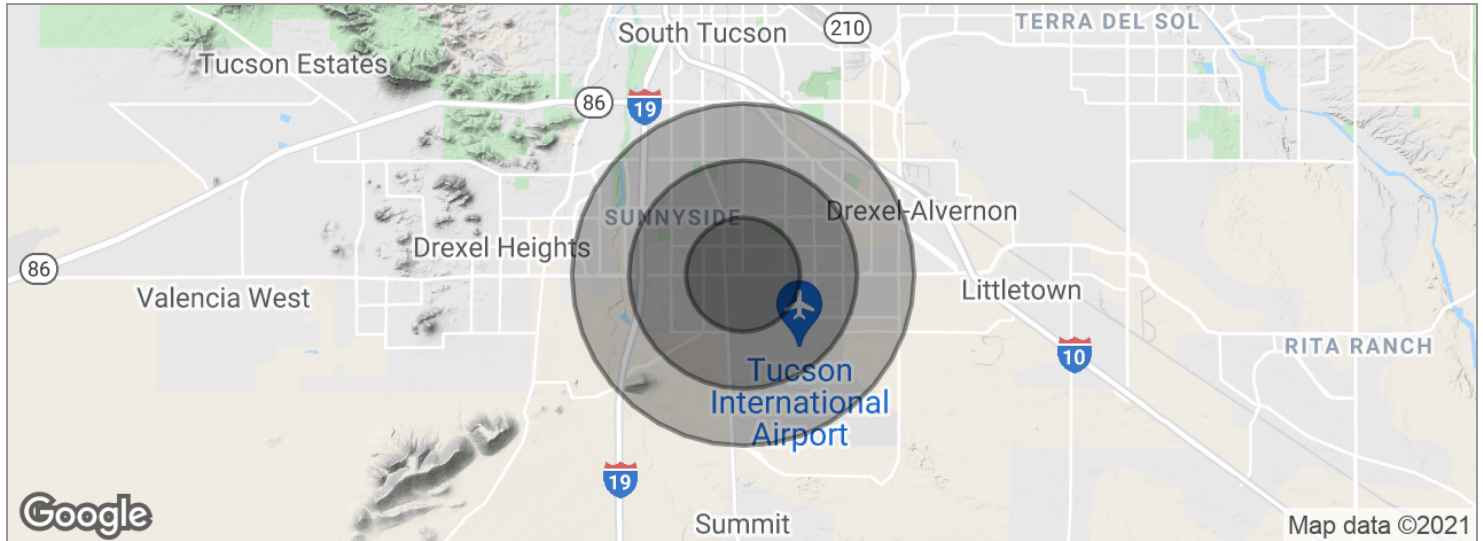


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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,058	44,873	83,136
Median age	25.5	27.4	28.3
Median age (male)	24.0	26.1	26.9
Median age (Female)	26.4	29.0	29.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,669	13,010	24,394
# of persons per HH	3.6	3.4	3.4
Average HH income	\$32,805	\$38,482	\$40,121
Average house value	\$85,126	\$102,345	\$103,576

* Demographic data derived from 2010 US Census

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