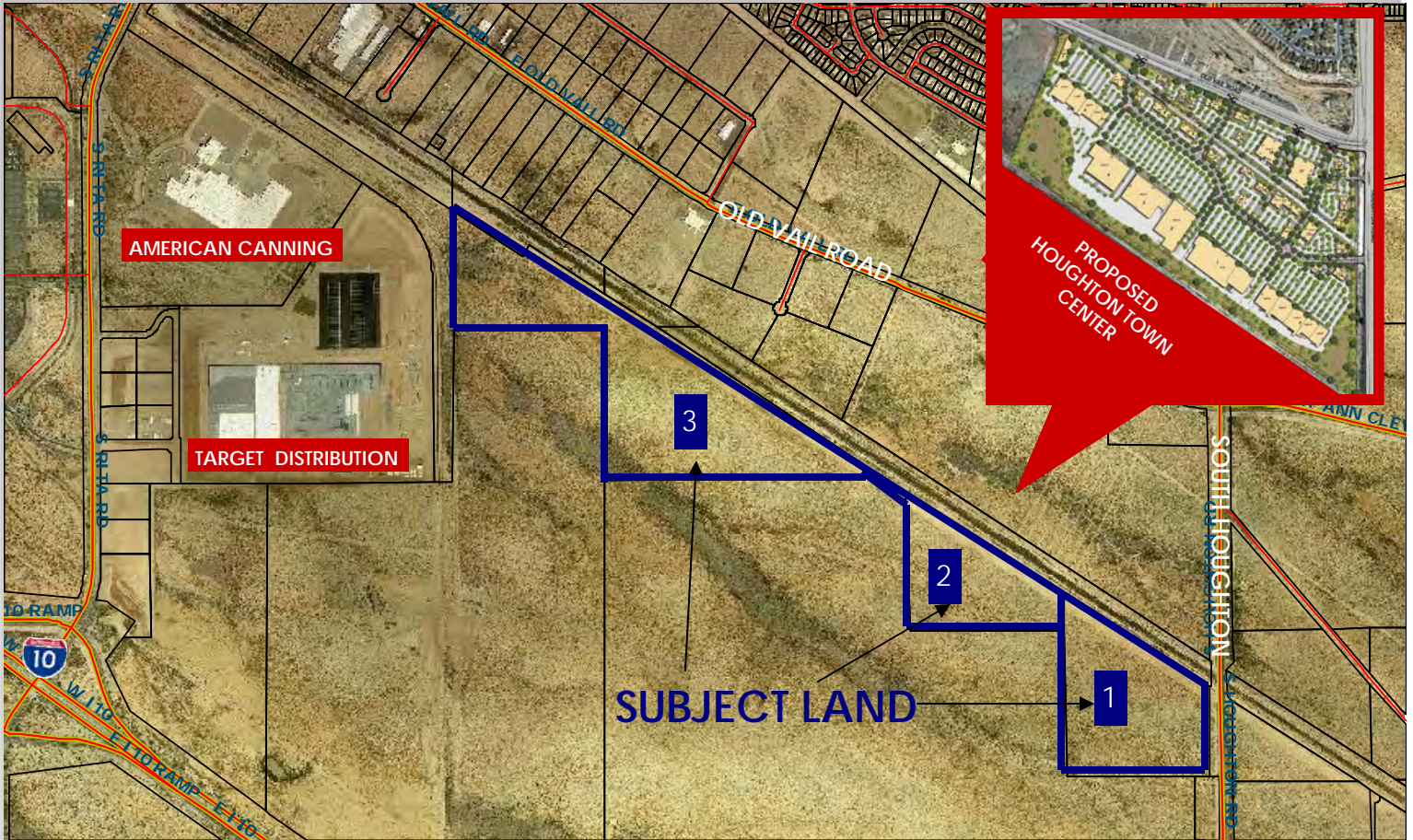


For Sale
Retail or
Industrial
Land

Houghton and I-10

Tucson, Arizona



SIZE; 23 to 124 Acres

PURCHASE PRICE \$2,490,000
\$20,000±/Acre

FEATURES:

PARCELS

Lot 1 - 35.73 Acres

Lot 2 - 23.01 Acres

Lot 3 - 65.65 Acres

For more information, Please contact:

