

60' Gas Easement

Access Drive

FOR SALE/BUILD-TO-SUIT

Rita Ranch Commerce Center
Tucson, Arizona 85747

Lots from 1.25 - 28 Acres Available



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PROPERTY HIGHLIGHTS

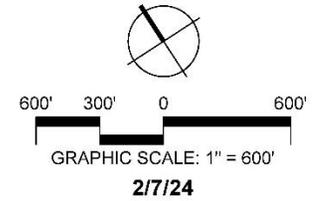
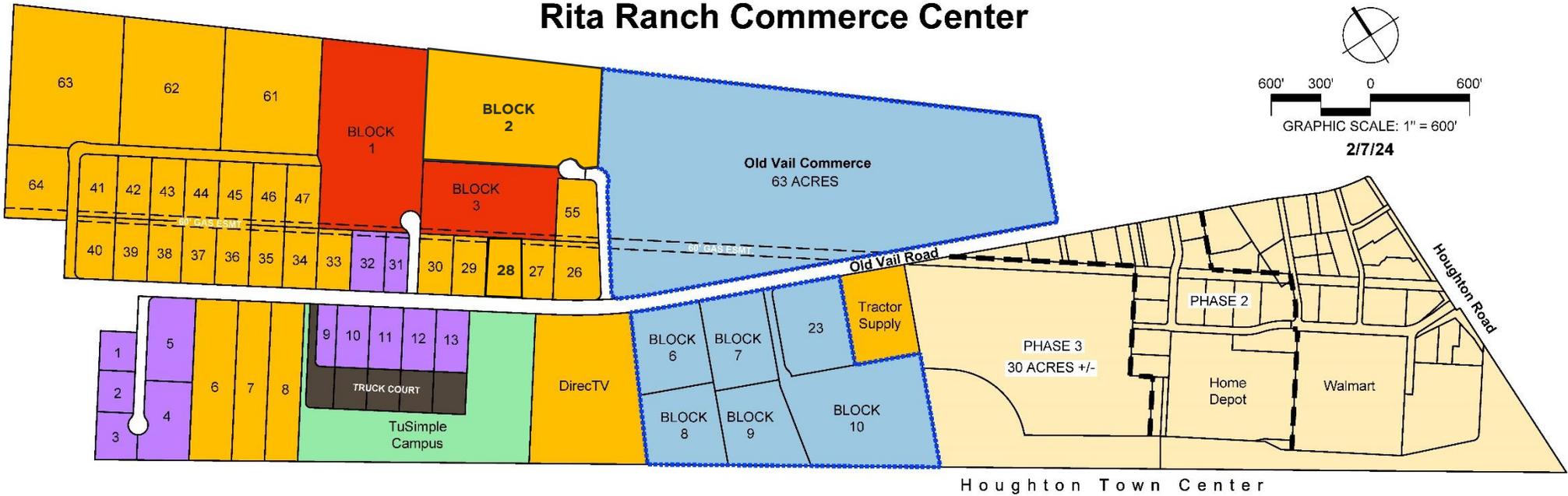
RITA RANCH COMMERCE CENTER

Property Highlights

- I-1 (Light Industrial) zoning - City of Tucson
- Multiple size opportunities
- Easy to build site
- Access to Tucson's only diverging diamond interchange
- Located near:
 - Amenity-rich Houghton Town Center
 - 1 mile from I-10
 - 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 ±6,500 employees from companies like Raytheon, Optum Rx, Citi, IBM

