

## 11115 E Tanque Verde Rd, Tucson, AZ 85749

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**Sale Price: \$110,000**  
**Per Square Foot: \$3.52**

- Property is located on East Tanque Verde Road which takes you into the Tanque Verde Valley, one of the highest-income areas of Tucson.
- Great Tanque Verde Road Frontage
- Rare CB-1 (Pima County) zoning that creates an opportunity for a retailer or service tenant to build in a trade area with very limited commercial property available.
- NEC of Tanque Verde Road & Tanque Verde Loop Road.
- Additional 1.66 acres neighboring property for sale to make an even larger parcel for development.



Specifications	
Sale Price:	\$110,000
Lot Size:	Approx. 31,249 SF (.72 acres)
Zoning:	CB-1, Pima County
Parcel Number:	205-37-016D
Property Taxes:	\$2,373 (2015)

Demographics*	1-Mile	3-Mile	5-Mile
Est. Pop. (2016):	1,672	30,501	92,474
Est. Avg. HH Income:	\$121,820	\$94,157	\$75,793

*Exclusively Represented by:*

**Tucson Realty & Trust Co.**  
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