

# LA CHOLLA 216

EXCLUSIVE LISTING | 62 ACRES | TUCSON, ARIZONA

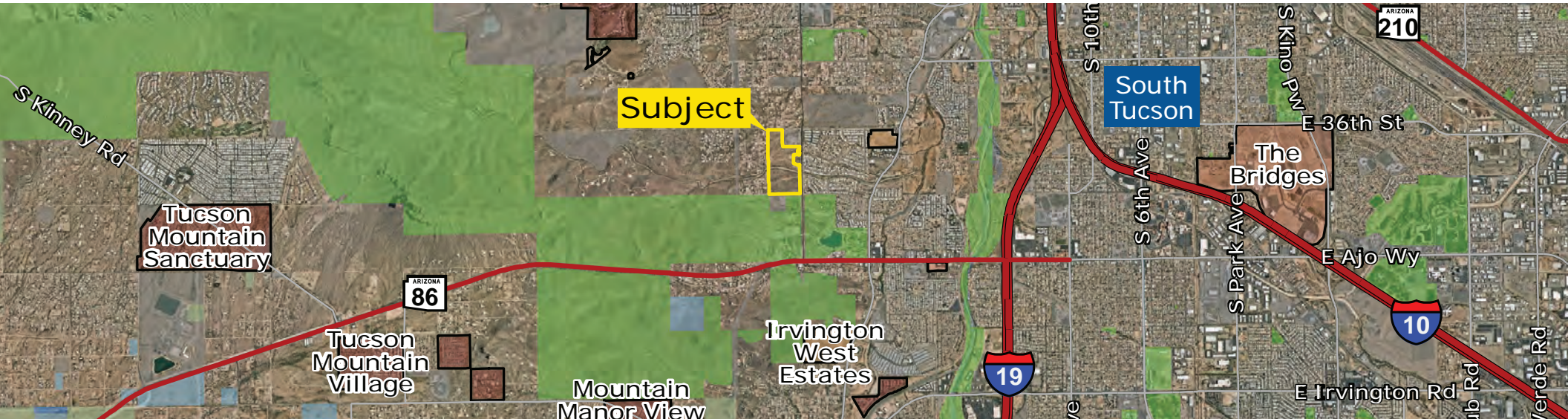


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**LOCATION** SCASAS OESTES is a ±62 Acre subdivision in the West Tucson submarket. The property is located south and west of the Oyama Elementary School at 36th St. and La Cholla Blvd.

**UTILITIES**

Electricity: Tucson Electric Power  
 Telephone: Century Link  
 Water: City of Tucson  
 Sewer: Pima County Wastewater

**SCHOOLS**

Oyama Elementary School, 2700 S La Cholla Bl, Grades Pk-5  
 Valencia Middle School, 4400 W Irvington Rd, Grades 6-8  
 Cholla High School, 2001 W Starr Pass Bl, Grades 9-12

**ENTITLEMENT STATUS** Zoned MH-1 with a conceptual plan for 216 homes

**AREA PLAN**

The property is located in the Tumamoc Area Plan. (TAP)

The TAP is a policy document that applies to the Property if/when any discretionary entitlements are requested, including (but not limited to) a change of conditional rezoning or a new rezoning. The TAP's land use designation for this Property is residential with densities up to 15 residences per acre ("RAC")

**ENCHANTED HILLS WASH** The Enchanted Hills Wash traverses the southern portion of the Property.

**ZONING** Zoning : MH-1 Restricted

Permitted Residential Uses:

- Mobile Home
- Manufactured Home
- Single-Family Detached Home
- Duplex

Maximum Residential Density:

- Single-Family/Mobile Home: 2/36,000 SF (If the zoning Condition is removed, the UDC permits development at 1/7,000 SF in MH-1)

Minimum Lot Size/Site Area: The Condition restricts the minimum lot size to 36,000 SF. (If the Condition is removed, MH-1 permits a minimum lot size of 7,000 SF.)

Maximum Lot Coverage: 70%

Maximum Building Height: 25 feet

**POTENTIAL ZONINGS** This property could support a rezoning effort to R-1 or R-2.

## **PURCHASE PRICE**

Submit

Buyers should also indicate the proposed length of the Feasibility Period, subsequent days needed for the Close of Escrow and amount of the total deposit.

## **LETTER OF INTENT/OFFER DETAILS**

Please submit an offer in the form of a Letter of Intent (LOI). LOI's should identify the proposed Buyer, its principals and/or material aspects of its corporate organization.

