

WILMOT & INTERSTATE 10 LOTS

Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



Blackhawk Ranch
(310 homes)

New Apartments
(288 units)



I-10 Frontage Rd

Paved Access

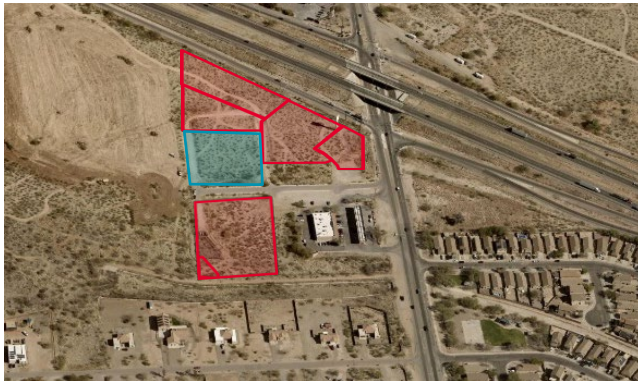
Paved Access



Wilmot Rd

WILMOT & INTERSTATE 10 LOTS

Tucson, AZ



PROPERTY DETAILS

Lot Size	383,070 SF (8.8 Acres)
Sale Price	Contact Agent
Zoning	C-2, City of Tucson

NEIGHBORING TENANTS

Shell Gas Station, Blackhawk Ranch (310 future homes), La Estancia Master Planned Community (1,810 future homes), and new apartments (288 units).

HIGHLIGHTS

- I-10 interchange site with outstanding visibility
- High growth corridor with local residential development
- Heavy Commercial Zoning allows a wide range of uses including hotels and self-storage
- Additional parcels available

TRAFFIC COUNTS

I-10 54,000 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	7,380	\$79,655	388
3 Miles	23,524	\$75,535	3,832
5 Miles	74,741	\$70,753	23,984

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4/17/2024

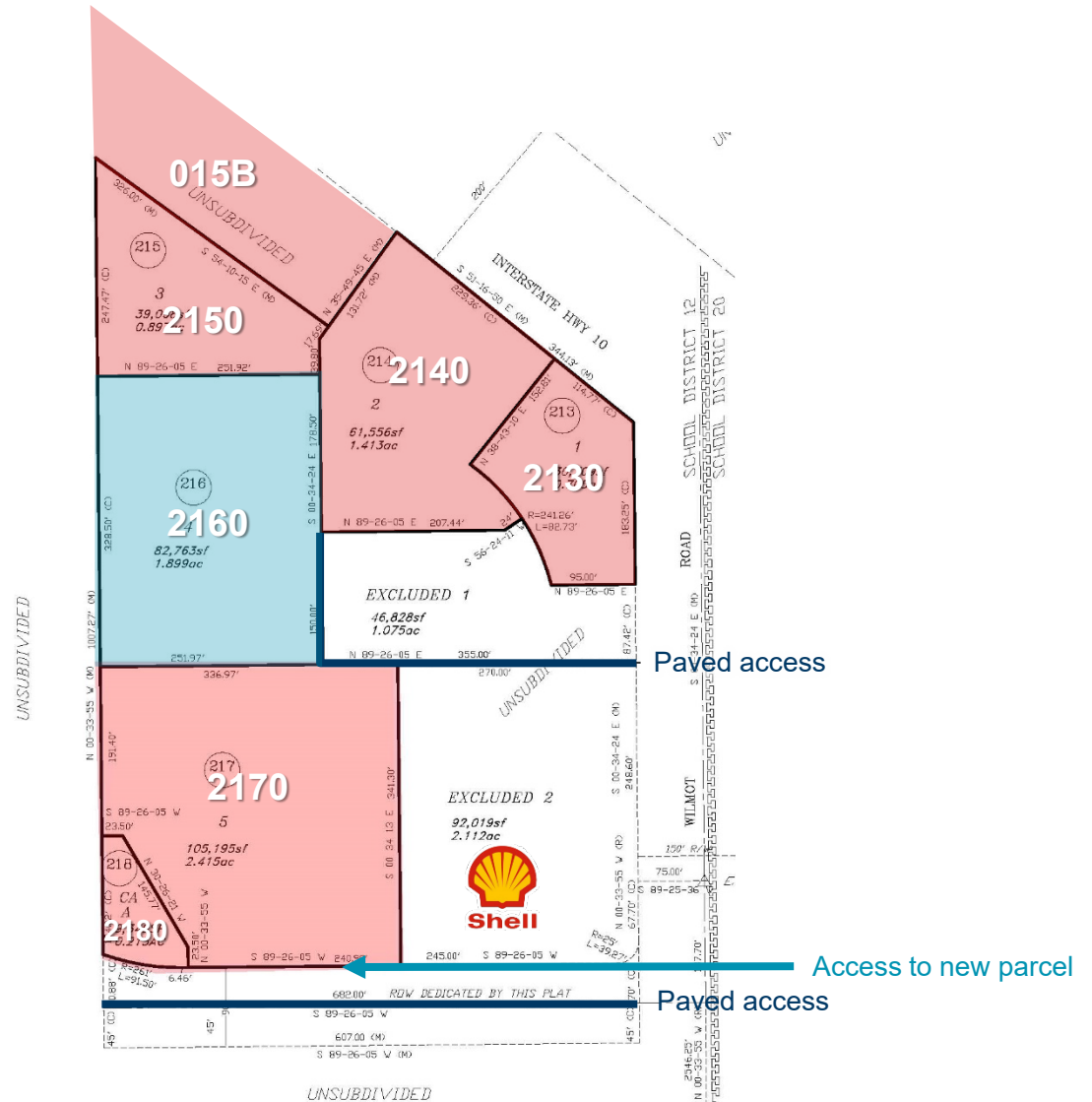
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PARCEL MAP

