

# \$12,330,000 - 411 Lots W Reata Boulevard (unit -), Tucson

MLS® #6817177

**\$12,330,000**

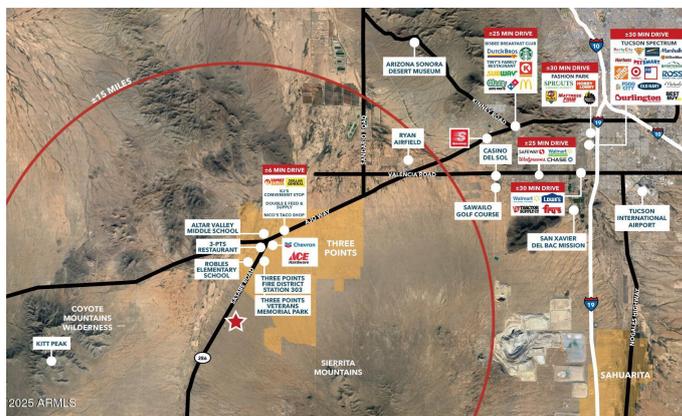
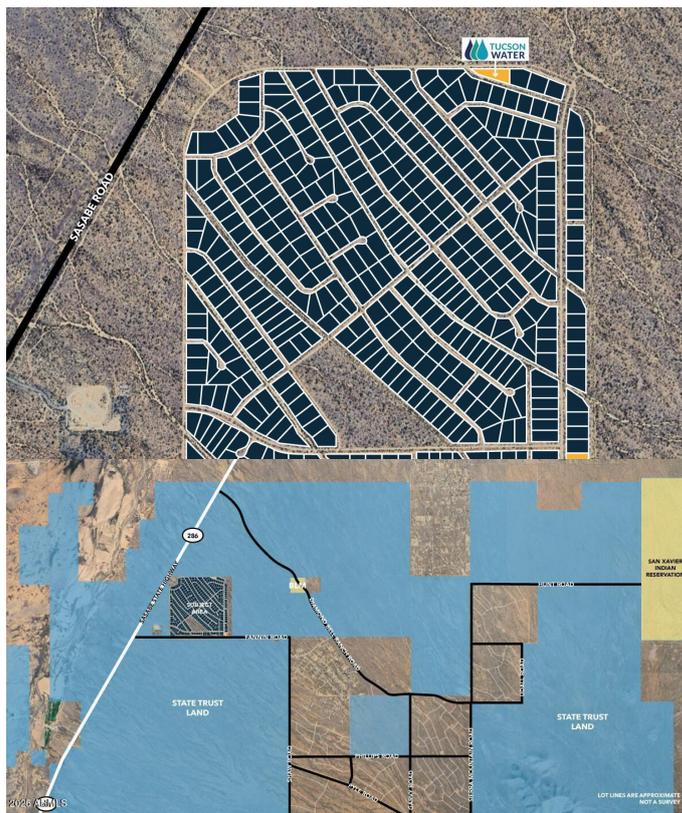
0 Bedroom, 0.00 Bathroom,  
Land on 590 Acres

Diamond Bell Ranch - Tucson Unit 14, Tucson, AZ

411 Large Lots for Sale in Southwest Tucson!  
Discover a rare opportunity to develop 411 oversized lots, each over an acre, in the serene Altar Valley near Three Points, Arizona. These properties offer breathtaking views of the Baboquivari Mountains, including iconic peaks like Kitt Peak, and provide a tranquil oasis just 20-30 minutes from Tucson's amenities. Border security has significantly increased in Southern Arizona, leading to a high demand for housing due to the influx of military personnel, border patrol agents, and construction workers. This presents an excellent opportunity to develop housing solutions for those in need. This area is perfect for homebuilders, developers, or anyone looking to create a community surrounded by natural beauty. Residents will enjoy access to endless outdoor activities, including hiking, horseback riding, off-roading, and more, all right outside their door. REATA's lots are thoughtfully designed for efficiency and view preservation, with water service secured through Tucson Water, guaranteeing a 100-year supply.

The surrounding state and county preserve lands ensure this desert retreat will remain untouched for generations. Utilities like electric, cable, and phone are ready for extension, and the land's ideal soils simplify septic system installation, saving time and costs on development.

The property's unique combination of natural beauty, convenient location, and



ready-to-develop features make it an exceptional investment. Whether you're looking for a bulk sale, phased purchase, or joint venture, REATA is an opportunity you don't want to miss.

Contact us today for a detailed marketing brochure to learn more and make this incredible project your own!

Important Note: Buyer to verify ALL specifics on the subject property. Including but not limited to, zoning, floodplain, topography, hydrology, legal and physical access, and utilities. Buyer to verify the intended use with zoning. Buyer to verify utility locations, costs, and accessibility. All details provided are for reference only. Please independently verify all information. Any markings or flags on photos and maps are approximate and not professional survey lines. Ask Broker for a list of certified professional engineers and planners to help in this due diligence verification.

### **Essential Information**

MLS® #	6817177
Price	\$12,330,000
Bathrooms	0.00
Acres	590.00
Type	Land
Status	Active

### **Community Information**

Address	411 Lots W Reata Boulevard (unit -)
Subdivision	Diamond Bell Ranch - Tucson Unit 14
City	Tucson
County	Pima
State	AZ
Zip Code	85736

### **Exterior**

Lot Description Mountain View(s), North/South Exp, Borders Pres/Pub Lnd

### **Additional Information**

Zoning CR-1 PimaCounty

### **Listing Details**

Listing Office J Vincent Company



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Listing information last updated on May 25th, 2025 at 8:45am MST