

FOR SALE

60.09 Acres (*Divisible*)



CUSHMAN &
WAKEFIELD



PICOR



SUNBELT LOT 2

8701 E OLD VAIL RD TUCSON AZ 85747*

*Note: 8701 E Old Vail Rd is presently a geo-reference address only (not an existing legal address)

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PROPERTY HIGHLIGHTS

Price: \$5,230,000 (\$2.00/PSF)

Lot Size: 60.09 Acres (divisible)

Parcel No: 141-11-0250

Zoning: I-1 & I-2, City of Tucson

Build to Suit: Available

Utilities:

Water – City of Tucson

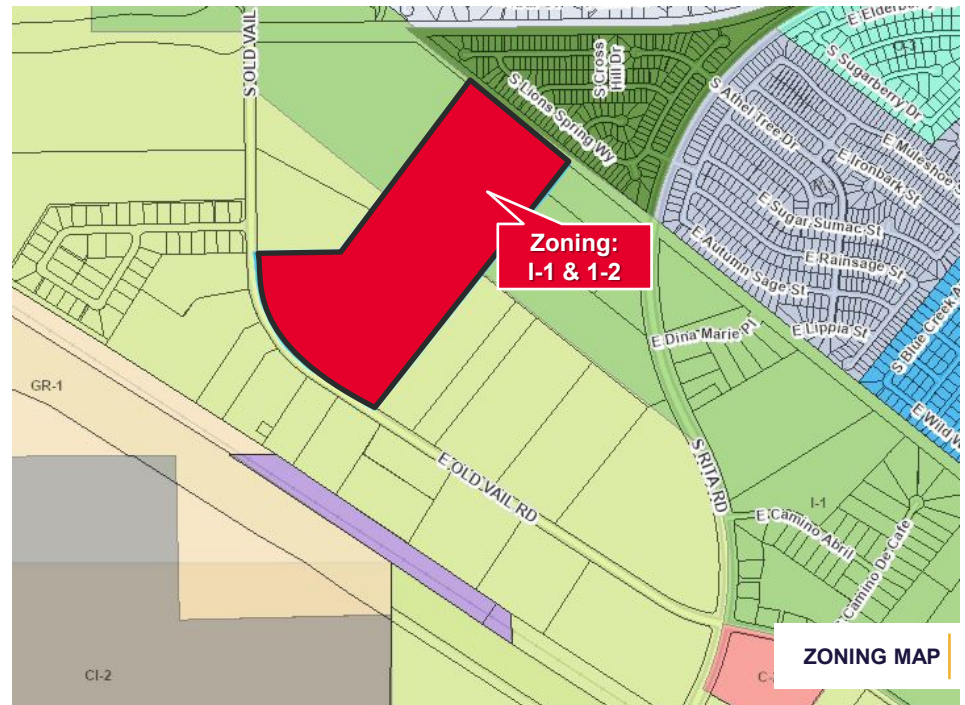
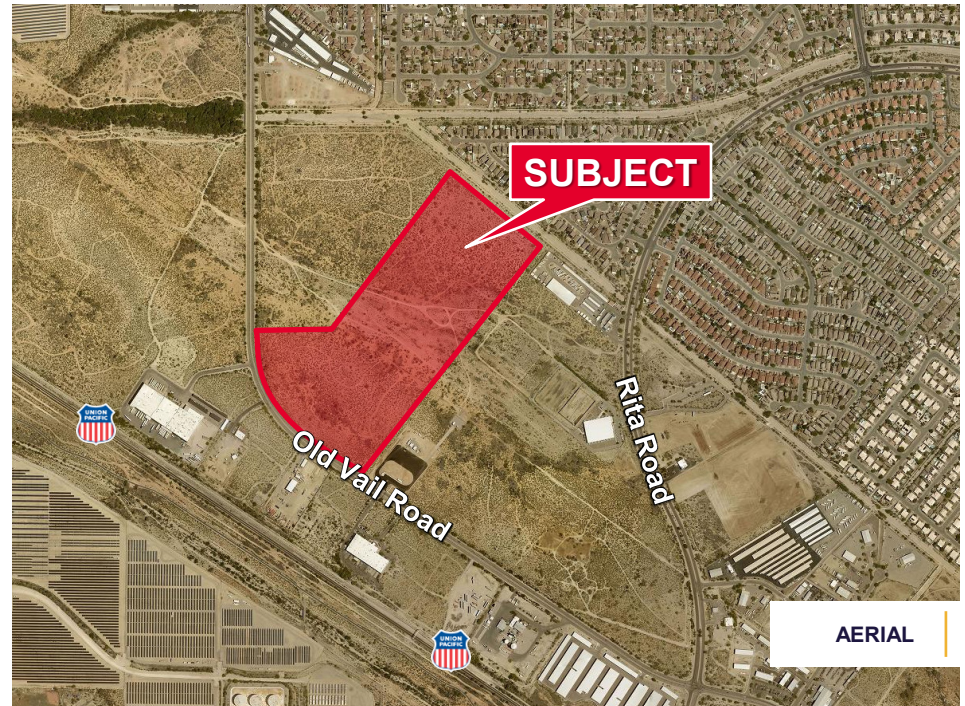
Sewer – Pima County

