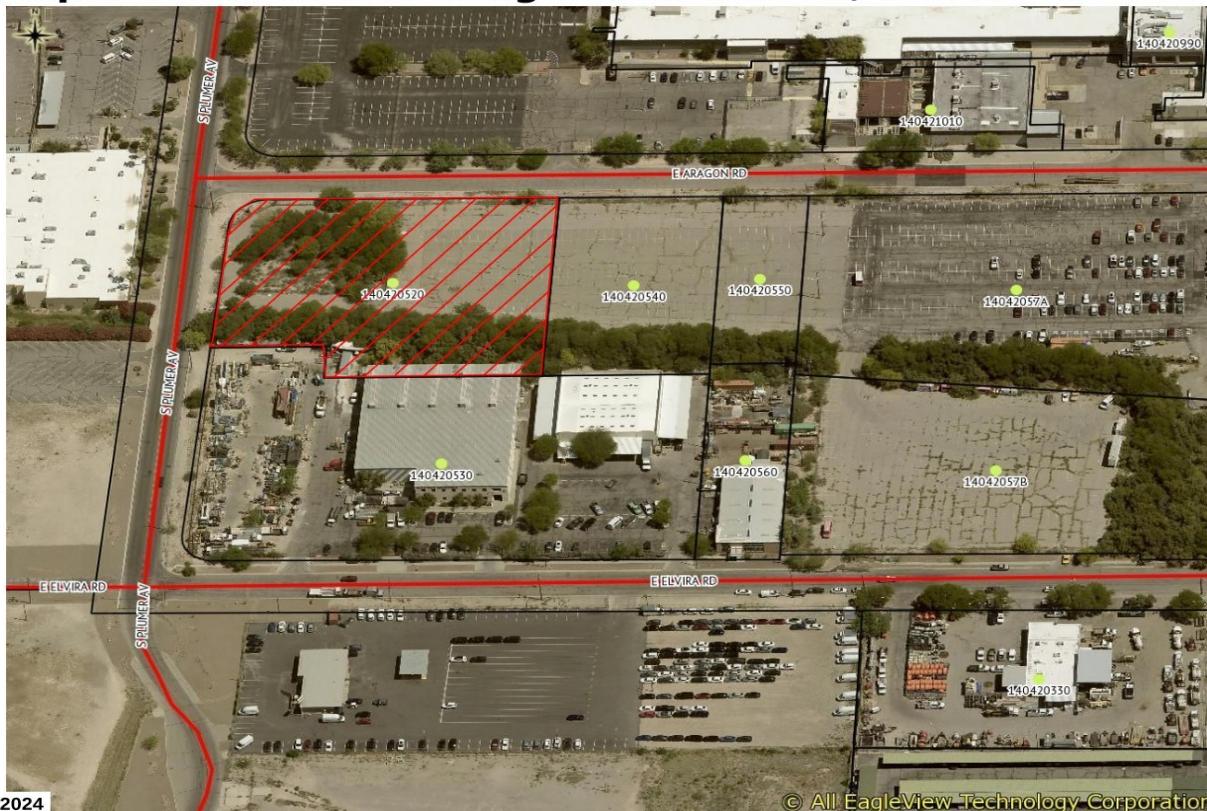


For Sale

2320 East Aragon Road I-1 Zoned Land 2.11 Acres (Assessor)

Super Park 2320 E. Aragon Rd. Tucson, AZ 140-42-0520



Lot Size:	Approximately 2.11 Acres (Assessor's Records) 91,812 square feet (Assessor's Records)
Description:	Located in the Tucson International Airport area.
Sale Price:	\$550,872.00 (\$6.00 per square foot). This property can be combined with the 1.12 Acres to the east. \$293,076.00 (\$6.00 per foot). 140-42-0540
Tax Code:	140-42-0520
Taxes:	\$2,356.27 (2025)
Zoning:	I-1, City of Tucson
Flood Zone:	"Zone X"
Airport Environs:	Airport Land Use Overlay May Apply (See Map)
Notice:	Seller shall impose a restrictive covenant in the Warranty Deed, in perpetuity, that the Purchaser shall not use the subject property for the operation of an off-airport parking or shuttle business, subject to the Declaration of restrictive Covenants to be submitted and recorded.
City/County	A portion of the land is in the City of Tucson and another portion is in Pima County. In addition there is a catch basin located on the east side of the property.

Chase C. Cotlow
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-1082 (Mobile)
Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) Chase@cotlow.com (Email Addresses)



It's simple. We get it done.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Super Park 2320 E. Aragon Rd. Tucson, AZ 140-42-052



Chase Cotlow
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-1082 (Mobile)
Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com chase@cotlow.com (Email Address)



It's simple. We get it done.

