



**THE HEARON COMPANY
ASHLAND GROUP**

**Sahuarita Corridor
+/- 186 Acres of raw Land
Off Wilmot Frontage Road**

THE HEARON COMPANY
ASHLAND GROUP, L.L.C.

Commercial Real Estate Services
River Plaza 1050 East River Road, Suite 300, Tucson, Arizona 85718-5736 (520) 293-9000

The information contained herein has been received and/or developed from sources we deem reliable. However, the accuracy hereof cannot be guaranteed. (ALL INFORMATION AND FACTS SHOULD BE PERSONALLY VERIFIED BY POTENTIAL PURCHASERS)

Location: Approximately one mile north of the Sahuarita Rd (Sahuarita is a designated state route). The property is located on the section corner. The corner is located at the southwest part of the property. (see attached Assessor map).

Size: +/-186 acres. Survey available (Cella, Barr & Associates).

Zoning: Residential

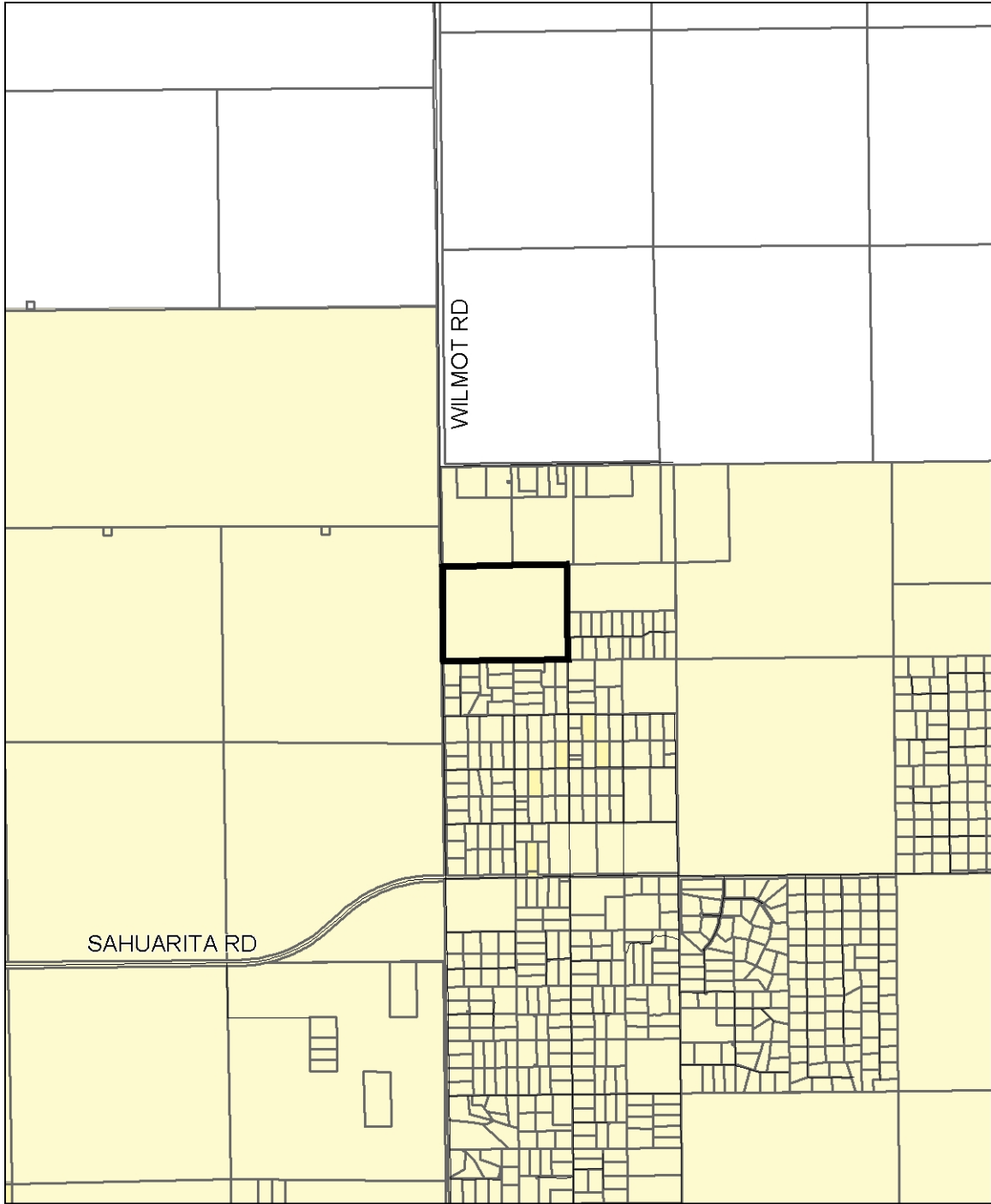
Tax Parcel #: 305-230-0260

Price: Submit