ROB GLASER, SIOR, CCIM or
PAT WELCHERT, SIOR

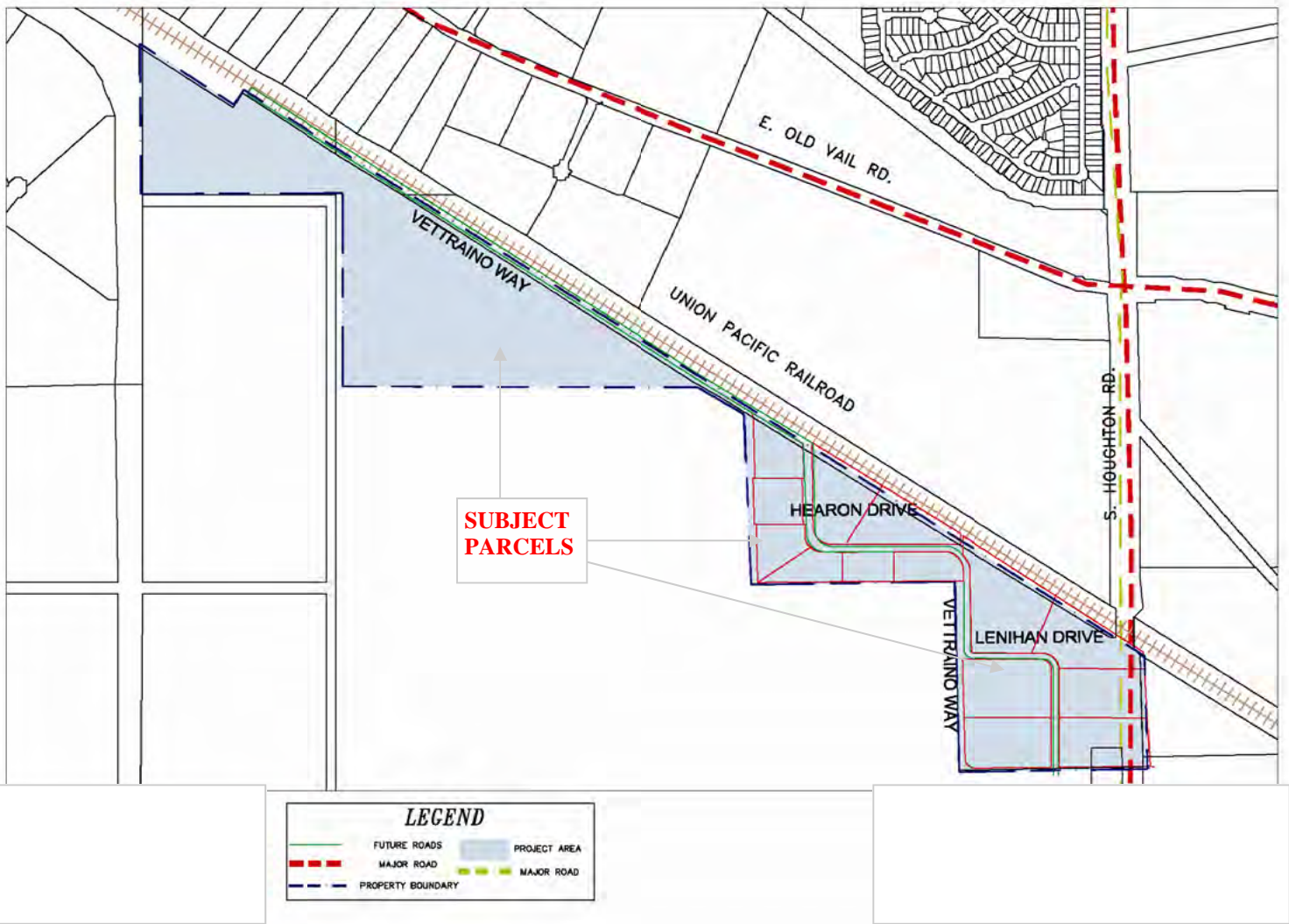
PICOR Commercial Real Estate Services
1100 N. Wilmot Road, Ste. 200, Tucson, AZ 85712
520.5748.7100 Office 520.546.2799 Fax
Email: rglaser@picor.com or pwelchert@picor.com
Search our Listings at: www.picor.com

