



FOR SALE OR BUILD TO SUIT

5500 Block of E I-10 Frontage Rd | I-10 & Valencia Rd
Tucson, Arizona

8.31± Acres of Commercial Land (Divisible)

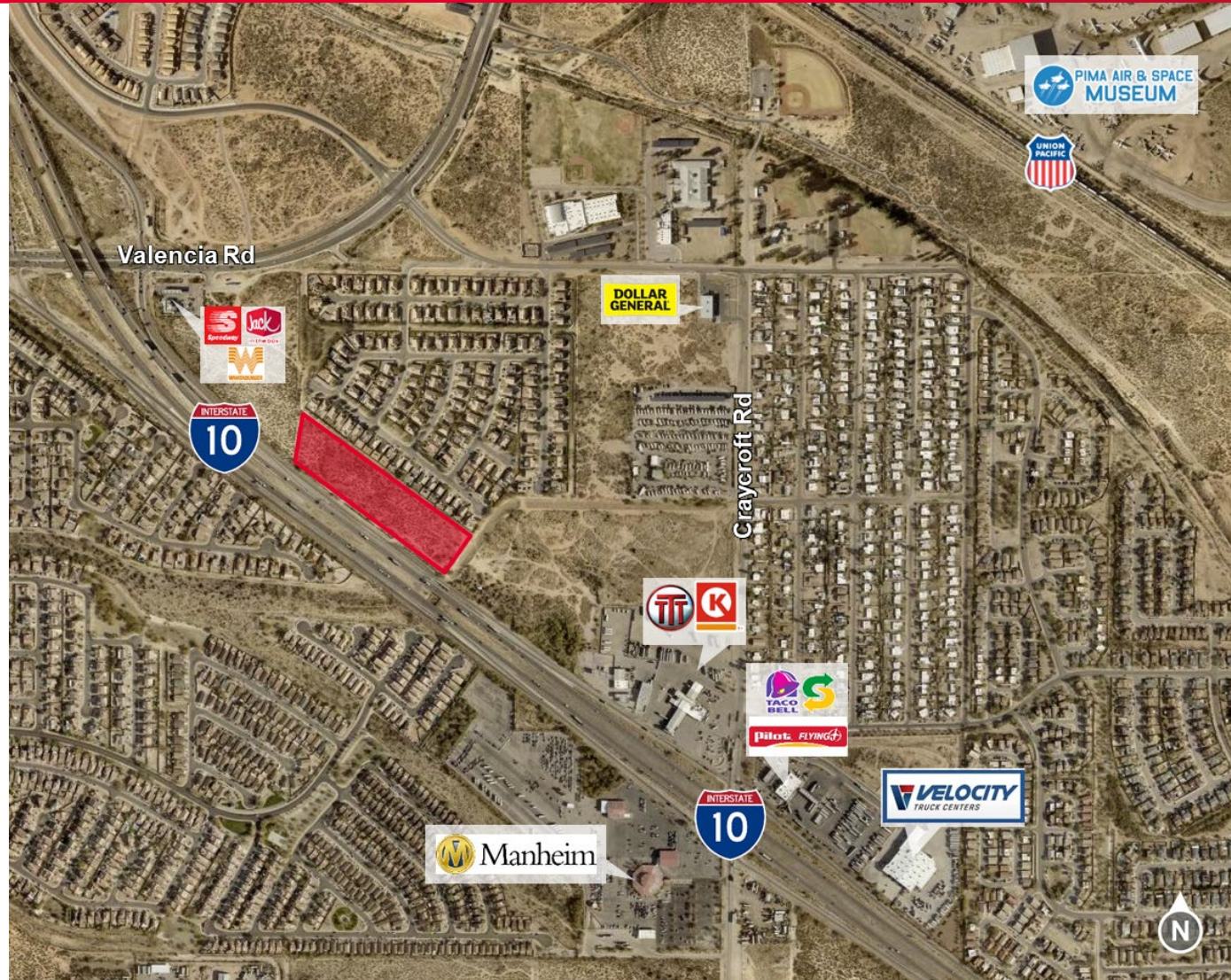
Sale Price: \$5.50 Per SF

Property Highlights

- Extensive Interstate 10 frontage
- Build to suit opportunity, call broker for details
- All utilities available at the lot line
- Traffic count of 71,000 vehicles per day on I-10

