

FOR SALE ±6.22 ACRES

C-2 Development Site-Rita Ranch

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PROPERTY INFO

Development Site for Sale

Size	Price	Total
Up to 6.22 AC	\$8.50/SF	\$2,304,000

SITE AREA

- + 318.83' of frontage on Valencia Road
- + 296' of frontage on Nexus Road
- + Site has been parcelized to smaller pads for easy development

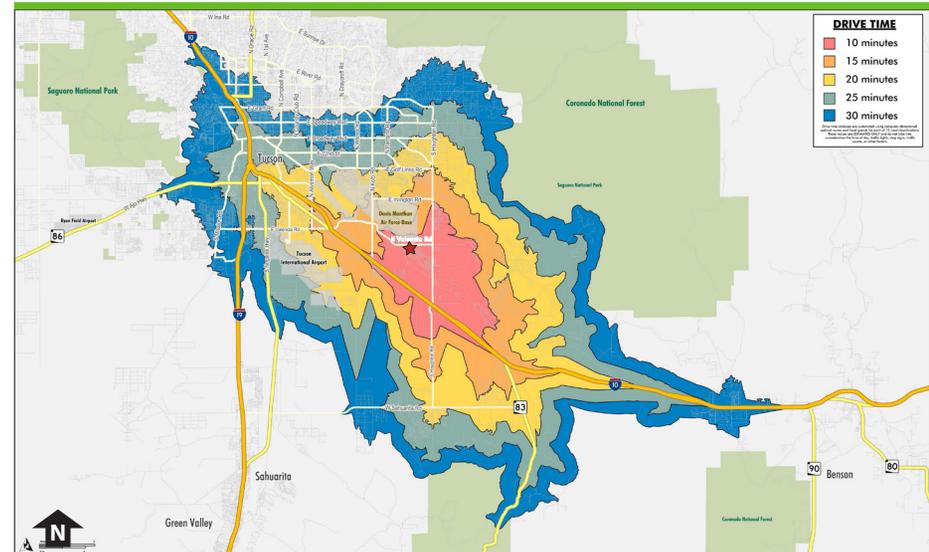
2018 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	7,306	24,156	65,350
Avg. Household Income	\$92,250	\$88,556	\$77,858

Source: Esri 2018

Village Center at Rita Ranch

TUCSON



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Traffic Counts

Valencia Rd to Rita Rd	
Total	13,056 vpd (2017)

Source: P.A.G.

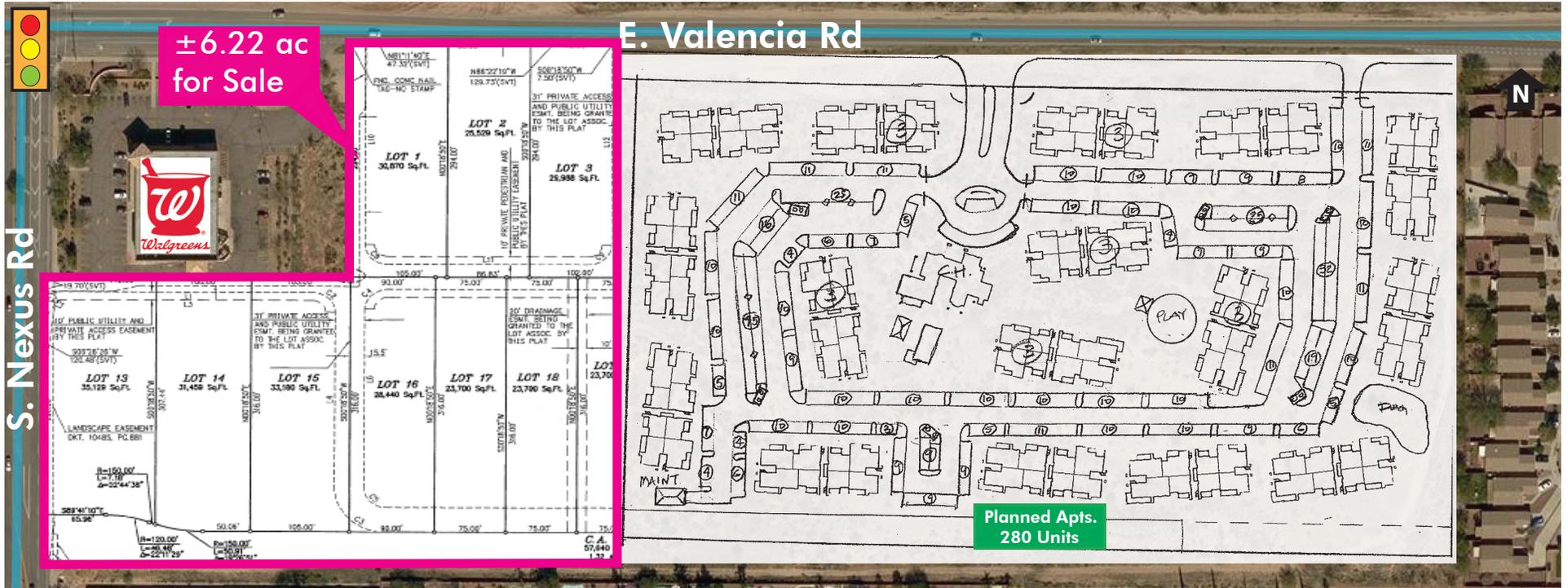
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