

LaEstancia
Planned Community
±2,500 homes

ENCANTADA
HEAVY APARTMENT HOMES
±320 Units

Carondelet
Health Network
St. Raphael's Emergency

Vista Montana
Estates
±728 Homes



60,638 VPD (2024)

Wilmot Rd: 6,832 VPD (2024)

For more information
please contact:

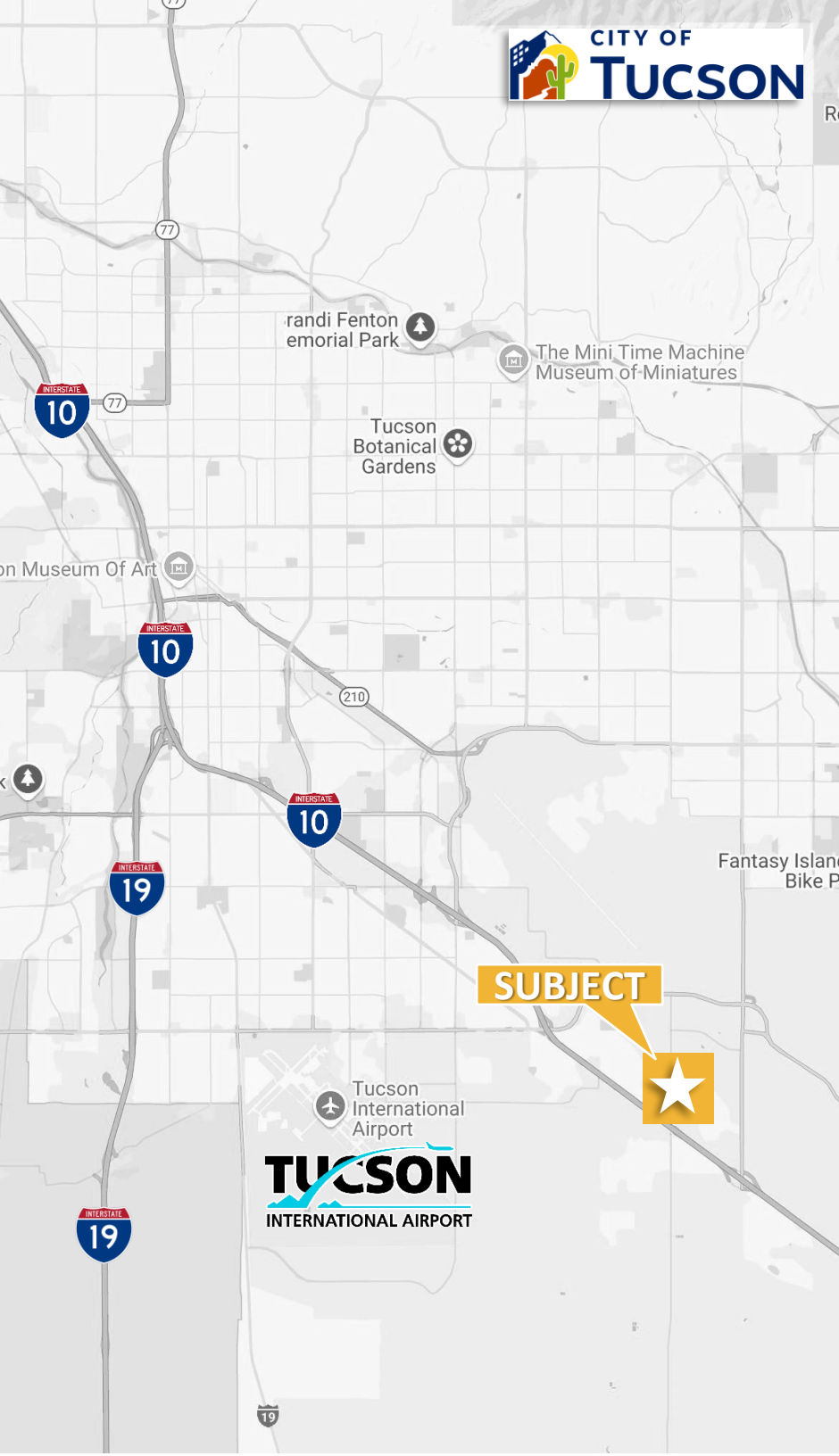
Aaron LaPrise
Principal, Retail Properties
+1 520 546 2770
alaprise@picor.com

I-10 PADS FOR SALE

NEC of I-10 & Wilmot Road

6301-6363 E. Benson Hwy Tucson, AZ 85756

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



PROPERTY HIGHLIGHTS

Up to ±10.02 Acres (±436,335 SF)
Sale Price: Contact Agent

HIGHLIGHTS

- Pad sites with I-10 frontage and easy access at the Wilmot interchange
- Main entry to La Estancia, a completed 2,500-home master-planned community by top national builders
- Suitable for gas stations, quick-service restaurants, hotels, and other high-traffic travel users

PROPERTY DETAILS

Assessor Parcel No(s)	141-09-0170 , 141-09-016B & 141-09-016A
Zoning	C-2, City of Tucson
Property Taxes	\$19,472.48 (2024)

