

# CORNER OF OLD SPANISH TRAIL & VALENCIA

Potential Commercial Corner For Sale | Tucson, AZ



FOR SALE

Black Angus Mixed-Use Development (Diamond Ventures)  
±480 residential units  
±222,000 SF retail/office



Valencia Road

Old Spanish Trail

For Sale:  
1.6 Acres

For Sale:  
6 to 28 Acres

Old Spanish Trail



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## PROPERTY DETAILS

Sale Price	Call for pricing
Price Per SF	Call for pricing
Lot Size	1.6 & 6 - 28 Acres
Zoning	Current zoning Suburban Ranch (Pima County)
Tax Parcel #	205-81-005J, 205-81-005K

## HIGHLIGHTS

- Highly visible "bull nose" location at signalized intersection
- Next to Diamond Ventures Black Angus Mixed-Use Development
- Path of progress- rapidly growing area
- High local income demographics
- Needs to be rezoned for commercial or high-density residential use

## TRAFFIC COUNTS

Old Spanish Trail Rd	6,470 VPD (2024)
Valencia Rd	11,557 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	313	\$111,585	80
3 Miles	15,627	\$135,628	1,561
5 Miles	51,214	\$127,945	5,684

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## AERIAL



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