

# Catalina, Arizona Property For Sale or Build-to-Suit



WHIRLYGIG  
PROPERTIES, LLC

15803 N. Oracle Road  
Catalina, Pima County, Arizona

**Sale Price:** \$ 975,000.00      **\$6.99 sq/ft**



**Lot Size:** 3.20 acres approx. 139,392 square feet, with 337 feet of Frontage and a depth of 379 feet on the north property line and a depth of 448 feet on the south property line.

**Location:** 15803 N. Oracle Road, Catalina, Pima County, Arizona. West side of Oracle immediately north of the Ranchers Supply Store.

**Assessor  
Parcel  
Number:** 222-21-0430

**Zoning:** The parcel was the subject of a rezoning to CB-2 in 1989 under submittal Co9-88-80 Landon – Oracle Road Rezoning. The rezoning expired prior to meeting the conditions of the rezoning case. The current zoning is GR-1, however, Pima County shows it as CB-2 in the current Zoning Plan. The property will need to go through a rezoning to achieve the CB-2 zoning.

## Exclusively Marketed by

LYNN TAYLOR  
Manager/Member  
520-546-9003  
Email: [Lynn@Whirlygig.com](mailto:Lynn@Whirlygig.com)

BARRY KITAY  
Manager/Member  
520-546-9003  
Email: [Barry@Whirlygig.com](mailto:Barry@Whirlygig.com)

