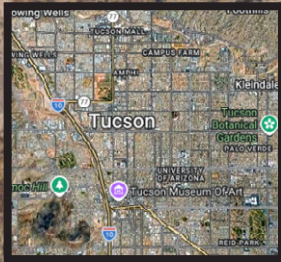


CANOA RANCH RESIDENTIAL/COMMERCIAL LAND FOR SALE

Canoa Ranch Road | Green Valley, AZ 85622



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Information



Location:	Canoa Ranch Road Green Valley, AZ 85622
Lot Size:	±1.59 AC ±69,182 SF
Sale Price:	\$415,000 (\$6 PSF)
Zoning:	Pima, CB-2 Commercial Zoning
Parcel APN:	304-69-492B
Primary Uses:	Residential/Commercial
Secondary Use:	Congregate Care
Property Taxes (2025):	\$4,947.68

Property Features

- ±1.59 acres (69,182 SF) of prime development land in Green Valley, AZ
- Located within the highly desirable Canoa Ranch master-planned community
- Adjacent to Canoa Ranch Golf Course Clubhouse, Hotel Canoa Golf Resort, and Canoa Ranch Social Center
- Commercial uses
- Ideal for residential or resort-style development, including:
 - Townhome communities
 - Multi-family housing
 - Assisted living or congregate care facilities
- Excellent visibility and access from Canoa Ranch Road
- Convenient proximity to Interstate 19 (Canoa Ranch Drive exit)
- Utilities available with sewer on site
- Situated in Flood Zone X (minimal flood risk)

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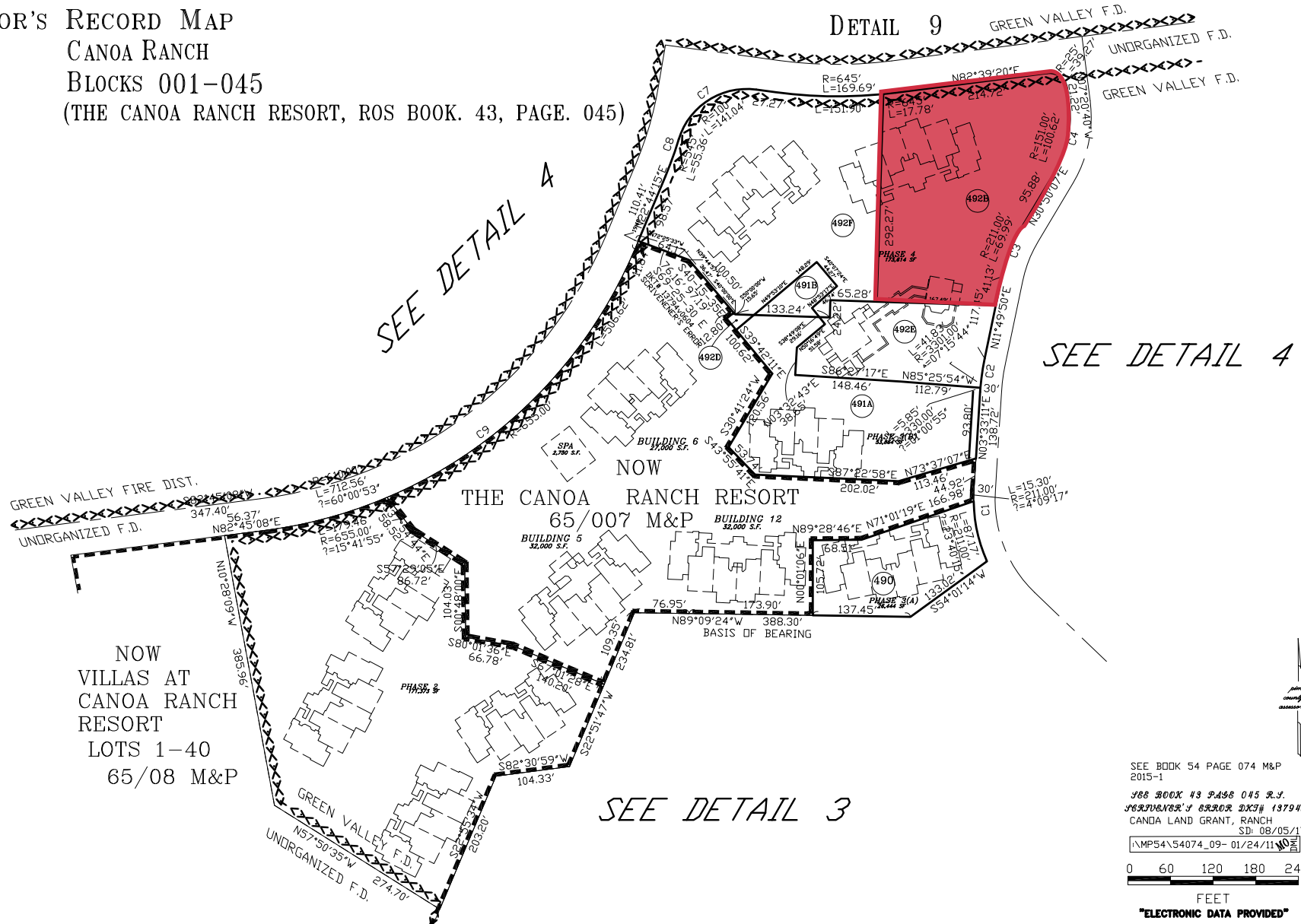
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Plat Map

ASSESSOR'S RECORD MAP
 304-69 CANOA RANCH
 BLOCKS 001-045
 (THE CANOA RANCH RESORT, ROS BOOK. 43, PAGE. 045)



SEE BOOK 54 PAGE 074 M&P
 2015-1
 168 BOOK 43 PAGE 045 R.F.
 168748/87 F BRKOR DCS# 13794-0604
 CANOA LAND GRANT, RANCH
 SD: 08/05/17
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 0 60 120 180 240
 FEET
 "ELECTRONIC DATA PROVIDED"

CCS

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1, 3, 5 – Mile Demographics

Average Household Income

\$123,056
1-Mile

\$108,620
3-Mile

\$98,180
5-Mile

2025 Population

1,543
1-Mile

5,889
3-Mile

11,235
5-Mile

Average Home Value

\$446,581
1-Mile

\$422,950
3-Mile

\$403,061
5-Mile

T26-04-004

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