## **FEASIBILITY PERIOD**

Buyer shall have a Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Purchase Contract.

## **DEPOSITS**

The initial deposit shall no less than \$50,000. Said initial deposit shall be paid at the Opening of Escrow and shall remain refundable during the Feasibility Period. Prior to Buyer's approval of Feasibility, a second deposit shall then be placed in escrow providing for a total deposit of no less than ten percent (10%) of the Purchase Price. Upon Buyer's approval of its feasibility, the initial and second deposit shall be nonrefundable and applicable to the total Purchase Price.

## **TITLE/ESCROW/EXPENSES**

Landmark Title Assurance Agency will handle title insurance and escrow services.

Seller and Buyer shall pay for title, escrow services, and other closing cost in the customary fashion. Each party shall otherwise pay the fees and expenses it incurs.

## **PURCHASE & SALE AGREEMENT**

The parties will negotiate a binding Purchase and Sale Agreement ("PSA").

## **PROCESS**

The Seller reserves the right, in its sole discretion, to solicit second or additional offers, and to accept any offer, from any party. In addition, Seller may, in its sole discretion and without notice to any person: (a) withdraw the Property from the market, (b) withdraw from any discussion or negotiation regarding the potential sale of the Property, (c) sell or lease all or any portion of the Property to any other person, or (d) reject any offer or discontinue any negotiation for any or no reason whatsoever.

## **BROKERAGE FEE**

The brokerage fees will be paid for by the Seller. No cooperating brokerage fees will be offered.



# REGIONAL MAP

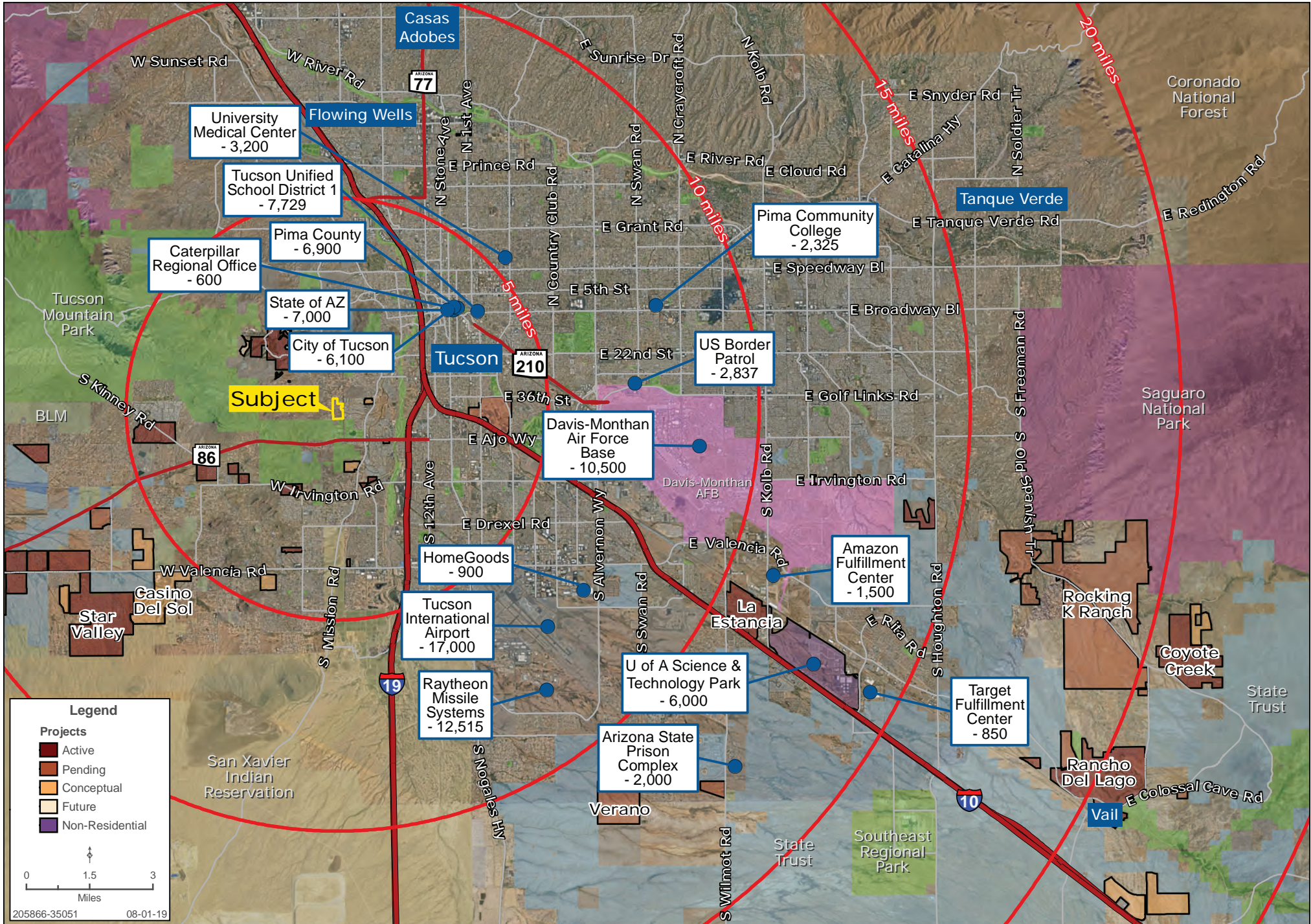
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# EMPLOYMENT MAP

