

For Sale

2320 East Aragon Road Parcel Two
I-1 Zoned Land
1.12 Acres (Assessor)



Lot Size:	Approximately 1.12 Acres (Assessor’s Records) 48,846 square feet (Assessor’s Records)
Description:	Located in the Tucson International Airport area.
Sale Price:	\$293,076.00 (\$6.00 per square foot). This property can be combined with the 2.11 Acres to the east. \$550,872.00 (\$6.00 per foot). 140-42-0520
Tax Code:	140-42-0540
Taxes:	\$1,372.33 (2025)
Zoning:	I-1, City of Tucson
Flood Zone:	“Zone X”
Airport Environs:	Airport Land Use Overlay May Apply (See Map)
Notice:	Seller shall impose a restrictive covenant in the Warranty Deed, in perpetuity, that the Purchaser shall not use the subject property for the operation of an off-airport parking or shuttle business, subject to the Declaration of restrictive Covenants to be submitted and recorded.

Chase C. Cotlow
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-1082 (Mobile)
Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) Chase@cotlow.com (Email Addresses)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

This aerial map displays an industrial area in San Diego, California. The map is oriented with North at the top. The following table lists the property parcels shown, their addresses, and their approximate locations relative to the streets.

Parcel Address	Approximate Location
140420990	Top left corner, near S Plumeray and E Aragon Rd.
140421010	Top left, near S Plumeray and E Aragon Rd.
140420520	Center-left, near S Plumeray and E Aragon Rd.
140420540	Center-left, near S Plumeray and E Aragon Rd. (Hatched area)
140420530	Center-right, near S Plumeray and E Aragon Rd.
14042057A	Top center, near S Plumeray and E Aragon Rd.
14042057B	Top center, near S Plumeray and E Aragon Rd.
140420350	Bottom center, near S Plumeray and E Elvir Rd.
140420330	Bottom right, near S Plumeray and E Elvir Rd.

The map also shows several streets: S Plumeray (running horizontally), E Aragon Rd (running vertically on the left), E Elvir Rd (running vertically on the right), and E Elvir Rd (running vertically on the far right). A red hatched area is visible on parcel 140420540.

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24

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It's simple. We get it done.

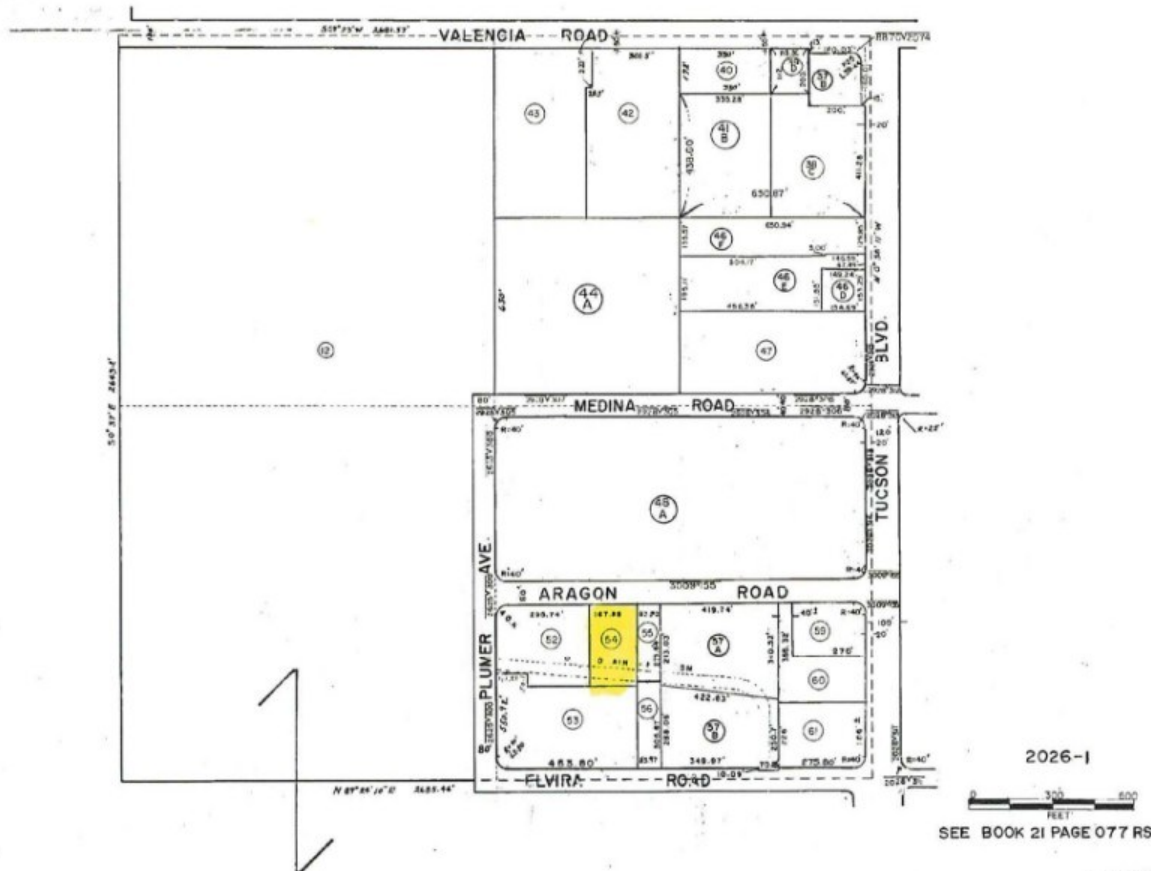
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ASSESSOR'S RECORD MAP

