

OFFERING MEMORANDUM

ARMORY PARK SIX

6 FULLY ENTITLED LOTS

MICHAEL SHINER
BROKER & OWNER
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CXT REALTY
CONNECT | EXCHANGE | DELIVER

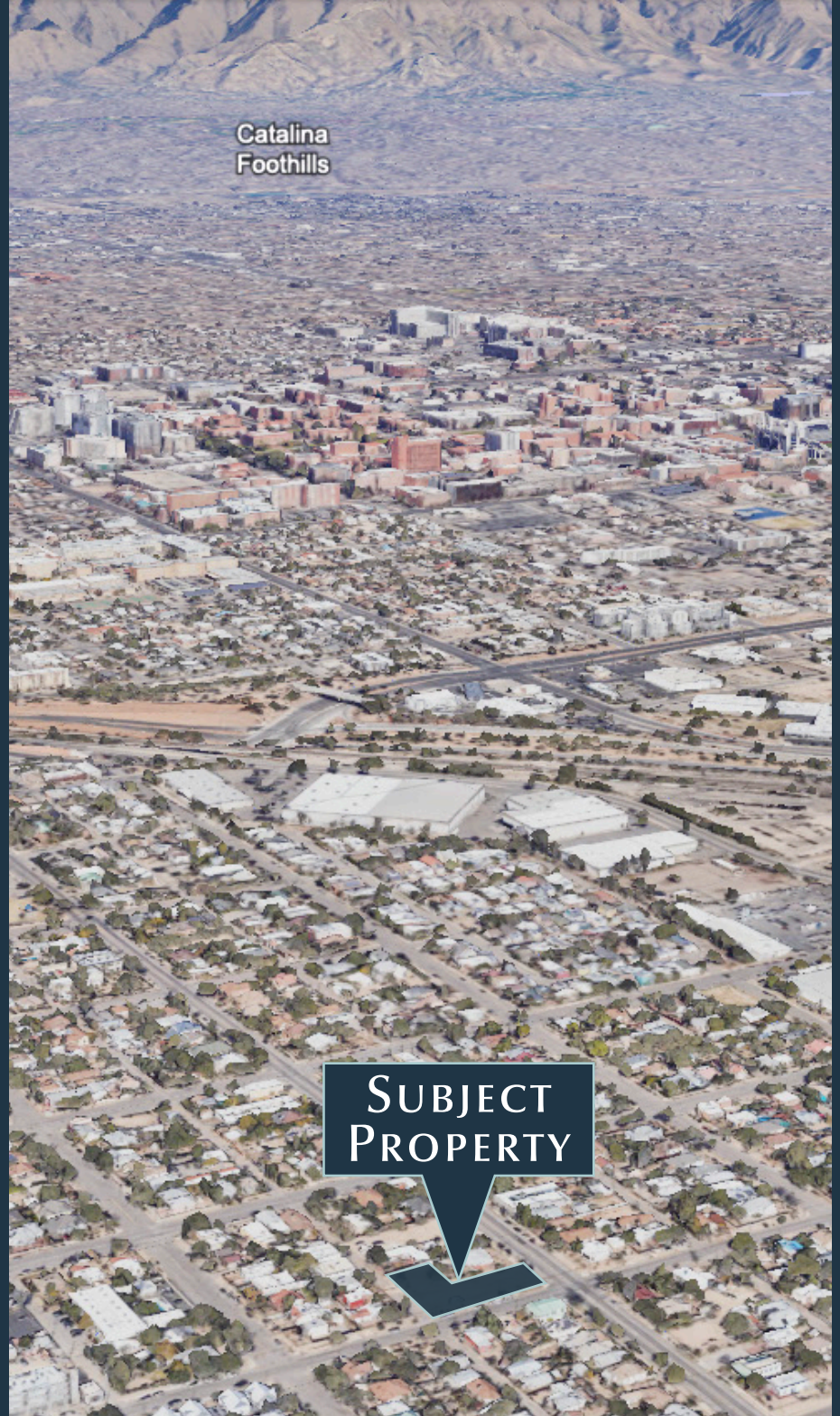


AMENITY	DISTANCE TO (MILES)	DRIVE TIME TO (MINUTES)
DOWNTOWN TUCSON	0.6	3
NEAREST STREETCAR ACCESS	0.7	4
UNIVERSITY OF ARIZONA	1.3	8
ST MARY'S HOSPITAL	2.25	8
TUCSON INTERNATIONAL AIRPORT	6	16

