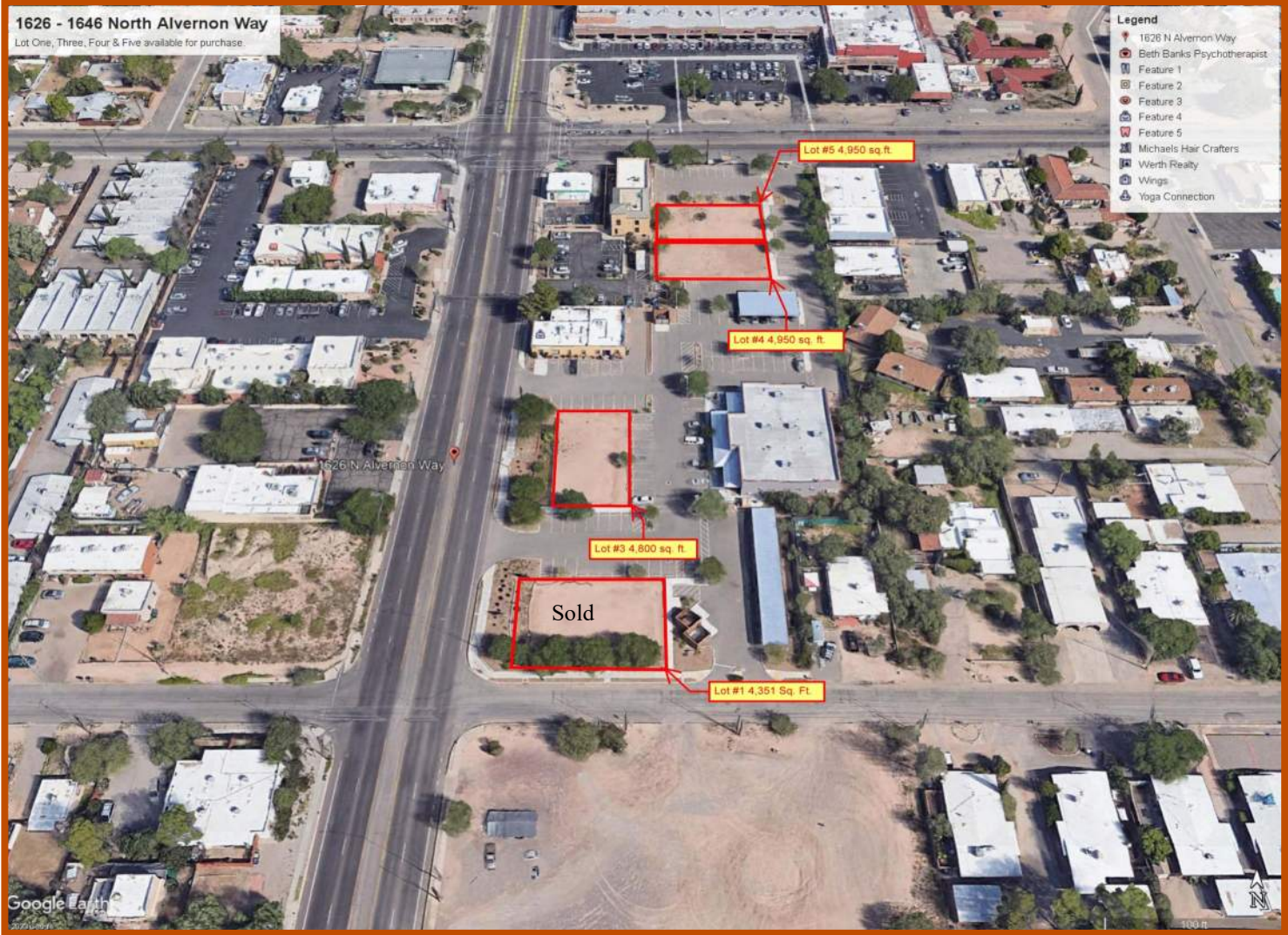


For Sale

Three Fully Improved C-1 Zoned Building Lots

1618, 1640 & 1646 North Alvernon Way

Tucson, Arizona 85712

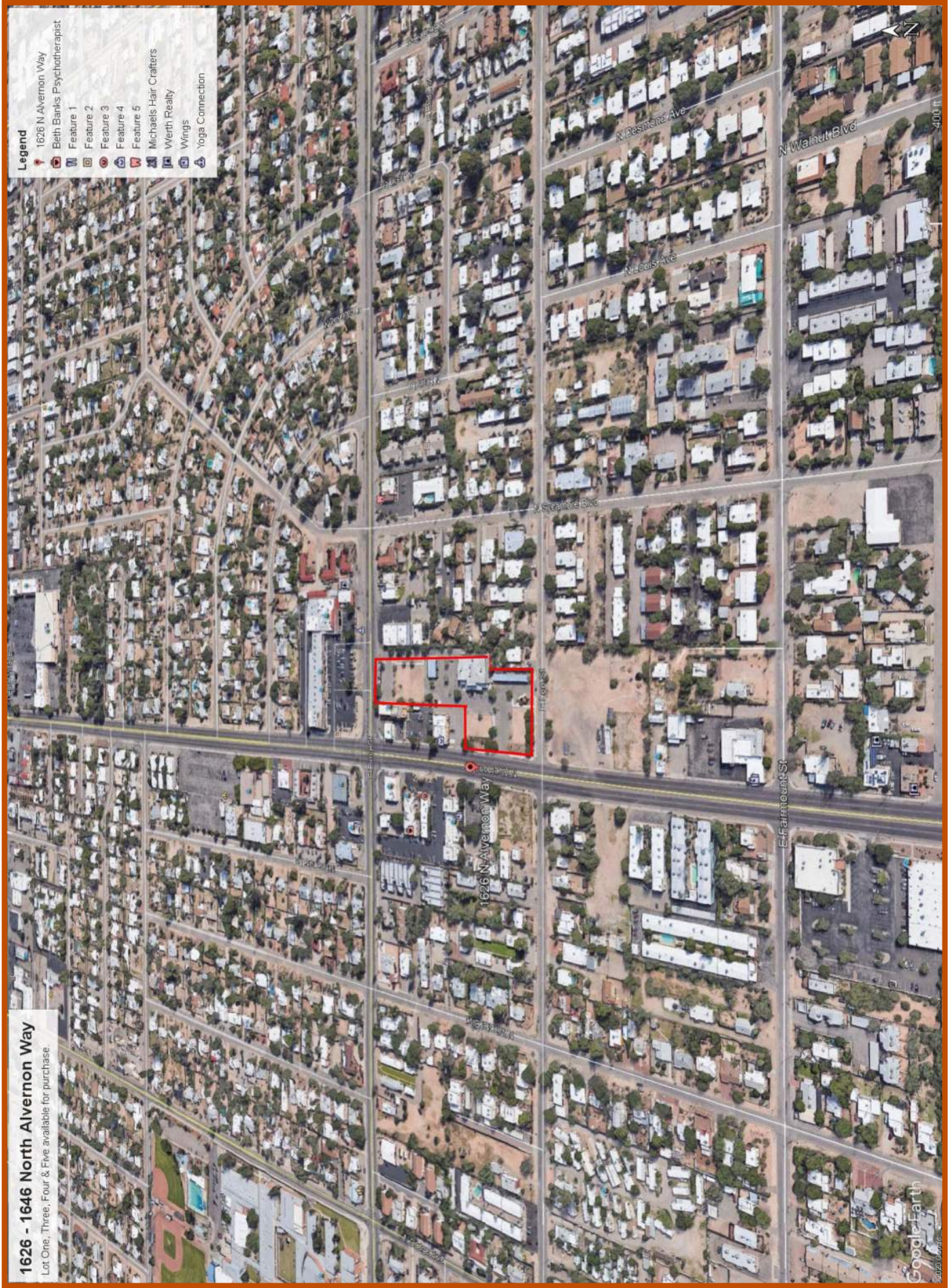


Description:	The lots are fully improved lots. All utilities to each pad. These are the lowest priced fully improved lots available. Great frontage location on Alvernon Way which is fast becoming one of Tucson’s favorite corridors. Owner will sell all or individual lots separately. Work/Live, residential, office, different uses.		
Price:	Lot 3	4,800 sq. ft.	\$192,000.00 \$40.00/foot of building
