



\$99,900

- Lots / Land
- Active

## 35 W AMERICAN AVE, ORACLE, AZ 85623, USA

<https://rehomes.us>



Large 2 acre lot with American Ave frontage. Excellent location to build a home or business! Utilities are available to lot line. Property has the ability to be rezoned commercial.

### Basics

**Category:** Lots / Land

**Lot size:** 87120.00 sq ft

**List Number Main:** 22404979

**Lot Acres:** 2.00 acres

**Lot Dimensions:** Irregular

**View:** City

**Property Use Type:** Other

**Status:** Active

**County:** Pinal

**Entry Timestamp:** 2024-02-27T09:10:54.994

**Municipality/Zoning:** Oracle - GR

**Township:** 35

**Area:** Pinal



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## Description

**Legal Description:** PCL#1, 87,935 sq ft in S1/2 SW of Sec 26 NENW of Sec 35-95-1 SE 2 acr.

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## Building Details

**Lot Features:** Corner Lot

**Fence:** None

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** None

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 9.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Owner Carry,Submit

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** lot line

**Phone: Location:** Unknown

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Attribution Contact:** 520-603-9313

**Tax Code:** 308-21-0070

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** lot line

**Distance to Utilities: Electric:** lot line

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## Listing Office



**Listing Office ShortId:** 16719  
**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715  
**Listing Member Phone:** (520) 603-9313

**ListingOfficeName:** Long Realty Company  
**Listing Office Url:** <http://www.LongRealty.com>  
**Office ID:** 20091207184652278815000000

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## Amenities & Features

**Sewer:** None,Septic  
**Water: Location:** On Site  
**Electric: Location:** On Site

**Neighborhood Feature:** None  
**Gas: Location:** On Site

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## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Mountain Vista

**School District:** Oracle  
**Elementary School:** Oracle Ridge

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## Fees and Taxes

**Tax Year:** 2020

**Taxes:** \$720

