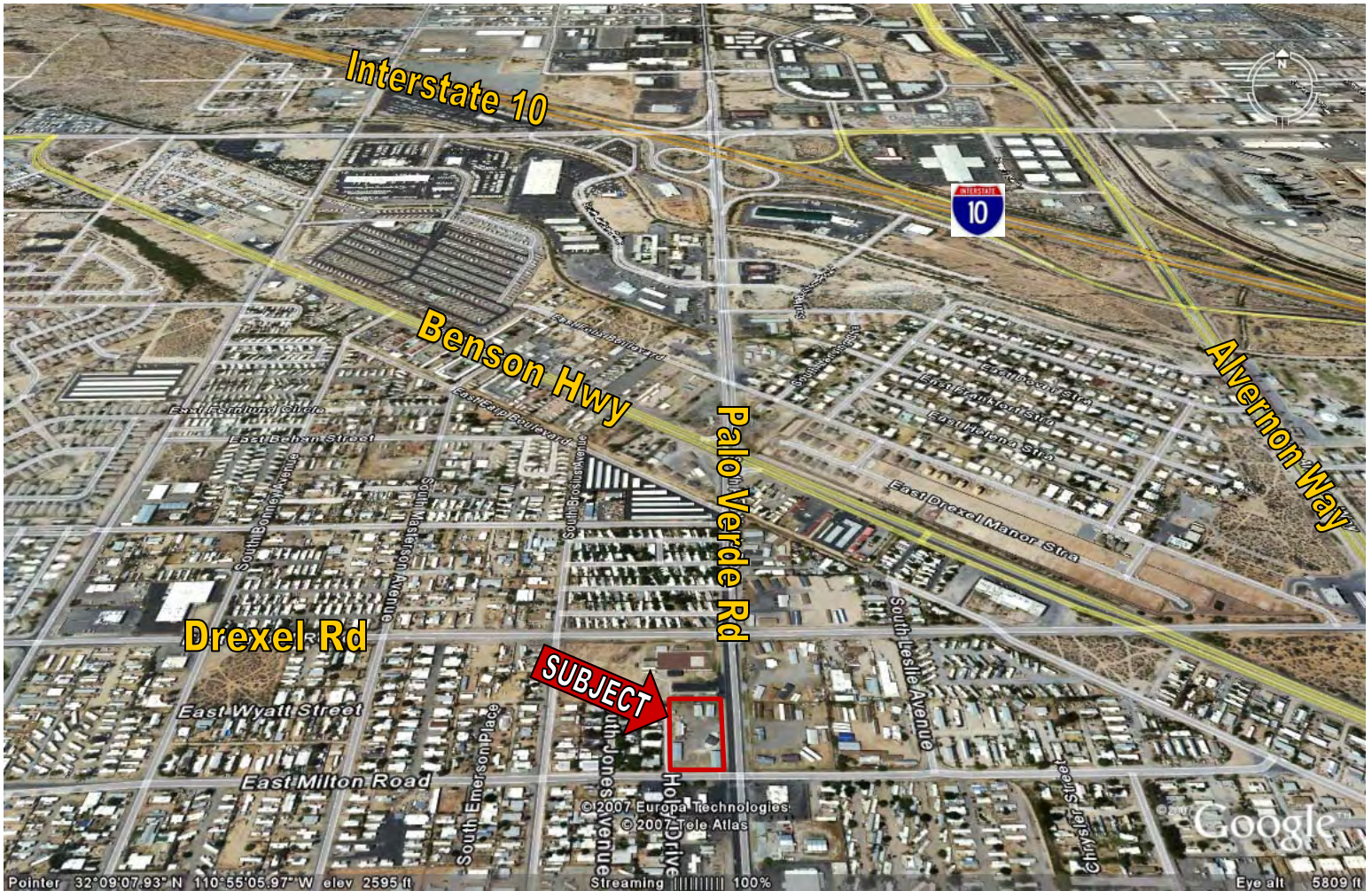


LAND FOR SALE

5750 SOUTH PALO VERDE ROAD



Exclusively Represented By: DAVE HAMMACK · dhammack@volkco.com · 520-326-3200

- ◆ \$350,000
- ◆ 53,464 SF (±1.23 acres)
- ◆ Tax parcel #140-31-289A
- ◆ MU zoning
- ◆ 16,000 average cars per day on Palo Verde Road (Source: Pima Association of Governments, 2007 Traffic Count Map)

DEMOGRAPHIC HIGHLIGHTS

2007 Estimates	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	10,898	50,394	166,855
Avg. HH Income	\$33,031	\$34,945	\$39,051

Source: Applied Geographic Solutions/TIGER Geography, Aug. 2007



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

2730 E Broadway, Suite 200
Tucson, Arizona 85716

Phone: 520-326-3200
Fax: 520-327-7906

*** Agent is related to Owner.***

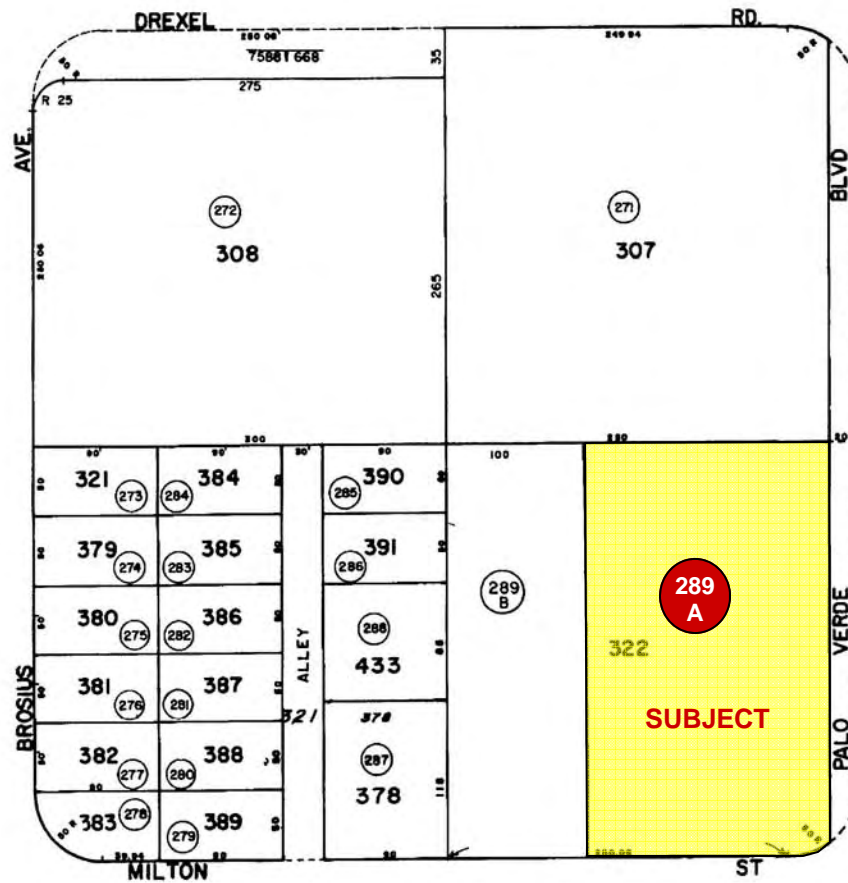
ASSESSOR'S RECORD MAP

140-31

LOS RANCHITOS NUMBER 8

DETAIL No. N

- FORMERLY -
139-29



SEE BOOK 9, PAGE 2, M/P

1994-1

S09, T15S, R14E

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