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COMMERCIAL
REAL ESTATE
SERVICES



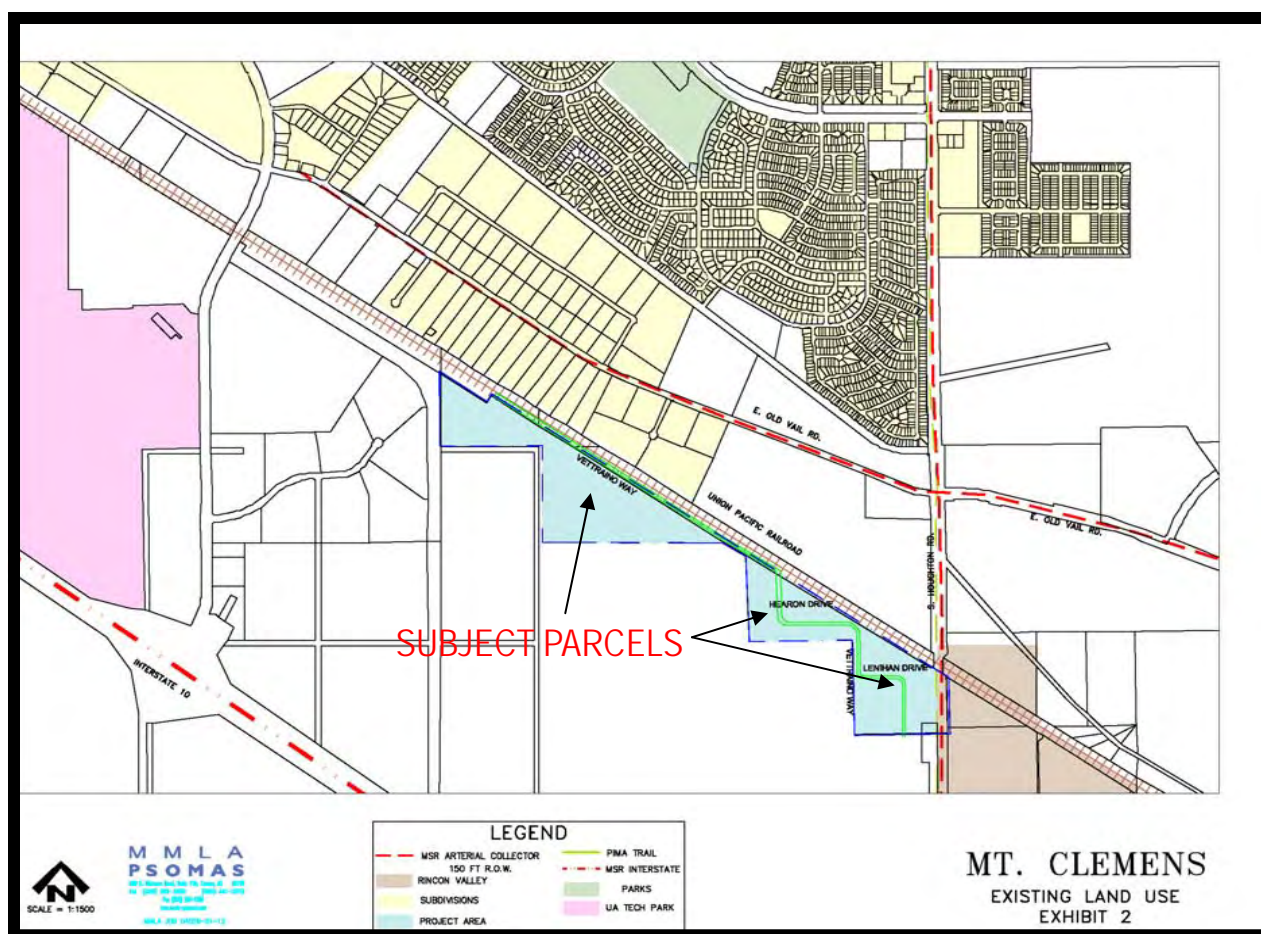


**Land Located off Houghton Road
Surrounded by State Land to the South
Railroad to the North**

Zoning I-2

Allowed Use Heavy Industrial/Retail

<u>Parcel</u>			<u>2010 Taxes</u>
1	141-25-0150	35.73 AC	\$2,078
2	141-25-0140	23.01 AC	\$1,338
3	141-25-0260	65.65 AC	\$3,816



Land Use

To the north, Rita Ranch Commerce Center has a variety of commercial establishments including Direct TV, Blue Bell Creameries, Fry's , Bank of America, Carl's Jr. and Desert Dental.

