

SEC Broadway Blvd & Prudence Rd | \$3,950,000

±18.94 AC Raw Land Development Opportunity | Office, Commercial, Self-storage



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Property Information

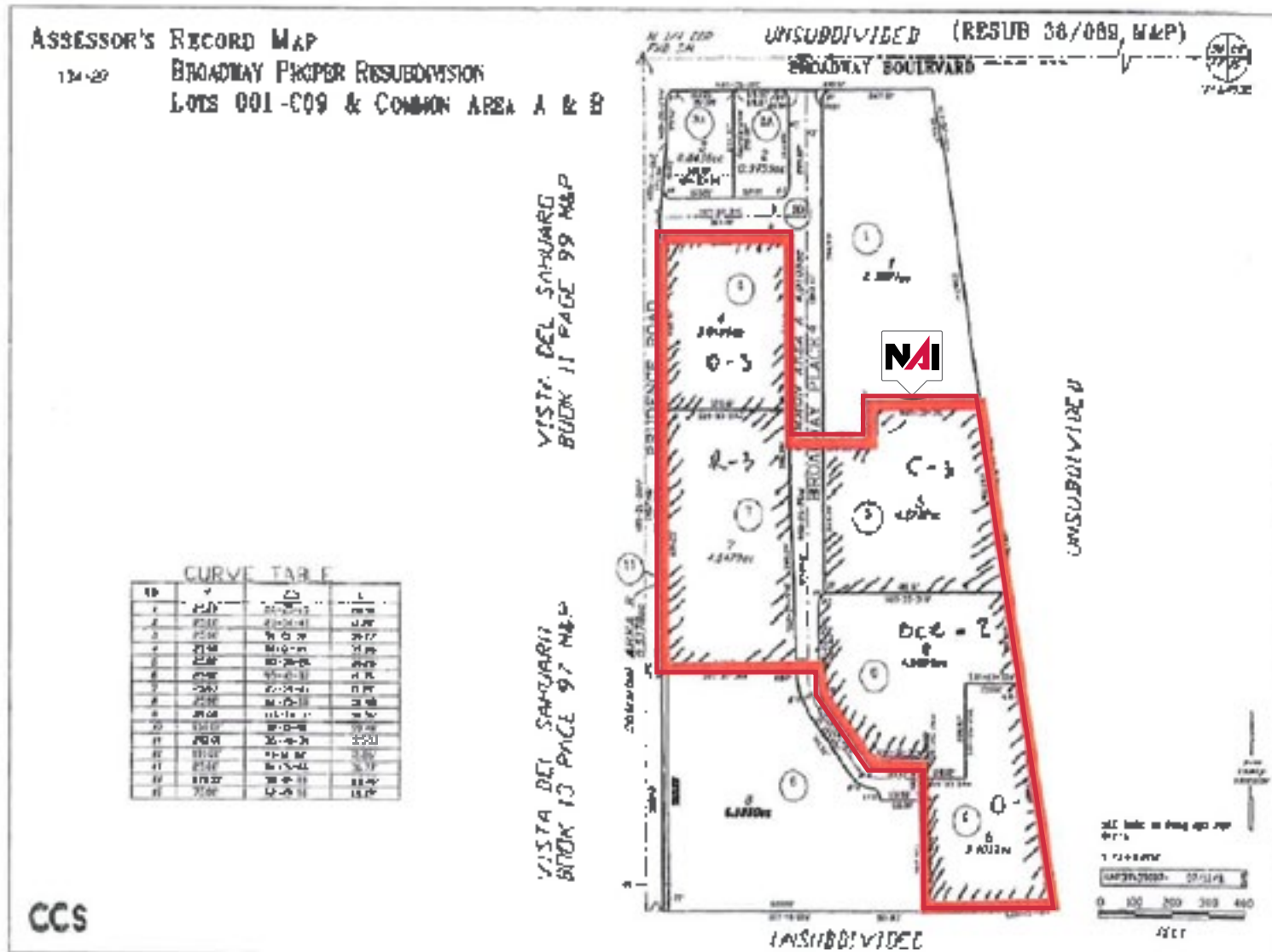


Location:	SEC Broadway Blvd and Prudence Rd, Tucson, AZ 85710
Price:	\$3,950,000, \$208,553 / Acre, (\$4.79 PSF)
Lot Size:	+/- 18.94 Acres
Zoning:	O-3, C-3,OCR-2,R-3, Pima County
Primary Use:	Office, Commercial, Self-storage
Parcel APNs:	134270040, 134270050, 134270060, 134270070, 134270090
Utilities:	Electric: Tucson Electric Water: Tucson Water Sewer: Pima County Sanitary Sewer Gas: Southwest Gas

