

**FOR SALE – 32.59+/- ACRES**  
**LA CHOLLA BLVD & CURTIS RD – Tucson, Arizona**



**Land Size:** 32.59+/- acres  
**Address:** 5105 N. La Cholla Blvd., Tucson, Arizona  
**Major Cross Streets:** River Rd. & La Cholla Blvd.  
**Assessors Parcel ID:** 101-19-116E; 101-16-117A  
**Zoning:** Existing zoning- SH(Suburban Homestead and MU (Mixed Use).  
**Topography:** Relatively flat with a slight slope  
**Frontage/Access/Visibility:** The property has excellent street frontage, access, and visibility from two sides of the roadway.



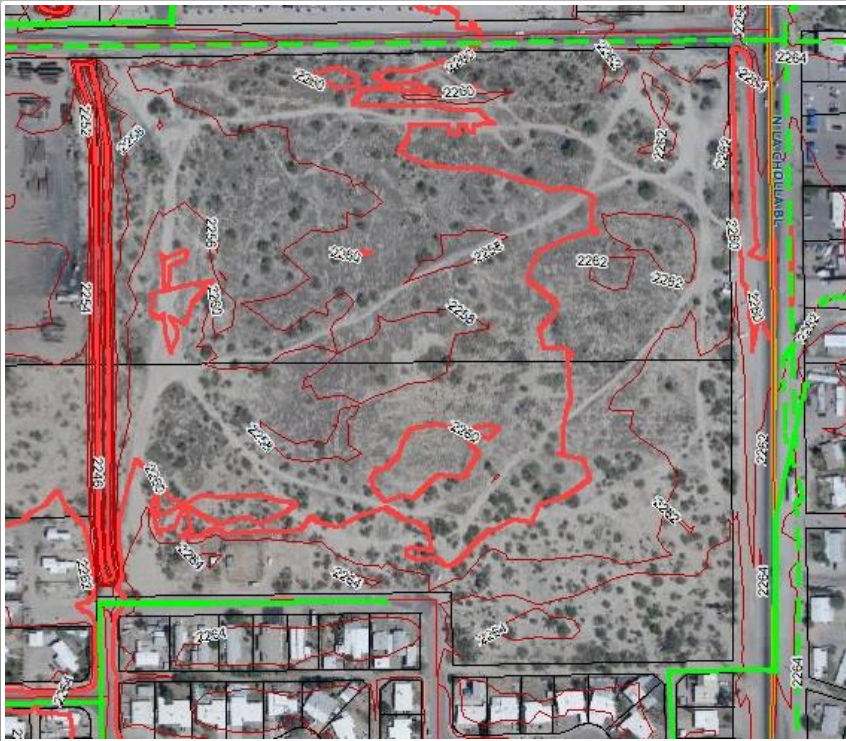
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# Zoning :



**Topography Aerial** – Relatively Flat

Existing zoning- SH(Suburban Homestead) and MU (Mixed Use). The central and northern portions of the site are zoned SH which is a low density residential area, allowing only one house per 4.13 acres of land area. The southwest and southeast portion of the site are zoned MU, which allows for a variety of residential, commercial, and industrial uses.



**Aerial** – Surrounding Area