



**Calle  
Concordia**

**Oracle**

**9050 N Oracle Rd, Oro Valley, AZ 85704**  
6.35 Acres +/-, 278,346 SQFT Land-Lot  
**\$3,300,000**



**ARIZONA TERRITORY**  
3300 E Sunrise Dr. #50  
Tucson AZ 85718

OMER KRESO  
EMAIL: OMER@REALTYEXECUTIVES.COM  
CELL: 520-247-7480

**JAKE ARNOLD**  
EMAIL: ARNOLDHOUSING@GMAIL.COM  
CELL: 520-505-1015



## MARKETING DESCRIPTION

Prime Vacant Land in Oro Valley, AZ: Rare 6.35+/- Acres

Nestled in the heart of Oro Valley, this expansive 6.35+/- acre parcel zoned "RS" ( this allows for a Senior Care Facility, Accessory Buildings, Mobile Food Units, Including Food Trucks, offices, Commercial or Fine Arts Studio, Short term rentals, Religious Institutions, Schools, Public Including Charter Schools, apartments, Dwelling Units, Single-Family, Dwelling Units, Attached, Including Condominium, Patio Home or Townhouse and more) . This vacant land presents an exceptional opportunity for investors and developers. Located in close proximity to Canyon Del Oro High School, La Fitness, Grocery stores & convenience stores, parks and much more the convenience meets tranquility in this coveted locale with mountain views. Come see the potential. Utilities are at the lot lines.

Parcel are 225-12-0700, 225-12-0710, 225-12-0720, 225-12-0730

" The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. Information is deemed to be reliable, but is not guaranteed."

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EXECUTIVES**  
ARIZONA TERRITORY

## PROPERTY DETAILS

**LOCATION** - 9050 N Oracle Rd  
Oro Valley, AZ 85704

**PROPERTY USE TYPE** - Vacant Land-Lot

**ZONING** - RS

**LOT ACRES** - 6.35 +/-

**LOT SQFT** - 278,346 +/-

**AREA** - Oro Valley

**TAX YEAR/TAXES** - 2022/2,952.33

**ROAD TYPE** - Dirt and Paved

**ELECTRIC, WATER, SEWER, GAS** - On-site

**ROAD MAINTENANCE** - City



Offering Price:  
**\$3,300,000**

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# FOR MORE INFORMATION PLEASE CONTACT



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