

# OPPORTUNITY ZONE: FOUR LARGE COMMERCIAL PROPERTIES FOR SALE IN SAN MANUEL

APN's: 307-20-003B, 307-08-224, 307-05-021C, 307-08-373 | San Manuel, AZ 85631



## FOR SALE

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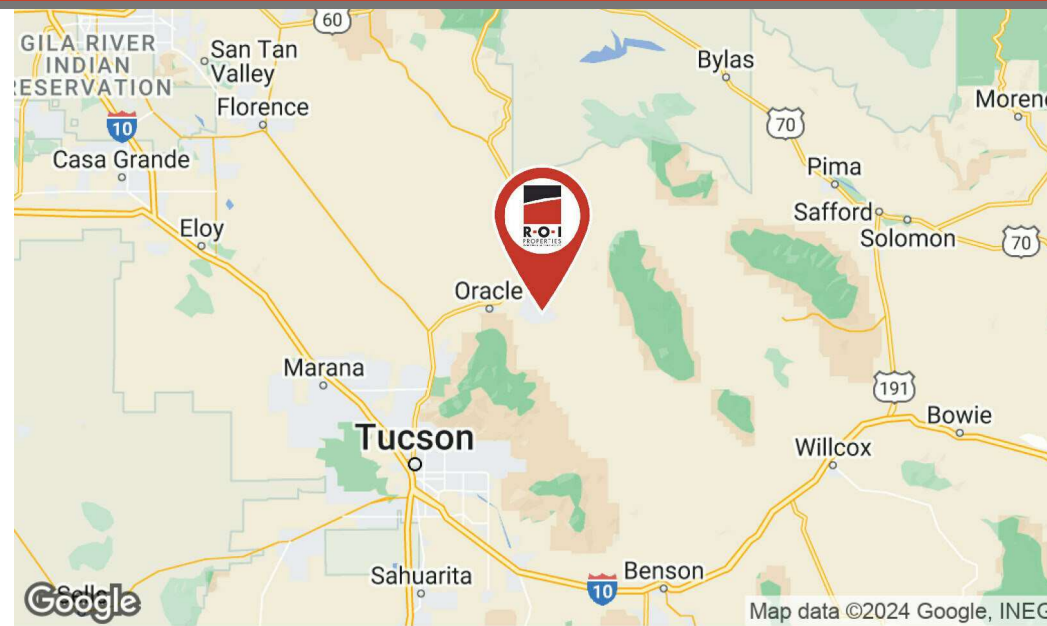




# FORMER SCHOOL / COMMUNITY SITES

SAN MANUEL PARCELS, SAN MANUEL, AZ

## FOR SALE



### OFFERING SUMMARY

Sale Prices:	Refer to Page 3
NOI:	testing 6
Addresses:	715 S Avenue D 914 W 1st Ave 321 S Avenue B 110 E Main St
Zoning:	GR (General Rural)

### PROPERTY OVERVIEW

These four properties are available individually or as a package and all located within a designated Opportunity Zone (Census Tract 04021000700). Formerly used by the Pinal County School District, these large parcels are now available in San Manuel. Access to Hwy 77 is just 6 miles north via S Veterans Memorial Blvd. San Manuel is located approximately 15 miles southeast of Oracle and 40 miles northeast of Tucson. Each parcel is improved with former school facilities or infrastructure for a public pool / park.

### PROPERTY HIGHLIGHTS

- Adjacent to major mines
- Low Price / AC
- Just north of Tucson, and East of the I-10.
- Speculative Potential

