

“King of the Hill”

±35.91 Ac in Northwest Tucson
N Thornydale Rd & W Moore Rd

The Offering

The property is located on the west side of Thornydale Road, approximately 1,300 feet north of the Thornydale Road and Moore Road intersection.

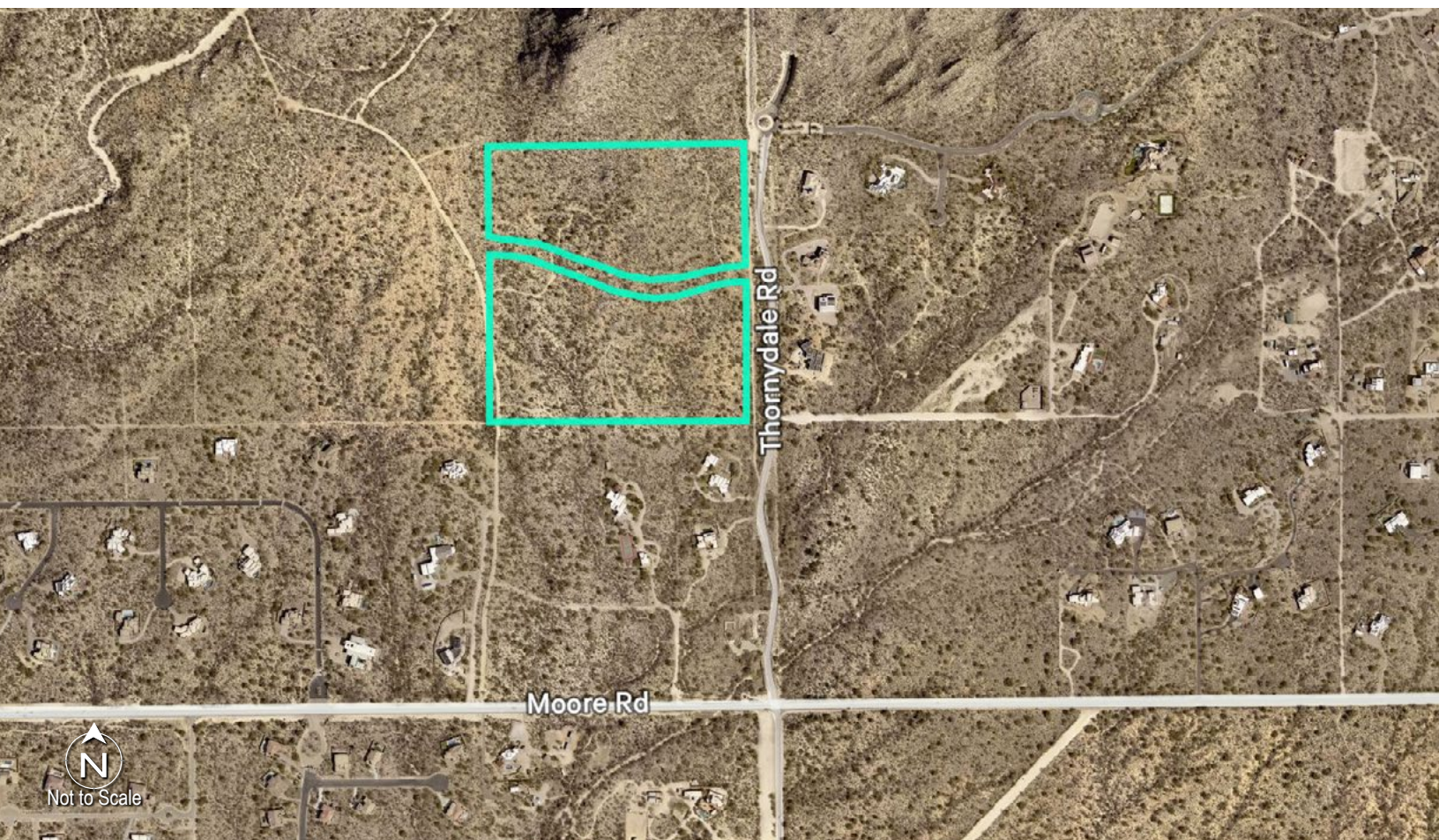
The parcels are bisected by the right of way of the future Cayton Road. The Town of Marana has Cayton Road on the circulation element of the General Plan as a 110 ft. right of way.

\$3.975M

Asking Price, Both Parcels

±35.91

Acres, Total Land Area



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Land | For Sale

Property Details

Pima County Assessor Parcel Nos.	+ North Parcel: 219-33-0090 + South Parcel: 219-33-0100
Land Size	+ Both Parcels: ±35.91 Ac + North Parcel: ±16.42 Ac + South Parcel: ±19.49 Ac
Price	\$3,975,000 <i>Will consider selling individually.</i>
Price Per Individual Parcel	North Parcel: \$2,200,000 South Parcel: \$1,975,000
Zoning	Designation is R-144 in the Town of Marana. The minimum residential lot size is 144,000 SF.
Sewer	Septic will be required.
Water	City of Tucson Water has an existing water line on the east side of Thornydale Road adjacent the site. Water shall be provided by the Town of Marana Water via an Inter-Governmental Agreement with the City of Tucson Water.
Electricity	Located in the Trico Electric Cooperative service area.
Property Taxes 2024	Both Parcels: \$6,537 (approximately) + North Parcel: \$2,989 + South Parcel: \$3,548



Beautiful Views and Surroundings



Seller will consider selling in two separate parcels

Contact Us

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This is a fantastic opportunity to own a beautiful desert property to build your “King of the Hill” dream home on the north parcel and to subdivide the southern parcel for up to 5 individual homesites of ±3.3 acres each. Another possibility is to subdivide both parcels for up to 10 individual homesites of ±3.3 acres each. Excellent candidate for 1031 tax deferred exchange.

