



**\$2,000,000**

- Lots / Land
- Active

**8117 W TRUE EAGLE CT, TUCSON, AZ 85757, USA**

<https://rehomes.us>

Looking for the perfect investment opportunity in Pima County? Look no further than these parcel at Eagle Point Estates, located in Unincorporated Pima County at Valencia Road. 9.47 Acres of vacant land zoned CB-1 in unincorporated Pima County. This property has zoning that will allow for single family, multi-family, retail, self storage, auto repair, restaurant, [...]

## Basics



**Category:** Lots / Land

**Lot size:** 412000.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-06-25T16:15:52.413

**Municipality/Zoning:** Pima County - CB1

**Township:** 15

**Area:** Southwest

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22313659

**Lot Acres:** 9.47 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Sunrise,Sunset

**Property Use Type:** Retail

Description

**Legal Description:** EAGLE POINT ESTATES BLOCKS 1, 2, 3, and Common Area C

Building Details

**Lot Features:** Borders Common Area,Dividable Lot

**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:** Eagle Point Estates (1-212)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

**Distance to Utilities: Sewer:** Solitary Eagle

**Distance to Utilities: Water:** Valencia Road

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-15-4180

**Property Disclosures:** Affidavit of Disclosure,CC&Rs,Flood Plain

**Road Maintenance:** County

**Distance to Utilities: Phone:** Valencia Road

**Distance to Utilities: Gas:** Valencia Road

**Distance to Utilities: Electric:** Valencia Road

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## Listing Office

**Listing Office ShortId:** 5380

**Listing Office Address:** 11115 N. La Canada Drive, Suit, Oro Valley, AZ 85737

**Office ID:** 20140620211601012460000000

**ListingOfficeName:** Cantera Real Estate, LLC

**Listing Member Phone:** (520) 904-5055

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## Amenities & Features



**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

**Electric:** Electric Company

**Water:** Water Company

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**School District:** TUSD

**Elementary School:** Vesey

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$5,814.51