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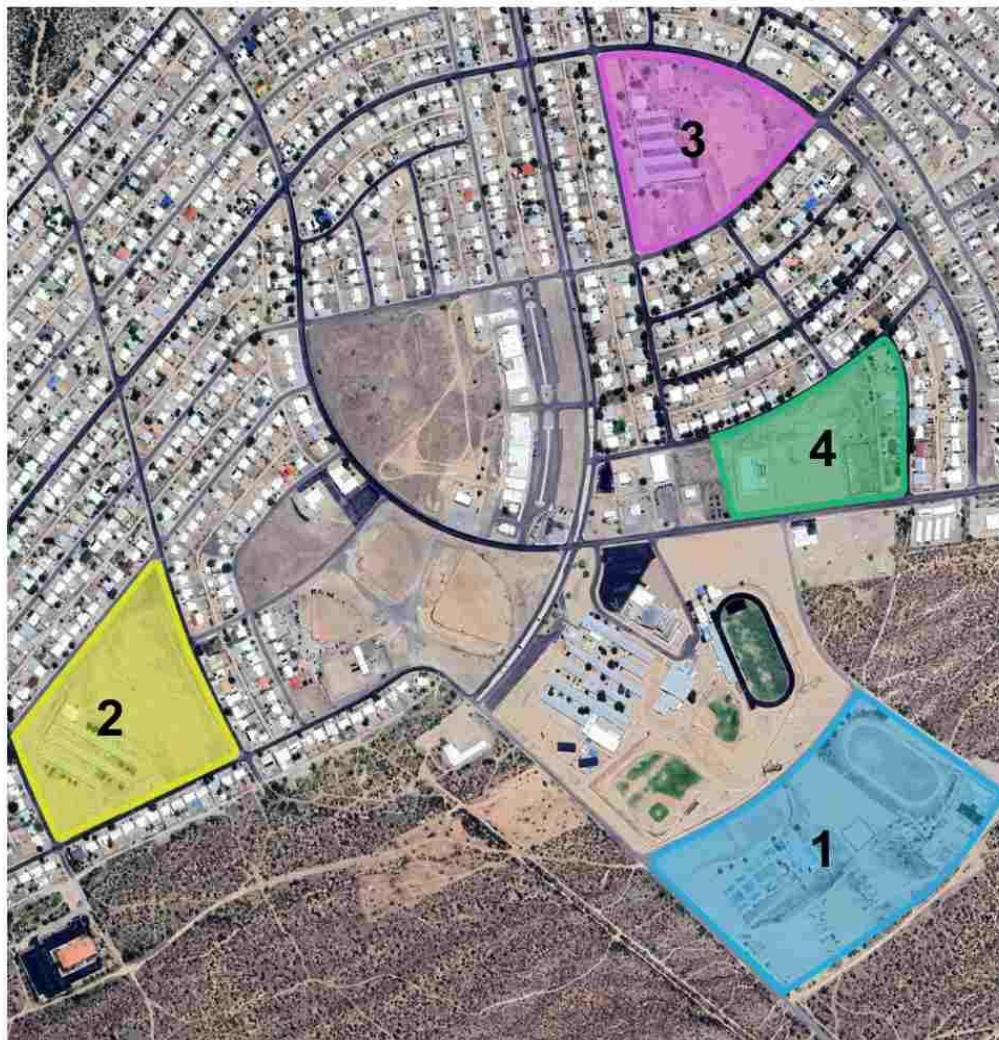




# SAN MANUEL - PROPERTY SUMMARIES

SAN MANUEL PARCELS, SAN MANUEL, AZ

FOR SALE



## 1: 715 S Avenue D, San Manuel

Four buildings totaling approximately 60,903 SF or a 27.939-acre land parcel located on the SEC of S Ave D and School View Dr. The property is approximately 1 mile west of S Veterans Blvd, which can be accessed via E Main St. Seller to retain bus maintenance building and adjacent surrounding land. Contact broker for additional details.

## 2: 914 W 1st Ave, San Manuel

Four buildings totaling approximately 49,078 SF on a 16.75-acre parcel located at the southeast corner of W 2nd Ave and N Douglas Ave. The buildings appear to have been previously used as an elementary school but have since been closed. The property is approximately 1.5 miles from S Veterans Memorial Blvd, which connects to Hwy 77.

## 3: 321 S Avenue B, San Manuel

Six buildings totaling approximately 39,965 SF on a 14.72-acre parcel located at the southeast corner of S Ave B and E Webb Dr. The buildings appear to have been previously used as an elementary school. The property is located approximately 1 mile from S Veterans Memorial Blvd, which connects to Hwy 77.

## 4. 110 E Main St, San Manuel

1,985 SF building on a 9.046-acre parcel along E Main St, just west of Avenue D. The property features infrastructure for a pool, a pool storage house, tennis courts, and a basketball court. The pool appears unused, and the building is abandoned. According to Google, the property is currently being used as a park.

Property						
No.	APN	Address	Building Size (SF)	Land Area (Acres)	Asking Price	
1	307-20-003B	715 S Avenue D, San Manuel	60,903	27.939	\$605,000	
2	307-08-224	914 W 1st Ave, San Manuel	49,078	16.759	\$360,800	
3	307-05-021C	321 S Avenue B, San Manuel	39,965	14.723	\$319,000	
4	307-08-373	110 E Main St, San Manuel	1,984	9.046	\$198,000	

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# 36 MILE N OF ORO VALLEY / TUCSON, & 105 MILE SE OF CHANDLER / METRO PHX

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FOR SALE



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# OLD MINING TOWN NORTH OF TUCSON

SAN MANUEL PARCELS, SAN MANUEL, AZ

## FOR SALE



**San Manuel, Arizona, is a small town in the foothills of the Santa Catalina Mountains, renowned for its stunning mountain views and rich mining history. At about 3,500 feet, the mild climate offers excellent conditions for outdoor activities such as hiking and biking. Conveniently located near Tucson, residents and visitors have nearby access to city amenities.**

**Founded in 1953 to house workers of the San Manuel copper mine, mill, and smelter, the town has a population of 3,535 and enjoys picturesque mountain and desert views. Since the mine closed in 1999, San Manuel has become a popular destination for hunting, hiking, biking, and sightseeing. Some have speculated that an increased reliance on renewable energies may bring a heightened demand for copper, which could possibly initiate reopening what was previously the largest copper mine in North America and reinvigorate the town.**



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