FOR SALE OR BUILD TO SUIT

Century Park Marketplace

Valencia Road east of Kolb Road
Tucson, Arizona 85756

For more information, please contact:

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9/13/2023

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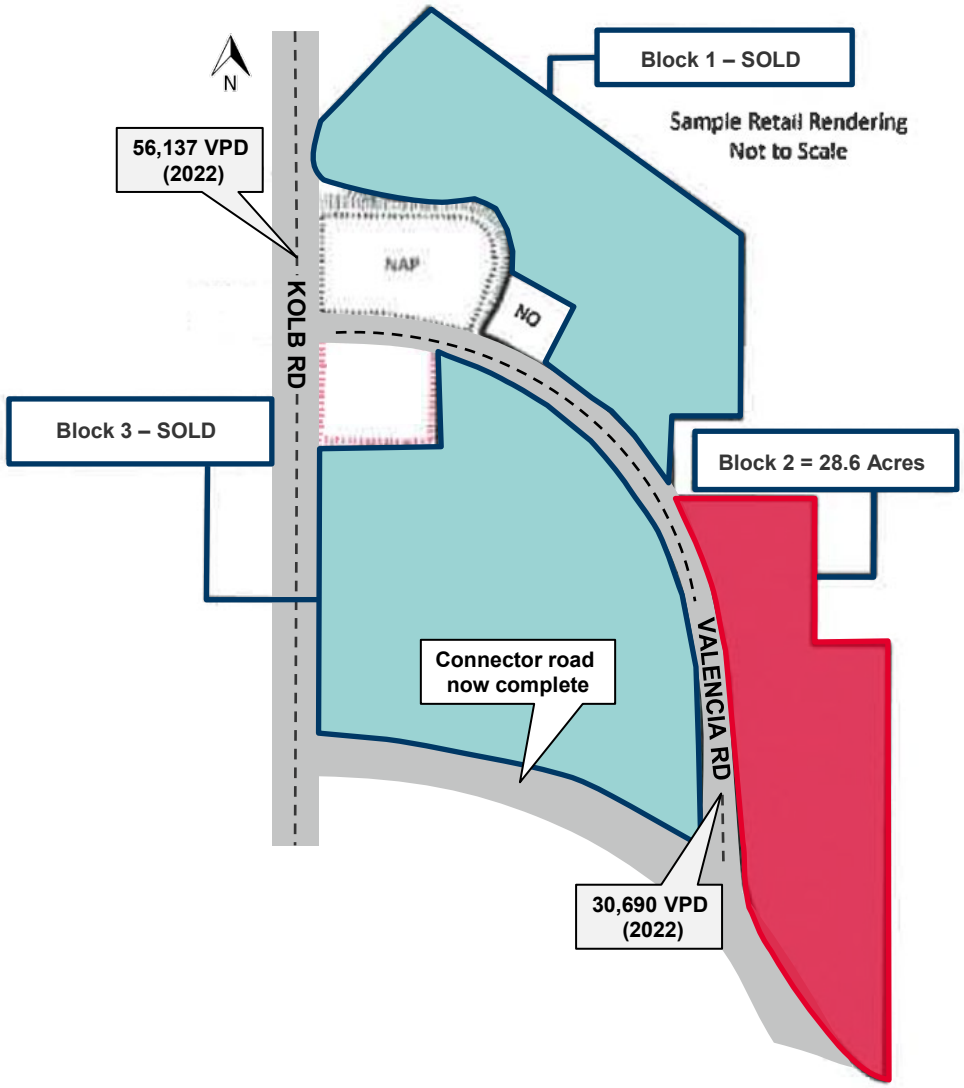
Land or Build To Suit Property Information

BUSINESS PARK LAND



**Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions*

Property Highlights

- Join Becton, Dickinson (BD) and Amazon in this well-located park
- The Tucson City Council has approved all access from Valencia Rd to this site, including the stoplight location
- Shovel Ready
- Over 2,700 ft. of frontage on the east side of Valencia Rd
- Zoned PAD (Planned Area Development) allowing uses including industrial, warehousing and manufacturing, commercial, and retail
- Valencia / Kolb intersection completely reconstructed, now complete
- 30,690 VPD on Valencia Rd (2022) and 56,137 VPD on Kolb Rd (2022)
- 128,294 residents live within 5 miles of Century Park Marketplace

Parcel	Block	Size (SF)	Acres	Price	Price per SF
~~141-06-020D~~	~~1~~	~~1,422,321~~	~~32.65~~	~~$4,980,000~~	~~$3.50~~ **SOLD**
141-06-0210	2	1,244,074	28.56	$4,355,000	$3.50
~~141-06-022A, 141-06-0230~~	~~3~~	~~2,223,433~~	~~51.04~~	~~$8,900,000~~	~~$4.00~~ **SOLD**