To the west is the Rita Tech Park with the 440,000 SF food processing plant of La Costeña as its anchor and 1M SF Target Distribution center.

Also to the west, University of Arizona's Science and Technology Park tenants include IBM and Raytheon.

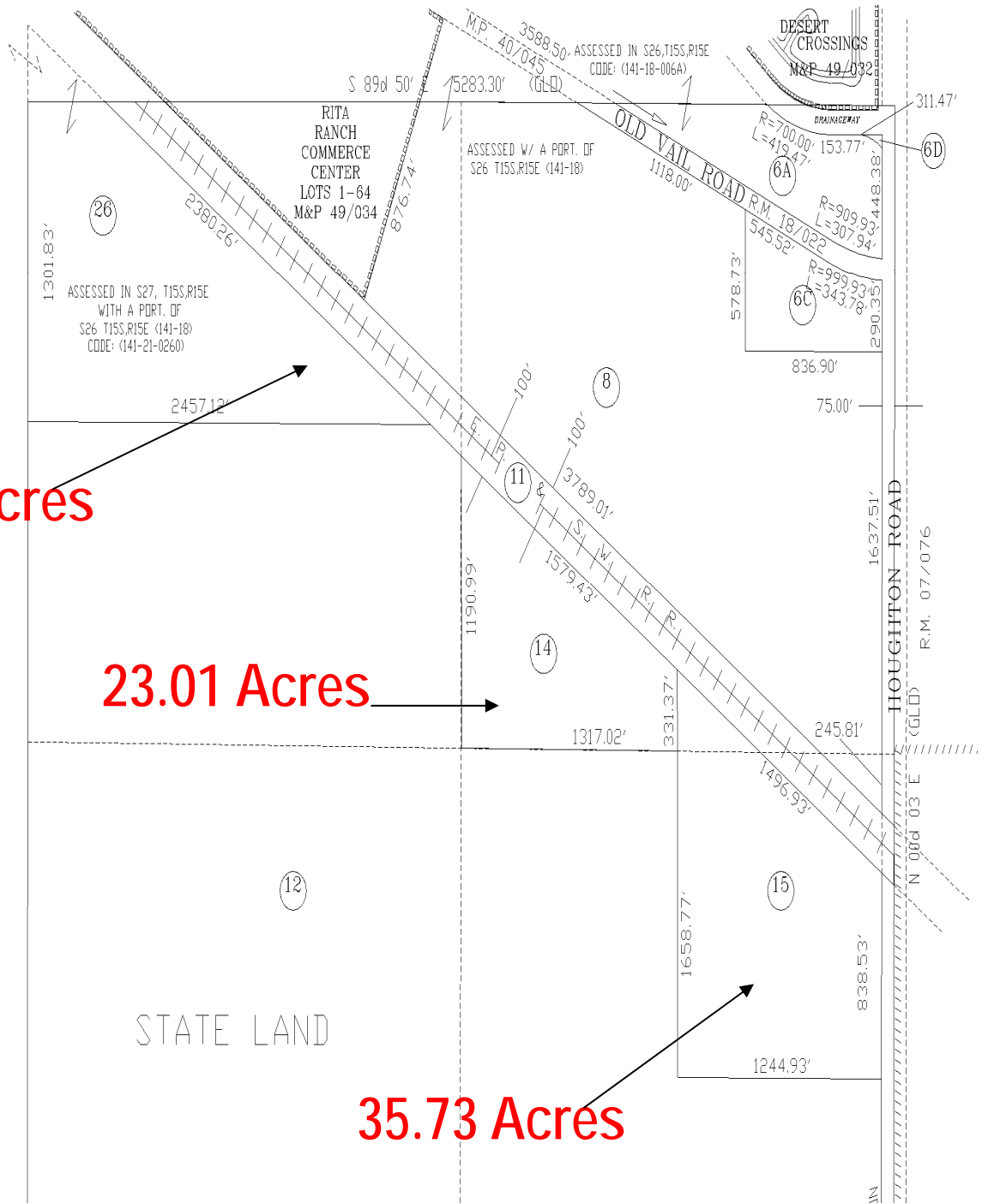
To the South, the land is owned by the State of Arizona.

