



SUBJECT

FOR SALE/BUILD-TO-SUIT

9688 E Old Vail Road
Tucson, Arizona 85747

**DIAMOND
VENTURES**



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CONCEPTUAL RENDERING



TRADE MAP



LEGEND

STATE LAND

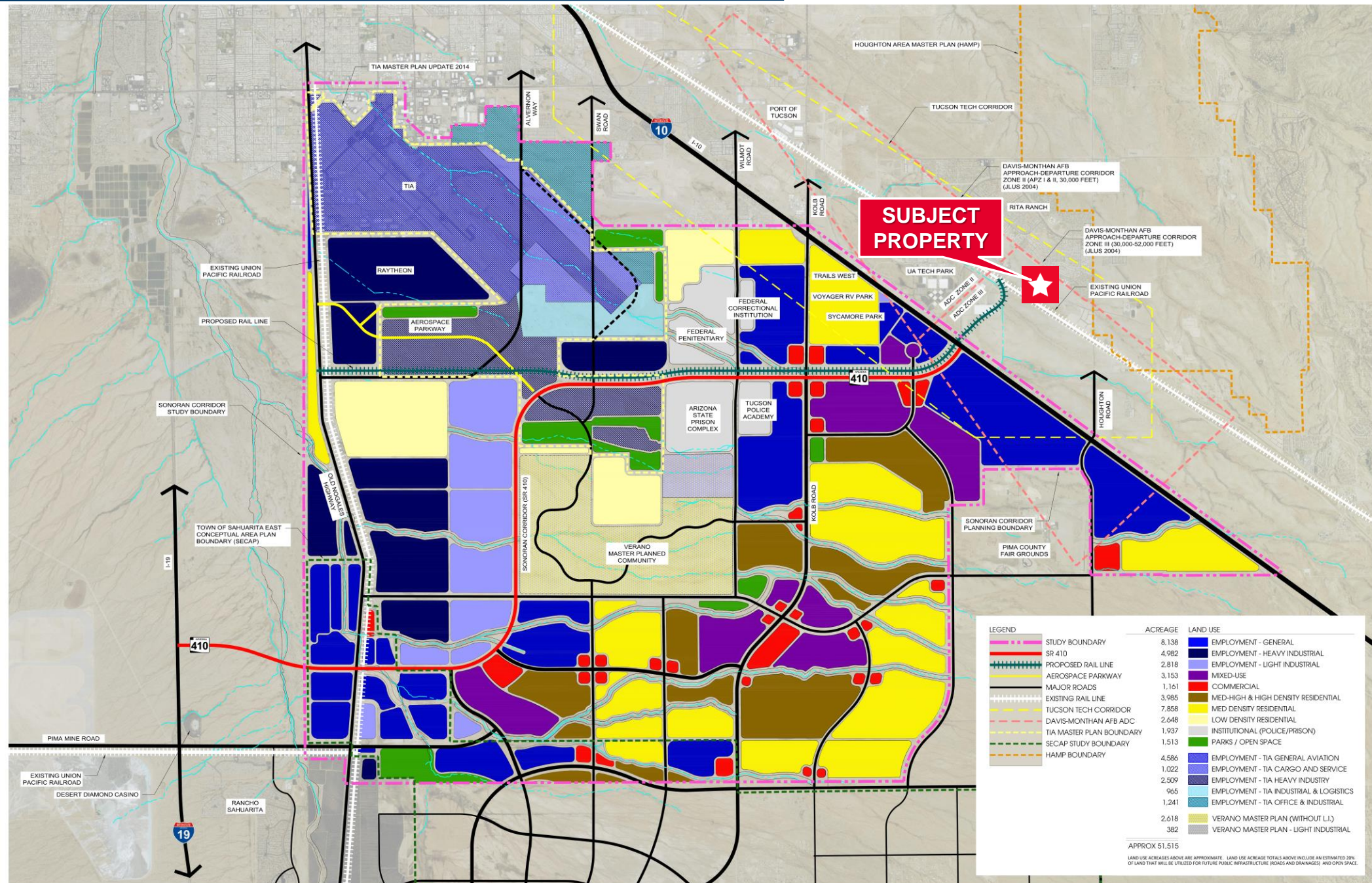
SHOVEL READY LAND

HOUGHTON TOWN CENTER:
±66 ACRES RETAIL

OLD VAIL COMMERCE: ±43 AC

RITA RANCH COMMERCE CENTER:
±56 ACRES INDUSTRIAL

RITA CROSSINGS:
±6 ACRES RETAIL AND ±15 ACRES
COMMERCIAL



PROPERTY HIGHLIGHTS

9688 E OLD VAIL ROAD

TUCSON AZ 85747

Property Highlights

- Up to ±37 acres
- Easy to build site
- Access to Tucson's only diverging diamond interchange
- Located near:
 - Amenity-rich Houghton Town Center
 - 1 mile from I-10
 - In nationally recognized Vail School District
 - Expanding residential housing market
 - Large veteran population
 - Tucson's 2nd largest employment cluster, the University of Arizona Tech Park with ±6,500 employees from companies like Raytheon, Optum Rx, Citi, IBM