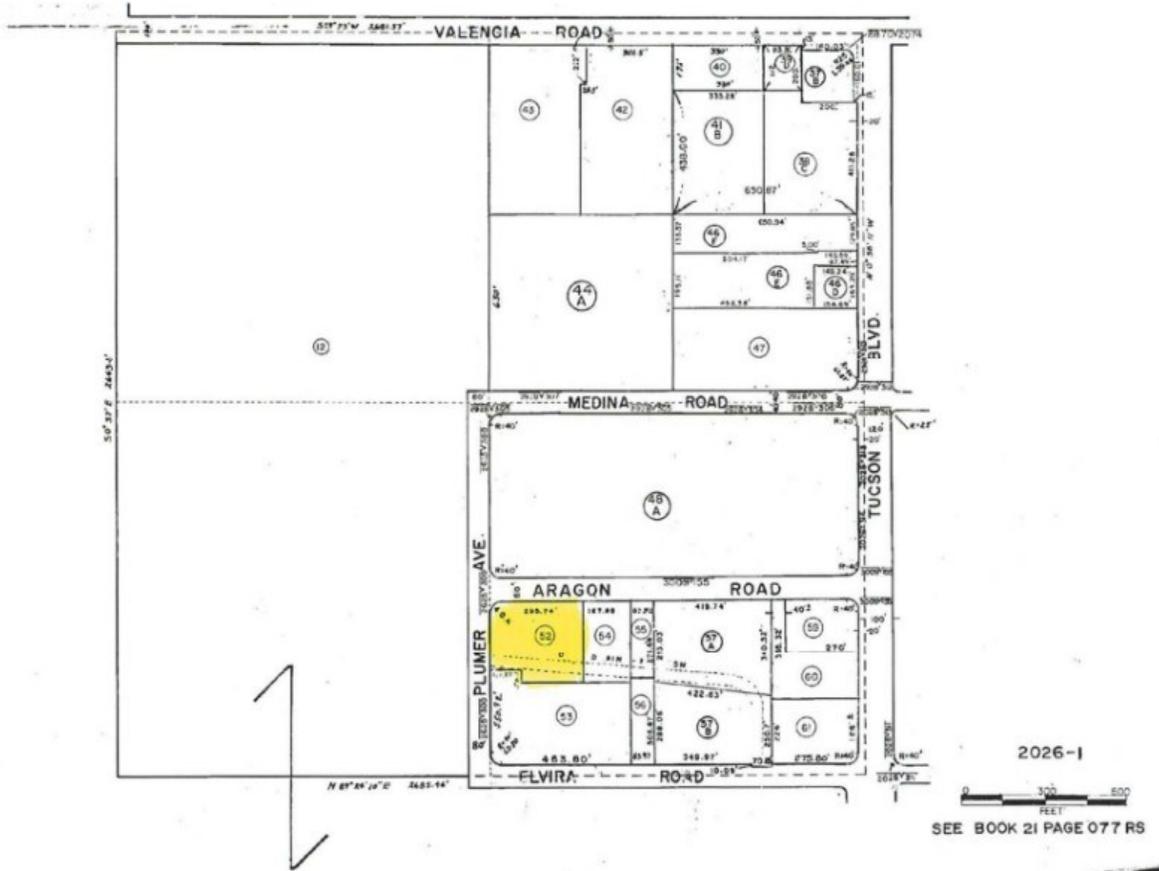
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ASSESSOR'S RECORD MAP