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# POINTS OF INTEREST MAP

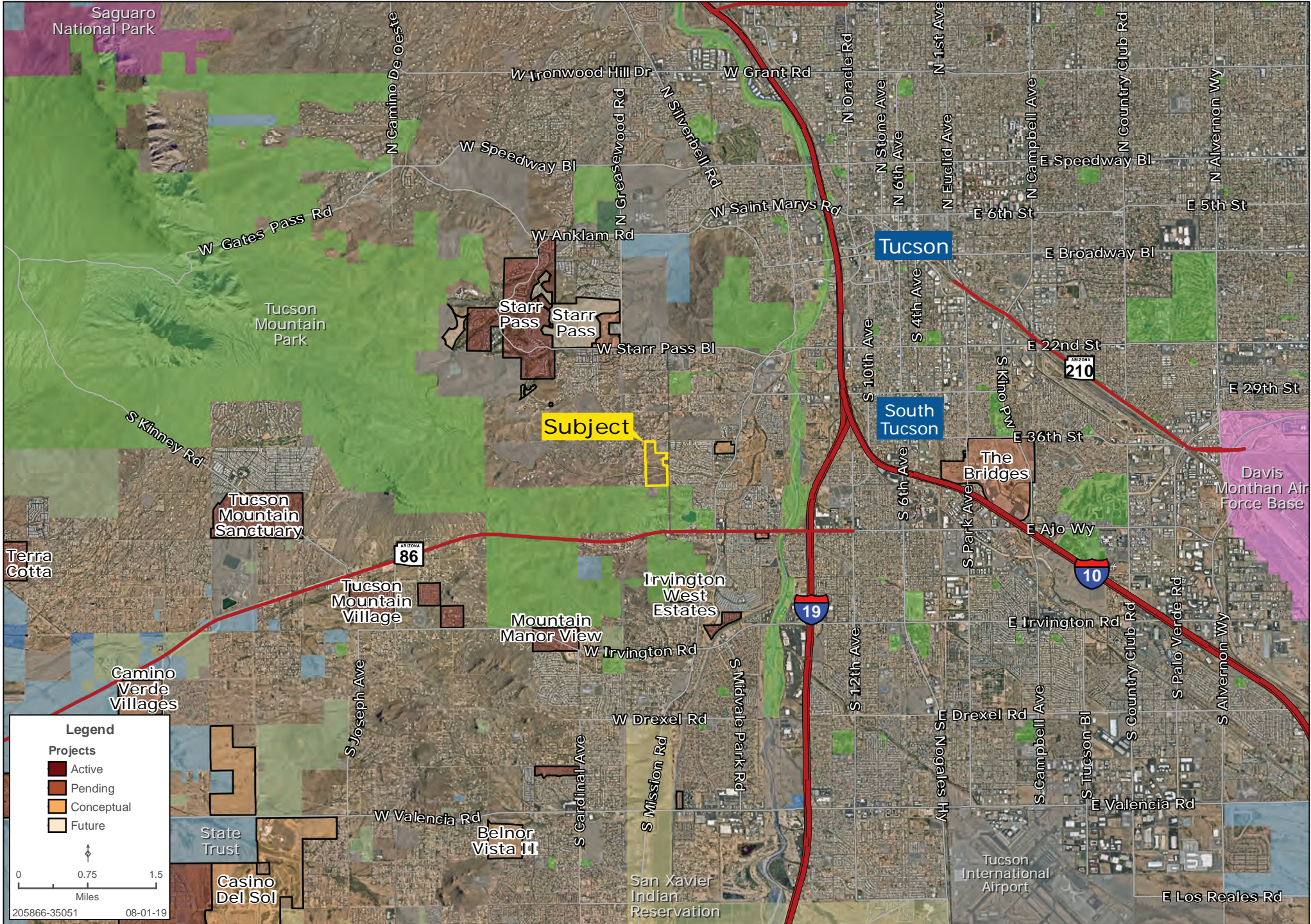
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# SURROUNDING DEVELOPMENT MAP

