

±30 ACRE LUXURY HILLSIDE DEVELOPMENT OPPORTUNITY

12959–13013 E Cabeza De Vaca | Tucson, AZ 85749



\$899,000 - Reduced Price

~~\$999,995~~ | 5 Parcels | Sold Together

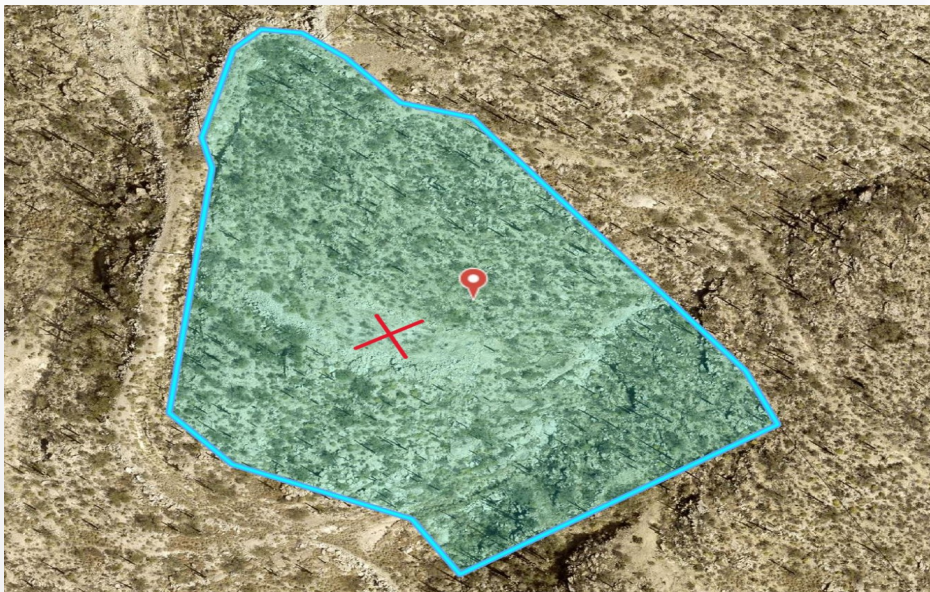
Investment Summary

Rare ±30 acre hillside assemblage in the highly desirable Tanque Verde Valley surrounded by three scenic canyons including Molino Canyon, La Milagrosa Canyon, and Agua Caliente Canyon. Strong demand exists for view-oriented homes in this submarket, with consistent interest from both local and out-of-state buyers. Significant retail buyer interest in individual lots indicates strong absorption potential; however, many of these buyers lack experience with infrastructure development such as roads, utilities, and site preparation—creating a clear opportunity for a developer to unlock value.

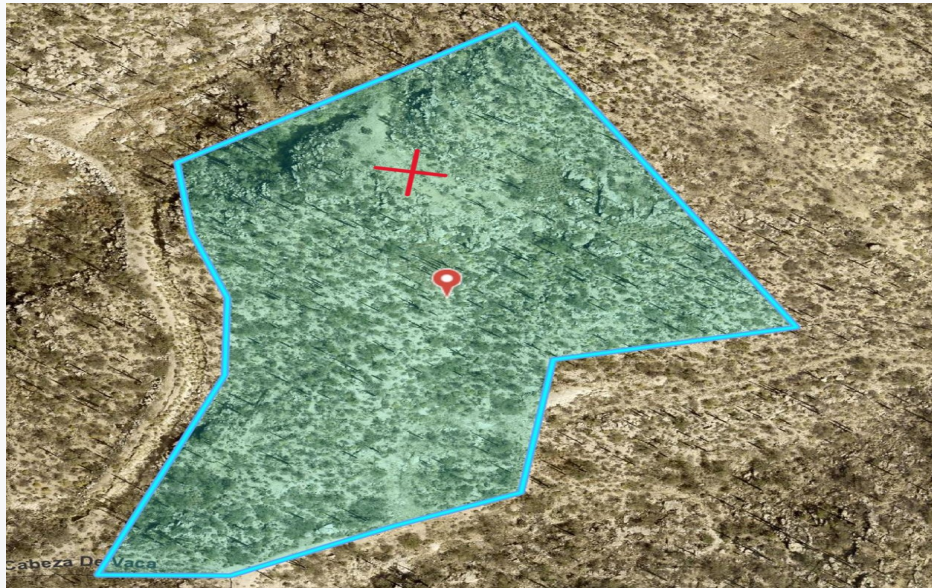
Parcel A – 10.24 acres (graded pad)



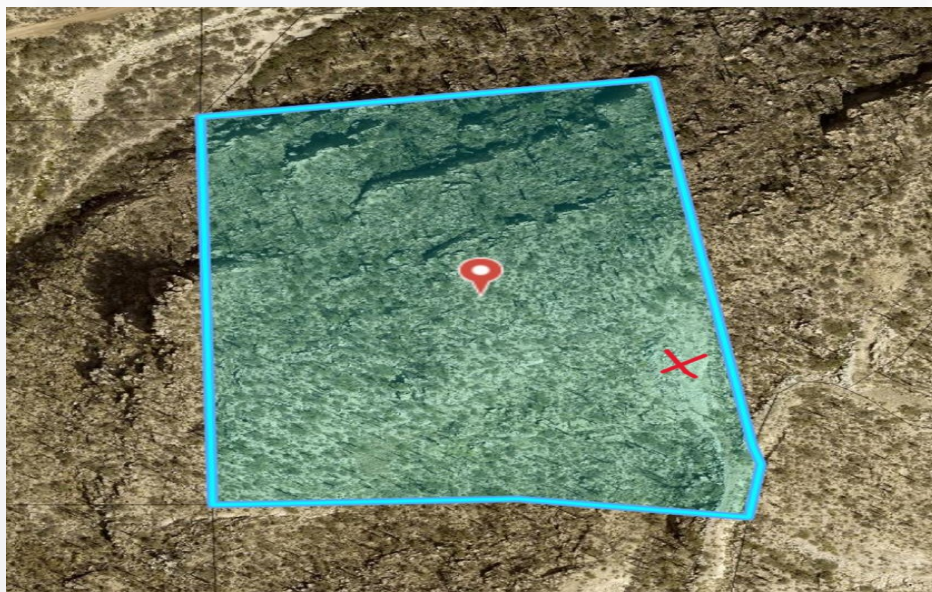
Parcel B – 3.34 acres (graded pad)



Parcel C – 3.31 acres (graded pad)



Parcel D – 6.81 acres (blasted, cleanup required)



Parcel E – 6.36 acres (blasted, cleanup required)



Development Highlights

- SR zoning (Suburban Ranch) allowing flexible residential development
- Power nearby
- Existing well (requires equipment & power)
- Surveys completed and available
- Voluntary HOA (minimal restrictions)
- Multiple graded building pads already in place
- Prior blasting completed on select parcels (D & E)
- Premium hillside positioning with panoramic views



Key Demand Drivers

- Panoramic views (mountains, city, sunsets, and city lights)
- Canyon terrain setting
- Wildlife abound and outdoor recreation
- Peaceful and serene environment
- Star-filled nights



Title & Legal Framework

The subject property was part of a judicial partition and settlement during prior ownership, resulting in clearly defined ownership, parcel boundaries, and development considerations. Recorded agreements are in place addressing access easements, utility coordination, cost-sharing provisions, and well usage. These agreements establish a shared framework with the adjacent owner for items such as water well infrastructure, utilities, and road paving. This structured approach provides clarity and coordination for future development. Supporting documentation is available upon request. Buyers are encouraged to review all recorded documents and seek appropriate professional guidance regarding the judgment.



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