

# Oracle Rd 50,000 SF PAD & Development Land

Oracle Rd & Rancho Vistoso Blvd  
Oro Valley, Arizona



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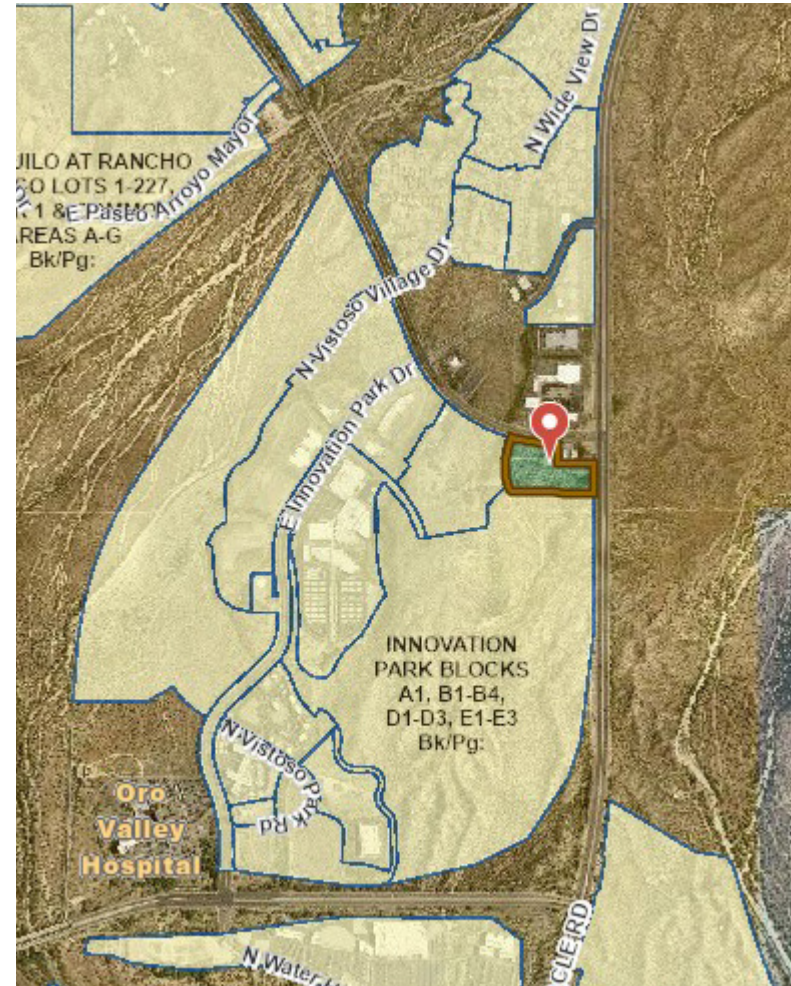
# Property Highlights

Commercial Land Available for Sale  
Oracle Rd & Rancho  
Vistoso Blvd

## Available Pads & Development Sites

Utilities	Water – Oro Valley Onsite
	Sewer – Pima County Onsite
	Electric – TEP Onsite
	Gas – SW Gas
Access	Cross Access
Location	SWC Oracle Rd & Rancho Vistoso Blvd
Property	<b>For Sale or Ground Lease</b>
Zoning	Oro Valley PAD

The subject property is positioned to serve SaddleBrooke Ranch and Eagle Crest Ranch, as well as the other developments along Oracle Road in Catalina to the north, Oro Valley to the south, and the communities along Rancho Vistoso Blvd. Located adjacent to Oracle Road with 32,400 vehicles per day, six (6) lanes that operate as the primary major access for towns North of Oro Valley.



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# Plat Map

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DOVE MOUNTAIN CENTRE	AREA (AC)	AREA (SF)	PRICE	PRICE/SF
Parcel A	±7.83 AC	340,920 SF	\$3,579,660	\$10.50
Parcel B	±1.15 AC	50,000 SF	\$850,000	\$17.00