Terms: Submit

Comments: This property's potential is similar to Tangerine and Northwest Tucson 10 years ago. If your computer has Adobe MapGuide Viewer, and you would like to view an aerial of the property, you can click on this [link](#). This link will take you to Pima County Department of Transportation Map Center (click here if you need the **MapGuide Viewer Plugin**). Also a "Site Analysis" prepared by the Planning Center is Available by email. Call Duff Hearon if you have any issues or questions.

Zoning



Legend

- Streets
- ▭ Boundary
- City of Tucson
- RH Rural Homestead
- GR-1 Rural Residence



Source: PCLIS, January 2005

File: SCL-01\zoning.mxd



RTA Roadway Improvements

RTA Projects plus other Committed "Funded" Improvements

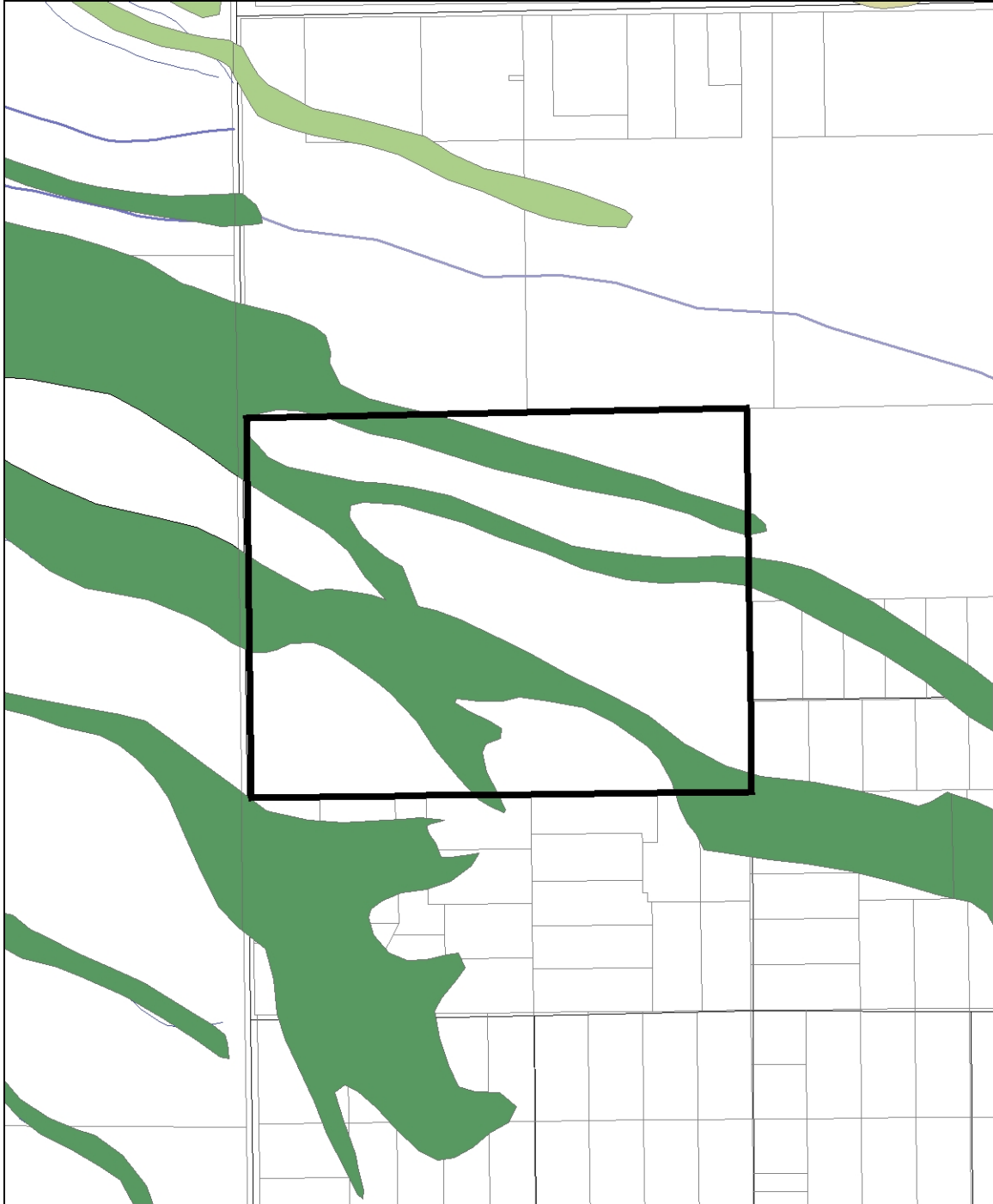
Note: See lower right legend. Committed improvements are funded by existing revenue sources and are not RTA funded projects.