140-42

SECTION 17, TOWNSHIP 15 SOUTH, RANGE 14 EAST
DETAIL No. I -- N.W. 4

-FORMERLY-
139-38



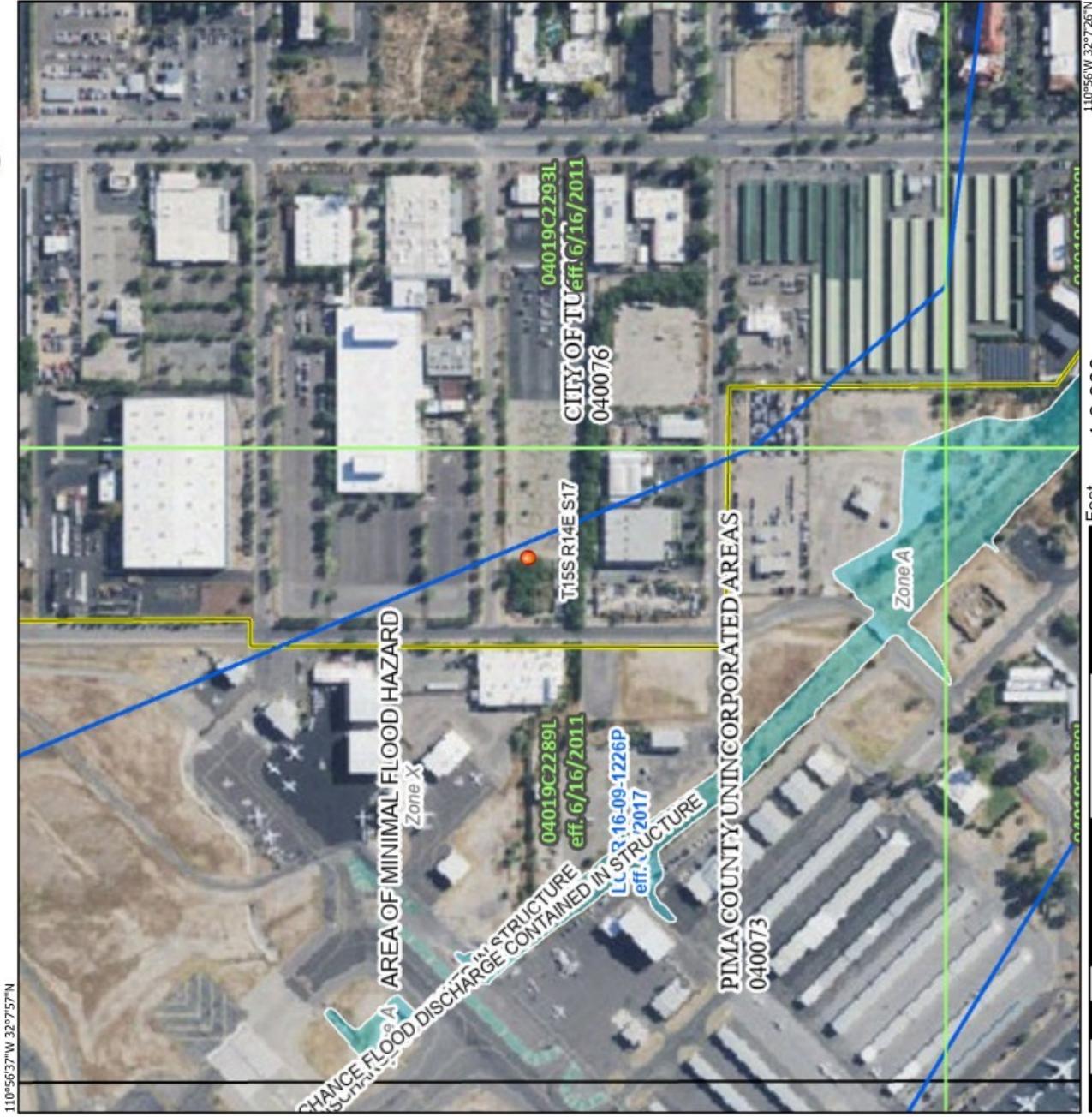
Chase Cotlow
 3832 East Kleindale Road Tucson, Arizona 85716 (US)
 (520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-1082 (Mobile)
 Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com chase@cotlow.com (Email Address)



It's simple. We get it done.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

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

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 Levees, See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMPMs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 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 	<p>MAP PANELS</p> <ul style="list-style-type: none"> 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 2/17/2026 at 5:54 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.