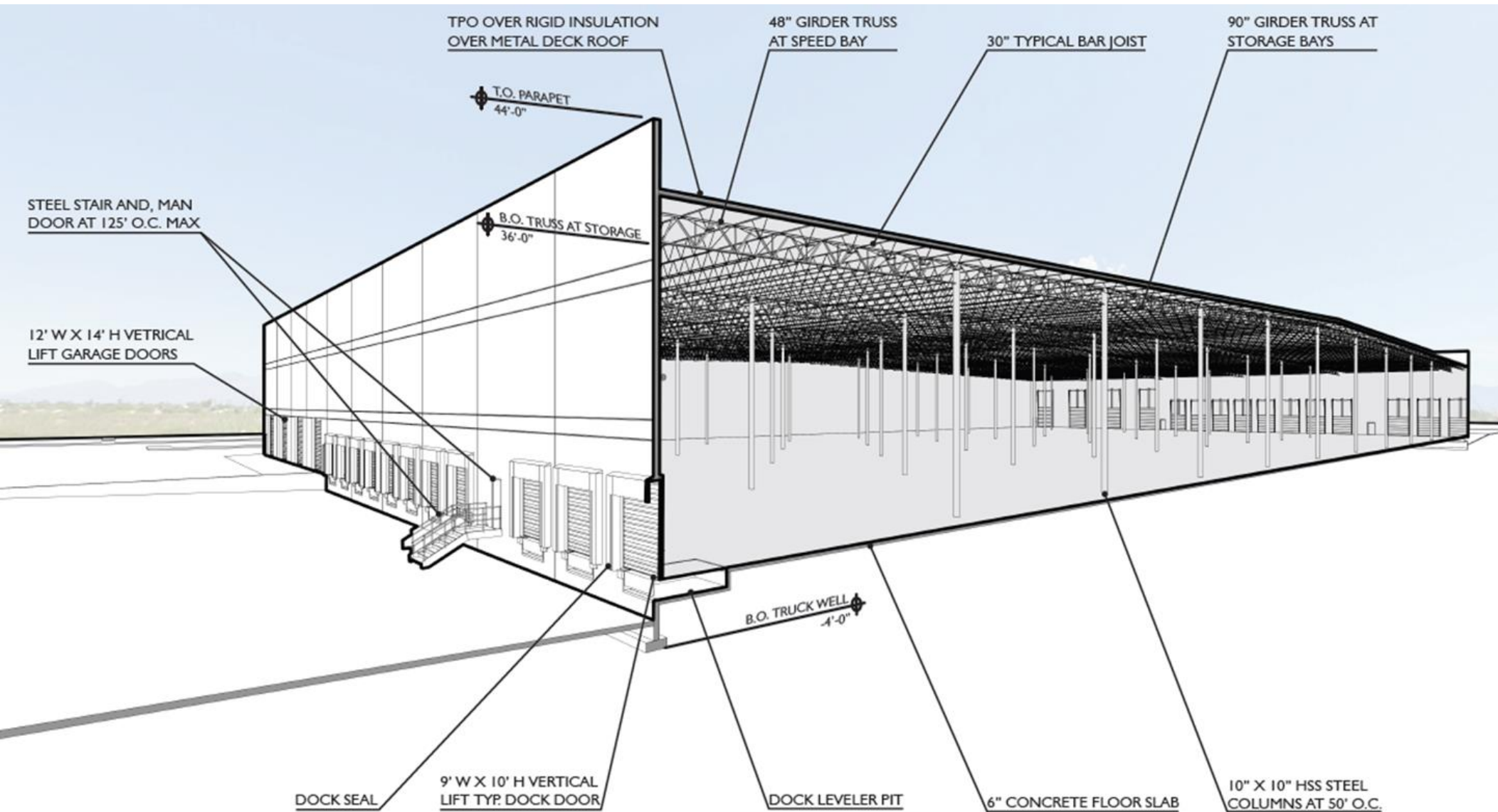
SITE PLAN | 315,000 SF (18.8 Acres)



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



Location Highlights

- ~1 mile to I-10
- ~1.5 miles to future Sonoran Corridor Highway
- ~1.6 miles to U of A Tech Park
- ~4.5 miles to the Port of Tucson
- ~12 miles to Tucson International Airport
- ~17 miles to The University of Arizona
- ~ 56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~400-500 miles to California
(including the Port of Long Beach)



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



484,397

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.75%

POPULATION
GROWTH RATE



\$64,323

MEDIAN HOUSEHOLD
INCOME



3.2%

UNEMPLOYMENT
RATE



53,187

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

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

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

