

# FOR SALE

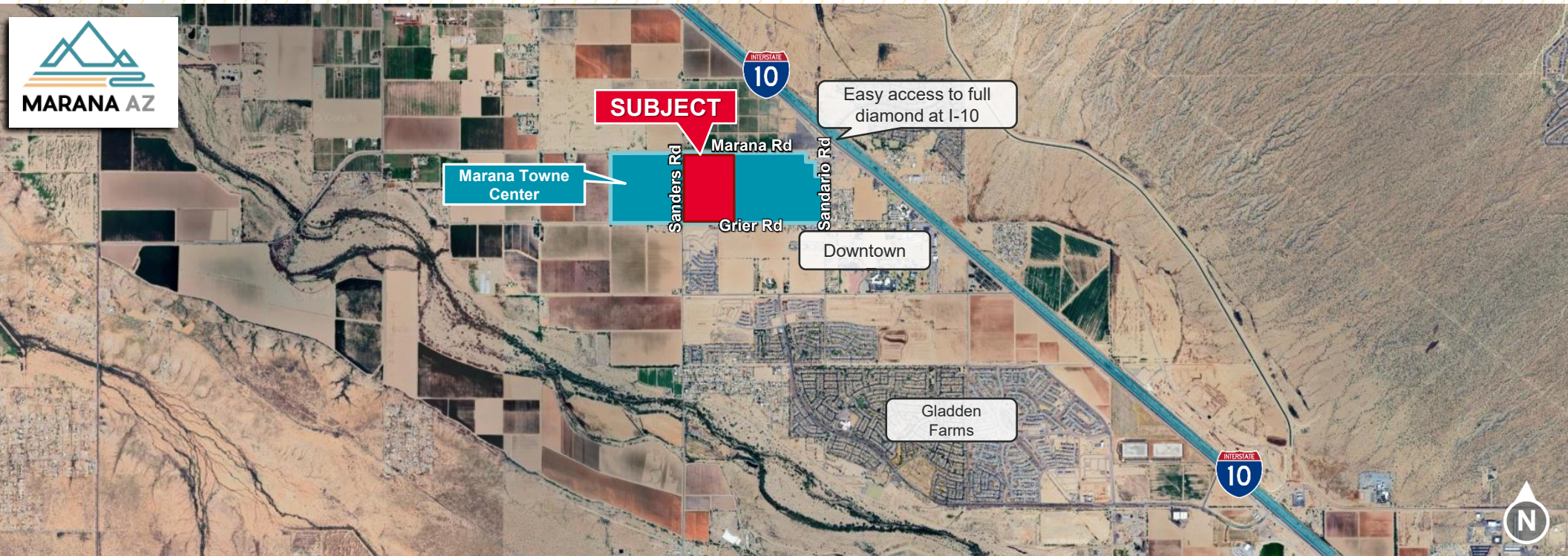
## 100 Acres (Divisible)



