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## 1358 W. Rollercoaster Road One block from La Canada and River

- 2.64 Acres +/- Frontage on La Canada
- Pima County Zoned
- Consider rezoning this parcel to TR or CB-1 to maximize its value
- Excellent visibility from La Canada
- Tax Parcel No. 105-07-013B
- 1/2 Block from Bashas' grocery
- Has an existing 1,890±sf single family home included "as-is"
- Church Site/Offices/Special Purpose/Hospice

**For Sale at \$525,000**



Exclusively Represented by:  
**Terry Lavery** CCIM, CPM, GRI  
**Tucson Realty & Trust Co.**  
**520.577.7000**



**This parcel offers an excellent opportunity near the intersection of River and La Canada. Consider rezoning this for higher density residential or community serving commercial. This parcel is being offered for less than one half the price of comparable parcels in the area. The sale price includes an existing 1,890±sf home offered “as-is.” The value of this parcel is in the land.**

Population	1 Mile	3 Mile	5 Mile
2009 Total Population:	<b>9,708</b>	<b>80,962</b>	<b>198,750</b>
Pop Growth 2009-2014:	<b>3.90%</b>	<b>4.30%</b>	<b>4.90%</b>
Per Capita Income:	<b>\$24,892</b>	<b>\$24,297</b>	<b>\$26,887</b>
Average Age:	<b>43.30</b>	<b>39.50</b>	<b>38.60</b>
Households			
2009 Total Households:	<b>4,180</b>	<b>35,737</b>	<b>86,600</b>
HH Growth 2009-2014:	<b>4.50%</b>	<b>4.80%</b>	<b>5.40%</b>
Median Household Inc:	<b>\$44,396</b>	<b>\$41,840</b>	<b>\$45,041</b>
Avg Household Size:	<b>2.29</b>	<b>2.23</b>	<b>2.27</b>
Avg HH Vehicles:	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>
Avg Travel Time - Wrk:	<b>23 min</b>	<b>24 min</b>	<b>24 min</b>
Housing			
Median Housing Value:	<b>\$96,387</b>	<b>\$104,301</b>	<b>\$139,216</b>
Median Year Built:	<b>1980</b>	<b>1980</b>	<b>1979</b>

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