	Lot 4	4,950 sq. ft.	\$148,500.00 \$30.00/foot of building Lowered Price
	Lot 5	4,950 sq. ft.	\$148,500.00 \$30.00/foot of building Lowered Price
Zoning:	C-1, City of Tucson. Provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses.		
Floodplain Status:	Flood Zone X, outside of Floodplain. FIRM Panel #04019C2281L dated June 16, 2011 and Panel #0419C2282L dated 6/16/2011		
Tax Parcel Numbers:	Lot 3:	122-13-3150	Taxes: \$2,457.48 (2024)
	Lot 4:	122-13-3160	Taxes: \$2,530.25 (2024)
	Lot 5:	122-13-3170	Taxes: \$2,530.25 (2024)
Development Plan:	Development plan has been approved by the City of Tucson and all Assurances have been inspected and approved. COT Activity #T09BU00522 S09-026, C9-08-15, C9-55-77, DD0-09-37, DRB-09-07.		
Contact:	Chase C. Cotlow (520) 241-1082 Chase@Cotlow.com		



3832 East Kleindale Tucson, Arizona 85716-1400 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)
Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com (Email Address)

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It's simple. We get it done.

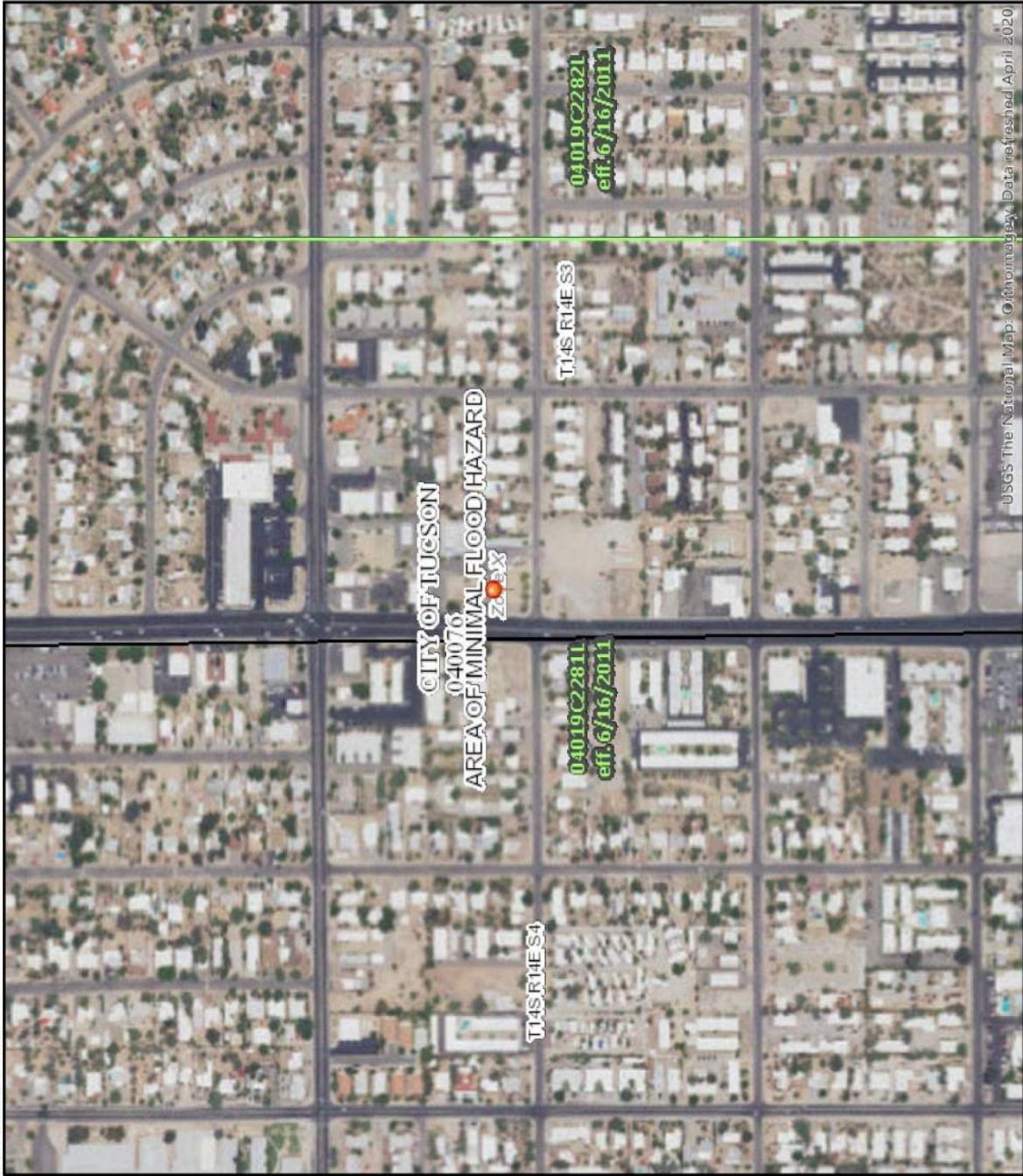
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National Flood Hazard Layer FIRMette



