

Pepper Viner Closes on Corbett Elementary School for 71 Lot Infill Project



TUCSON, ARIZONA – Pepper Viner Homes is developing the former Corbett Elementary School at 5949 East 29th Street into a 71 SFR lot infill project. The 7 acres closed for \$650,000 to an affiliate of Pepper Viner Homes,

WV, LLC (Bill Viner).

After debating the closing of Corbett Elementary in the 1980s and again in 2008, Tucson Unified School District (TUSD) ultimately shuttered the doors to Corbett in 2014. Built in 1955 it had the capacity to serve 565 students, though in the end it only had 425 students (K-5) enrolled.

Pepper Viner applied for rezoning in 2019 and was rezoned to R-2 and approved for 71 lots, 35'x80' and 35'x55' in size. The subdivision will be a 10.1 RAC and has a flexible lot development (FLD) option.

We first wrote about this project in October 2019. See <https://realestatedaily-news.com/pepper-viner-planning-75-sfr-lot-infill-project-at-corbett-elementary-school-property/>

The project will use high-quality sustainable development techniques that meet the City of Tucson's Green Building Requirements. Total common area on site will be 121,500-square-feet, of which 49,800-square-feet are roads and sidewalks, 54,200-square-feet are FOS and 17,500-square-feet are street landscape borders.

The one- and two-story homes from 1,150- to 1,700-square-feet,

will have 2-car garages and be priced from the low to mid \$200's.

James Marian, CCIM, MRE, of Chapman Lindsey Commercial Real Estate Services handled the transaction for the builder. The seller Tucson Unified School District No. 1 was self-represented.

For more information, Marian should be contacted at 520.747.4000 X 106. Add your name to the Corbett Village interested list here <https://www.pepperviner.com/find-your-home/corbett-village/> or call 520-721-7964 X 148

To learn more, see **RED Comp #8758**.