DEMOGRPAHIC

	1 MILE	3 MILE	TUCSON
TOTAL POPULATION	10,699	102,570	1,080,300
TOTAL HOUSEHOLDS	5,340	42,283	436,469
MEDIAN SALES PRICE	\$725,000	\$635,000	\$357,000

- 80 RESTAURANTS IN DOWNTOWN TUCSON
- DOWNTOWN TUCSON IS AT THE DOORSTEP OF CULTURE AND AMENTIES IN TUCSON, ARIZONA

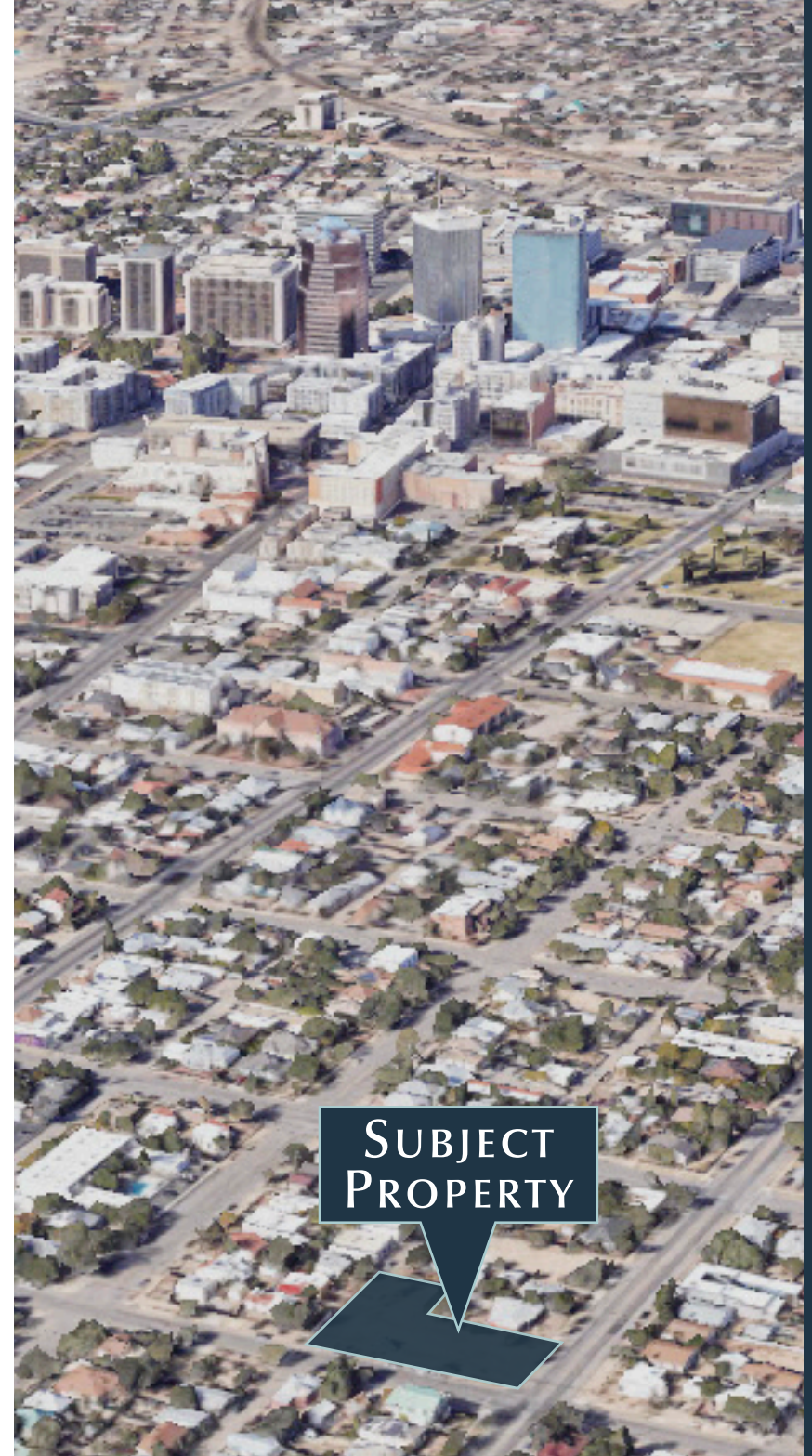


Catalina Foothills

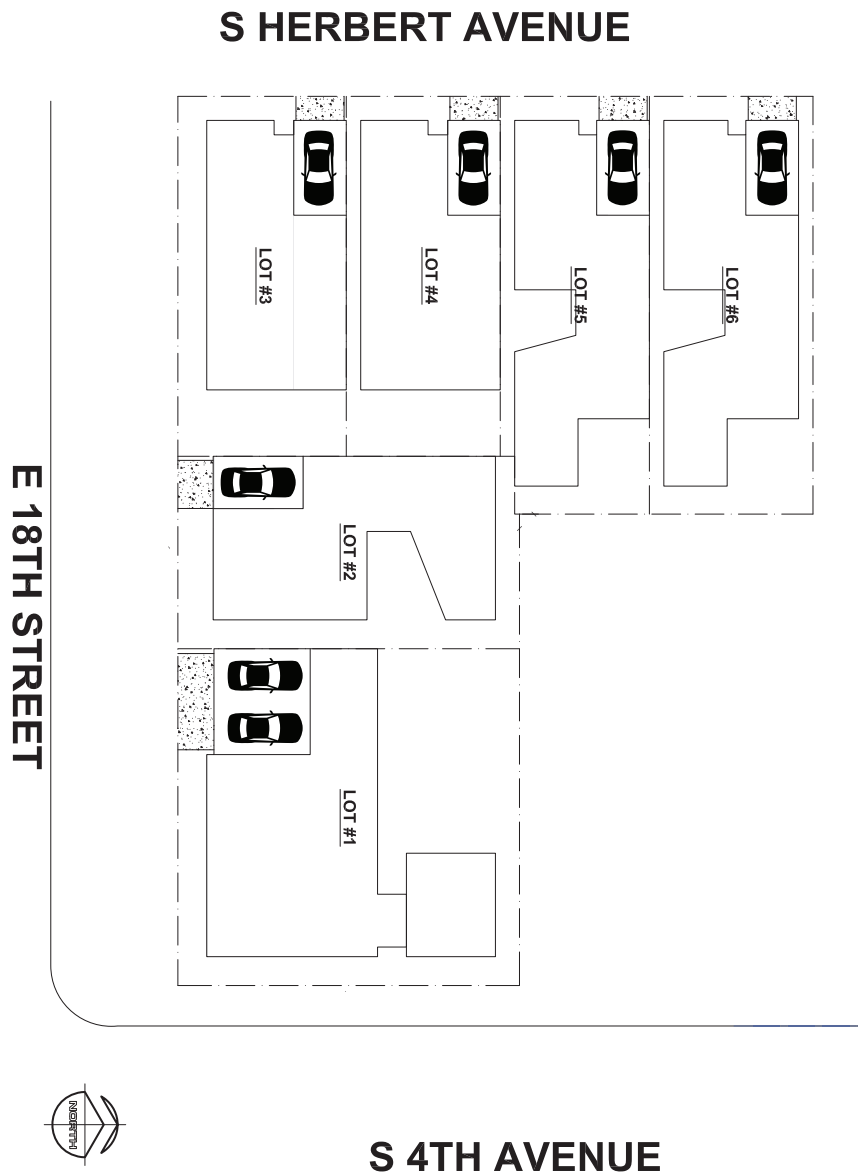
SUBJECT PROPERTY

AREA EMPLOYERS

NAME	EMPLOYEE COUNT
UNIVERSITY OF ARIZONA	10,946
RAYTHEON	9,600
DAVIS MONTHAN AFB	8,406
TUCSON UNIFIED SCHOOL DISTRICT	7,500
CUSTOMS & BORDER PROTECTION	3,700
CITY OF TUCSON	2,300
TUCSON ELECTRIC POWER	1,500
CATERPILLAR REGIONAL HQ	600



SITE PLAN



275 E 18TH ST



6 LOTS



18,426 SF



HR3 ZONING



\$915,500



PLAT APPROVED