## **Property Details**

CONTROL: Exclusive VALUE: \$1,575,000

LOAN: \$0

EQUITY: \$1,575,000

TITLE: TUCSON OPPORTUNITY ZONE 5.2 ACRES

TYPE: Land

High traffic Multiple Use Zoned (Tucson MU) that checks all the boxes!

HAVE: Two hard corners, high traffic count, all utilities, OPPORTUNITY ZONE,

close to I-10 and I-19, high visibility, Approved for 40,000 SF Retail.

ADDRESS: 5720 S Alvernon Way, Tucson, Arizona

BENEFITS TO NEW Ready to build your plan in an OZ. Retail, Multifamily, light industrial, QSR

OWNER: (2 corners) Office, SS. 1,500 GPM Fire Flow, Bus Stop

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$2,600
NOI: \$-2,600
DEBT SERVICE: \$0
CASH FLOW: \$-2,600
CAP RATE: \$0.00%

BENEFITS SOUGHT: Move through property. Original Seller Passed. Estate says sell.

MOTIVATION: 9 Estate sale. Estate may finance.

CAN ADD: Corner propety across the Street. Assistance in working with City to get

your plan approved.

REMARKS: Over \$200,000 in engineering already done on the property. Great

location. ESTATE SALE- FOR SALE ONLY property.

OWNER: Caravan, INC

COUNSELOR: Tom DeSollar, EMS Phone: 520-400-2732

6700 N. Oracle Rd. Suite 235 Cell: 520-400-2732

Tucson, Arizona, 85704 Email: tom@azfirstprop.com