

CORRIDOR EXPOSURE DEVELOPMENT OPPORTUNITY

I-10 Frontage Road | I-10 Visibility Potential | 0.57-Acre Assembled Site

320 S Sentinel Ave, Tucson

PROPERTY OVERVIEW

Rare opportunity to acquire a **fully assembled 0.57-acre infill site consisting of four contiguous R-2 parcels** with **I-10 service road frontage and I-10 visibility potential**.

The site is located within a transitional corridor environment, offering a unique blend of:

- Residential infill development capability
- Corridor exposure visibility
- Optional low-intensity commercial or owner-user upside (subject to zoning verification)

This is an uncommon infill asset type combining **by-right residential development certainty with corridor-driven optionality value**.

KEY HIGHLIGHTS

- 0.57-acre fully assembled 4-lot site
- Located within the Infill Incentive District (allows for low intensity commercial use)
- I-10 service road frontage with freeway visibility potential
- Every week 819,000 people drive pass the site on I-10 (source: Clear Channel)
- 2-story building potential enhances exposure/signage profile
- Zoned R-2 (by-right residential baseline use)
- Transitional corridor positioning (residential + optional commercial influence)
- Utilities at roadside (buyer to verify capacity and connection feasibility)
- Immediate development readiness (no assemblage required)
- 3 blocks from the Sunlink station on Granada Ave
- 1 block from the El Paso & Southwestern Greenway
- Walkable to Caterpillar HQ, Tucson Convention Center, and downtown Tucson

DEVELOPMENT FLEXIBILITY

✓ **Base Residential Scenario (By-Right)**

- ~4 duplex structures or SFR + ADU configuration
- Approximately ~8 total dwelling units equivalent

✓ **Corridor-Enhanced Scenario (Subject to approvals)**

- Small office / medical / professional studio concepts

- Owner-user or boutique commercial development potential leveraging freeway visibility

WHY THIS SITE WINS VS COMPARABLES

- **Rare I-10 corridor frontage with visibility potential**
- Fully assembled 4-lot footprint (eliminates acquisition friction)
- Dual-value profile: residential development + corridor exposure optionality
- Flexible positioning for builders OR owner-users
- Stronger visibility profile than typical interior infill parcels
- Reduced entitlement complexity vs higher-density redevelopment sites

INVESTMENT POSITIONING

Best suited for:

- Visibility-driven opportunistic buyer
- Investors seeking corridor-adjacent land with long-term optionality
- Builders seeking duplex or SFR + ADU execution strategies
- Owner-users requiring visibility + flexible use potential

\$650,00 ASKING PRICE

Seller will consider offers in the **mid-to-high \$500,000s** depending on terms, timeline, and development strategy.

DISCLAIMER

All development assumptions, use cases, and financial figures are conceptual in nature and subject to buyer verification with the City of Tucson and appropriate engineering, zoning, and utility feasibility review. Buyer to perform full due diligence.

FSBO

Contact Lowell Carhart at LowellCarhart@yahoo.com or text (804) 291-6357.