110°54'52"W 32°14'46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map, Orthomosaic, Data refreshed April 2020
110°54'15"W 32°14'15"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2020 at 4:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

- Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

- A duty of honest and fair dealing with all parties.

- A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

- The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

- Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

- A duty of honest and fair dealing.

- A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

- The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

- Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

- This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties.

The Broker shall be obligated at all times to deal honestly and fairly with all parties.



SECTION 2- ELECTION

PURCHASER'S/TENANT'S Election (complete this section if you are the Purchaser/Tenant)

The undersigned elects to have: <i>(check any that apply)</i>	
<input type="checkbox"/>	Broker represents the Purchaser/Tenant only as the Purchaser's/Tenant's Broker (See Purchaser's Broker section above).
<input checked="" type="checkbox"/>	Broker represents the Seller only as Seller's Broker (See Seller's Broker section above).
<input type="checkbox"/>	Broker shall act as agent for both Purchaser/Tenant and Seller (See Limited Dual Representation section above).

DATED this Day of			2024	,	2024
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Acknowledged:

Purchaser(s)/Tenant(s)

Name: _____

By: _____

Purchaser/Tenant	Name/Title	Date
------------------	------------	------

By: _____

Purchaser/Tenant	Name/Title	Date

Broker: Cotlow Company, an Arizona corporation

By: Dean P. Cotlow President/Designated Broker Date



**Fiercely
independent,**
*so there is never any agenda
but yours.*

Our ability to think for ourselves, move by ourselves, and follow our own instincts gives us a sizable advantage when scouring the market and pursuing the right opportunities. Especially when our "instincts" have been honed through 30+ years of experience in all forms of real estate transactions.

We never rely on others to lead. We are never afraid to go our own way. Our thinking is intelligent. Innovative. Focused. We see what others don't. We find what others won't. We don't do things the way others do. And we'll never apologize for that.

It's the reason we will deliver exactly what we promise.

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