140-42

SECTION 17, TOWNSHIP 15 SOUTH RANGE 14 EAST
DETAIL No. I -- N.W. 4

-FORMERLY-
139-38



M1514172



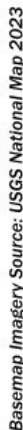
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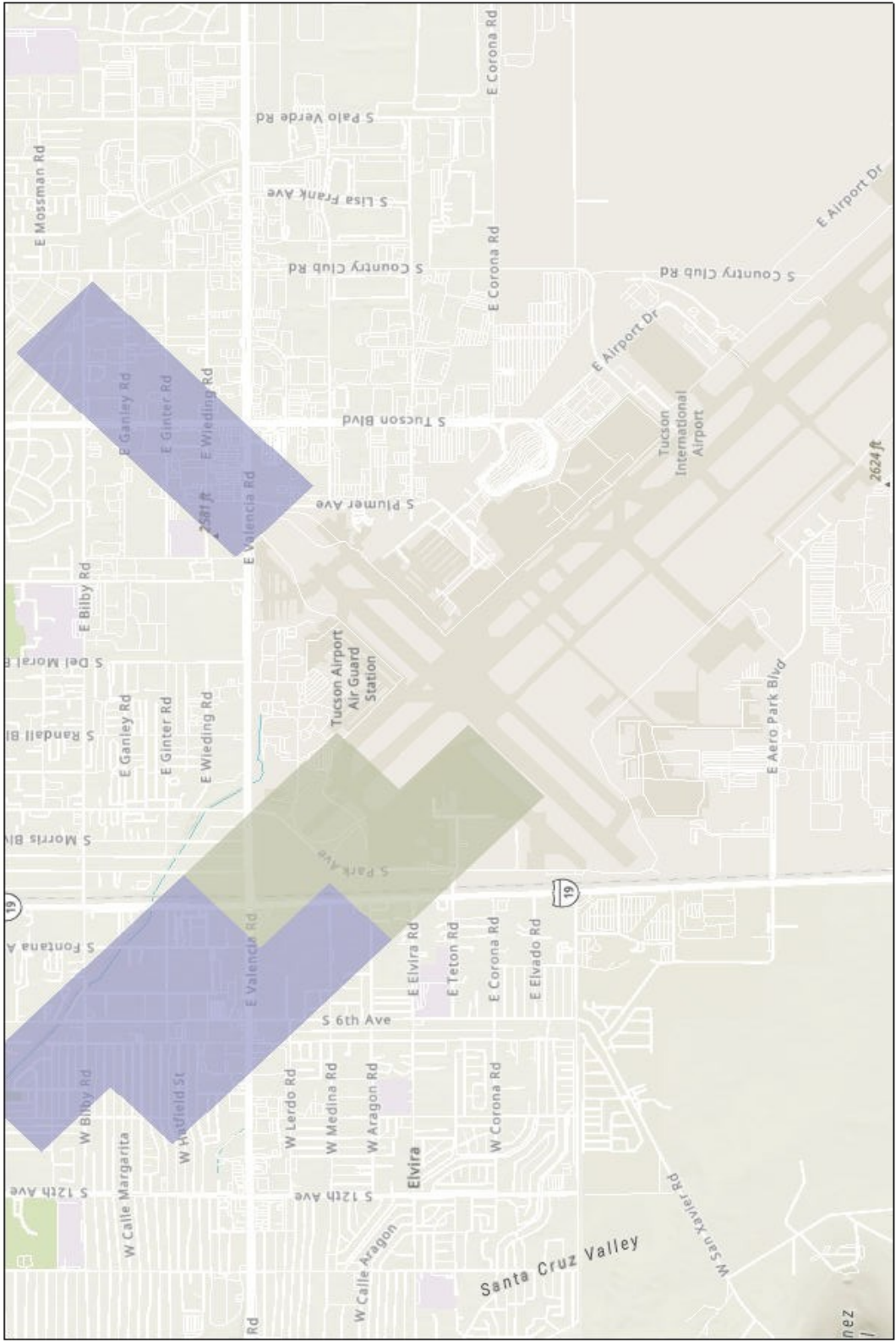
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SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



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Untitled map



2/27/2026

Airport Environment Zone - Landuse - AEZ LANDUSE

CUZ-1

CUZ-2

World_Hillshade



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Legal Description

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE NORTH 40.00 FEET THEREOF;



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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.

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SECTION 2- ELECTION

PURCHASER’S/TENANT’S Election (complete this section if you are the Purchaser/Tenant)

The undersigned elects to have: <i>(check any that apply)</i>	
☐	Broker represents the Purchaser/Tenant only as the Purchaser’s/Tenant’s Broker (See Purchaser’s Broker section above)
☒	Broker represents the Seller only as Seller’s Broker (See Seller’s Broker section above).
☐	Broker shall act as agent for both Purchaser/Tenant and Seller (See Limited Dual Representation section above).

DATED this Day of			2024	,	2024
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Acknowledged:

Purchaser(s)/Tenant(s)

Name: _____

By: _____	_____	_____
Purchaser/Tenant	Name/Title	Date

By: _____	_____	_____
Purchaser/Tenant	Name/Title	Date

Broker: Cotlow Company, an Arizona corporation

By: _____	President/Designated Broker	_____
Dean P. Cotlow		Date



Fiercely independent,
so there is never any agenda but yours.

Our ability to think for ourselves, move by ourselves, and follow our own instincts gives us a sizable advantage when scouring the market and pursuing the right opportunities. Especially when our “instincts” have been honed through 30+ years of experience in all forms of real estate transactions.

We never rely on others to lead. We are never afraid to go our own way. Our thinking is intelligent. Innovative. Focused. We see what others don’t. We find what others won’t. We don’t do things the way others do. And we’ll never apologize for that.

It’s the reason we will deliver exactly what we promise.



Corporate/Commercial Real Estate Services
800.831.4090 • 520.881.8180
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