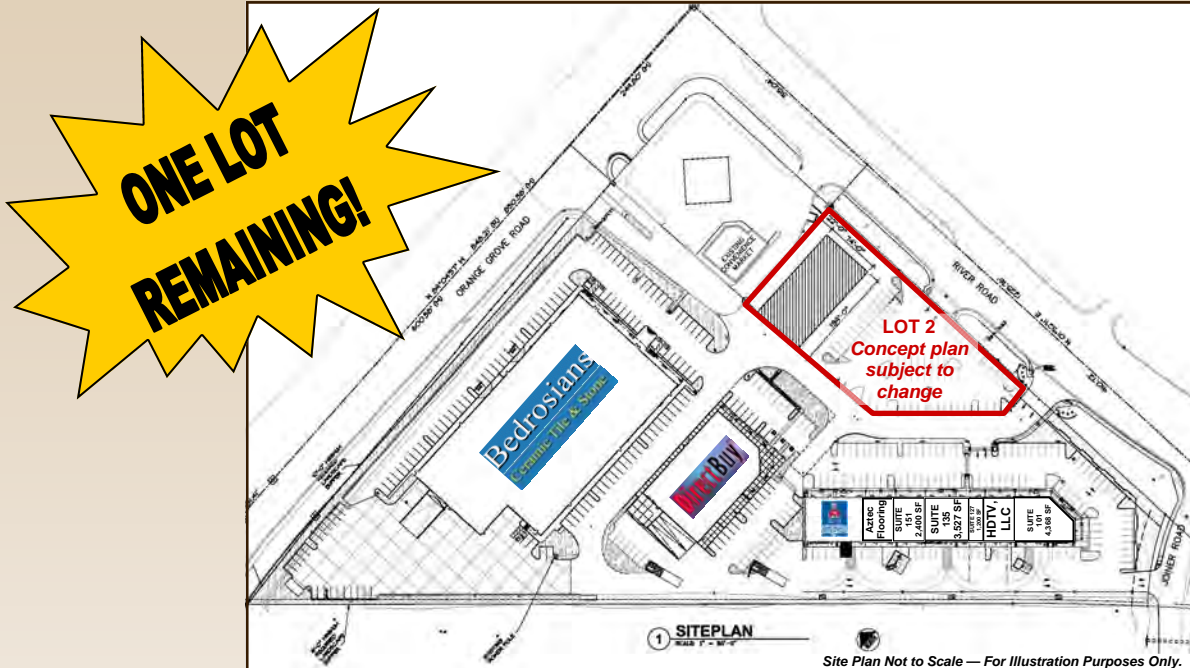


# HI-ZONED LAND FOR SALE

ADJACENT TO THE SHOPPES AT ORANGE GROVE  
INTERSTATE 10 & ORANGE GROVE, MARANA, ARIZONA



## FOR SALE:

Lot 2 of Benan Venture VII Phase 2  
Pima County Assessor's Tax Parcel #101-05-1050

## LOT AREA:

63,662 SF (1.46 ac)

## BUILDING AREA:

±10,000 SF

## PRICE:

\$950,000

## 2011 PROP. TAX:

\$10,847.88

## ZONING:

HI (Town of Marana)  
HI zoning allows for a wide range of uses.

## TRAFFIC COUNTS:

Orange Grove Rd: 41,000 avg. cars per day  
Interstate 10: 104,000 avg. cars per day  
Thornydale Rd: 34,000 avg. cars per day

Source: Pima Association of Governments, 2010 Traffic Count Map

## DEMOGRAPHIC HIGHLIGHTS:

2011 Estimates	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population:</b>	7,054	53,387	124,907
<b>Average HH Income:</b>	\$62,582	\$69,526	\$69,038

Source: Applied Geographic Solutions/TIGER Geography, Aug. 2011

- ◆ Located in Marana in the growing Northwest trade area of Tucson
- ◆ Great I-10 visibility with access from both River Road and Orange Grove
- ◆ Neighboring retailers include Westar Appliances, Costco, Home Depot, Sam LeVitz, PETsMART, Bedrosians Tile, Direct Buy, Lowe's, Target, and newest retailer: Staples!

Exclusively  
Represented By:

**Debbie Heslop, CCIM** • [dheslop@volkco.com](mailto:dheslop@volkco.com) • **520-326-3200**



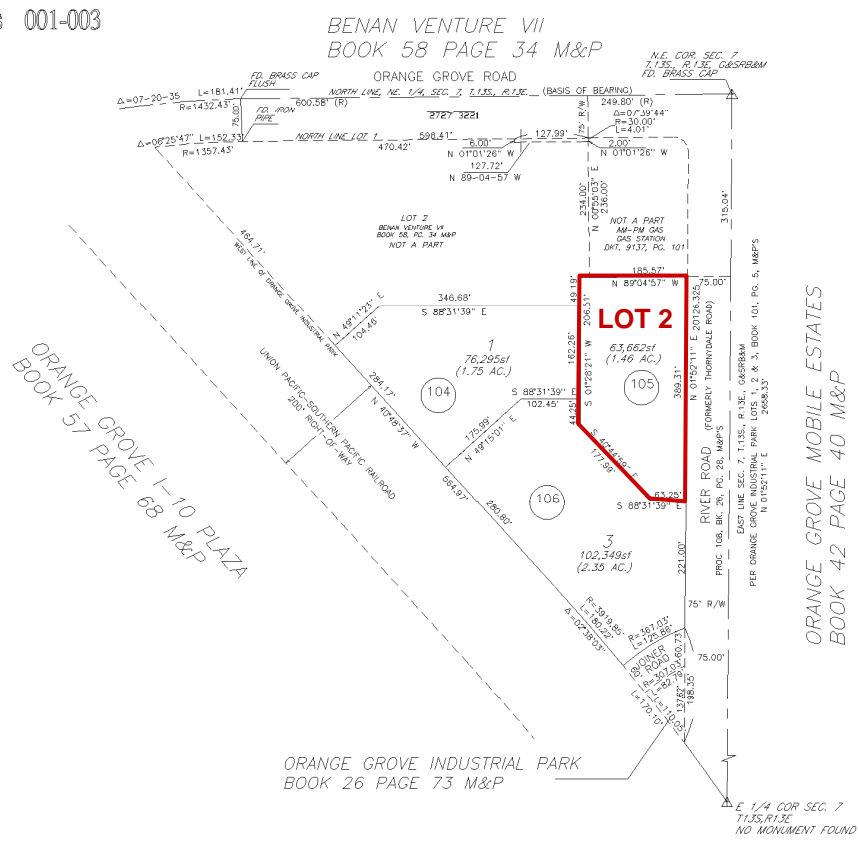
The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

2730 EAST BROADWAY BOULEVARD, SUITE 200, TUCSON, ARIZONA 85716 · PHONE: 520-326-3200 · FAX: 520-327-7906



ASSESSOR'S RECORD MAP  
 101-05 BENAN VENTURE VII PHASE 2  
 LOTS 001-003

(RESUB OF 58/34 M&P)



C.O.T.  
 PROJECT  
 CCS

Pinna  
 county  
 assessor