

For Sale

3635/3641 East Fort Lowell Road Northwest Corner



- Description:** High visibility corner parcel with traffic controlled intersection. Approximately 39,322 square feet (Assessor's Records)
- Price:** \$969,000.00 (\$24.64/per square foot).
- Zoning:** CB-2, Pima County. This parcel lies in a County Island within the City of Tucson.
- Floodplain Status:** Flood Zone X
- Tax Parcel Numbers:** 111-04-132E \$6,626,96 (2025) (\$5.93/square foot)
- Special Notes:** According to Pima County Wastewater Reclamation Department records, the parcel has a valid sewer connection under permit #C-00913, dated 09/21/1995.

Businesses that locate in the unincorporated areas such as this parcel, their customers do not pay City of Tucson sales taxes, only State sales taxes.

- Legal Description:** Lot 4, in Block 12, of LOHRUM SUBDIVISION, a subdivision of Pima County, Arizona, according to the map or plat thereof on record in the office of the Pima County Recorder in Book 3 of Maps and Plats at Page 54;
- EXCEPT that portion conveyed to Pima County by Deed recorded February 3, 1987 in Docket 7965 at Page 903; and
- ALSO EXCEPT that portion conveyed in Pima County by Warranty Deed recorded October 5, 2007 in Docket 13155 at Page 2350.

- Contact:** Chase C. Cotlow (520) 241-1082 Chase@Cotlow.com
Dean P. Cotlow (520) 241-0180 Cotlow@cotlow.com

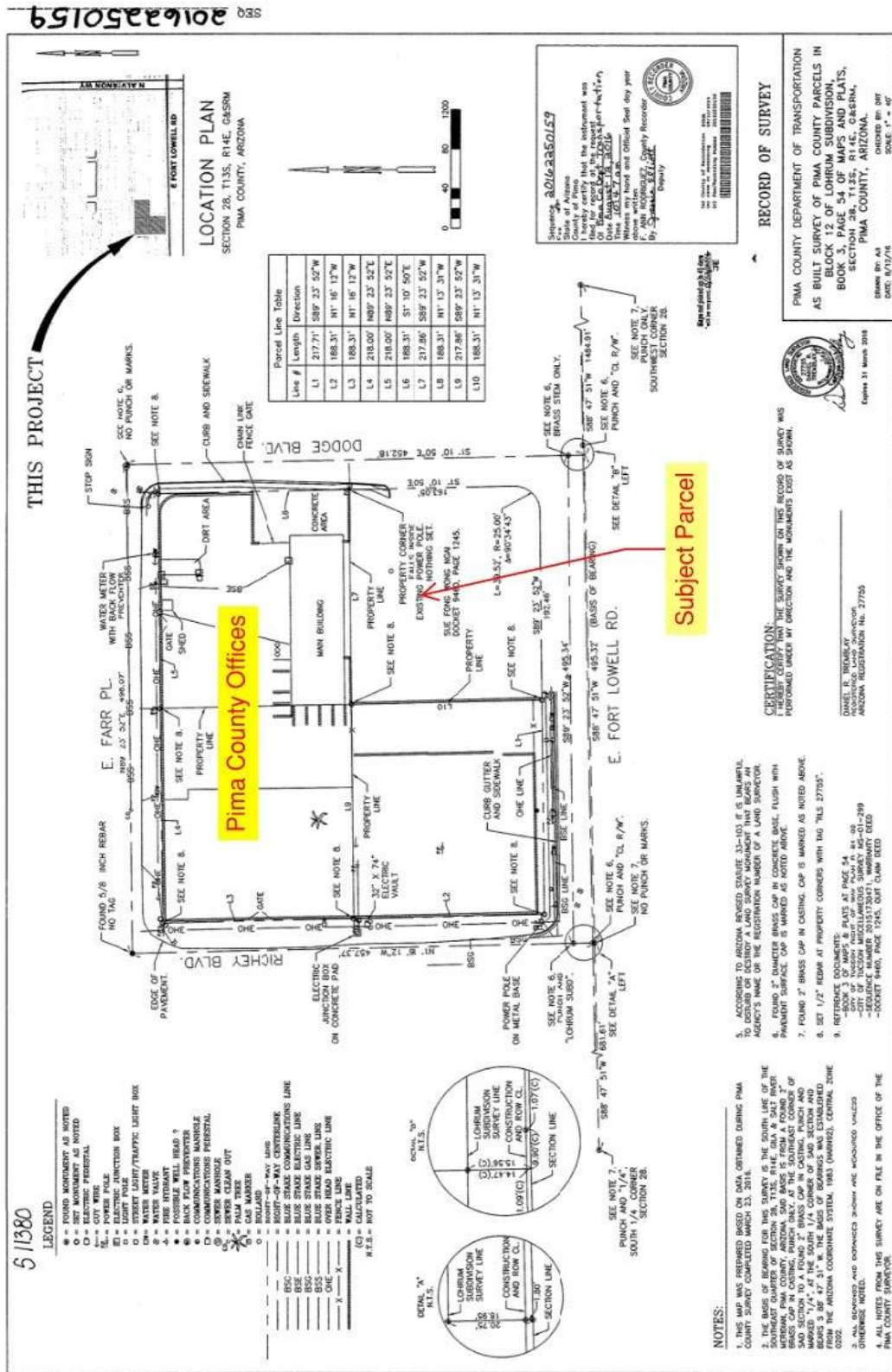


It's simple. We get it done.

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(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)
Licensed in the State of Arizona (BR011464000)

www.cotlow.com (Web Site) cotlow@cotlow.com (Email Address)

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This is a recorded survey of Pima County's property. Remainder property is the subject parcel for sale.



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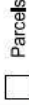
3832 East Kleindale Road Tucson, Arizona 85716-144 (US)
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PimaMaps Print



Legend



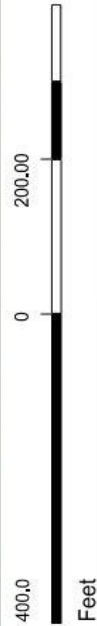
Zoning - County

- CB-1
- CB-1(H)
- CB-2
- CB-2(H)
- CH-1
- CH-2
- CH-3
- CMH-1
- CMH-2
- CP-1
- CR-1
- CR-2
- CR-2(H)
- CR-3
- CR-4
- CR-4(H)
- CR-5
- CR-5(GC)
- CR-5(H)
- GR-1
- GR-1(H)



Notes:

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only.



Feet

4/27/2026



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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties. The Broker shall be obligated at all times to deal honestly and fairly with all parties.