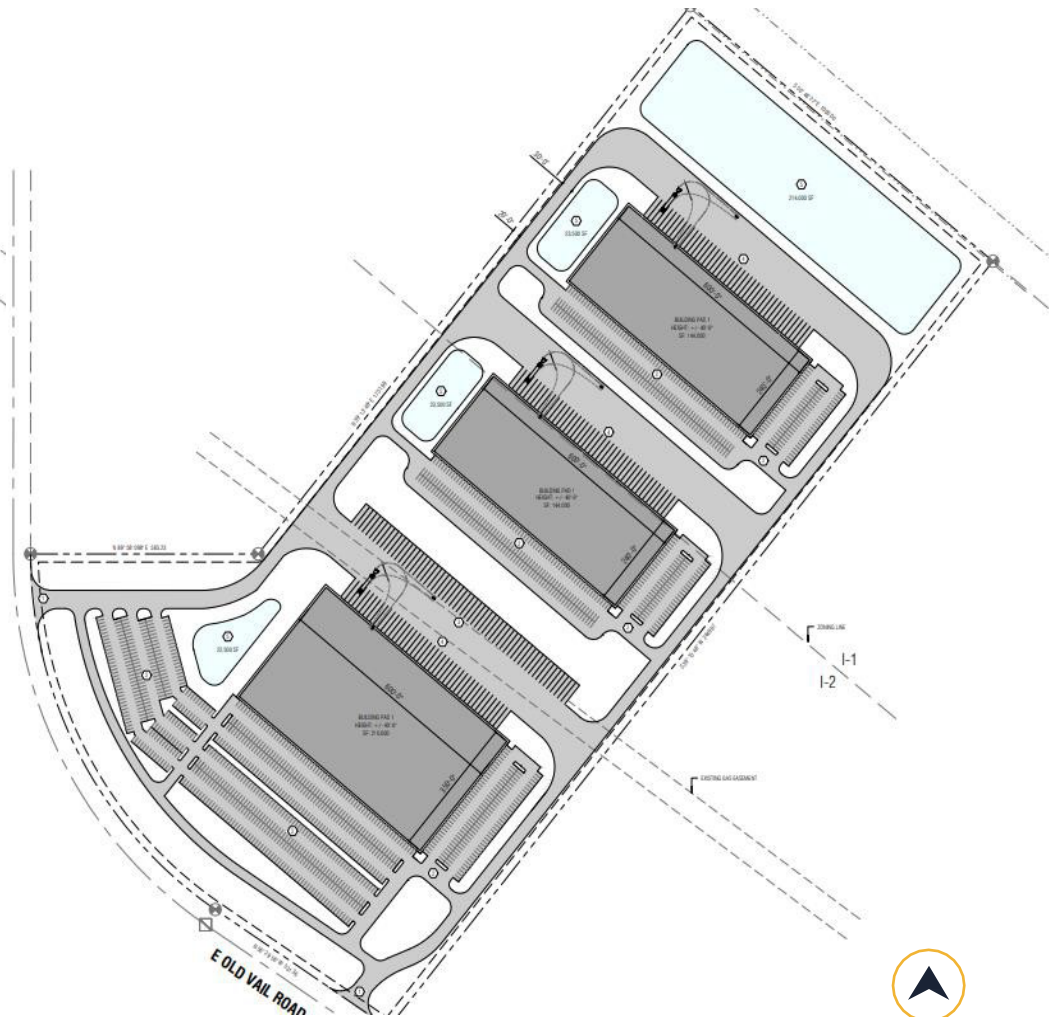
