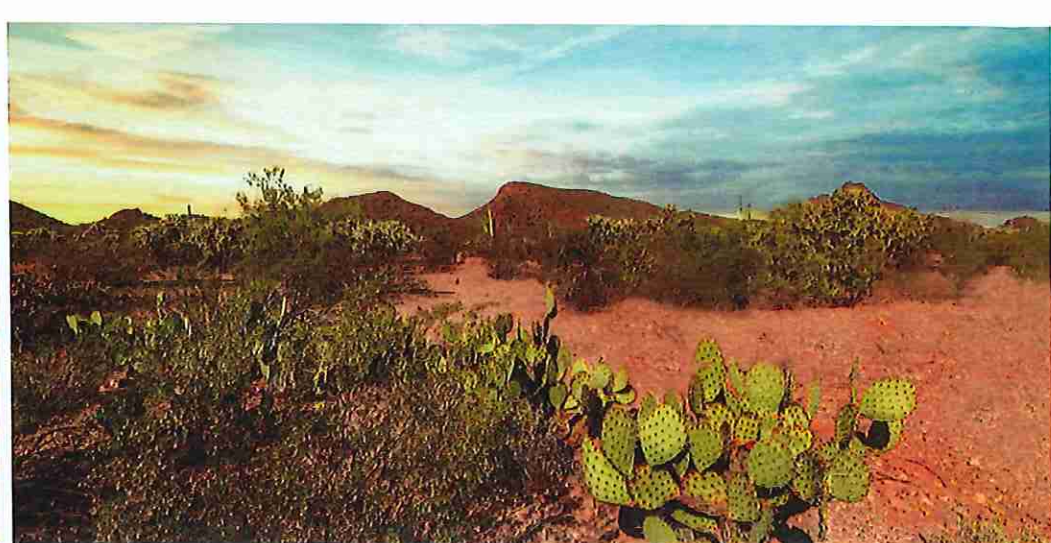# THE RESERVE AT SAGUARO PARK

Development or Investment Opportunity

ESTATE LOT SUBDIVISION NEXT TO SAGUARO NAT'L PARK

FEATURES

- Rolling, pristine desert
- Minutes to I-10 & Downtown
- Dramatic valley views
- Lots designed for privacy
- Adjoins Picture Rocks Wash
- Access to Saguaro Nat'l Park
- Home to Ancient Petroglyphs

$1,900,000 Terms to be Considered

Property:
58.75 acres, featuring a combination of flat, rolling and hilly topography, with natural boulders and rock outcroppings. Picture Rocks Wash and Saguaro National Park West borders the property. Platted into 15, SR Zoned lots ranging from 3.31-4.35 acres. A flat or gently sloped building site suitable for a single-level home has been identified for each parcel.

Location:
Westerm end of Ina Rd; Pima County Admin address of 7415 W. Ina Rd. Tucson, AZ

Utilities:
None. Anticipated services by Marana Water, Tucson Electric, SW Gas, CenturyLink. Buyer to verify all utilities.

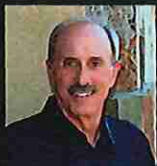**Taxes:**
2017 $9395.16 or $782.93/lot   2021 $11,986.89

Showing:
Buyer qualification required prior to showing. Shown by appointment only.

Rick Sack, Homesite and Land Specialist
SRES, Associate Broker
520-906-2801
rick@BuyTucsonLots.com
http://www.BuyTucsonLots.com

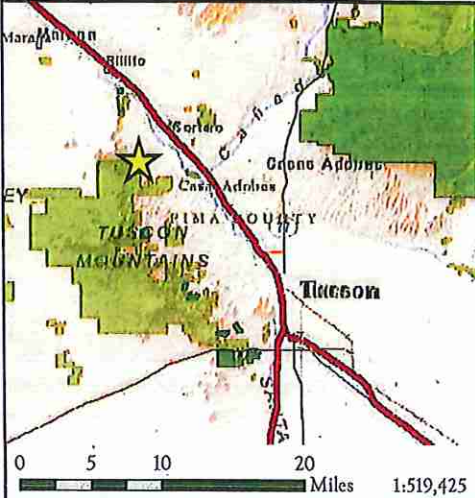**LONG REALTY COMPANY**

SAGUARO RESERVE
Connectivity to Pima County Conservation Lands & Important Riparian Areas

Source: Landowner, APNs - Pima County

1:519,425

0   5   10   20 Miles

Legend

☐ Subject Property (50 acres)
🟩 Pima County Conservation Lands
🟨 Federally Protected Lands
   State Trust Lands
🟦 CLS - Important Riparian Areas
🟩 CLS - Biological Core Areas

ARIZONA LAND WATER TRUST

Nov 2014

Saguaro National Park West

W Ina Rd

N Harold Dr

N Artezano Rd

33

04

0   0.15   0.3 Miles