Parcel Number	Acres	SF
140-44-2140	1.413	61,550
140-44-2130	0.7045	30,688
140-44-015B	1.257	54,755
140-44-2150	0.8905	38,790
140-44-2170	2.412	105,067
140-44-2180	0.2171	9,457
140-44-2160	1.899	82,763
Totals	8.794	383,070



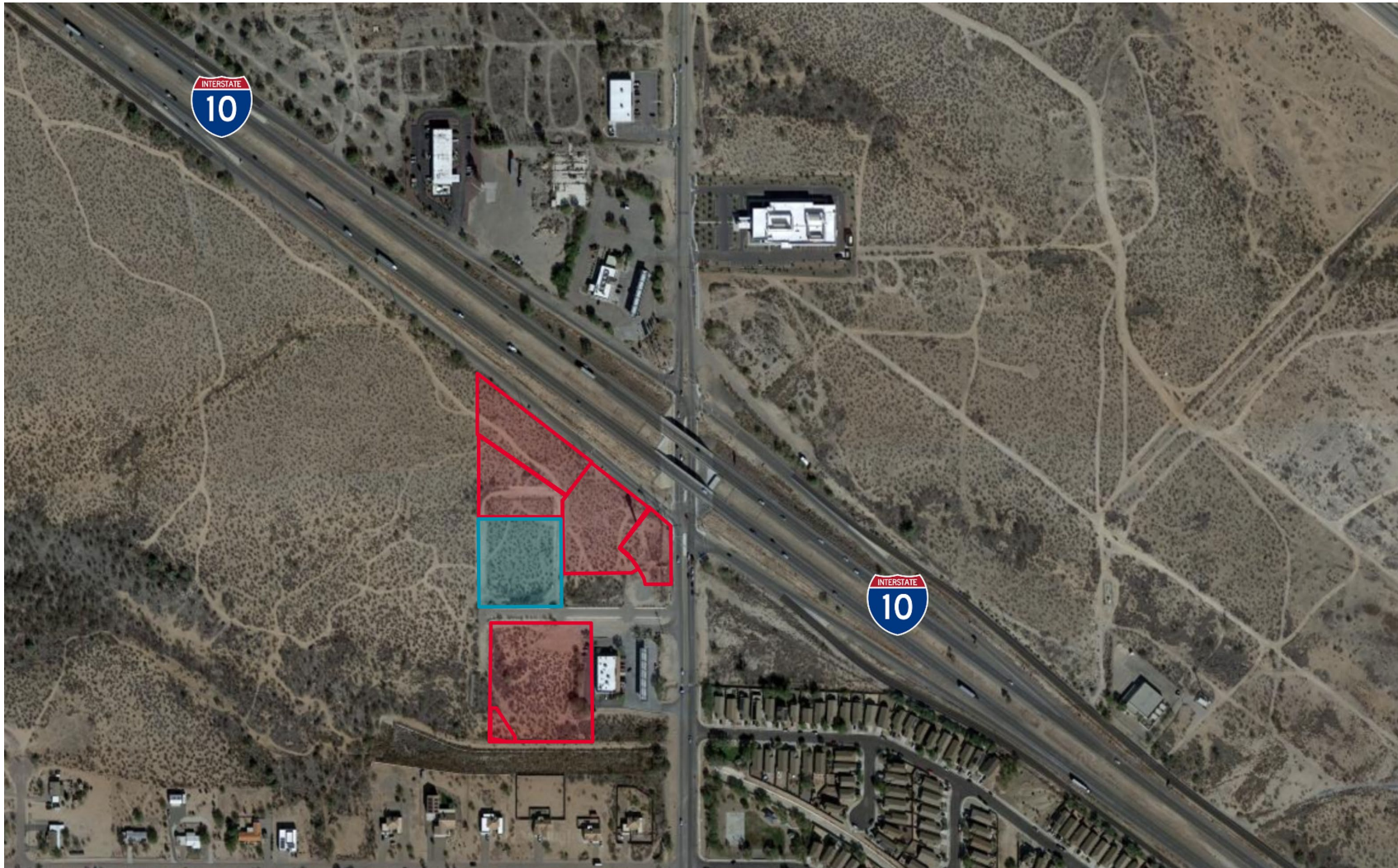
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AERIAL



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PIMA AIR & SPACE MUSEUM

Valencia Rd



Blackhawk Ranch
(310 homes)



La Estancia Master Planned Community
(1,810 homes)



Kolb Rd

SUBJECTS

Wilmot Rd

Swan Rd



Rita Ranch
(4,990 homes)