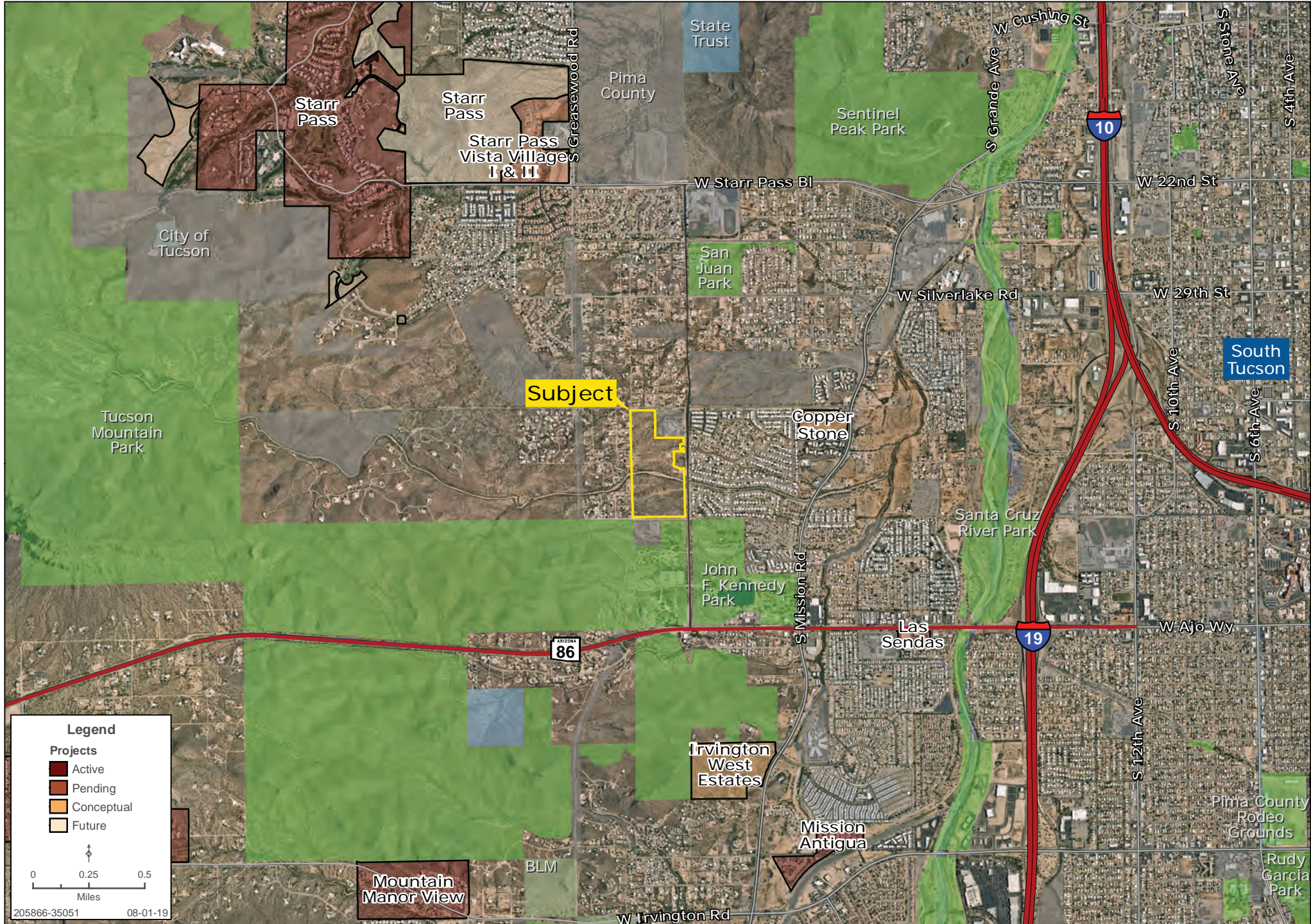
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# SURROUNDING AREA MAP

