

~ URBAN SECLUSION ~

11.63 Acres

3700 W Nebraska St., Tucson



Secluded, yet not remote, this one-of-a-kind property is an architect's dream. End of Nebraska Street. Enjoy the fantastic Tucson sunsets from the rapidly rising hilltops. Massive boulders, mature saguaro cacti and unmatched location for up to 3 custom home sites allowed. Develop or use for your own private gated estate. Several Custom homes in the area. Easy access to I-19 and a convenient location near Casino del Sol, the AVA Amphitheater and Sewailo Golf Course. Just 15 minutes from downtown Tucson.

Parcel Number: 137-16-008H Pima County

Size: 11.63 Acres- 506,601 SF (Assessor)

Zoning: Pima County: SR Suburban Ranch; Low Density

Property Taxes: 2023: \$1911.04

Utilities: Electric - Tucson Electric Power 400';
Water- Tucson City 1000' Septic needed.

Price and Terms: \$199,000. Cash, Exchange, Submit.
All ideas.

Arizona First



Properties LLC

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