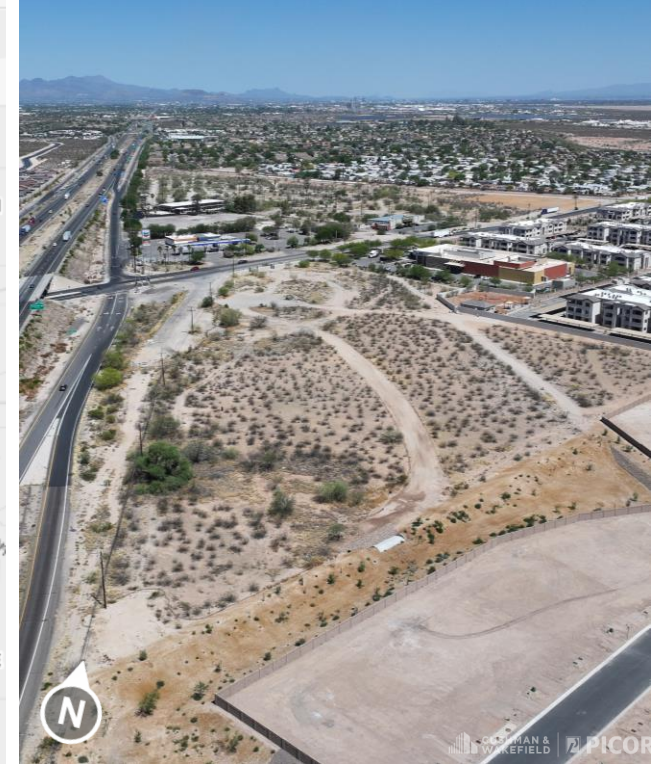
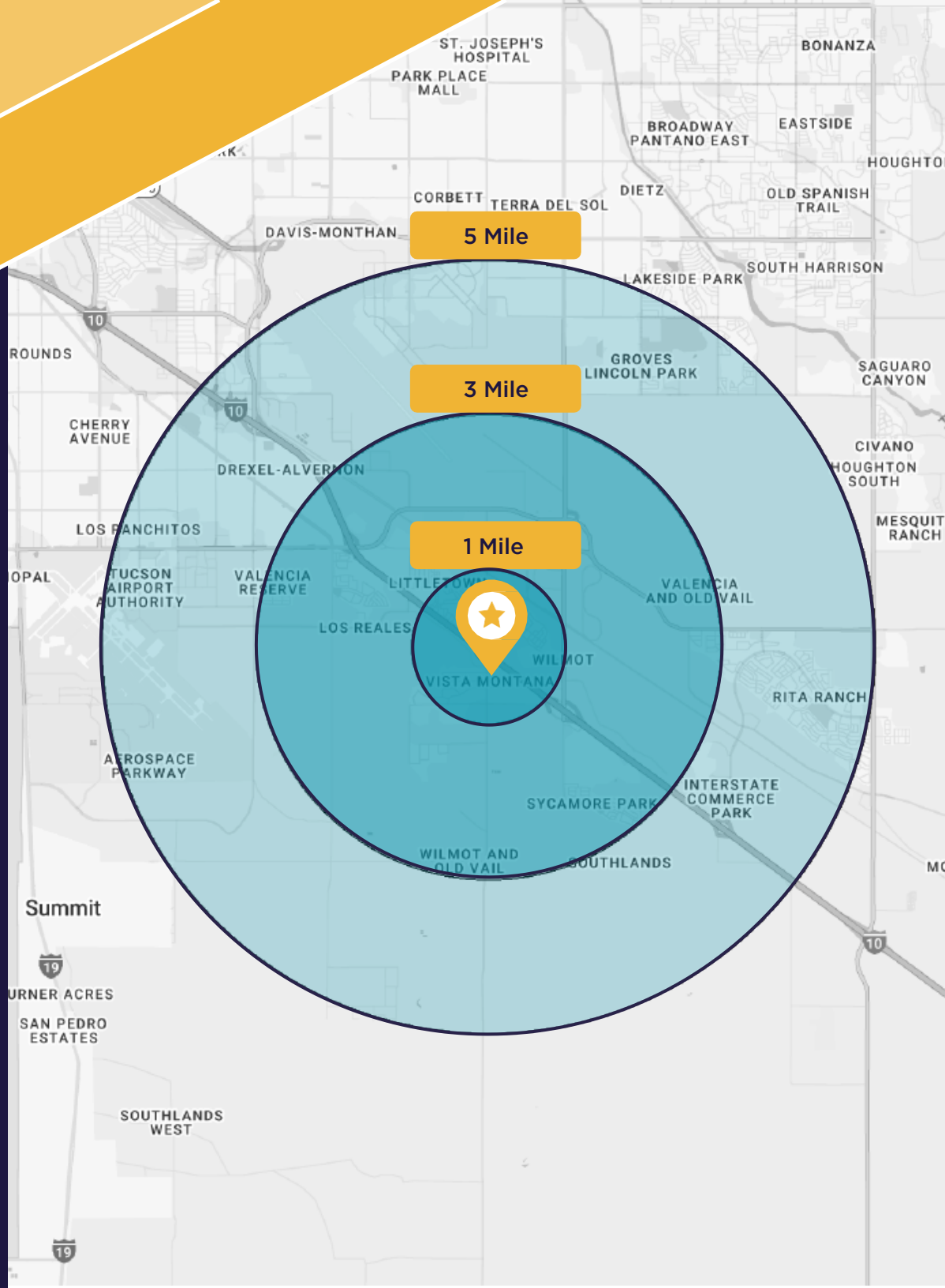
NORTHWEST FACING AERIAL



SOUTHEAST FACING AERIAL



LOCATION MAP



DEMOGRAPHICS

1 MILE	5 MILES
9,163	76,369
POPULATION	POPULATION
\$108,689	\$92,044
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
368	22,958
DAYTIME POPULATION	DAYTIME POPULATION

TRADE MAP



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

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



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