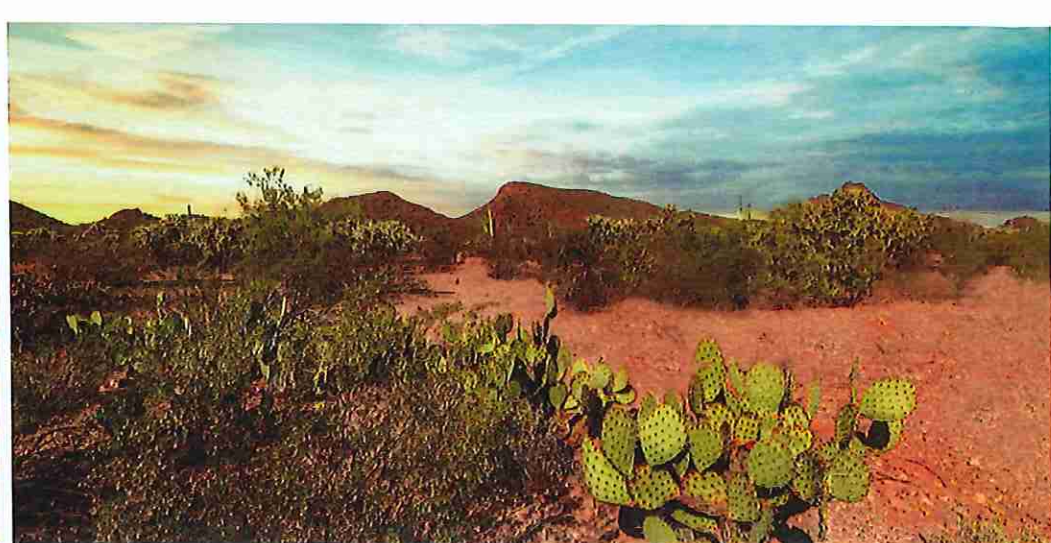




# THE RESERVE AT SAGUARO PARK

Development or Investment Opportunity



## ESTATE LOT SUBDIVISION NEXT TO SAGUARO NAT'L PARK

# \$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:**

Western 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*

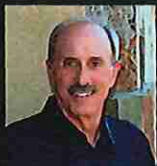
**Showing:**

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

## 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

This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.  



**Rick Sack, Homesite and Land Specialist**

SRES, Associate Broker

520-906-2801

rick@BuyTucsonLots.com

http://www.BuyTucsonLots.com



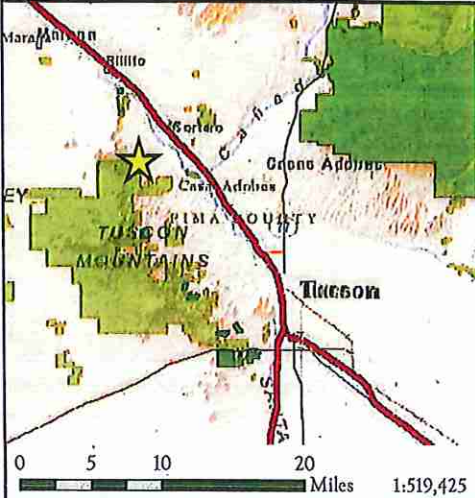


ARIZONA  
LAND  
WATER  
TRUST  
Nov 2014

# SAGUARO RESERVE

Connectivity to Pima County  
Conservation Lands &  
Important Riparian Areas

Source: Landowner, APNs - Pima County



**Legend**

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

Disclaimer: Arizona Land and Water Trust (ALWT) created this map for internal purposes only. Every reasonable effort has been made to assure the accuracy of the map, however the information displayed is only as accurate as the data sources collected and applied. ALWT does not accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this map. This product is for informational purposes only and was not prepared for, or is suitable for, legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.