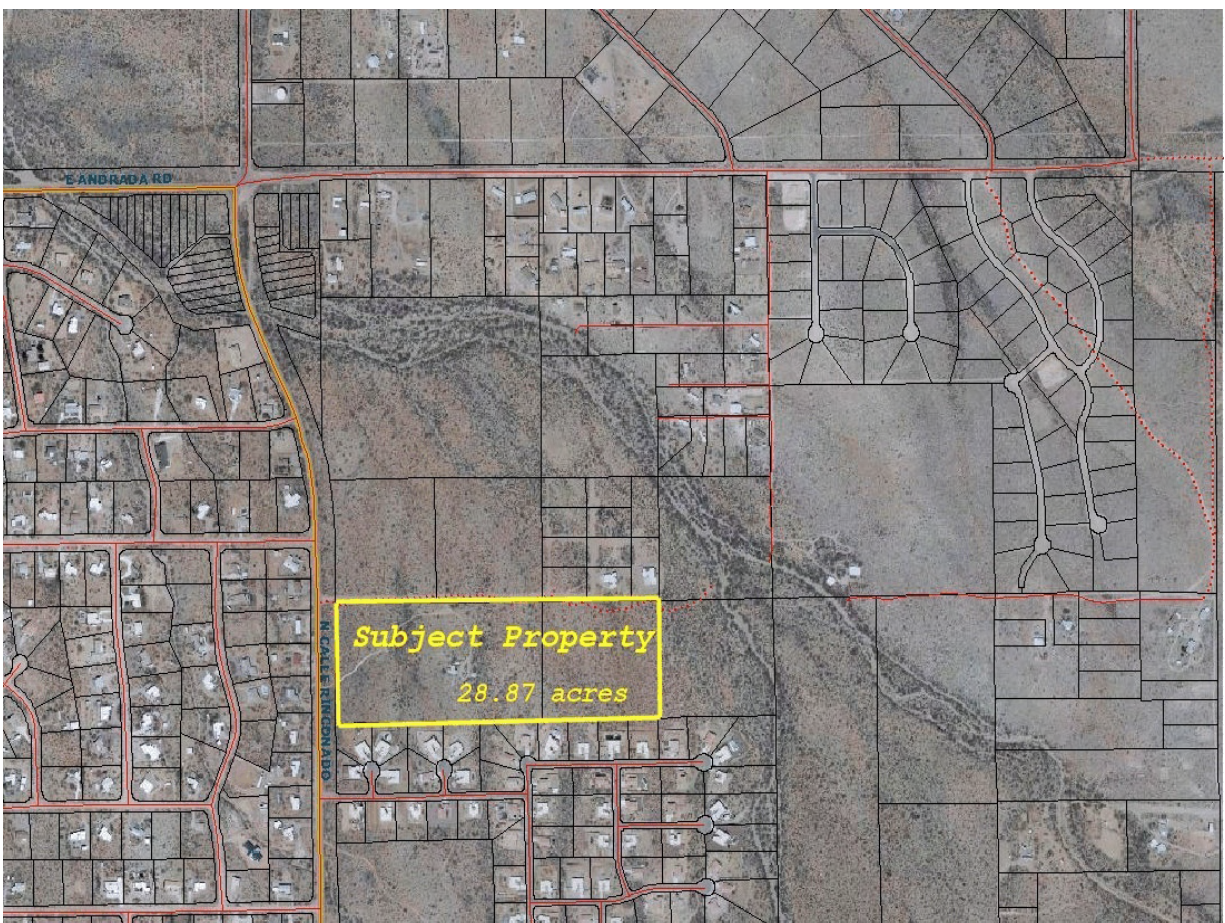


28.8 ACRE DEVELOPMENT PARCEL SOUTHEAST OF TUCSON

Adjacent to High Quality Residential Subdivision

Take I-10 East from Tucson to the Wentworth/Colossal Cave Exit, Go South on Wentworth 2.5 miles to Andrada, Go East on Andrada 0.9 mile to Calle Rinconado, Go South on Rinconado 0.5 mile to dirt road on Left and the Northwest corner of the property.



Property has access on paved Calle Rinconado as well as the easement along its northern boundary.

