

SEC BENSON HWY & ALVERNON WY

Tucson, AZ 85706

CUSHMAN & WAKEFIELD

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C-2 ZONED LAND FOR SALE

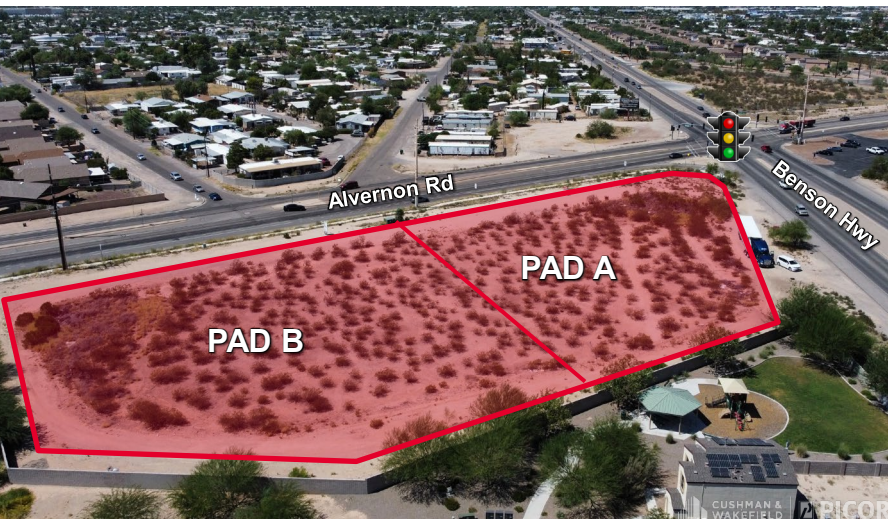
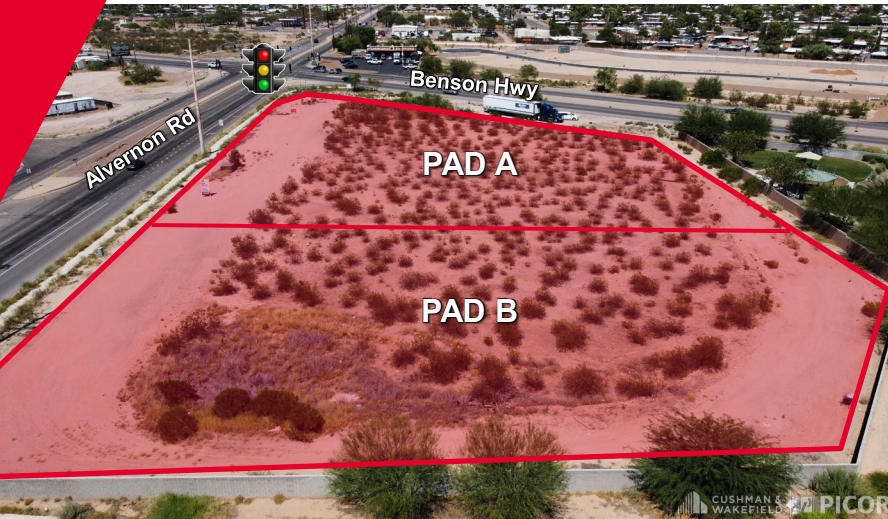


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PROPERTY DETAILS

Available	Parcel A: 65,390 SF (1.50 ac) Parcel B: 65,363 SF (1.50 ac) <i>Combined: 130,753 SF (3 ac)</i>
Sale Price	Parcel A: \$480K (\$7.34 PSF) Parcel B: \$390K (\$5.97 PSF) <i>Combined: \$870K (\$6.65 PSF)</i>
Zoning	C-2, City of Tucson
Tax Parcel No.	Parcel A: 140-32-7150 Parcel B: 140-32-7160
Property Taxes	Parcel A: \$2,694.92 Parcel B: \$2,309.03 <i>Combined: \$5,003.95</i>

HIGHLIGHTS

- C2-zoned hard corner wrapped by 143 residential homes
- Under served retail trade area
- Close and easy access to Interstate 10
- Close to Tucson International Airport and Davis Monthan Air Force Base