PLAT MAP

65.65 Acres

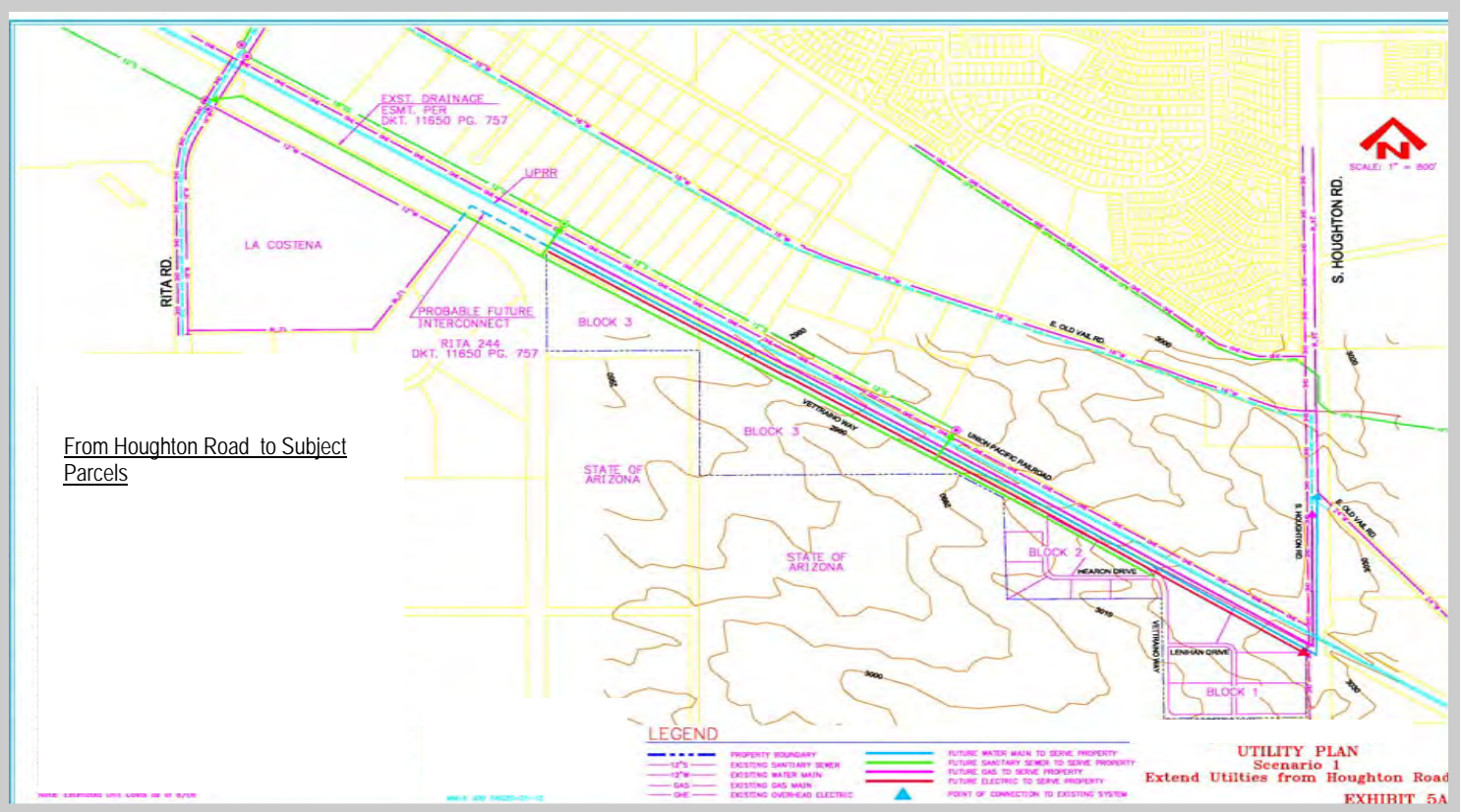
23.01 Acres

35.73 Acres

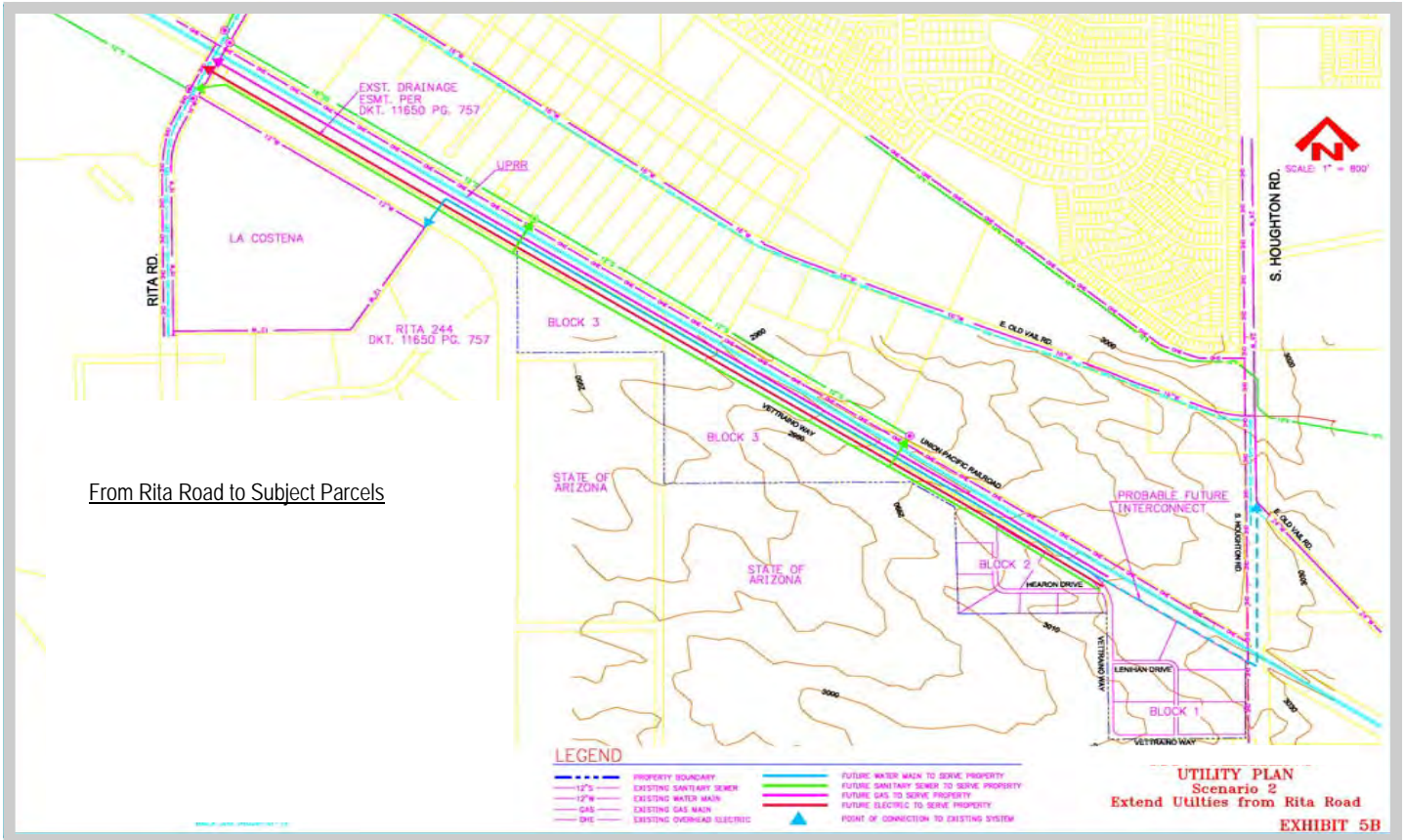


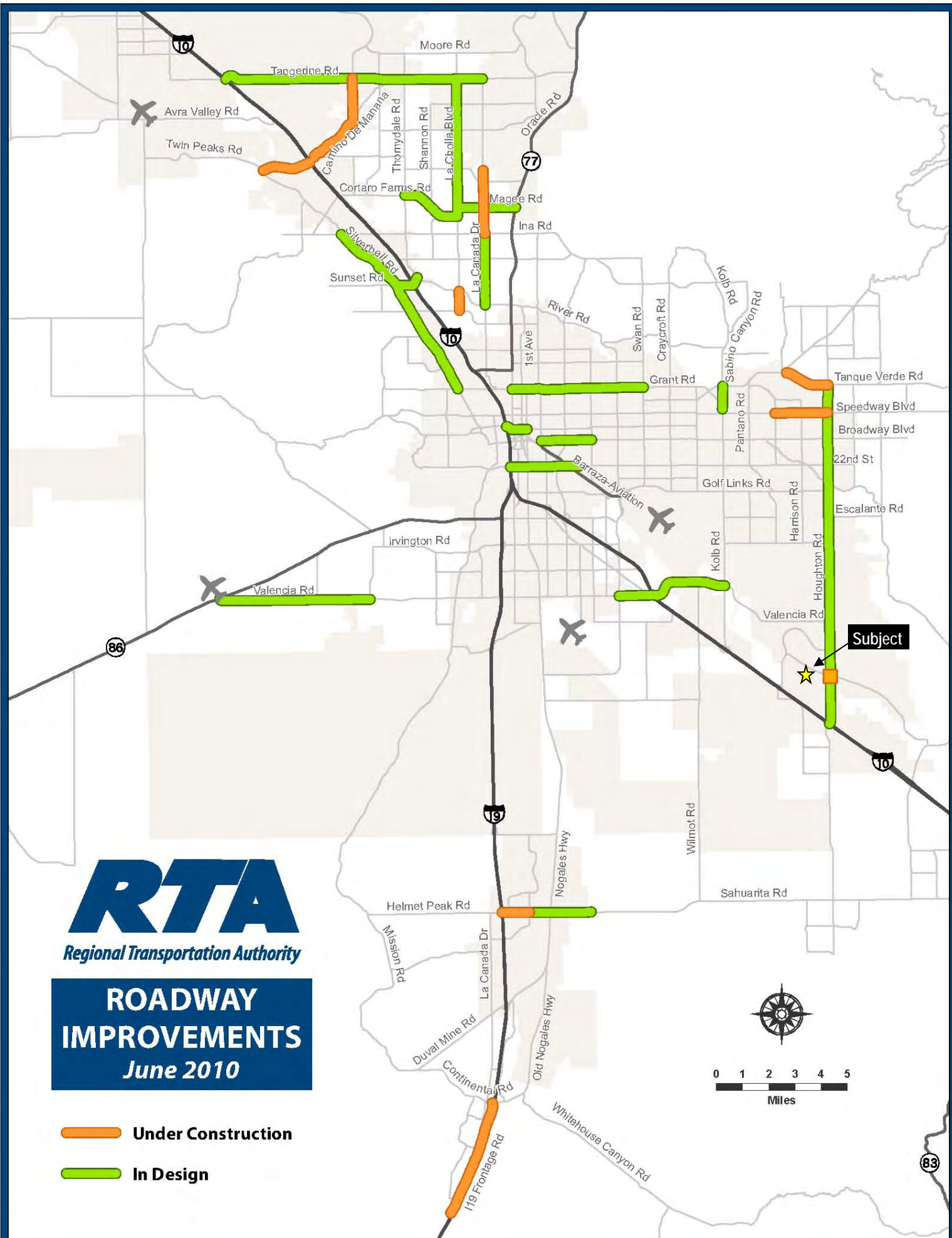
