

**Adjacent 6.83± acres also available**



### **3330± N. El Moraga Dr.**

- **PARCEL SIZE:** 12± Acres
- **TAX PARCEL:** 103-10-0220
- **ZONING:** SR (Pima County)
- **UTILITIES:**
  - Sewer:** Septic
  - Electric:** TEP (El Moraga)
  - Water:** City of Tucson (El Moraga)

**COMMENTS:** 12± acres in the Tucson mountains. Close to shopping and minutes away from Grant and I-10. Two ridges offering great views cross the property . Access is from El Moraga Drive. Excellent site for custom homes. Can subdivide.

**\$696,000.00 (\$58,000±/acre)**

Exclusively Represented by:  
**Howard Schwiebert**  
**Tucson Realty & Trust Co.**  
**520.577.7000**

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Established Neighborhood  
Nearby

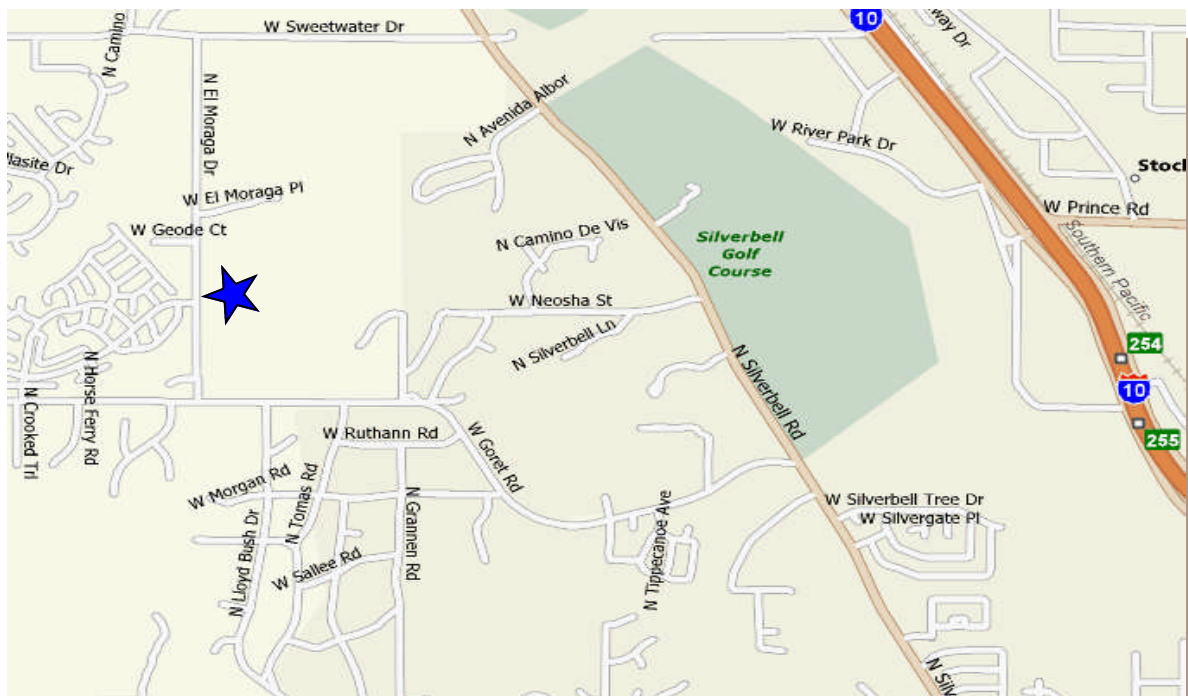
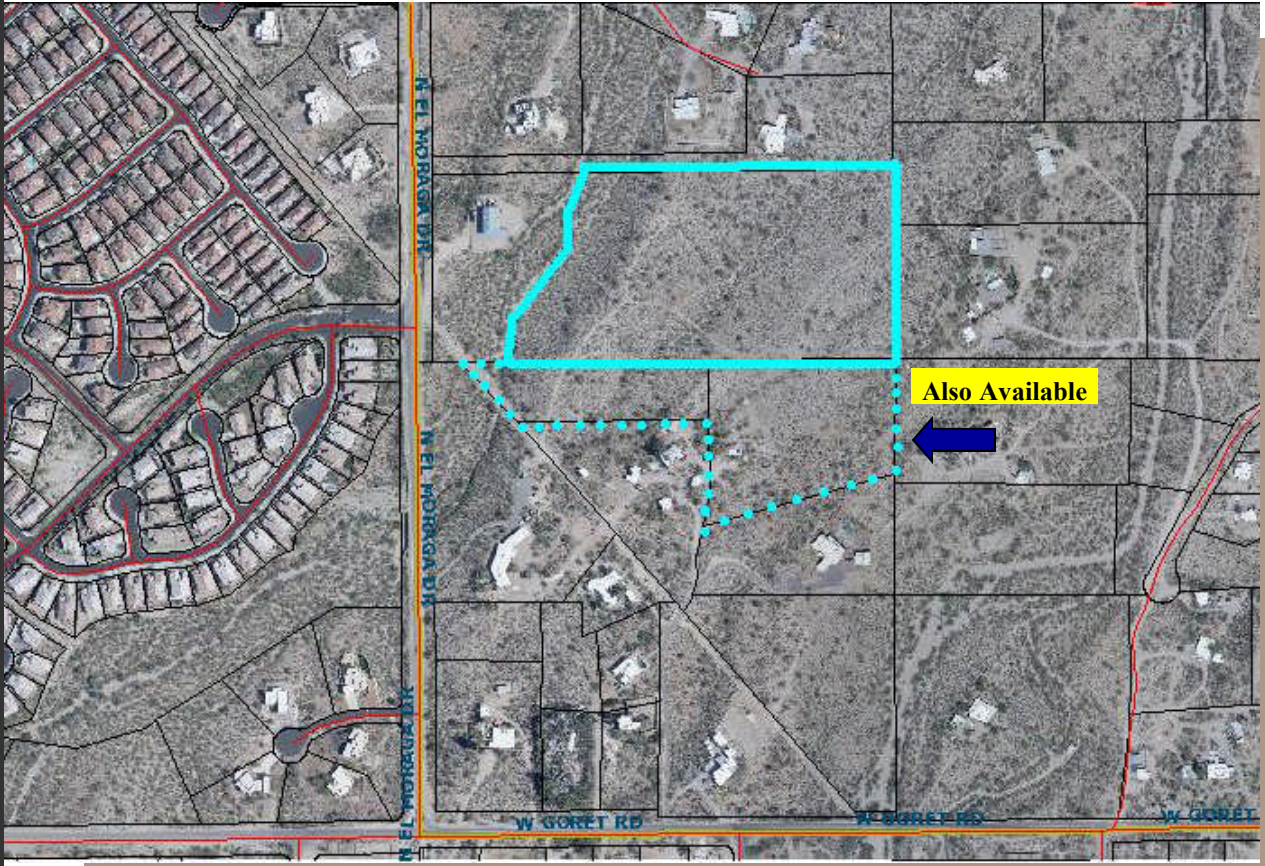


Custom Homes Adjacent to the Site



Access is from El Moraga on West Side of Property

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