

TANQUE VERDE HOUGHTON

EXCLUSIVE OFFERING | TUCSON, ARIZONA

HIGHLIGHTS The Tanque Verde Valley is one of the most affluent and prestigious sectors of the Tucson Metropolitan Area. The entire Valley consists of high density and low density housing developments and neighborhoods

PRICE Submit

PARCEL SIZE ±5 Gross Acres
±3 Net Usable

PARCELS 133-03-281C and 133-01-026F

ZONING C-1 [Click Here For Zoning Uses](#)

TRAFFIC COUNT There is a weekly traffic count of 12,000 - 15,000 vehicles traveling by the site on a weekly basis.

SHOPPING & SERVICES

Safeway, CVS, Walgreen's, Dollar Tree, Le Buzz Coffee, McDonald's, Ace Hardware, Jack Furrier Tire & Auto Center, and Pet Club are located within 2 miles.

UTILITIES

Tucson Electric Power
Pima County Waster

PROPERTY OVERVIEW The subject property is located approximately 1.5 miles east of the intersection of Tanque Verde Road and Catalina Highway. This intersection is home to the Madera Village Shopping Center, anchored by Safeway. Other major tenants at this intersection are CVS, Walgreen's, Wells Fargo Bank, Bank of America, Kirk Bear Canyon Library and a Shell gas and convenience store. With over 20,000 residents within the Tanque Verde area this location is an idea site for multiple uses.

PROPERTY ALTA

[Click Here to View ALTA Survey](#)



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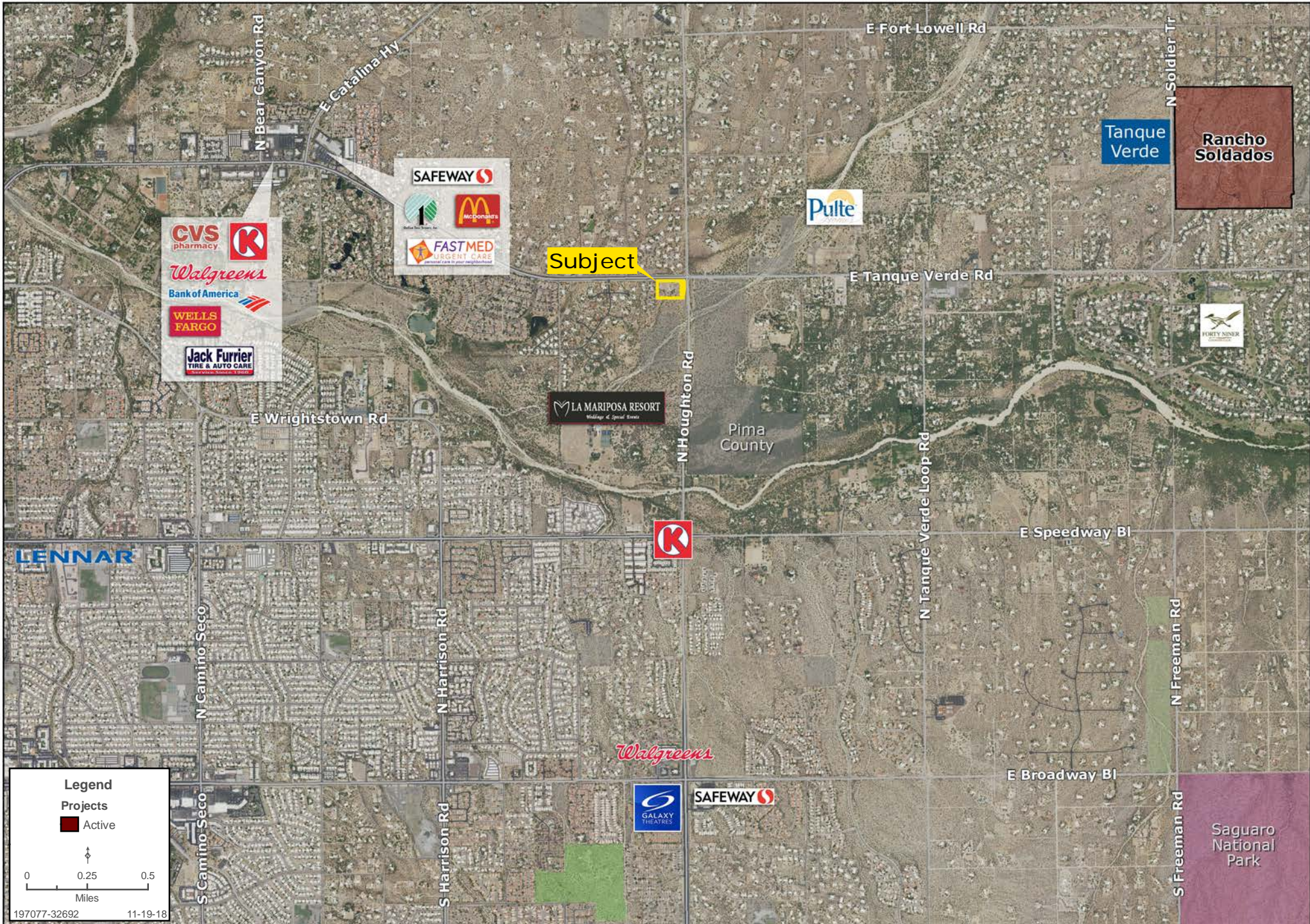
TANQUE VERDE HOUGHTON REGIONAL MAP