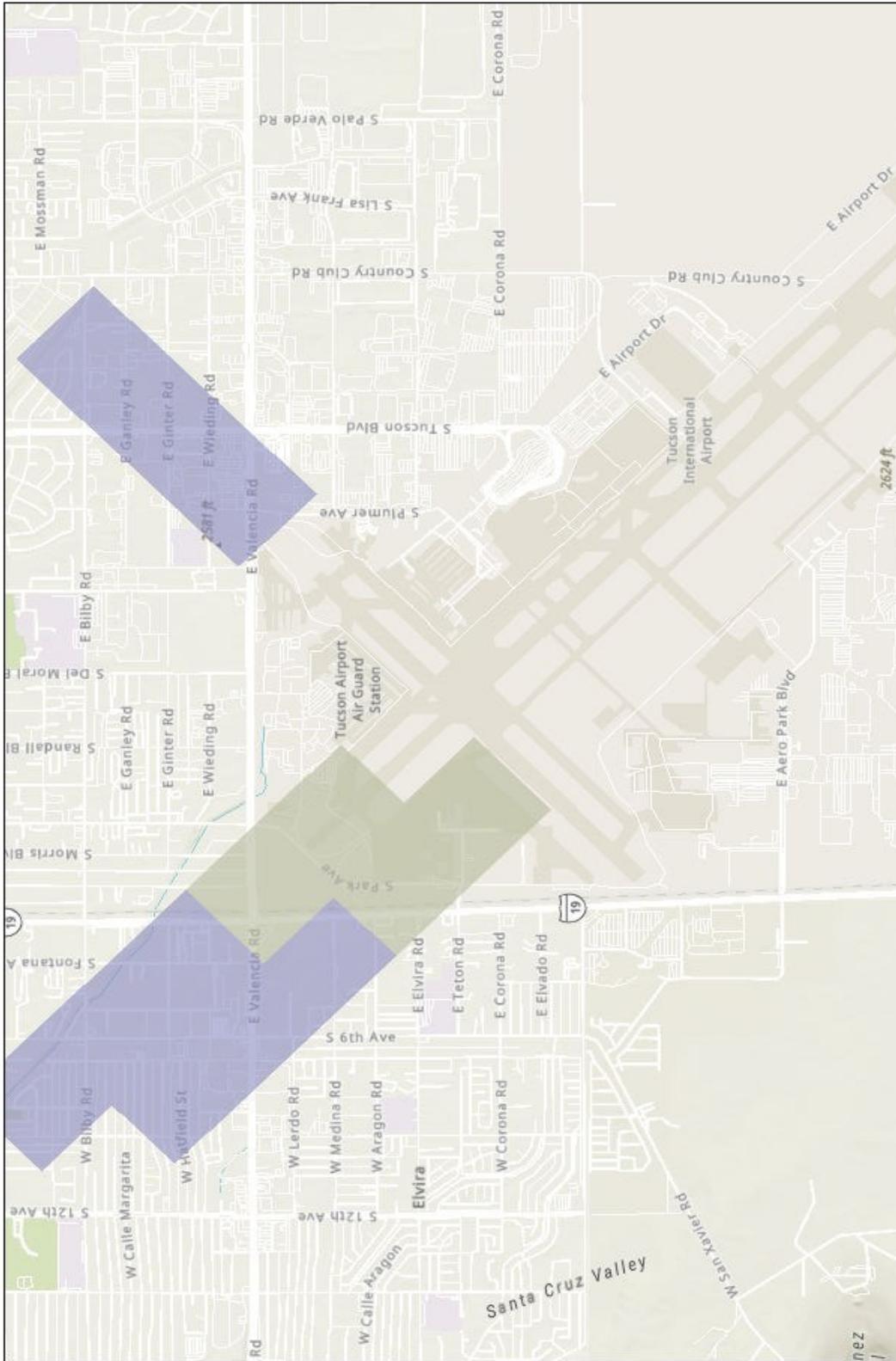
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Chase C. Cotlow
 3832 East Kleindale Road Tucson, Arizona 85716 (US)
 (520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)
Dean P. Cotlow President, Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com Chase@cotlow.com (Email Addresses)

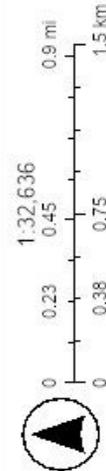


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Untitled map



2/27/2026



Airport Environment Zone - Landuse - AEZ LANDUSE

CUZ-1

CUZ-2

World_Hillshade

Published by City of Tucson Information Technology Department, GIS Services. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)

Chase C. Cotlow
 3832 East Kleindale Road Tucson, Arizona 85716 (US)
 (520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)
Dean P. Cotlow President, Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com Chase@cotlow.com (Email Addresses)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Legal Description

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 17, TOWNSHIP 15 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE NORTH 40.00 FEET THEREOF;

FURTHER EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, 111.22 FEET;

THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 50.37 FEET;

THENCE WESTERLY 111.22 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, WHICH POINT IS 50.10 FEET NORTHERLY FROM THE POINT OF BEGINNING;

THENCE SOUTHERLY 50.10 FEET TO THE POINT OF BEGINNING; AND

FURTHER EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

A THREE SIDED PARCEL BEING BOUNDED AS FOLLOWS;

ON THE WEST BY THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

ON THE NORTH BY THE SOUTHERLY LINE OF THE NORTHERLY 40.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND

ON THE SOUTHEAST BY THE ARC OF A CIRCLE OF RADIUS 40.00 FEET, CONCAVE TO THE SOUTHEAST, BEING TANGENT TO THE AFORESAID WESTERLY AND NORTHERLY LINES OF SAID THREE SIDED PARCEL.



Chase C. Cotlow
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)
Dean P. Cotlow President, Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com Chase@cotlow.com (Email Addresses)



It's simple. We get it done.



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.

Chase C. Cotlow
3832 East Kleindale Road (US)
Tucson, Arizona 85716-1400
(520) 881.8180 (Direct) (800) 831.4090 (Toll Free) (520) 241.1082 (Mobile)
Licensed in the State of Arizona
www.cotlow.com (Web Site) Chase@cotlow.com (Email Address)