Property Details

Available	8.31± Acres (361,974 SF) Divisible to 1 Acre Parcels
Tax Parcel Nos.	140-39-0080, -0090, -0100, -0110, -0120, -0130, -0140, -0150, -0160, -0170, -018A
Zoning	C-2, City of Tucson



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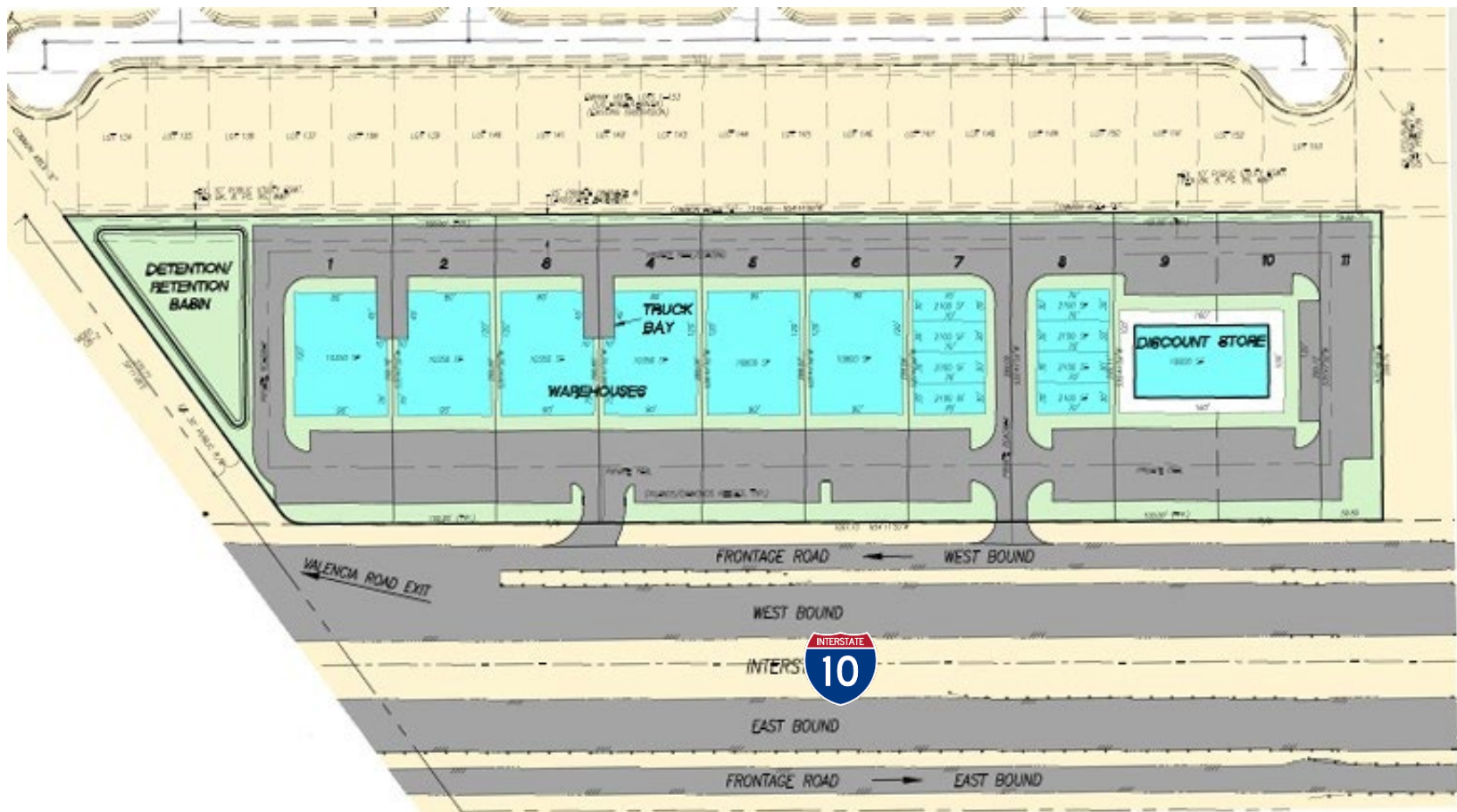
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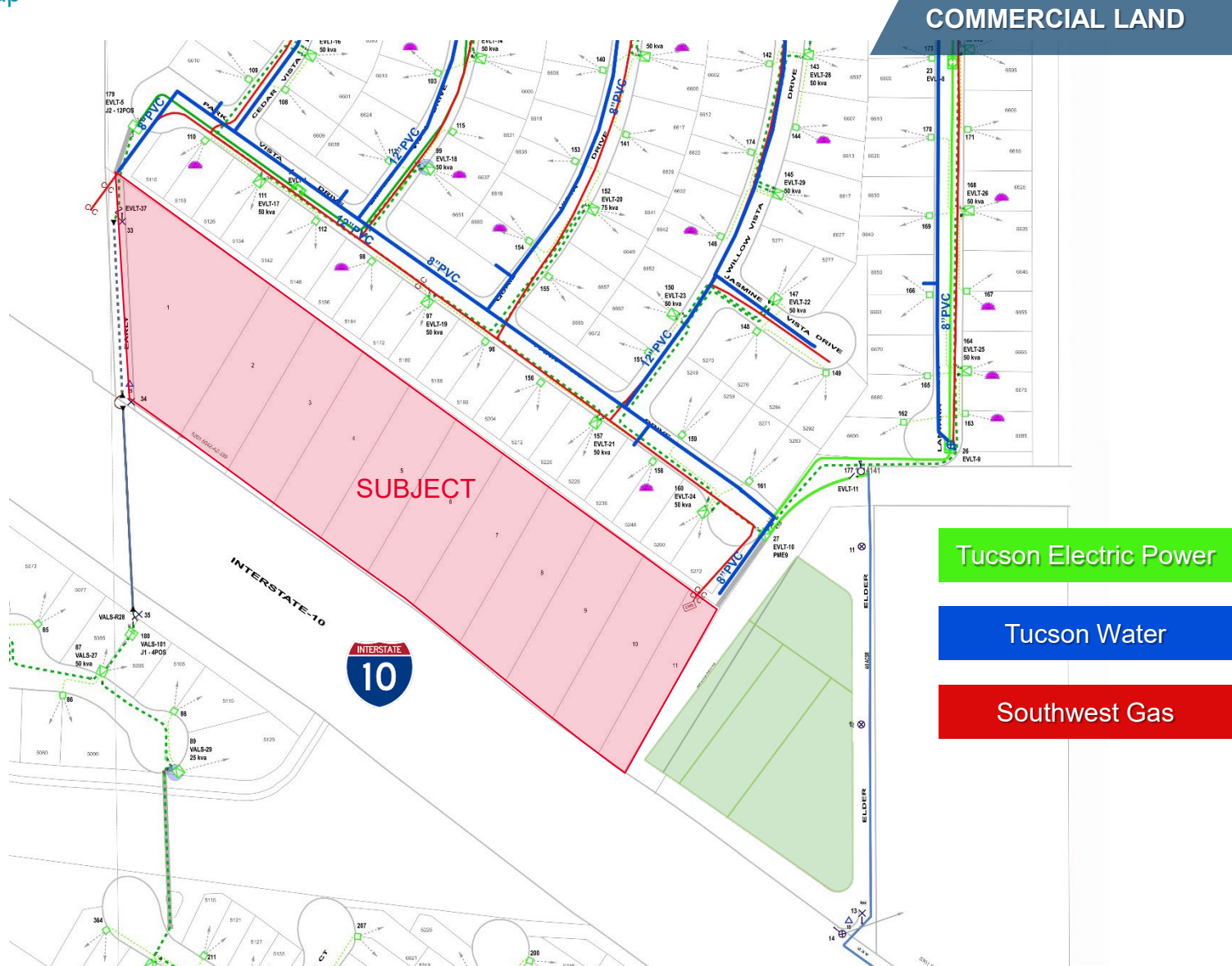
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Potential Development Plan

COMMERCIAL LAND



Utilities Facilities Map



COMMERCIAL LAND


NEIGHBORHOOD DEMOGRAPHICS


POPULATION

**AVERAGE HOUSEHOLD
INCOME**

HOUSEHOLDS

1 Mile	6,462	\$79,566	2,229
3 Miles	31,266	\$67,578	11,216
5 Miles	128,511	\$59,684	47,194

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Property Photos

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