CUSHMAN &  
WAKEFIELD



PICOR



# MARANA TOWNE CENTER

**SE Corner Sanders Road / Marana Road**

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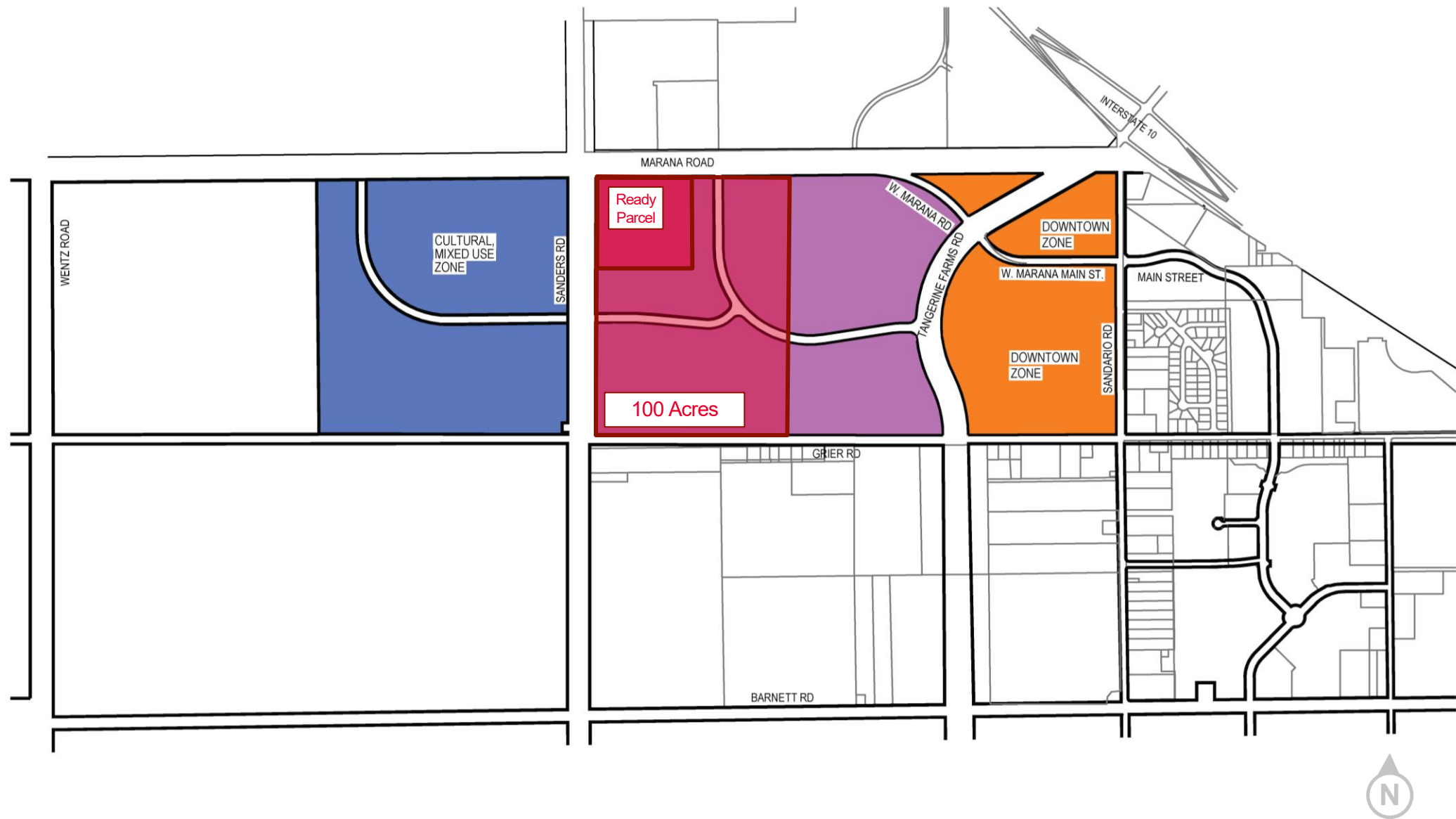
# PROPERTY HIGHLIGHTS