View towards the South and the Santa Rita Mountains



Unobstructed View of the Rincon Mountains

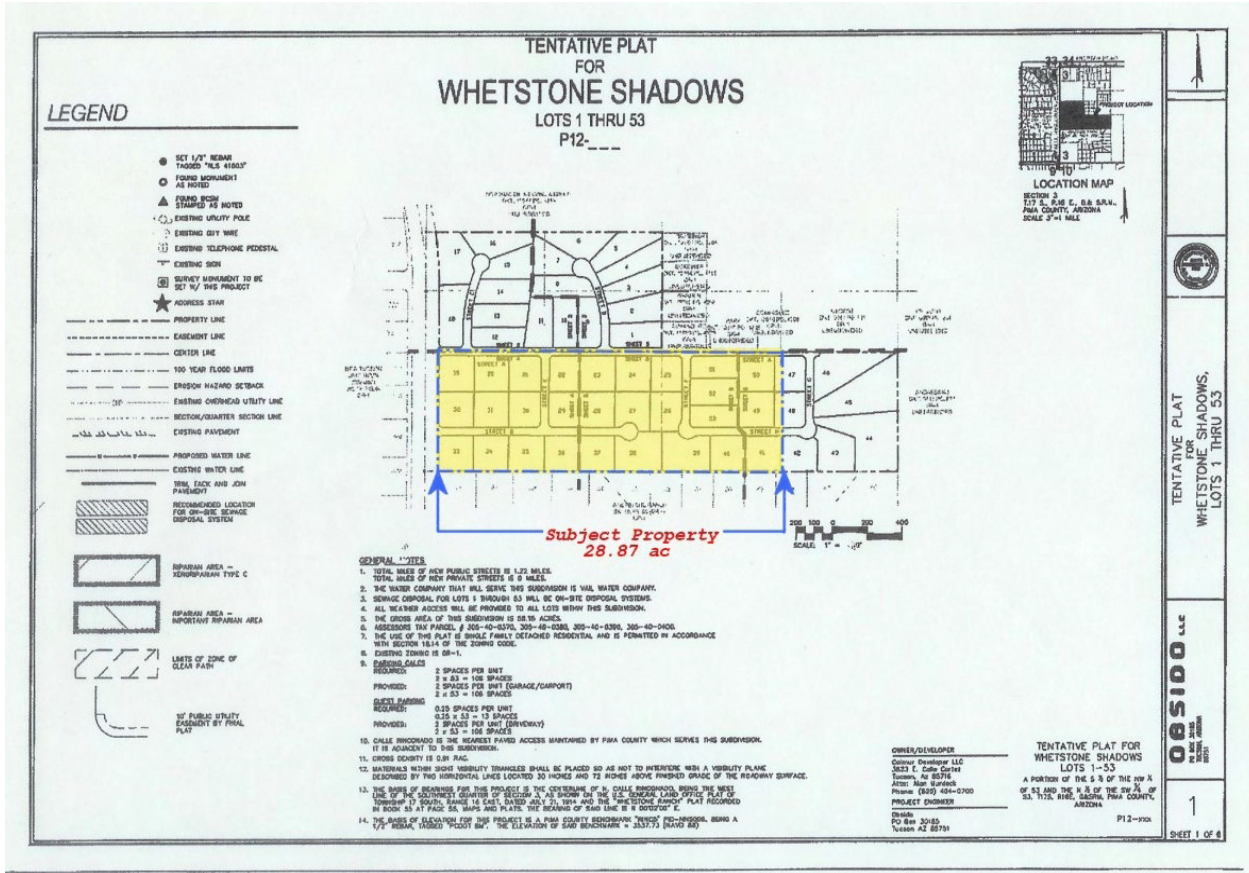


Custom Home to the Northeast



Simi-Custom Homes in the Subdivision to the South





Copy of Tentative Subdivision Plat that was originally planned for this Property and the Adjacent Properties.

Presented By

Bill McReynolds


520-247-8077

bill1944@cox.net

Genesis Real Estate & Development Inc.

The information contained herein has been obtained from sources we deem to be reliable, but cannot be guaranteed. Prospective purchasers should personally verify all matters of importance.

CLIENT DETAIL REPORT

MLS#: 21036615	Land-Lot / Residential	Status: Active	List Price: 549,000
	Area: Extended South Municipality/Zoning: Pima County - GR1 County: Pima Year/Taxes: 2009 / 4,377.16 HOA Fee Amt P/Month: 0		TRS: 17 / 16 / 3 Lot Acres: 28.87 Lot Dimensions: 660x1905x660x1905 Lot SF/Source: 1,257,577 / Assessor Tax Code: 305-40-0380 Assessments: 0
	School District: Vail Elementary School: Acacia Middle School: Old Vail High School: Vail Dist Opt		Fire Prot Incl Taxes: Yes Master Plan Name: Rincon Southeast Sub Pima County GIS Pima County Assessor
	Terms: Cash; Owner Carry Back; Submit Subdivision: Unsubdivided		
Community: None		Cross Block: 3200 - E	
Address: 1100 N Calle Rinconado Vail, AZ 85641 Directions: I-10 E. to Wentworth, S 2.5mi to Andrada, E 0.9mi to Calle Rinconado, S 0.5mi to dirt road on left that runs along properties N line. Legal Description: S660' N995' NW4 SW4 EXC W75'18.87ac and W660' S660' N995' NE4 SW4 10ac SEC 3-17-16			
Distance to Phone: At Line Distance to Sewer: None Distance to Water: Street Distance to Electric: At Line Distance to Gas: None	Electric: Tucson Electric Fence: None Gas: None	Well: None Water: Other Sewer: Septic Required Topography: Flat	Loan Information: Documents: Environmental Discl: Unknown
Utilities Lot Line: Electric; Telephone; Water Miscellaneous: Cable Available: No Deed Restrictions: No Dividable Lot: Yes Gated Community: No Hillside Dev Zone: No Horse Facilities: No Horses Allowed: Yes Legal Access: Yes Lgl/Phys Access Same: Yes Mobile Home Allowed: Yes On Golf Course: No Package Available: Yes Paved Street: Yes Physical Access: Yes Release Available: No Road Maintenance: County Scenic Rte/Gateway: No Sewer Capacity Avlbl: No Staked/Flagged: No Subdivided Lots: No Subordination Consid: No Survey Available: No Water Available: Yes			
Terms: Cash; Owner Carry Back; Submit		Loan Information:	
Sold Info:		Financial Status:	
Remarks: Outstanding Development Parcel in growing Vail area. Zoned GR-1 (one residence per acre) level terrain, Electric & Telephone to lot line. Excellent paved access, lush high desert south of I-10 between Wentworth and Hwy 83 (Sonoita Hwy) Second Tax # 305-40-0370. Newer subdivision adjacent to the south with quality semi-custom homes. Will consider Seller financing.			
Listing Provided Courtesy Of: Genesis Real Estate & Dev Genesis Real Estate & Dev Bill McReynolds 231 N. Bunker Hill Dr Tucson, AZ 85748 bill1944@cox.net http://genesisrealty.com 520-247-8077 520-247-8077 800-500-1499			

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Prepared by Bill McReynolds on Friday, October 22, 2010 5:29 PM

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