Area Amenities

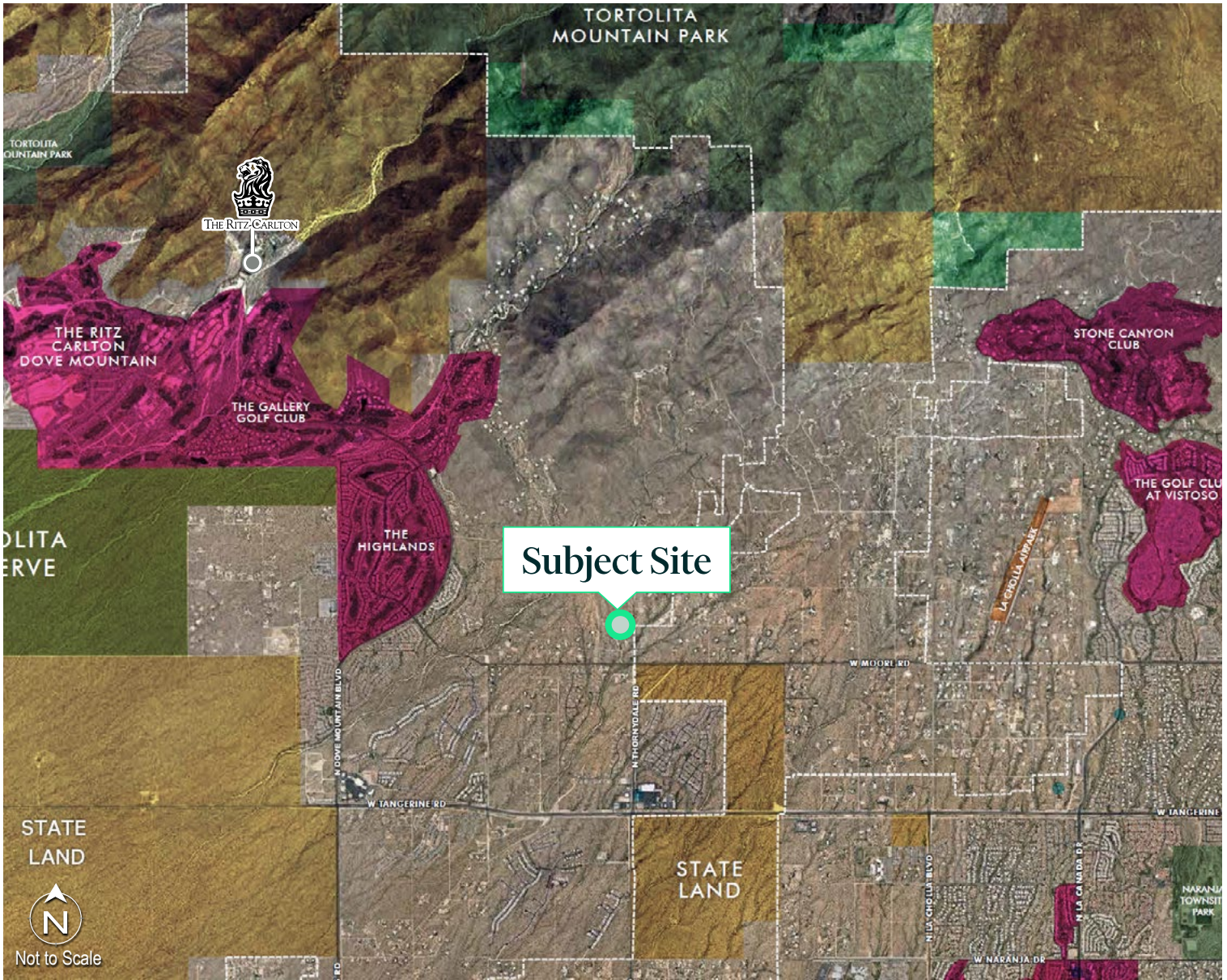
- + Gallery Golf Country Club
 - 36 holes of golf, dining, and sports club
- + Ritz Carlton Dove Mountain Hotel
 - Luxury hotel rooms and spa, dining, 27 holes at the Golf Club of Dove Mountain, swimming pool and hiking trails
- + La Cholla Airpark ±2.5 miles from site
- + Town of Oro Valley nearby for shopping, restaurants, and commercial services
- + Interstate 10 is conveniently located to the west
- + Saguaro Ranch Estates Gated Community
- + Adjacent on the west to the Tapestry Master Planned Community



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All marks displayed on this document are the property of their respective owners.

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