# FOR SALE 100 Acres (Divisible)

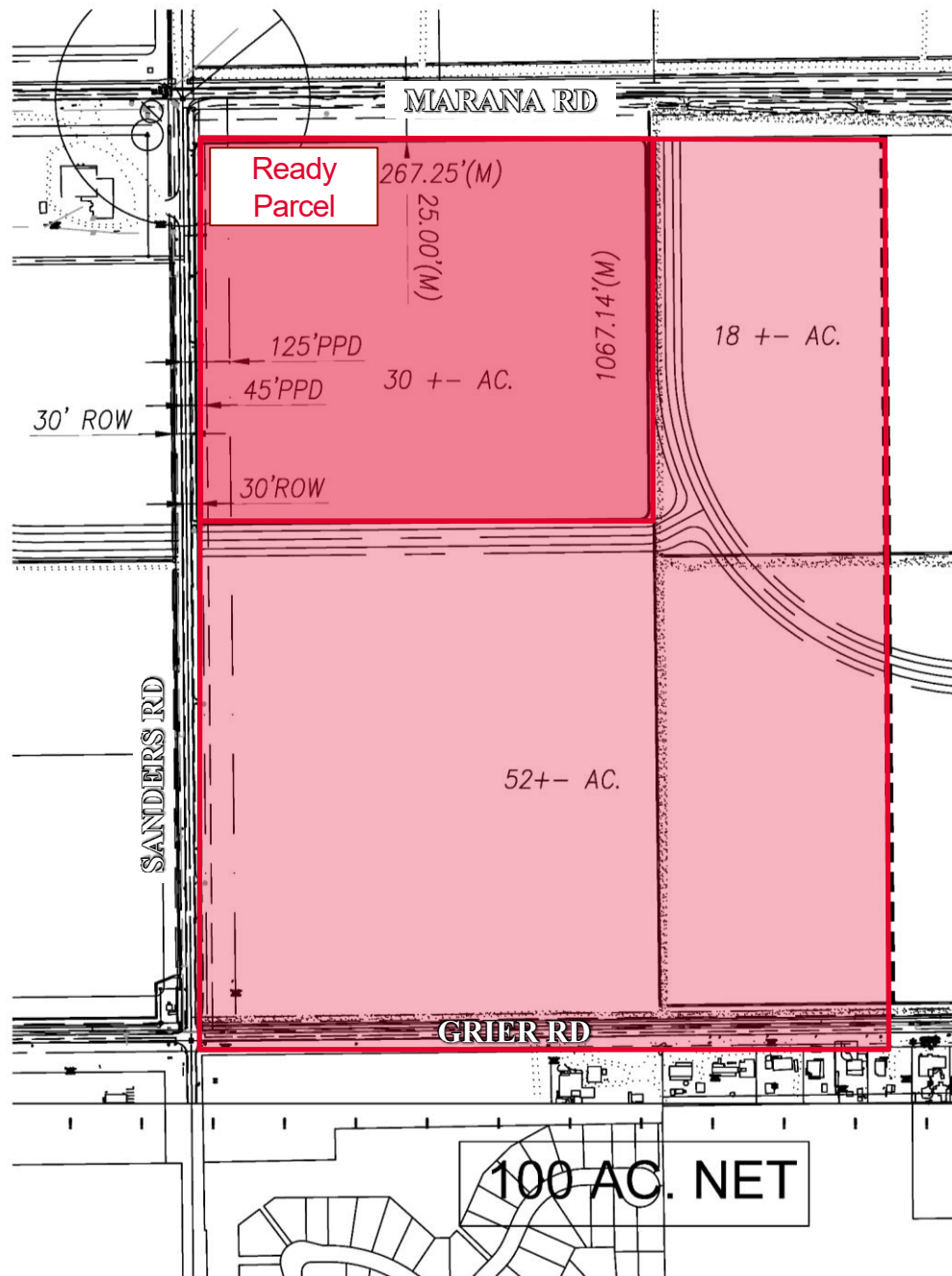
## Industrial Land

Sale Price:	TBD
Zoning	Marana Towne Center Pacific Plan (100 Acre Site: Employment Zone)
Utilities	Utilities at or near site
Improvements:	Planned transportation improvements will enhance access to site
Other:	Adjacent to full diamond at I-10 (Marana Road)





# FUTURE IMPROVEMENTS PLAN



# SITE PLAN

## 100 Acres (Divisible)







# A DRIVING WORKFORCE

- Marana Towne Center planned development adjacent
- Retail developing at interchange
- Gladden Farms residential development nearby
- Downtown Marana nearby



