



**\$305,000**

**10570 S NOGALES HWY, TUCSON, AZ 85756, USA**

<https://rehomes.us>

- Lots / Land
- Active



This parcel could be purchased with the two other adjoining parcels for a total of approximately 13.5 usable acres (21 Gross) Light Industrial Zoning (Pima County C I-2), for a total of approximately 430 Feet of Frontage on Nogales Highway Gateway between Tucson and Sahuarita. Outbuildings and workshop included.

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## Basics



**Category:** Lots / Land

**Lot size:** 684325.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-04-25T18:44:33.121

**Municipality/Zoning:** Sahuarita - CI2

**Township:** 16

**Area:** South

**Status:** Active

**Days On Market:** 65

**List Number Main:** 22309044

**Lot Acres:** 15.71 acres

**Lot Dimensions:** Irregular

**View:** Sunset

**Property Use Type:** Industrial

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## Description

**Legal Description:** Ctrl Ptn N805.25' N2 Nw4 15.71 Ac Sec 7-16-14

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## Building Details

**Fence:** Barbed Wire,Chain Link

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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:** Unsubdivided

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Unknown

**Distance to Utilities: Water:** Unknown

**Phone: Location:** Unknown

**Special Listing Conditions:** Court Approval Required,Probate/Estate

**Co-op Fee:** \$5

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 303-14-002H

**Property Disclosures:** None

**Road Maintenance:** County

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Unknown

**Distance to Utilities: Electric:** Unknown

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## Listing Office

**Listing Office ShortId:** 5947

**ListingOfficeName:** United Real Estate Specialists

**Listing Office Address:** 7430 N. La Cholla Blvd., Tucson, AZ 85741

**Listing Office Url:** <http://unitedrealestatesouthernarizona.com>

**Listing Member Phone:** (520) 241-0712

**Office ID:** 20160401195314200025000000

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## Amenities & Features

**Neighborhood Feature:** None

**Water:** Private Well

**Sewer: Location:** Unknown

**Electric:** Electric Company

**Gas: Location:** Unknown





## Nearby Schools

**High School:** Sunnyside

**Middle School:** Challenger

**School District:** Sunnyside

**Elementary School:** Gallego



## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$217

