



**Bulk Parcel: 10 Acres (Divisible)**  
**Price: \$3.00/SF (\$1,316,818)**

**Property Highlights**

- Located in Rita Ranch—directly adjacent to a large/growing population center and workforce (including the planned Sonoran Corridor)
- Close proximity to the Interstate 10 / Rita Road interchange
- Adjacent to the UA Tech Park at Rita Road (Over 100 companies/organizations and 6,000 employees including Raytheon, IBM and Citi)
- Close proximity to Houghton Town Center (Home Depot, Walmart, Tractor Supply, numerous restaurants and services)
- *\*Note: 7892 S Rita Road is presently a reference/prior address only (not an existing legal address)*

**Property Details**

Price	Bulk 10 Acre Parcel - \$1,316,818 (\$3.00/SF) Smaller Parcels—Call Listing Agents
Zoning	I-1 Light Industrial, City of Tucson
Utilities	Water – City of Tucson Sewer – Pima County Electric – Tucson Electric Power Gas - Southwest Gas Fire – Tucson Fire

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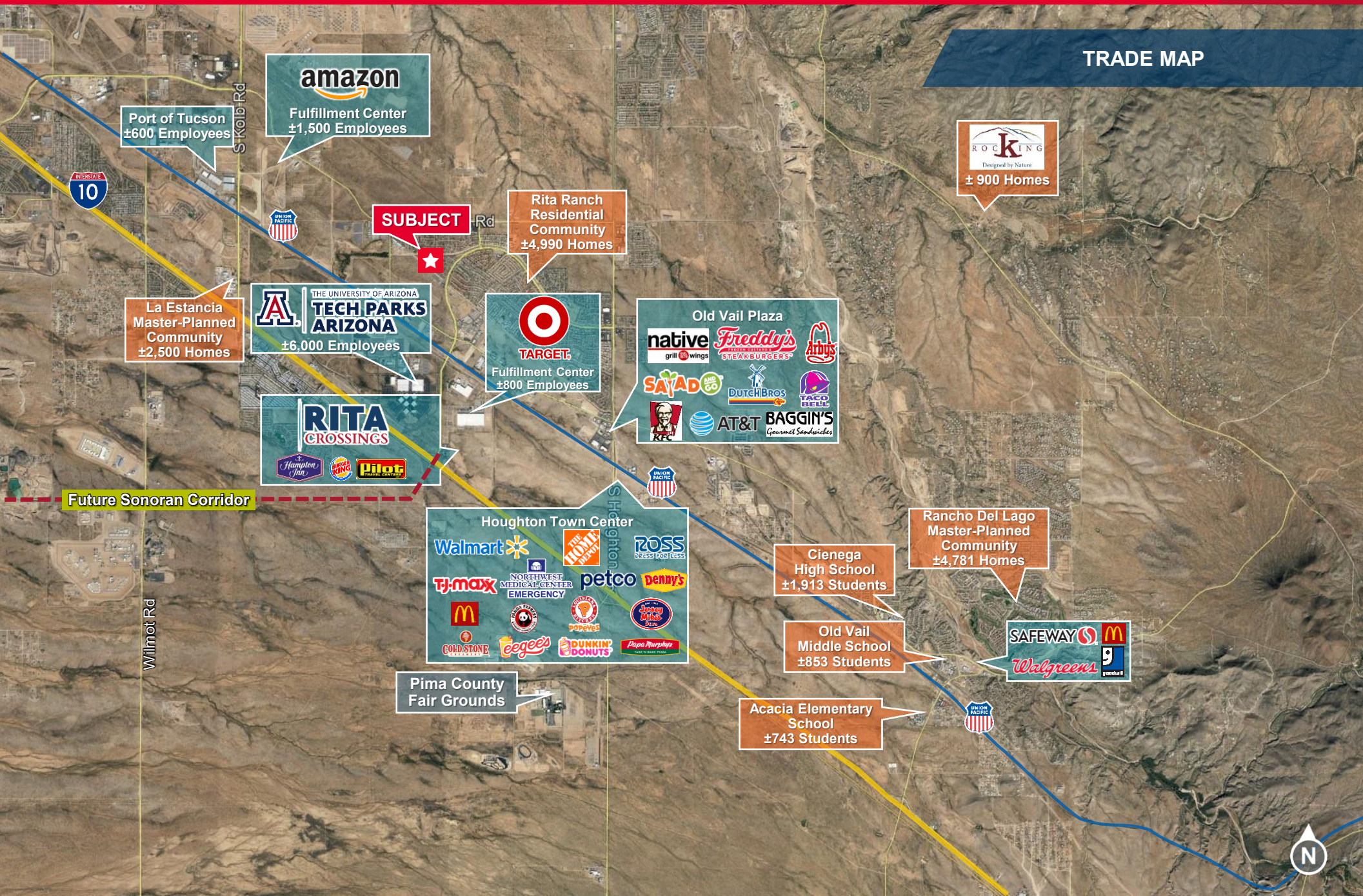
**AERIAL**