TRAFFIC COUNTS

Alvernon Way	30,100 VPD (2023)
Drexel Road	4,674 VPD (2023)
Benson Highway	12,370 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	11,612	\$69,328	1,919
3 Miles	51,857	\$81,165	31,968
5 Miles	165,709	\$75,458	68,156

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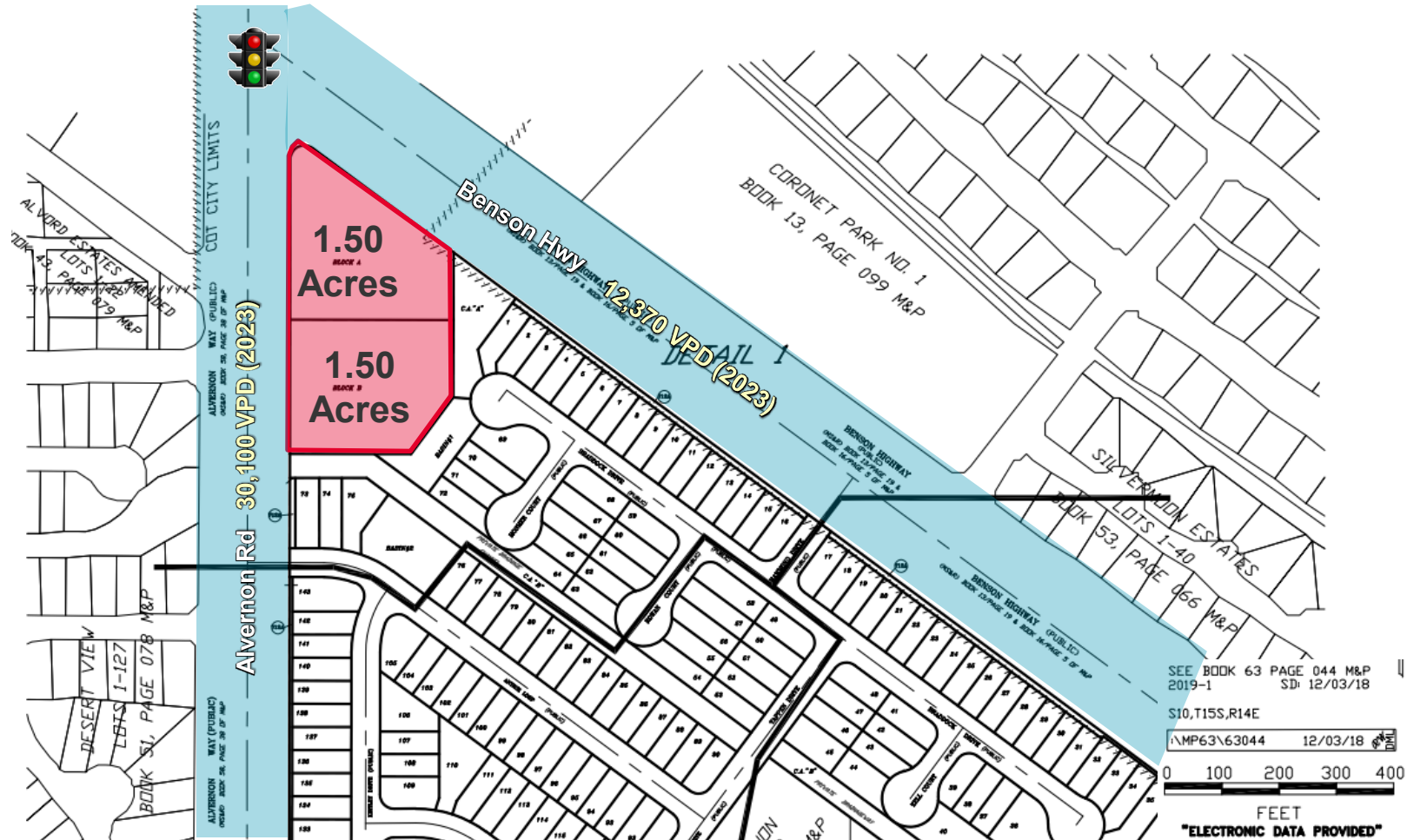
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ASSESSOR'S RECORD MAP



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AERIAL



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