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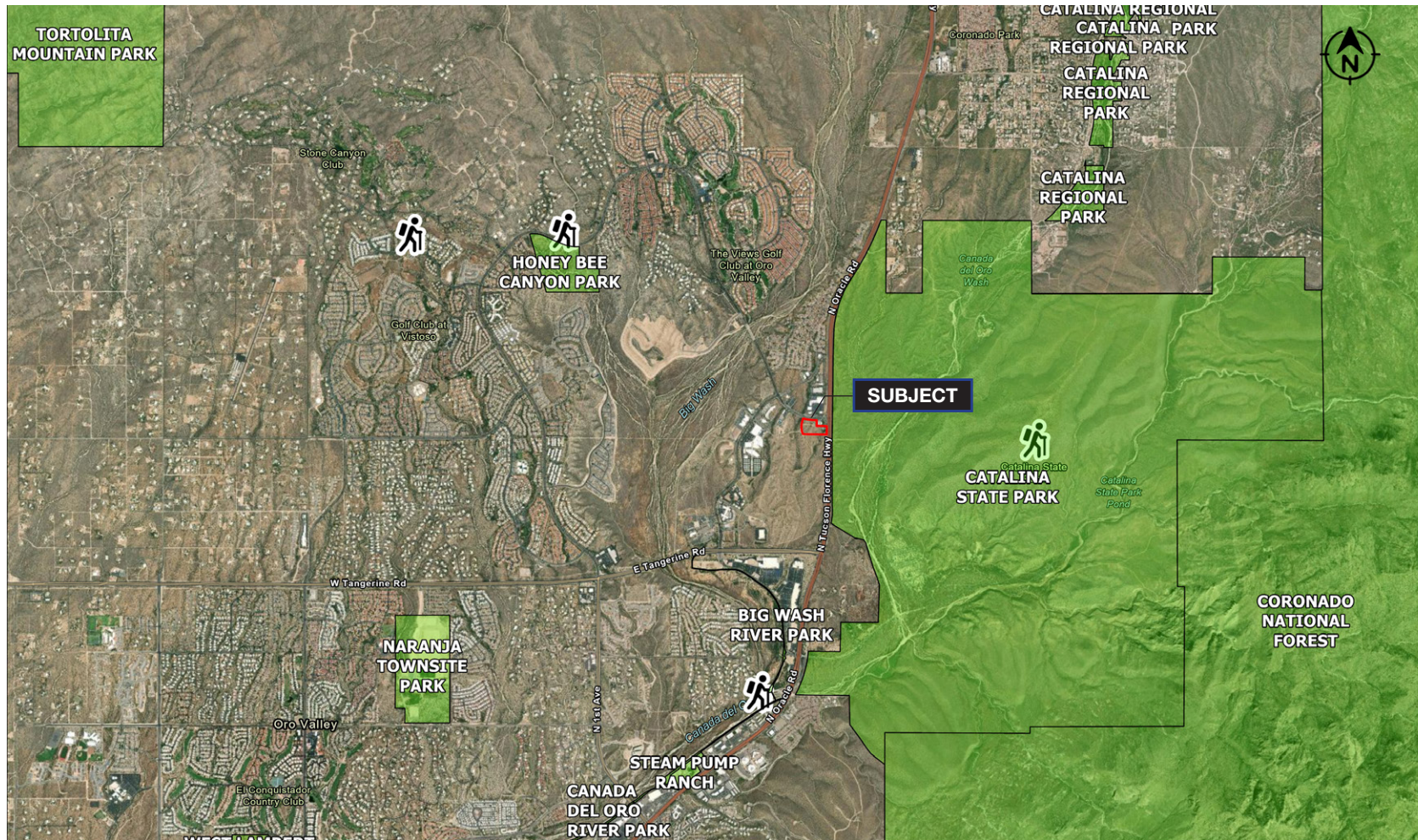
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# Trails & Parks