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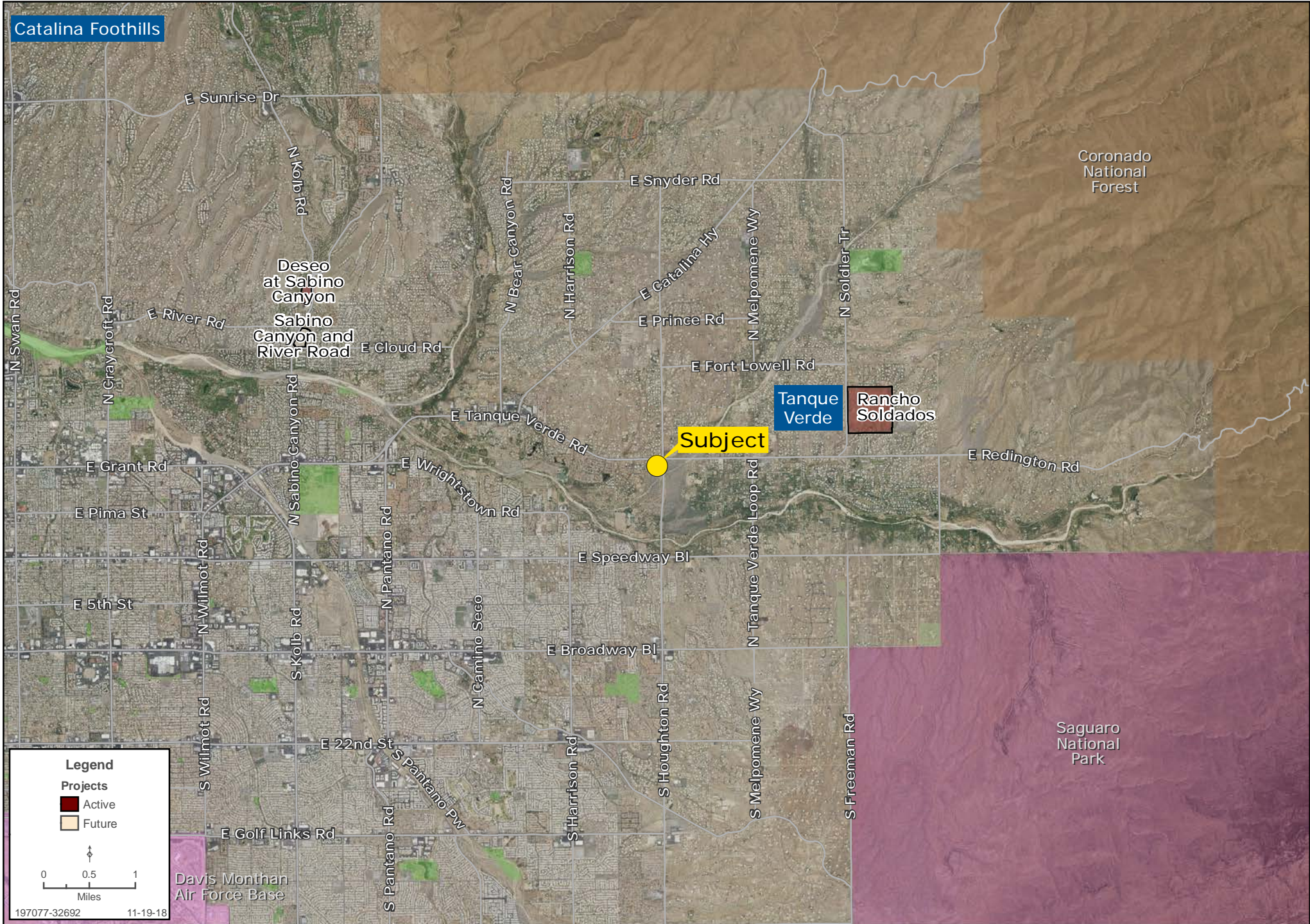
TANQUE VERDE HOUGHTON SURROUNDING RETAIL MAP

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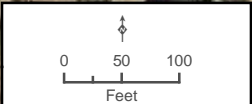
TANQUE VERDE HOUGHTON SURROUNDING DEVELOPMENT MAP

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TANQUE VERDE HOUGHTON PROPERTY DETAIL MAP

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TANQUE VERDE HOUGHTON PROPERTY DETAIL & FLOOD LINE MAP

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