Property Details	
Property Taxes (2023)	~~Block 1 - $31,598.51~~ Block 2 - $8,310.57 ~~Block 3 - $13,885.41~~
Utilities	All utilities are to the property or within short distances from the property

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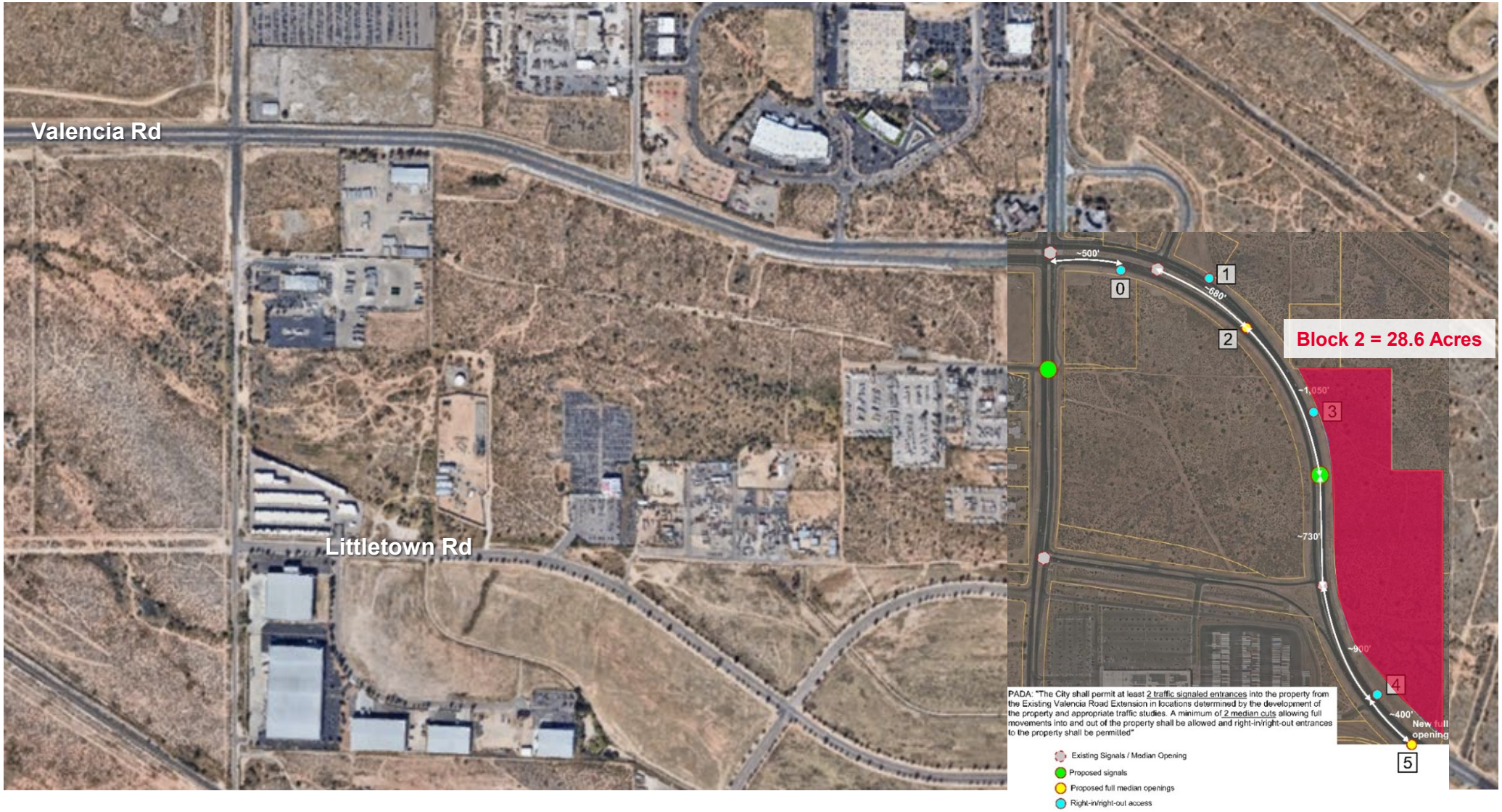
New Transportation Plan

BUSINESS PARK LAND



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CUSHMAN & WAKEFIELD | PICOR

TUCSON

At a Glance

1.072M
TUCSON MSA POPULATION

437,780
TOTAL HOUSEHOLDS

34.8%
EDUCATION- SOME COLLEGE

1.3%
POPULATION GROWTH RATE

$59,215
MEDIAN HOUSEHOLD INCOME

3.9%
UNEMPLOYMENT RATE

Source: arizona.edu, BLS, ACS 06/07/23

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

46,932
UNIVERSITY OF ARIZONA TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report