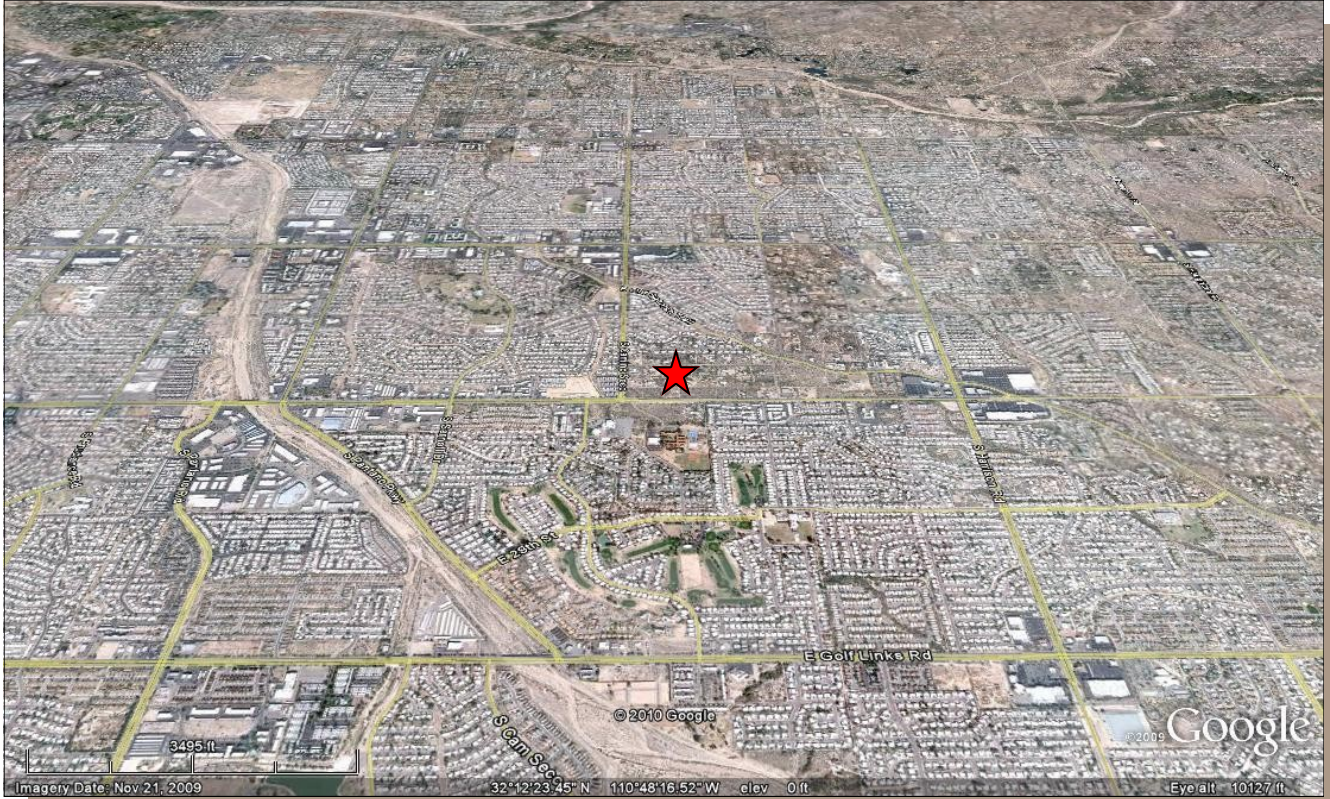


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BANK OWNED - 35 RESIDENTIAL PLATTED LOTS
CAMINO SECO VILLAGE



- 35 Platted Lots
- 5.89 Acres
- Located in East Tucson at Camino Seco and 22nd St.
- Excellent In-fill Opportunity
- Zoned R-2 City of Tucson

\$385,000

Seller Financing Available

Exclusively Represented by:
Terry Lavery
Tucson Realty & Trust Co.
520.577.7000



Many merchant builder lots have sold in the Tucson market in the past year. Finished lots for sale in the Metro area are becoming increasingly harder to find and finished in-fill lots for sale are almost non-existent. Platted lots are the next best alternative. Urban in-fill lots such as these provide a relatively low risk alternative for builders as the market improves. More than 20,000 cars pass this site each day and so its visibility will contribute to its marketability. This parcel can be acquired at a price consistent with the neighborhood demographics and well below competing offerings in the area.

Population	1 Mile	2 Mile	3 Mile
2009 Total Population:	13,127	61,503	112,740
Pop Growth 2009-2014:	4.30%	5.20%	4.30%
Per Capita Income:	\$26,883	\$25,522	\$26,212
Average Age:	42.90	40.80	40.40
Households			
2009 Total Households:	5,699	26,720	47,405
HH Growth 2009-2014:	5.00%	5.60%	4.70%
Median Household Inc:	\$52,559	\$49,034	\$51,481
Avg Household Size:	2.29	2.29	2.37
Avg HH Vehicles:	1.70	1.60	1.60
Avg Travel Time - Wrk:	25 min	24 min	24 min
Housing			
Median Housing Value:	\$145,089	\$137,453	\$137,534
Median Year Built:	1974	1978	1978

Source: CoStar

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