Other roadway, bridge and maintenance improvements also will be funded by existing revenue sources.

- Roadway Capacity Projects**
- 1 22nd St - Camino Seco to Houghton Rd
 - 2 22nd St - I-10 to Tucson Blvd/Barraza Aviation
 - 3 Downtown Links - I-10 to Broadway Blvd
 - 4 Barraza/Aviation Parkway - Palo Verde Rd to I-10 (Right-of-Way Only)
 - 5 Broadway Blvd - Euclid Ave to Country Club Rd
 - 6 Broadway Blvd - Camino Seco to Houghton Rd
 - 7 Camino de Mañana - Linda Vista Blvd to Tangerine Rd
 - 8 First Ave - River Rd to Grant Rd
 - 9 First Ave - Orange Grove Rd to Ina Rd
 - 10 Grant Rd - Oracle Rd to Swan Rd
 - 11 Harrison Rd - Pantano Bridge Only
 - 12 Houghton Rd - I-10 to Tanque Verde Rd
 - 13 I-19 Frontage Rd - Continental Rd to Canoa Rd
 - 14 Irvington Rd - Santa Cruz River to I-19
 - 15 Kolb Rd - Sabino Canyon Rd Connection
 - 16 La Cañada Dr - Calle Concordia to River Rd
 - 17 La Cholla Blvd - Tangerine Rd to Magee Rd
 - 18 La Cholla Blvd - River Rd to Ruthrauff Rd
 - 19 Magee Rd/Cortaro Farms Rd - La Cañada Dr to Thornydale Rd
 - 20 Magee Rd - La Cañada Dr to Oracle Rd
 - 21 Railroad Overpass - at Ina Rd
 - 22 Railroad Overpass - at Ruthrauff Rd
 - 23 Railroad Underpass - at Grant Rd
 - 24 Sahuarita Rd - La Villita Rd to Country Club Rd
 - 25 Silverbell Rd - Ina Rd to Grant Rd
 - 26 Speedway Blvd - Camino Seco to Houghton Rd
 - 27 Sunset Rd - Silverbell Rd to I-10 to River Rd
 - 28 Tangerine Rd - I-10 to La Cañada Dr
 - 29 Tanque Verde Rd - Catalina Highway to Houghton Rd
 - 30 Twin Peaks Rd - Silverbell Rd to I-10 including I-10 Interchange
 - 31 Valencia Rd - Ajo Way to Mark Rd
 - 32 Valencia Rd - Kolb Rd to Houghton Rd
 - 33 Valencia Rd - I-19 to Alvernon Way (Access mgmt)
 - 34 Valencia Rd - Alvernon Way to Kolb Rd
 - 35 Wilmot Rd - South of I-10 (Pave Existing Dirt Road)

- RTA Projects**
- RTA Regional Corridors
 - RTA Road Improvements
 - Preserve Right-of-Way
 - Interchange and Railroad
 - Interchange Improvements (illustrative)
- Committed "Funded" Improvements**
- Road Improvements
 - Interchange and Railroad





Legend

- Streets
-  Site Boundary
-  Important Riparian Area
-  Riparian Area Class D



File: SCL-01\Riparian.mxd

Source: PCLIS, January 2005