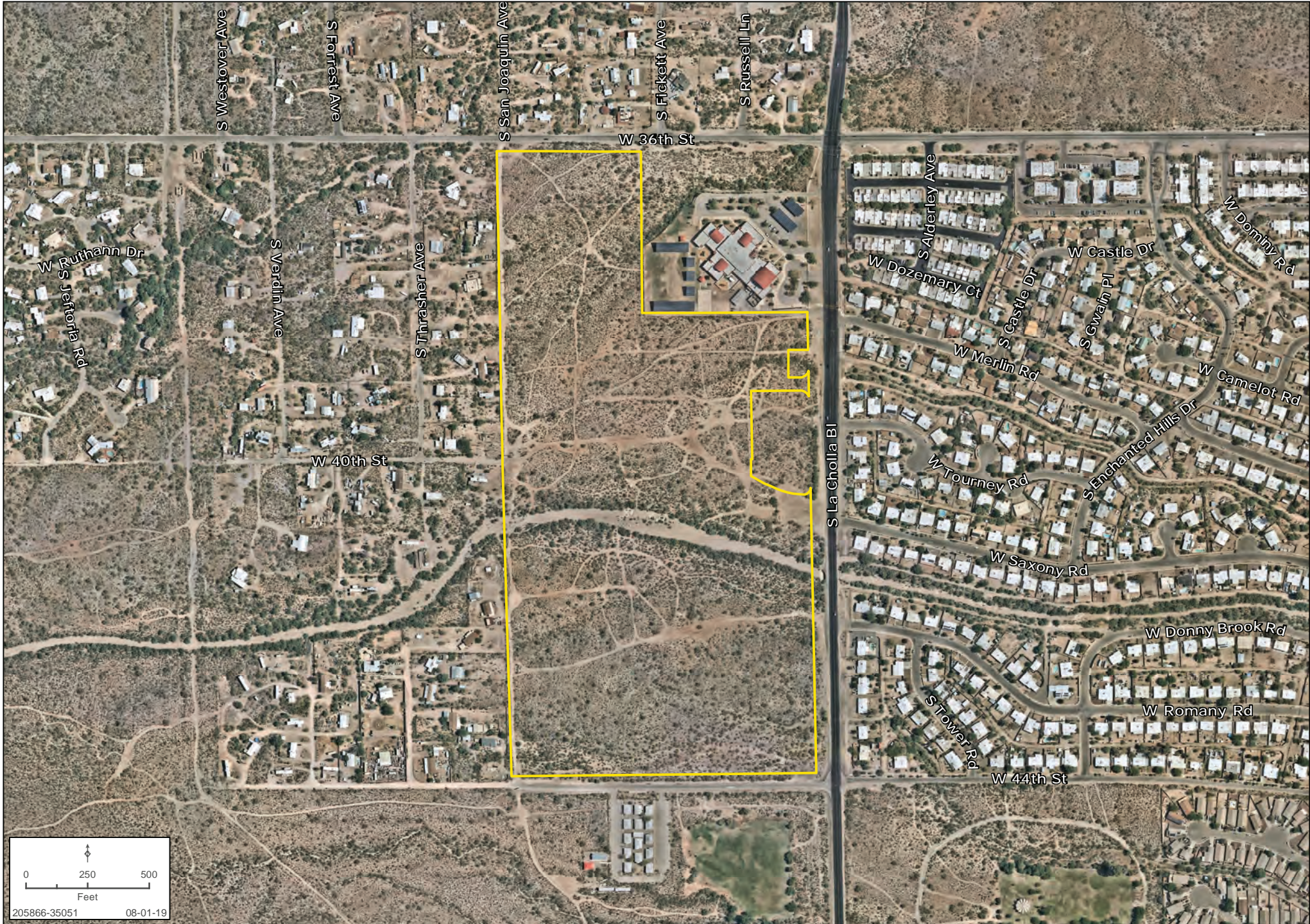
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# PROPERTY DETAIL MAP

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# SITE PLAN MAP

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