

FOR SALE

±48.14 AC CENTRAL LAND

CENTRAL TUCSON AT E 36TH ST & S COUNTRY CLUB RD

Tucson, Arizona

PRICE REDUCTION



PROPERTY INFO

Site Size	Parcel 1 (132-05-015K) – ±23.66 AC Parcel 2 (132-05-015R) – ±24.48 AC
Zoning	I-2, City of Tucson
Electrical Service	TBD
Real Estate Taxes	Parcel 1 (132-05-015K) – \$68,227.71 Parcel 2 (132-05-015R) – \$57,103.62
Reduced Asking Price	\$6,300,000 (\$3/SF) \$4,403,738 (\$2.10/SF)
Highlights	<ul style="list-style-type: none">• Active rail spur in place• Extensive rail infrastructure on site• Airport Environs Zone: NCD-A Davis-Monthan AEZ Paddle, Tucson International AEZ Paddle• Ideal for a contractor yard/distribution facility



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