RITA RANCH COMMERCE CENTER MASTER

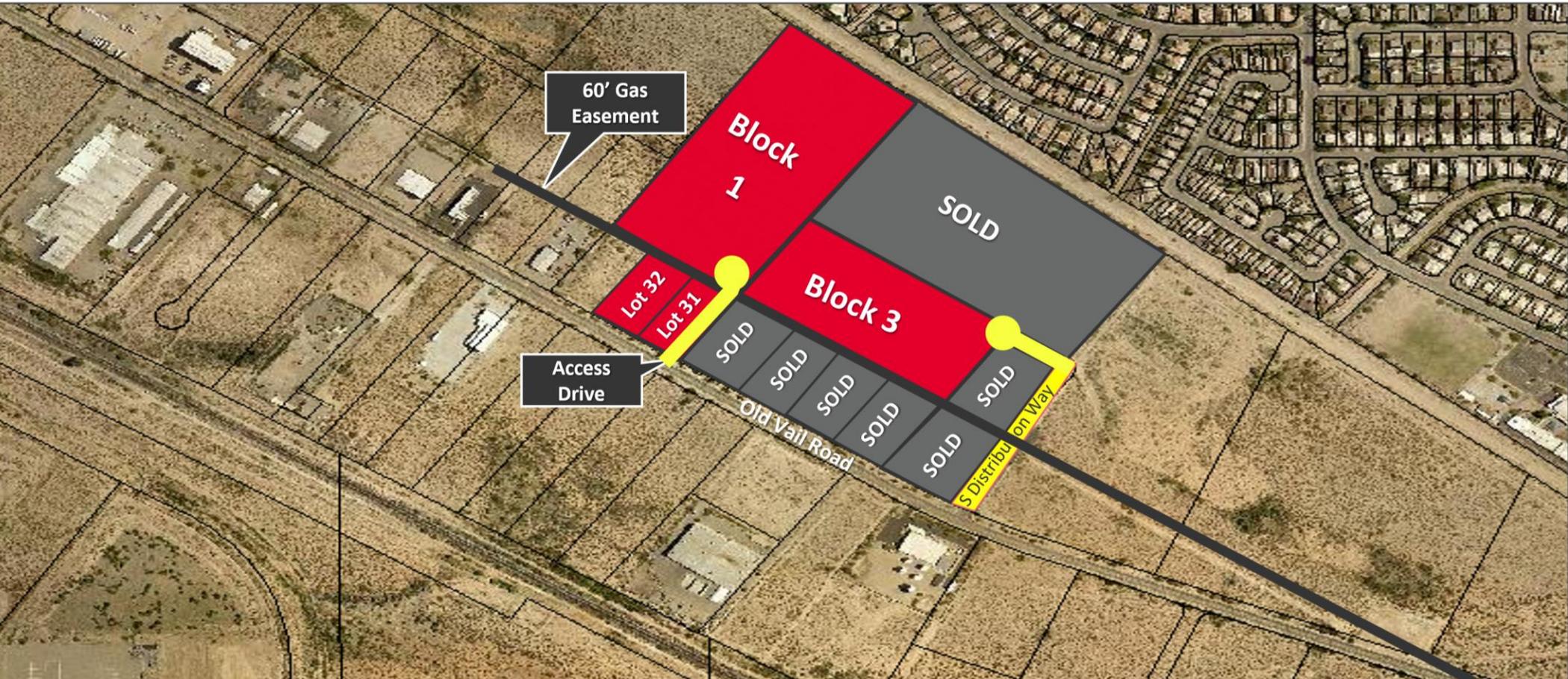
Rita Ranch Commerce Center



KEY

	SOLD
	AVAILABLE ASSEMBLAGES
	AVAILABLE BLOCKS
	AVAILABLE SMALL LOTS
	IN ESCROW
	TuSimple

LOT SIZES & PRICING



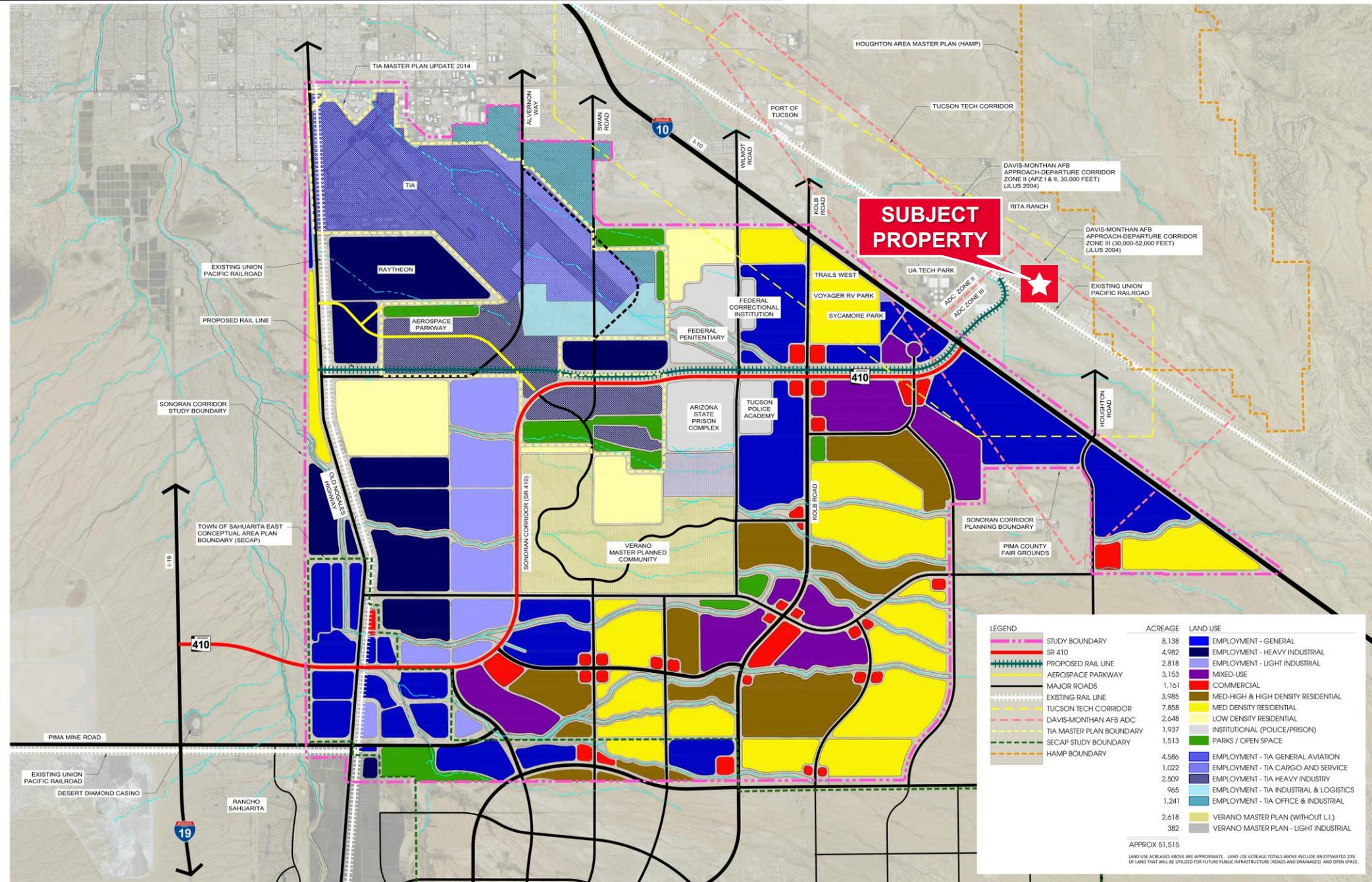
<i>Lot</i>	<i>Size (Acre)</i>	<i>Price</i>
Lot 31	1.25	Inquire With Broker
Lot 32	1.64	Inquire With Broker
Block 1	16.82	Inquire With Broker
Block 3	8.33	Inquire With Broker

TRADE MAP



PRELIMINARY LAND USE CONCEPT—SONORAN CORRIDOR

DRAFT/PRELIMINARY LAND USE CONCEPT



SONORAN CORRIDOR

LOCATION HIGHLIGHTS

Location Highlights

- ~1 mile to I-10
- ~1.5 miles to future Sonoran Corridor Highway
- ~1.6 miles to U of A Tech Park
- ~4.5 miles to the Port of Tucson
- ~12 miles to Tucson International Airport
- ~17 miles to The University of Arizona
- ~ 56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~400-500 miles to coast of California (including the Port of Long Beach)
- In nationally-recognized Vail School District



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

- #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

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