**1,008**  
**POPULATION**  
*Within 1 Mile*



**\$122,046**  
**AVG. INCOME**  
*Within 1 Mile*

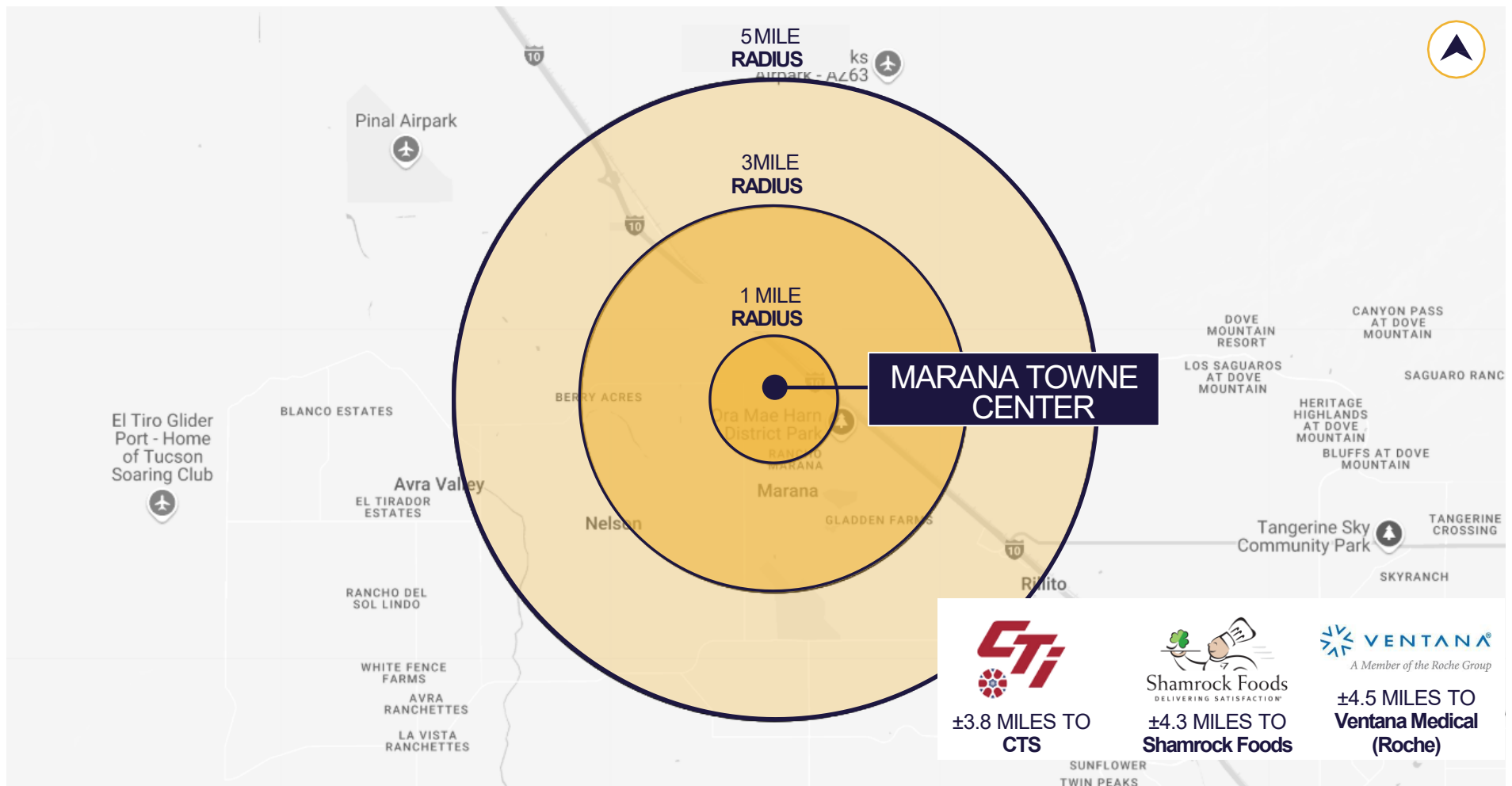


**308**  
**EMPLOYEES**  
*Within 1 Mile*

**14,896**  
**POPULATION**  
*Within 5 Miles*

**\$124,999**  
**AVG. INCOME**  
*Within 5 Miles*

**2,122**  
**EMPLOYEES**  
*Within 5 Miles*



# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**484,397**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.6%**

POPULATION  
GROWTH RATE



**\$67,929**

MEDIAN HOUSEHOLD  
INCOME



**4.7%**

UNEMPLOYMENT  
RATE



**±56,544**

UNIVERSITY OF ARIZONA TOTAL  
ENROLLMENT, 2025

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY



# CONTACT INFORMATION



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WAKEFIELD



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