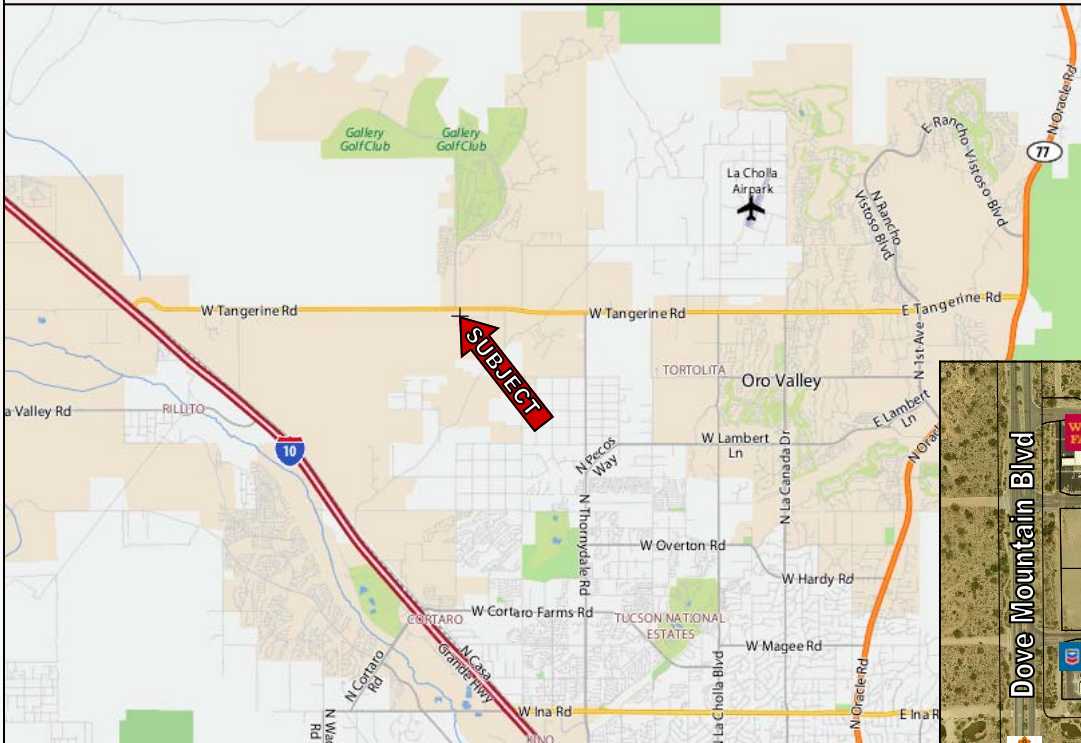


# CORNER PARCEL FOR SALE

## SEC Tangerine Rd & Dove Mountain Blvd Marana, Arizona (Tucson Metro Area)

COMMERCIAL INTERSECTION FOR UPSCALE MASTER PLANNED  
COMMUNITY AND RITZ CARLTON RESORT AREA



Exclusively Represented By:  
**BRENNA LACEY**  
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**520-326-6200**



**PROPERTY:** Southeast corner of Dove Mountain Boulevard and Tangerine Road; Pima County Assessor's tax parcel number 216-02-015A.

**SIZE:** ±3.25 acres

**PRICE:** ~~\$575,000~~ **\$395,000 PRICE REDUCED!**

**ZONING:** Zone C – Large Lot Zone. This zoning allows a variety of commercial uses, subject to Marana approval.

### DEMOGRAPHIC HIGHLIGHTS

2010 Estimates	3 Miles	5 Miles	7 Miles
<b>Population:</b>	5,546	46,552	108,782
<b>Avg. HH Income:</b>	\$102,851	\$85,507	\$80,758

Source: Applied Geographic Solutions/TIGER Geography, April 2010



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.