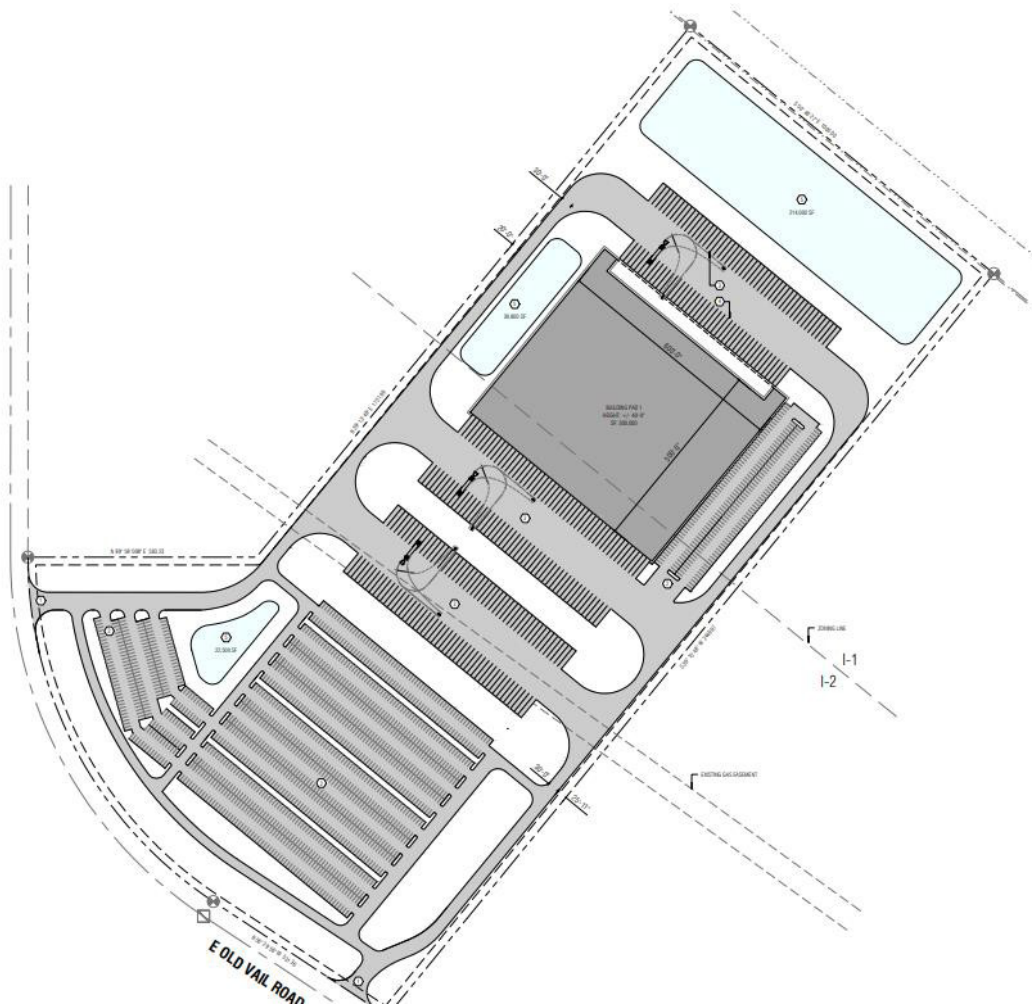
Electric – Tucson Electric Power

