



## 6775 S Tucson

6775 S Tucson, Tucson, AZ 85756



**Mladen Prelic**

Homesmart

8388 E Hartford Dr, Suite 140, Scottsdale, AZ 85255

[prelicms@gmail.com](mailto:prelicms@gmail.com)



# 6775 S Tucson

\$2,500,000

Situated along one of Tucson's most heavily traveled corridors, this 2.9-acre PI-zoned parcel offers an exceptional opportunity for users seeking unmatched visibility, direct airport adjacency, and institutional or public-serving development potential. Positioned directly...

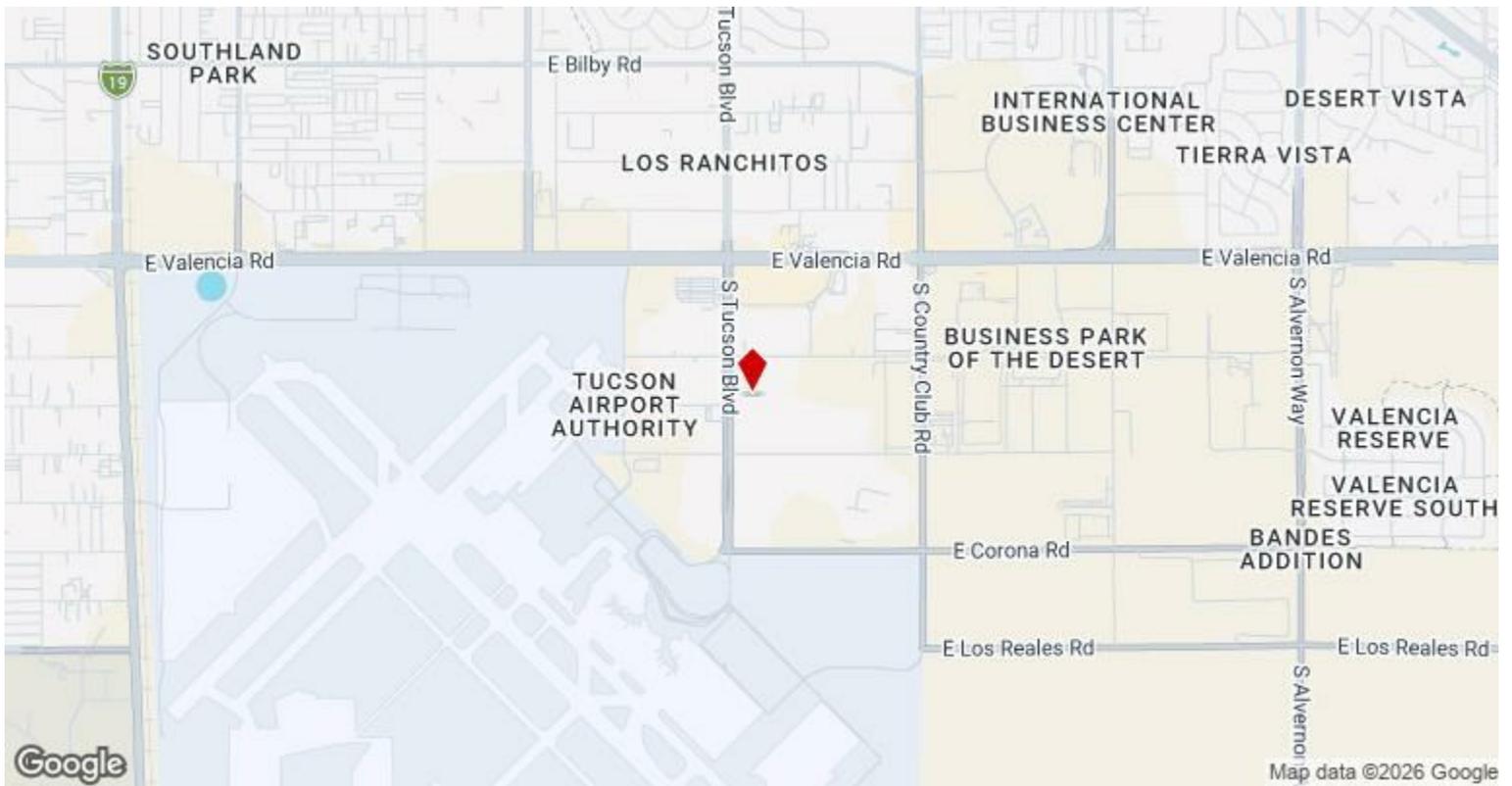
## Prime 2.9-Acre Commercial Lot – Airport Corridor

Exceptional 2.9-acre vacant parcel on Tucson Blvd, directly adjacent to Tucson International Airport. Over 61,000 vehicles per day pass this highly visible site, capturing...

- 2.9-acre parcel directly on Tucson Blvd adjacent to Tucson International Airport, capturing all inbound and outbound airport traffic.
- Over 61,000 vehicles per day with exceptional frontage and exposure in one of Tucson's busiest corridors.
- Zoned P-1 with utilities at the lot line; rare large vacant tract in a high-demand commercial area.
- Strategic location within an established mix of aviation, logistics, hospitality, and industrial uses



Price:	\$2,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.89 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	P1
APN / Parcel ID:	140-42-014E



## 6775 S Tucson, Tucson, AZ 85756

Situated along one of Tucson's most heavily traveled corridors, this 2.9-acre PI-zoned parcel offers an exceptional opportunity for users seeking unmatched visibility, direct airport adjacency, and institutional or public-serving development potential. Positioned directly on Tucson Boulevard and immediately adjacent to Tucson International Airport, the site captures the full flow of both inbound and outbound airport traffic, creating a strategic location well-suited for governmental, educational, medical, aviation-related, and other permitted institutional uses under the PI zoning designation.

With more than 61,000 vehicles passing daily, the property delivers extraordinary frontage and exposure, making it one of the most visible remaining land opportunities in the airport district. Its placement within Tucson's established transportation network provides immediate access to Airport Drive, Valencia Road, Nogales Highway, I-10, and I-19, enabling fast connectivity to major employment centers, rapidly growing residential areas, and key commercial nodes throughout southern Tucson. The site's positioning also benefits from continuous economic activity generated by Tucson International Airport, a major regional transportation hub supporting business travel, cargo operations, and aerospace industries.

Surrounding land uses include aviation services, industrial operations, hospitality, logistics, governmental facilities, and regional institutions, creating a complementary environment for development that relies on strong traffic patterns and proximity to airport infrastructure. The parcel's size, exposure, and zoning create flexibility for a variety of build-to-suit programs, campus concepts, service-oriented operations, or long-term public-institutional facilities.

This rare land opportunity combines visibility, adjacency, and adaptability in a location where development sites of this quality have become increasingly scarce. Users seeking long-term positioning in one of Tucson's most active transportation corridors will benefit from the continuous activity, infrastructure access, and strategic reach this parcel provides.

# Property Photos



# Property Photos



# Property Photos



# Property Photos

