



3140 S Prosperous Pl

Green Valley, Arizona 85614

Property Features

- 2.55 AC site in Green Valley, AZ, a popular retirement community next to the growing town of Sahuarita
- Commercial, multifamily, and residential uses
- CB-2 Zoning (Pima County)
- Easy access from I-19
- Located 20 miles south of Tucson and 40 miles north of the Mexican border
- Utilities are connected to the site
- Drainage retention earthwork is in place
- 2022 RE Taxes: \$4,733.91
- Pima County Parcel 304-70-057A
- **Plans for 81 unit Assisted Living/Memory Care known as the Retreat at Santa Rita Springs are available**



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	74.4	73.5	72.5
Population:	3,904	14,126	27,867
Average HH Income:	\$57,824	\$60,471	\$59,499

Traffic Counts

	VPD
N 1-19 Frontage Rd	2,728
W Calle Torres Blancas	1,124

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Photos

Lots 4 & 5 — 2.55 AC
Santa Rita Springs
For Sale: \$499,000



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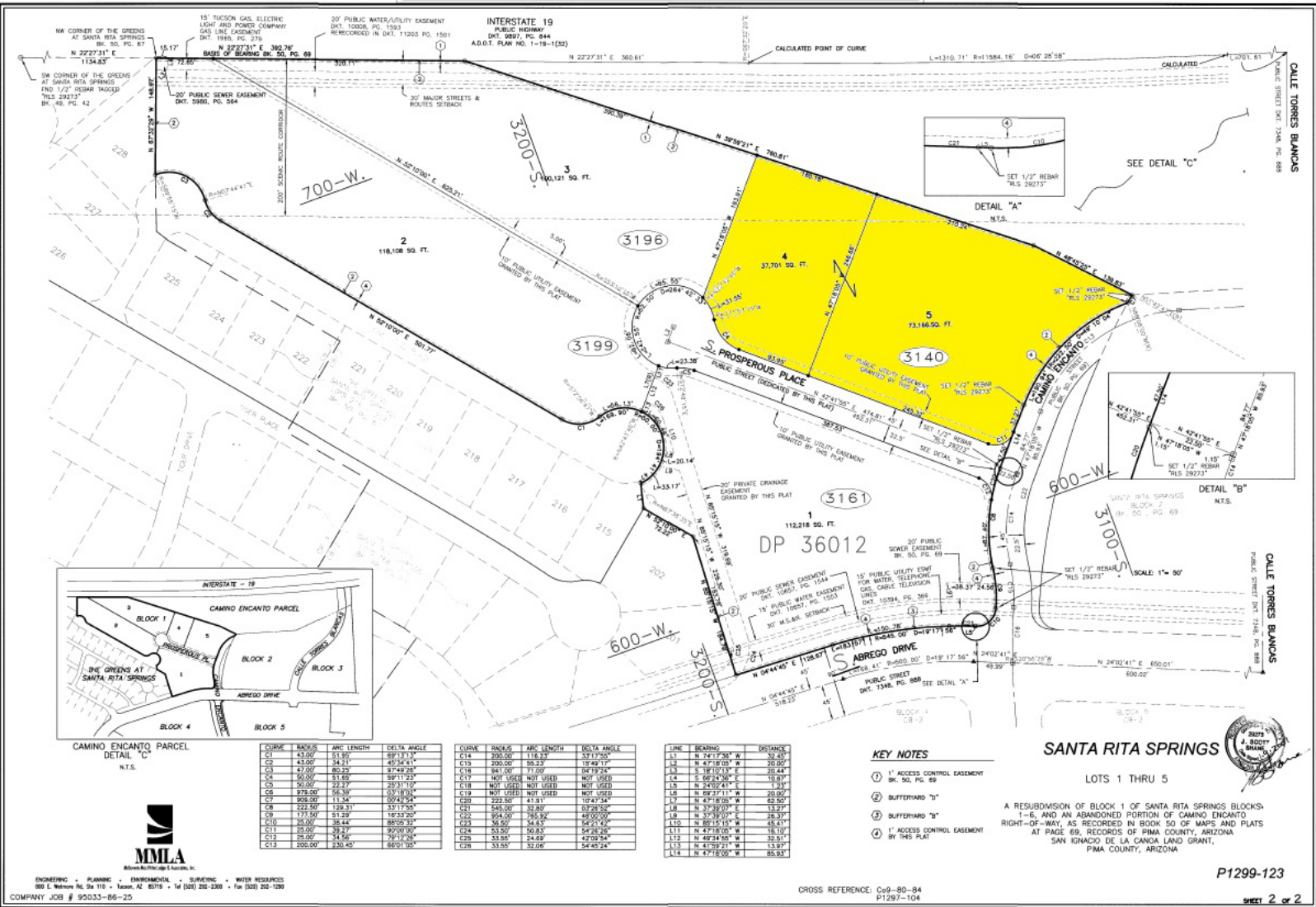
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Plat Map

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