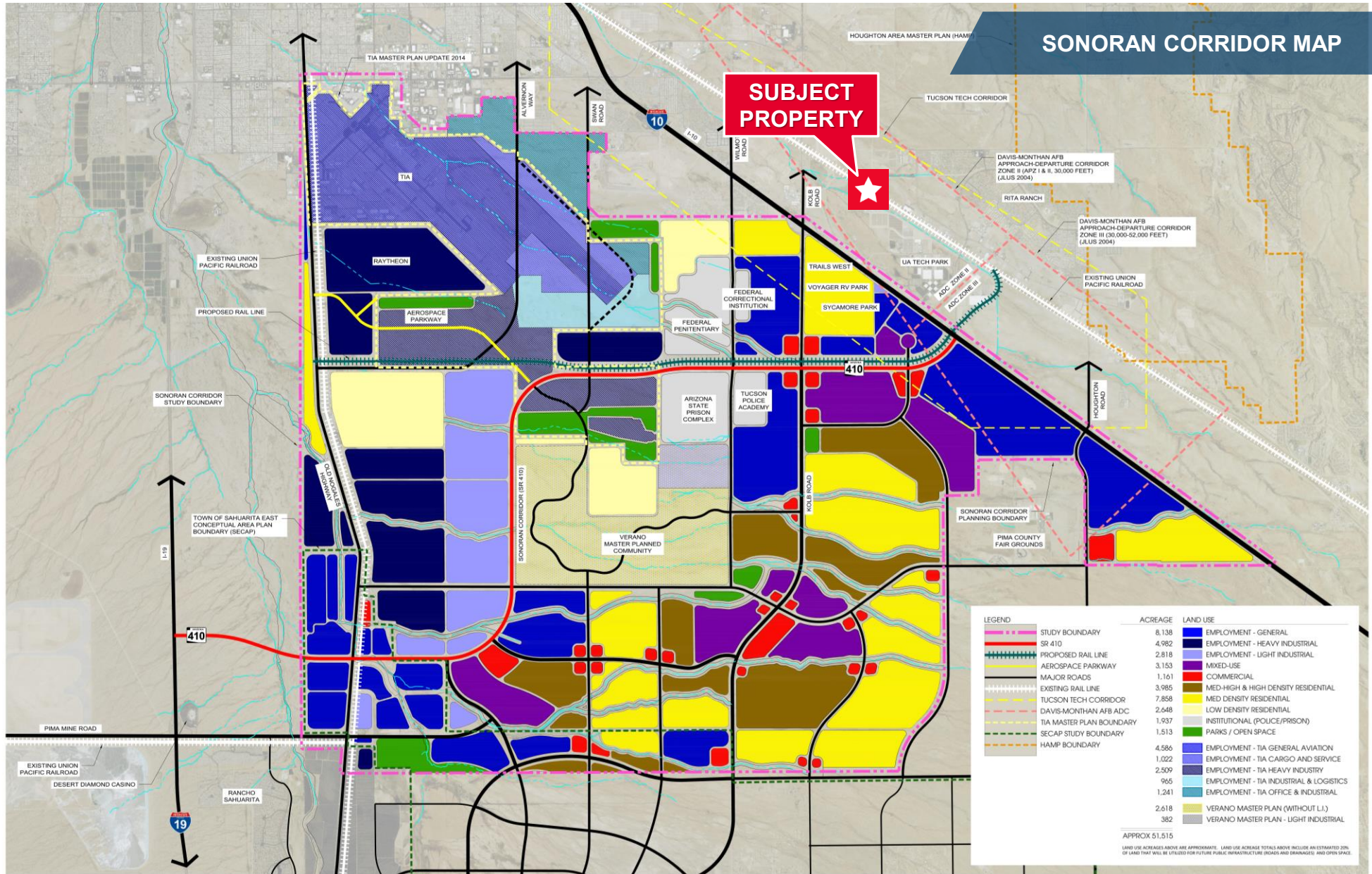


Parcel	Size	Address	Tax Parcel
1	2.90 Acres	7982 S Rita Rd*	141-11-4060
2	1.05 Acres	8832 E Morningwood Ct	141-11-4070
3	1.05 Acres	8832 E Morningwood Ct	141-11-4080
4	5.00 Acres	8832 E Morningwood Ct	141-11-4090