Property Highlights:

- Site is divided by S Broadway Place (7.56 Acres on the west and 11.38 Acres on the east side)
- Adjacent to Culver's Restaurant & Hilton Tucson East Hotel
- Site is located on the Broadway South Landfill
- Geotech Report Completed 2022
- Consent Decree Obtained
- Environmental Reports Completed
- Centrally Located
- Mostly Flat Site

Plat Map



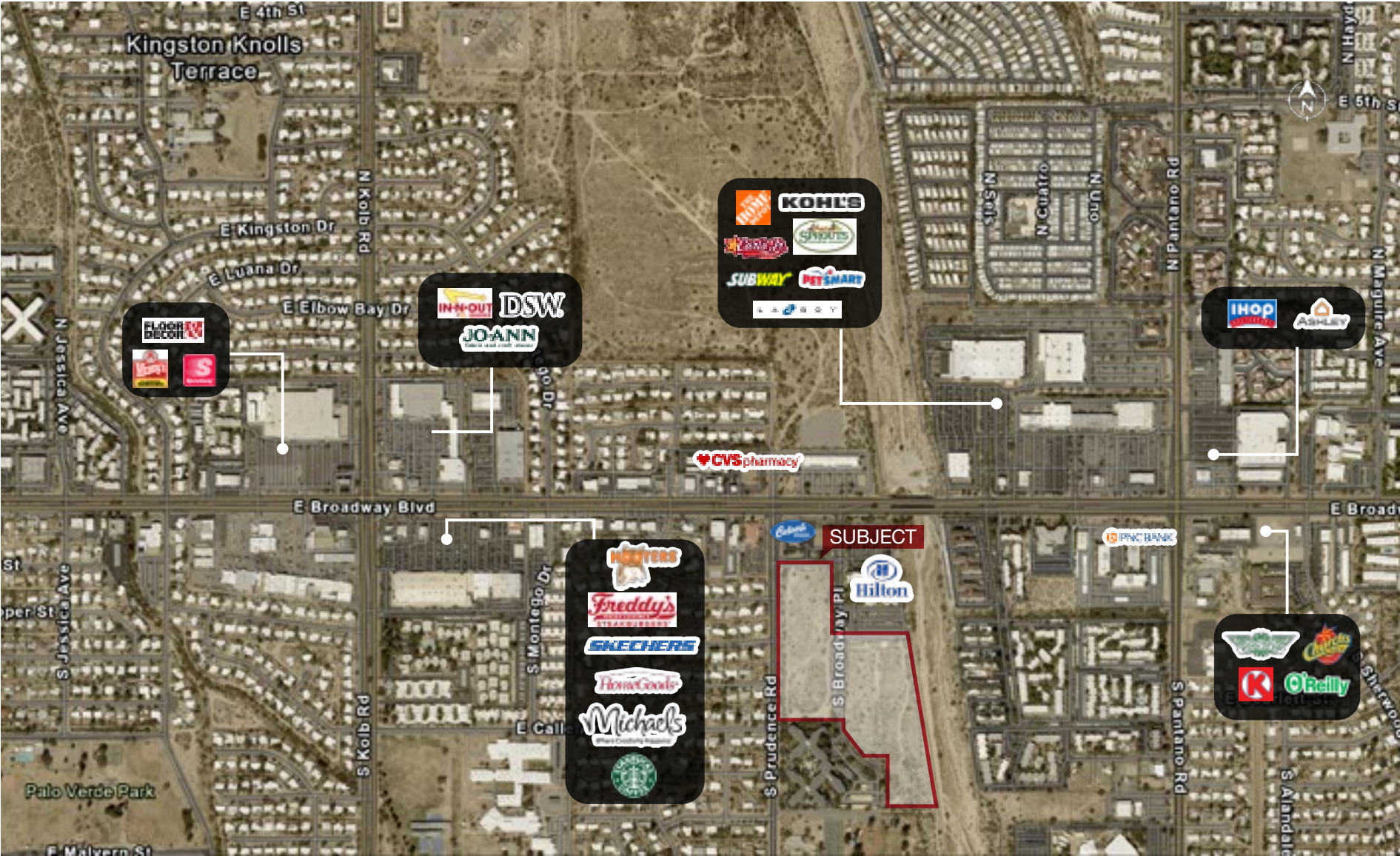
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Retail Map



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