FUTURE UTILITY PLANS

From Houghton Road to Subject
Parcels



From Rita Road to Subject
Parcels





RTA

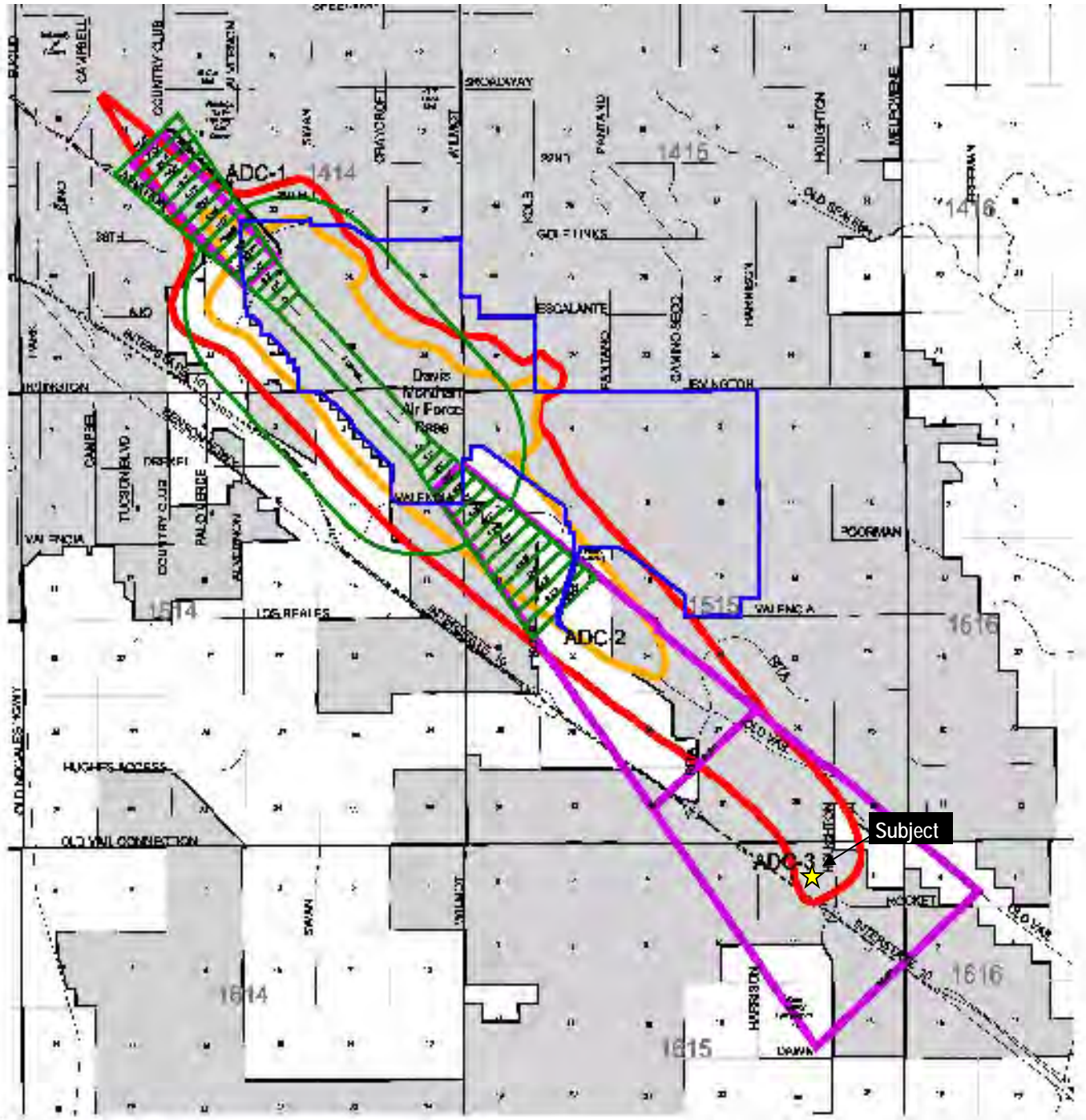
Regional Transportation Authority

ROADWAY IMPROVEMENTS
June 2010

- █ Under Construction
- █ In Design



Davis-Monthan Environs Zone



★	Approach Departure Corridors (ADC)	ADC-3
★	Noise Control Districts (NCD)	NCD-65

Property is within a noise control district. All administrative and professional offices or places used for public assembly would be required to provide sound attenuation.