



# COMMERCIAL RETAIL ADVISORS, LLC

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## 11101 E TANQUE VERDE ROAD



**AVAILABLE  
± 1.66 Acres**



### Property Highlights

Location: 11101 E. Tanque Verde Road  
North Side of Tanque Verde & Tanque Verde Loop Rds.  
Tucson, AZ

Land Size: 1.66 Acres

Sales Price: ~~\$399,000~~ **Reduced Price: \$279,000**

Zoning: RVC - Rural Village Center

Tax Parcel ID: 114-57-080D

### Description

- ◆ A traffic lighted intersection is being planned for the intersection of Tanque Verde Road and Tanque Verde Loop Road. In 2018.
- ◆ Located on the major road through the Tanque Verde Valley.
- ◆ Affluent suburban residential trade area.
- ◆ Commercial and residential zoning.
- ◆ A preliminary development plan for a 13,440 sq. ft. shopping center has been prepared.

### Demographic Highlights

2016 Estimates	1 MI	3 MI	5 MI
Population:	2,334	32,669	93,904
Households:	851	13,217	41,029
Average HH Income:	\$113,428	\$92,484	\$75,329

(Source: ESRI, CCIM Site To Do Business 2015, US Census Bureau 2010)

### Traffic Counts

Tanque Verde Rd.:	9,000 VPD (2011)
Tanque Verde Loop Rd.:	3,000 VPD (2011)
Total:	<u>12,000 VPD</u>

(Source: Pima Association of Governments 2012)

For information, contact:  
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# 11101 E. Tanque Verde Rd.

Tucson, Arizona



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## SITE AERIAL



## PRELIMINARY DEVELOPMENT PLAN