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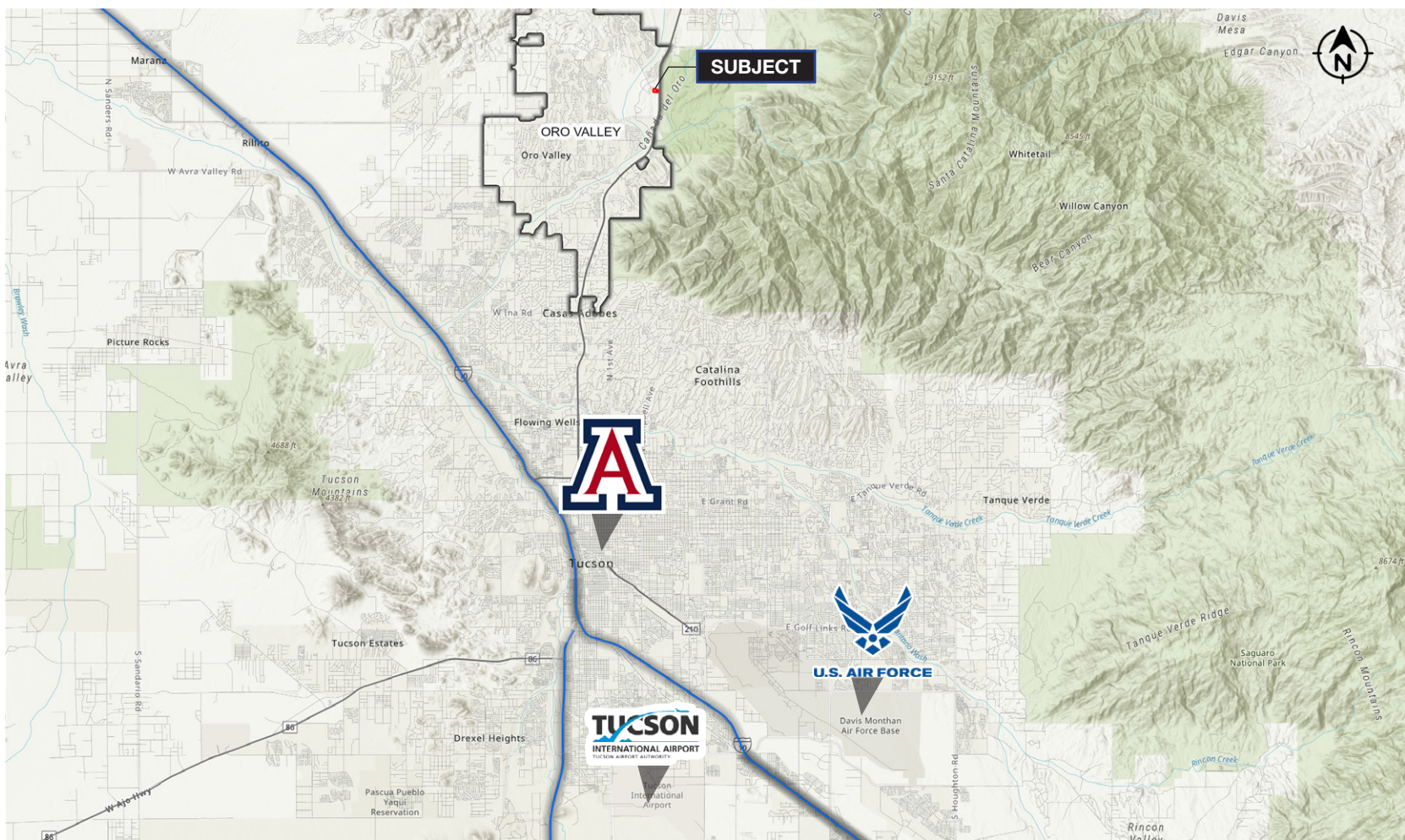
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# Regional Aerial