Gas – Southwest Gas

Fire – Tucson Fire

- Located in Rita Ranch—directly adjacent to a large/growing population center and workforce (including the planned Sonoran Corridor)
- Close proximity to the Interstate 10 / Rita Road interchange
- Adjacent to the UA Tech Park at Rita Road (Over 100 companies/organizations and 6,000 employees including Raytheon, IBM and Citi)
- Close proximity to Houghton Town Center (Home Depot, Walmart, Tractor Supply, numerous restaurants and services)
- Extensive surveys completed/available (including ALTA Survey and Phase 1 Report)
- Development-ready site – all utilities available to lot line
- 1,500± feet of Old Vail Rd frontage

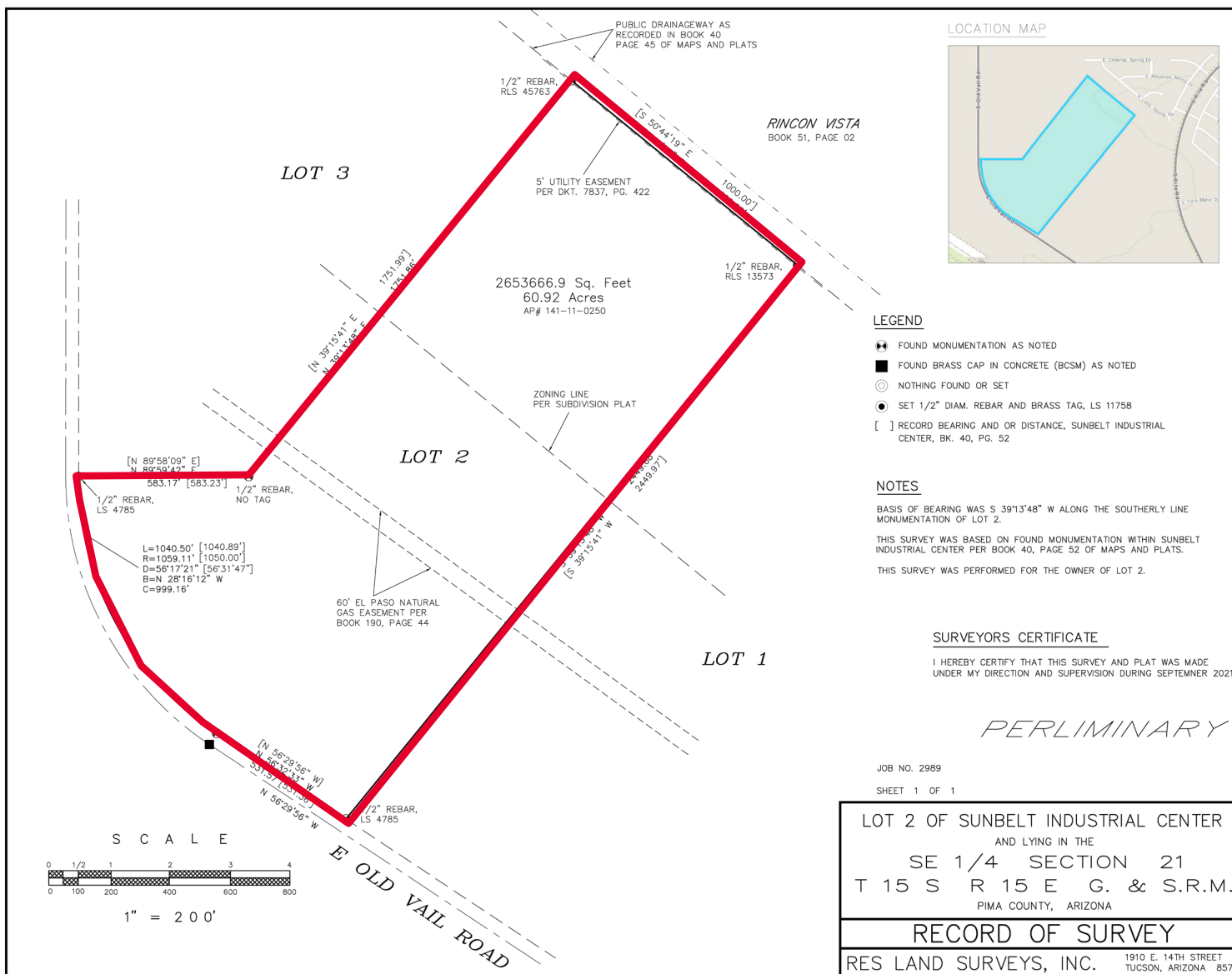




POTENTIAL SITE PLANS

60.09 Acres (*Divisible*)

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SURVEY

60.09 Acres (Divisible)

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A DRIVING WORKFORCE

8701 E OLD VAIL RD
TUCSON AZ 85747*

- 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 $\pm 6,500$ employees from companies like Raytheon, Optum Rx, Citi, IBM



