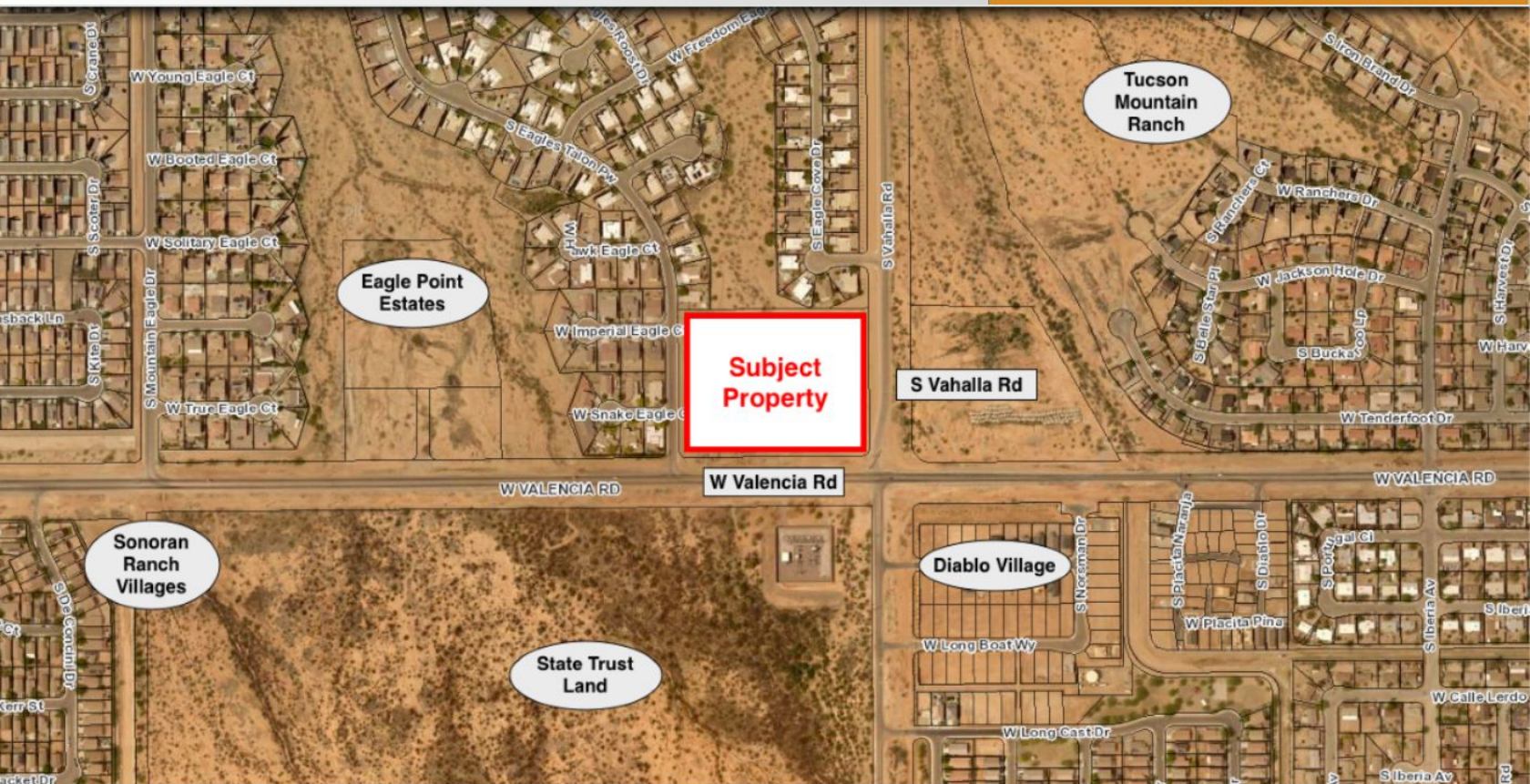


Commercial Land For Sale

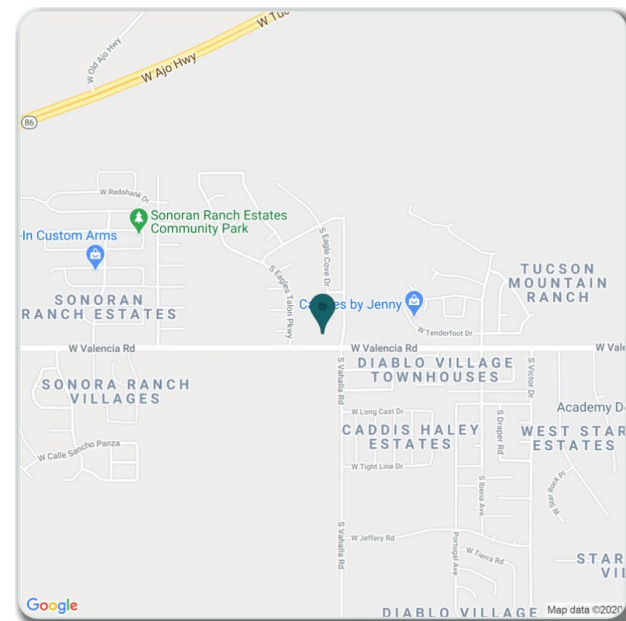


7800 W Valencia Road
Tucson, AZ 85757

SALE PRICE: \$1,400,000 - \$3.93/SF

Commercially zoned acreage on the NW Corner of W Valencia Road and S Vahalla Road. Multiple commercial pads (including corner) are available. Perfectly located to serve nearby Diablo Village, Vahalla Estates, Sonoran Ranch, Tucson Mountain Ranch, and Star Valley communities. Pima County recently completed a major road improvement project on this stretch of Valencia Road.

- 8.17 Acres
- Zoned "CB-1"
- Pads Available



Nicholas J. Travassos
Chapman Management Group, LLC
33 W. Congress, Suite 205, Tucson, AZ 85701
Office: 520.867.8438 Fax: 520.628.1082
Email: nick@chapmanmanagementgroup.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Commercial Land For Sale



Land Details:

Parcel ID: 210154210

Lot Size: Approximately 355,842 Sq.Ft.

Zoning: CB-1

Improvements:

- Sewer and utilities adjacent to property.
- Valencia Road (widened, re-paved, new drainage culverts).

Note: Whole parcel or individual pads available. Price per SF for pads dependent on size and location of pad.



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