



\$439,000

- Lots / Land
- Active

35480 AZ-77, TUCSON, AZ 85739, USA

<https://rehomes.us>

Two parcels – Pinal County 305-33-005B and 005D – 1.72 acres at Oracle Junction at the intersection of SR 77 and 79 – Good traffic count approx 3000 to 4300/day (2021 DOT)- located between the retirement communities of Saddlebrooke and Saddlebrooke Ranch – Adjacent to Lupe’s Fine Mexican Cafe and an established 80 lot Mobile [...]



Basics



Category: Lots / Land

Lot size: 74845.00 sq ft

County: Pinal

Entry Timestamp: 2023-04-07T14:21:04.226

Municipality/Zoning: Catalina - CB2

View: Rural

Property Use Type: Retail

Status: Active

Days On Market: 83

List Number Main: 22307715

Lot Acres: 1.72 acres

Lot Dimensions: Irregular - plat map in documents

Area: Upper Northwest

Description

Legal Description: Metes and Bounds two parcels 305-33-005B and 005D

Building Details

Lot Features: East/West Exposure

Fence: None

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: S

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Fire Protection: Included in Taxes

Property Disclosures: Plat Map

Road Maintenance: County

Distance to Utilities: Phone: On property

Distance to Utilities: Gas: None

Distance to Utilities: Electric: On property

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Tax Code: 305-33-005D

Road Type: Paved

Terms: Cash,Conventional,Submit

Distance to Utilities: Sewer: Septic

Distance to Utilities: Water: On property

Phone: Location: On Site

Listing Office

Listing Office ShortId: 53130 **ListingOfficeName:** Wrangler Real Estate LLC

Listing Office Address: 8132 N 16th St, Phoenix, AZ 85020 **Listing Office Url:** <http://https://www.realestateranglers.com>

Listing Member Phone: (951) 541-7001 **Office ID:** 20220803220013376935000000

Amenities & Features

Sewer: Septic

Neighborhood Feature: Legal Access,Paved Street

Water: Water Company

Gas: Location: None

Electric: Location: On Site

Nearby Schools



High School: Canyon Del Oro
Middle School: Mountain Vista

School District: Oracle
Elementary School: Mountain Vista

Fees and Taxes

Tax Year: 2022

Taxes: \$537