6,814
POPULATION
Within 1 Mile



\$112,726
AVG. INCOME
Within 1 Mile



\$309,240
AVG. HOMEVALUE
Within 1 Mile



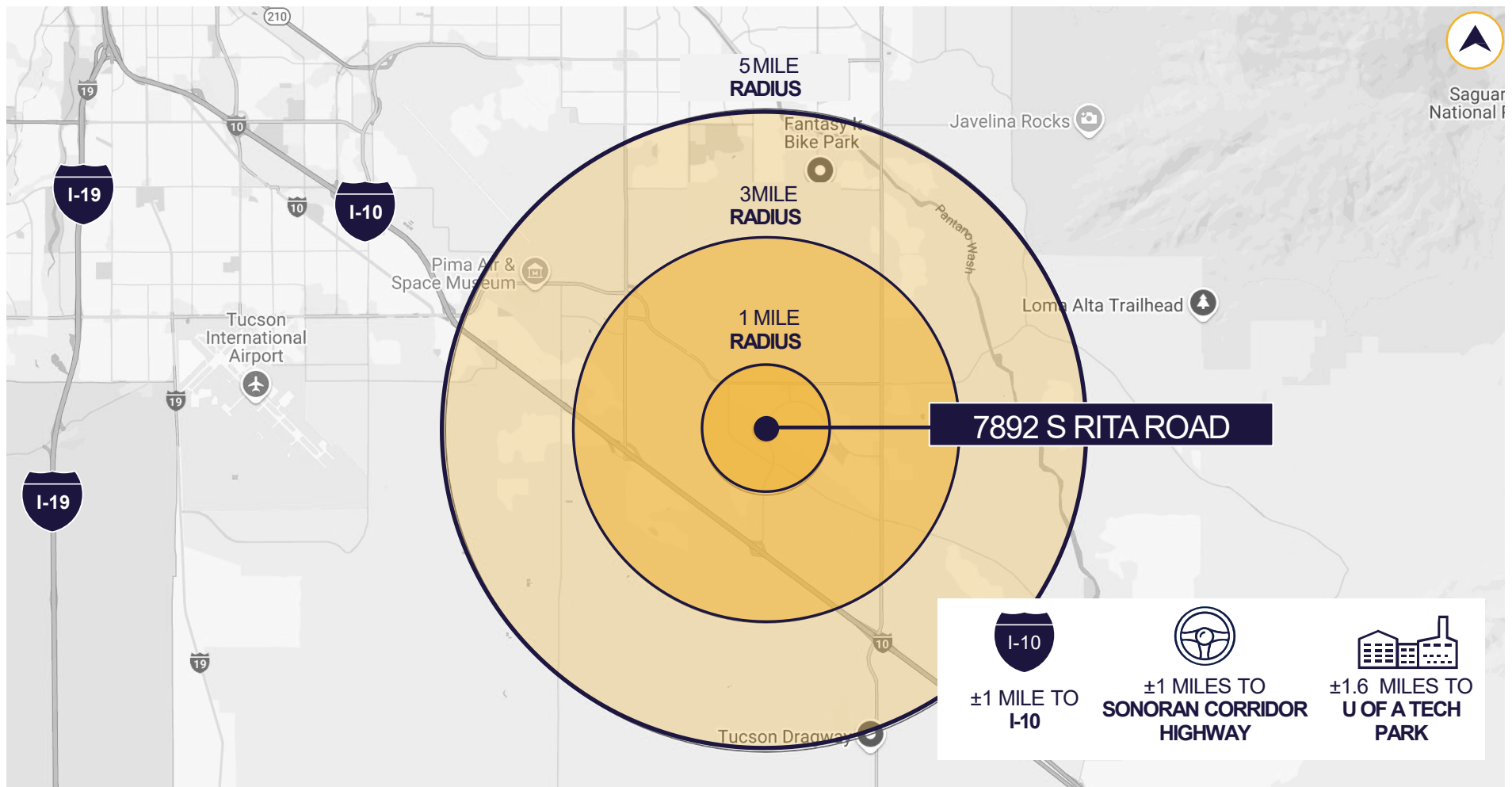
1,105
EMPLOYEES
Within 1 Mile

66,479
POPULATION
Within 5 Miles

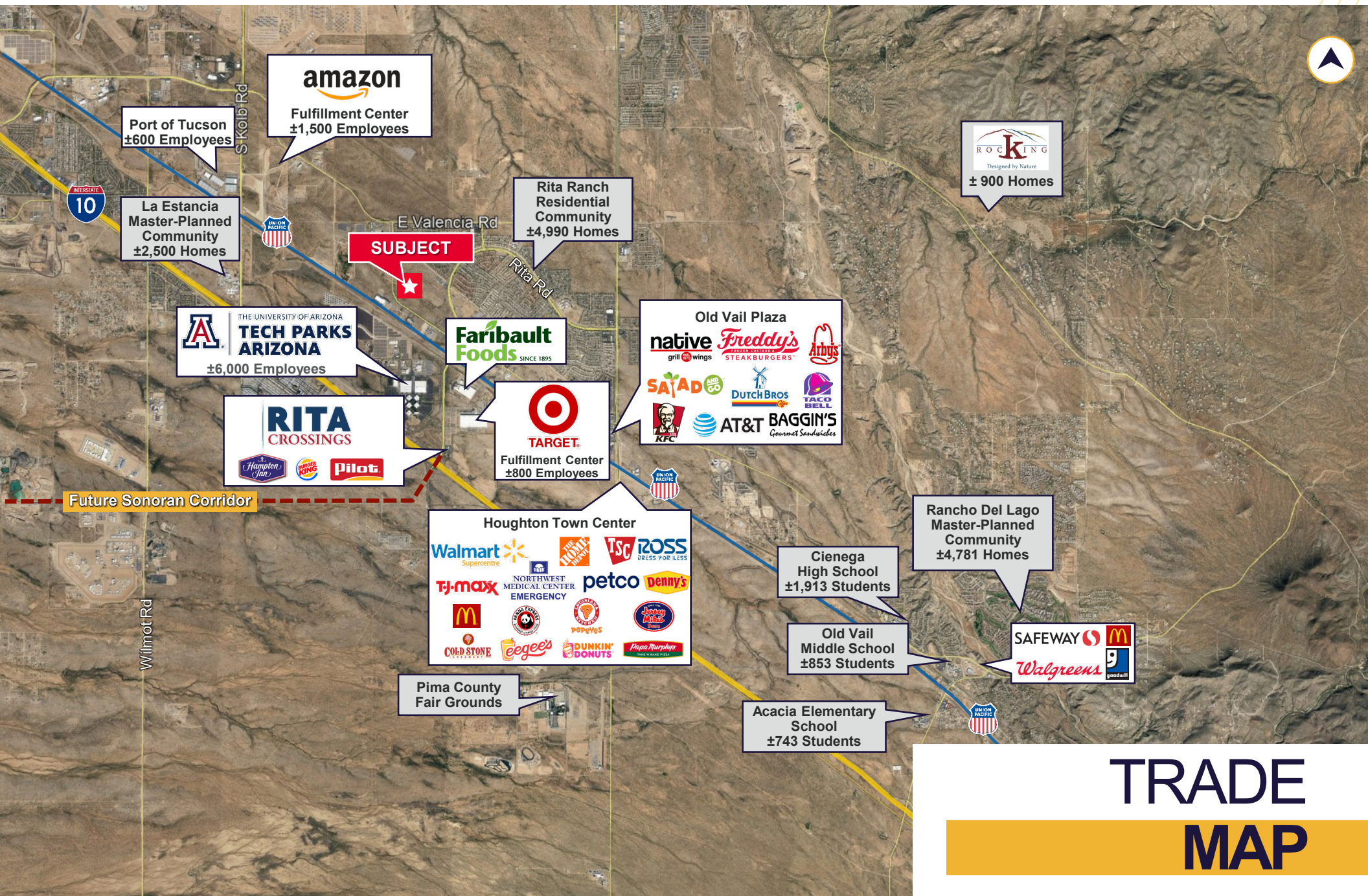
\$111,028
AVG. INCOME
Within 5 Miles

\$273,603
AVG. HOMEVALUE
Within 5 Miles

10,154
EMPLOYEES
Within 5 Miles



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TRADE MAP

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

 **±56,544**
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #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



CONTACT INFORMATION



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3/7/2025