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# Current Developments

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# Traffic Counts

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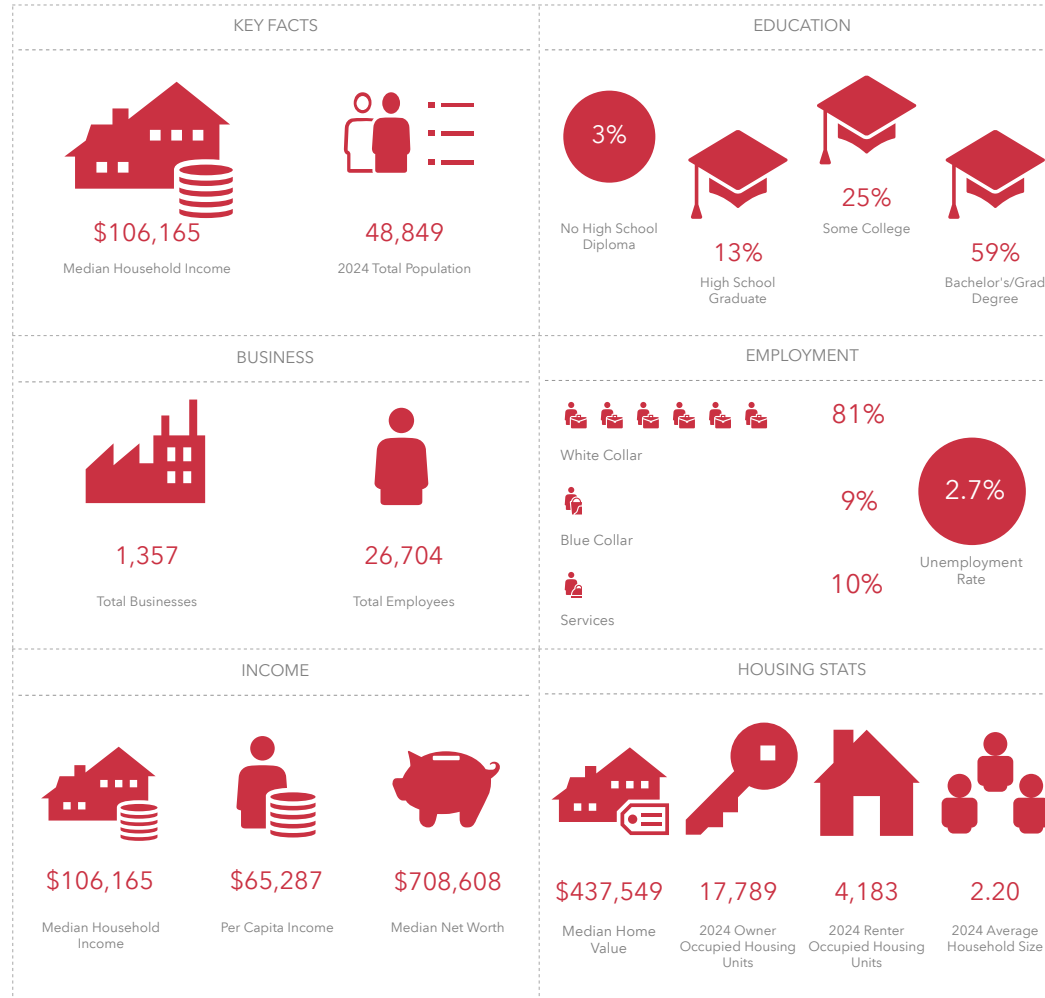
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# Demographics

## Commercial Land Available for Sale Oracle Rd & Rancho Vistoso Blvd



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2025.

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# Oro Valley Information

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## Reasons to Visit or Do Business in Oro Valley, Arizona

Oro Valley, located in the picturesque Sonoran Desert just three miles north of Tucson, is a 35-square-mile town nestled between the Catalina and Tortolita mountain ranges. Surrounded by stunning vistas and expansive open spaces, Oro Valley sits at an elevation of 2,620 feet, offering one of the sunniest and most pleasant climates in the nation. With average year-round temperatures of 83°F for highs and 54°F for lows, the town provides an ideal setting for both work and play. Oro Valley boasts a wide range of high-quality housing options and ranks as one of the safest communities in Arizona, delivering an unmatched quality of life.

## Natural Beauty and Outdoor Recreation

Oro Valley is renowned for its stunning landscapes. The area boasts breathtaking mountain views, clear desert skies, and abundant sunshine. Outdoor enthusiasts can explore numerous hiking and biking trails, including those in Catalina State Park, which features diverse flora, fauna, and archaeological sites. Golfers will appreciate the world-class courses that seamlessly integrate with the desert's natural terrain.

## Thriving Economy and Business Opportunities

With a pro-business environment and a highly educated workforce, Oro Valley is an ideal location for startups and established businesses alike. The town is home to a growing bioscience and technology sector, thanks to its proximity to the University of Arizona and several research institutions. The Oro Valley Innovation Park provides state-of-the-art facilities for businesses, fostering collaboration and growth. Additionally, the town's strategic

location near Tucson International Airport and major highways ensures easy access to regional and global markets.

## High Quality of Life

Oro Valley prides itself on being one of the safest communities in Arizona. Excellent schools, modern healthcare facilities, and a range of cultural and recreational amenities make it an attractive place to live and work. The community regularly hosts events, such as art festivals and outdoor concerts, that foster a strong sense of connection among residents and visitors.

## Cultural and Culinary Delights

The town offers a rich cultural experience with its museums, art galleries, and historical sites. Oro Valley also boasts a diverse dining scene, featuring everything from Southwestern cuisine to international flavors. Whether you're enjoying a farm-to-table meal or browsing a local artisan market, the town's charm is unmistakable.

## Conclusion

Oro Valley, Arizona, stands out as a destination that combines natural splendor with economic vitality. Whether you're seeking outdoor adventure, a thriving business climate, or a welcoming community, this gem near Tucson is worth exploring.

Source: <https://www.orovalleyaz.gov/Community/About-Oro-Valley>

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# ORO VALLEY 50,000 SF PAD & DEVELOPMENT LAND

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## Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Tangerine Commerce Park.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon. T23-04-027