

FOR SALE

±50.93 AC CENTRAL LAND

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

Tucson, Arizona

PRICE REDUCTION



PROPERTY INFO

Site Size	Parcel 1	±27.28 AC (±1,188,164 SF)
	Parcel 2	±23.66 AC (±1,030,476 SF)
	Total	±50.93 AC (±2,218,640 SF)
Zoning	I-2, City of Tucson	
Electrical Service	TBD	
2019 Real Estate Taxes	Parcel 1 (132-05-015R)	– \$50,000.13
	Parcel 2 (132-05-015K)	– \$56,390.21
Reduced Asking Price	\$6,300,000 (\$3/SF) \$4,403,738 (\$1.98/SF)	
Highlights	<ul style="list-style-type: none">• 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	



CONTACT US

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