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\$1,795,000

8135 W TANGERINE RD, MARANA, AZ 85658, USA

<https://rehomes.us>

- Lots / Land
- Active



Opportunity to invest/develop in the explosive Marana, AZ market! Property features 300+ feet of Tangerine Road frontage with road widening to 4 lanes underway. This project is strategically located just East of the new 2500+ Residential and Retail/Commercial planned development at Tangerine Road and the I-10. Perfect for flex warehouse space and the Town of [...]

Basics



Category: Lots / Land

Lot size: 163350.00 sq ft

County: Pima

Entry Timestamp: 2024-03-01T12:15:12.307

Municipality/Zoning: Marana - CO

Township: 12

Area: Northwest

Status: Active

Days On Market: 10

List Number Main: 22405308

Lot Acres: 3.75 acres

Lot Dimensions: 532X308

View: Mountain(s)

Property Use Type: Industrial

Description

Legal Description: W165' OF E1165' OF N2 LOT 2 EXC RD 2.31 AC SEC 5-12-12 NULL NULL (FORMERLY 202-85-0040)

Building Details

Lot Features: Corner Lot,North/South 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: W

Subdivision Restrict: Deed
Restrictions: No

Association & Fees: HOA: No

Section: 5

Tax Code: 216-08-005D

Property Disclosures: Easements, Plat Map, Seller Prop Disclosure, Site Plan, Surveyed Plat, Topographic Map

Road Maintenance: City

Distance to Utilities: Phone: 100

Distance to Utilities: Gas: n/a

Distance to Utilities: Electric: 100

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Terms: Assumption, Cash, Conventional, Owner Carry

Distance to Utilities: Sewer: n/a

Distance to Utilities: Water: 100

Phone: Location: Available

Listing Office

Listing Office ShortId: 53696

ListingOfficeName: Diligence Realty

Listing Office Address: 5234 E Cactus Rd, Scottsdale, AZ 85254

Listing Member Phone: (602) 549-2356

Office ID: 20230913182013302705000000

Amenities & Features

Sewer: Alternative System, Septic

Electric: Electric Company

Gas: None

Electric: Location: Available

Neighborhood Feature: None

Water: City

Water: Location: Available





Nearby Schools

High School: Flowing Wells

Middle School: Flowing Wells

School District: Flowing Wells

Elementary School: Centennial



Fees and Taxes

Tax Year: 2023

Taxes: \$2,768