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**TRADE MAP**



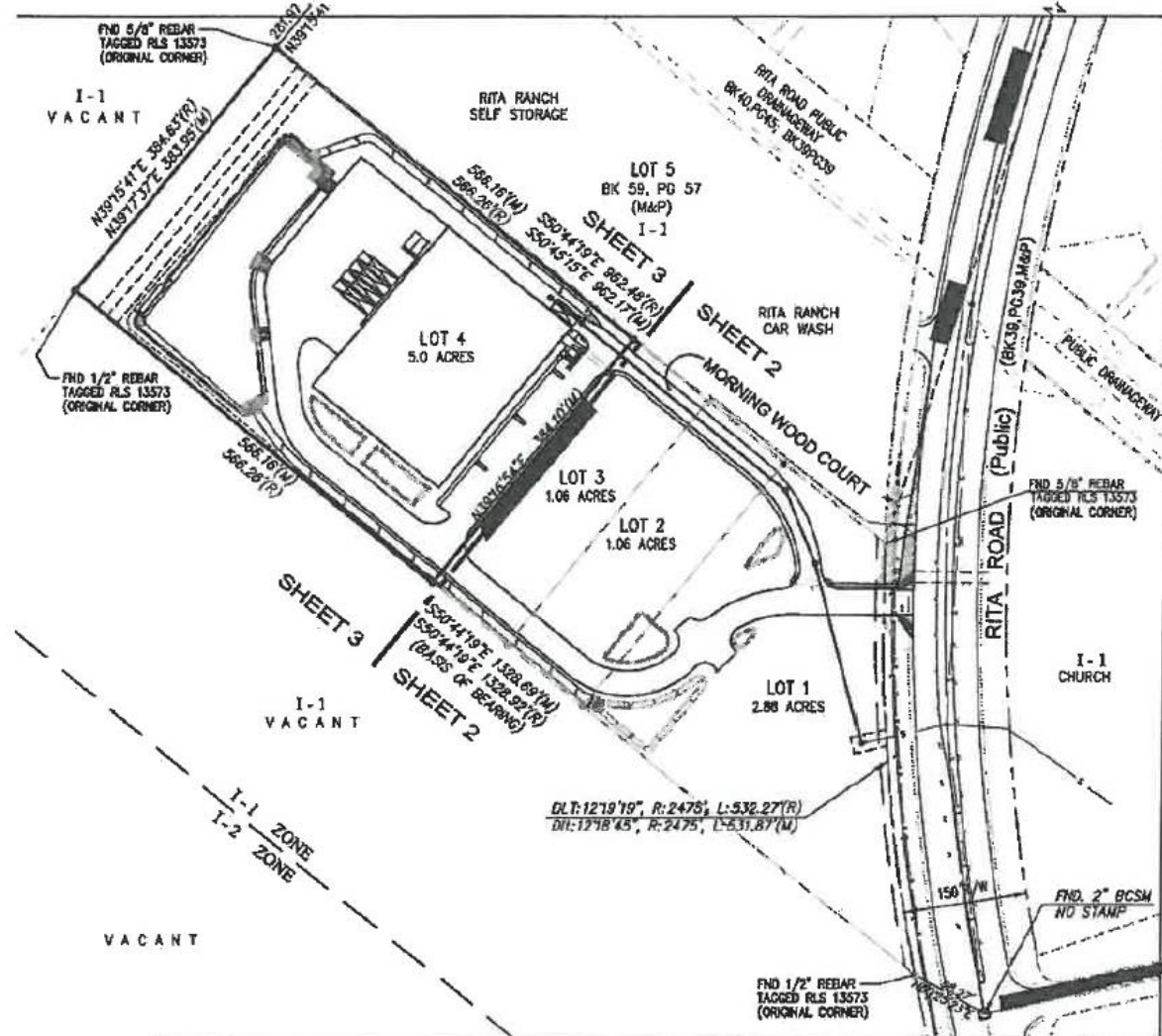


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**SITE PLAN**

- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - ROADWAY CENTERLINE
  - CONCRETE
  - ASPHALTIC PAVEMENT (2" AC ON 4" AB)
  - PROPOSED SEWER & MANHOLE
  - EXISTING SEWER
  - EXISTING WATER
  - NUMBER OF PARKING SPACES
  - SET BACK LINE
  - PROPERTY CORNER



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