

TUCSON MF/BTR/SF SITE WILMOT AND THE I-10 FREEWAY



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**28.52 ACRES
FOR SALE | \$5,600,000**

Larry Kush
Landman



EXECUTIVE SUMMARY

This exceptional ±28.52-acre development opportunity offers a highly visible location with frontage along Interstate 10 and South Wilmot Road in one of Tucson's fastest-growing corridors. Positioned just south of Davis-Monthan Air Force Base, the property presents a rare opportunity to develop a high-profile Build-to-Rent (BTR) or Multifamily community within a market experiencing strong residential growth and sustained housing demand.

The site's strategic location provides excellent regional accessibility, connecting residents to major employment centers, Tucson International Airport, and the greater Tucson metropolitan area. Its prominent freeway exposure and proximity to established residential neighborhoods, employment hubs, and retail amenities create an ideal setting for a thoughtfully planned BTR development.

As one of the few large-scale residential development opportunities remaining within this growing submarket, the property offers investors and developers the ability to capitalize on Tucson's expanding population, strong renter demand, and continued southeast corridor growth.

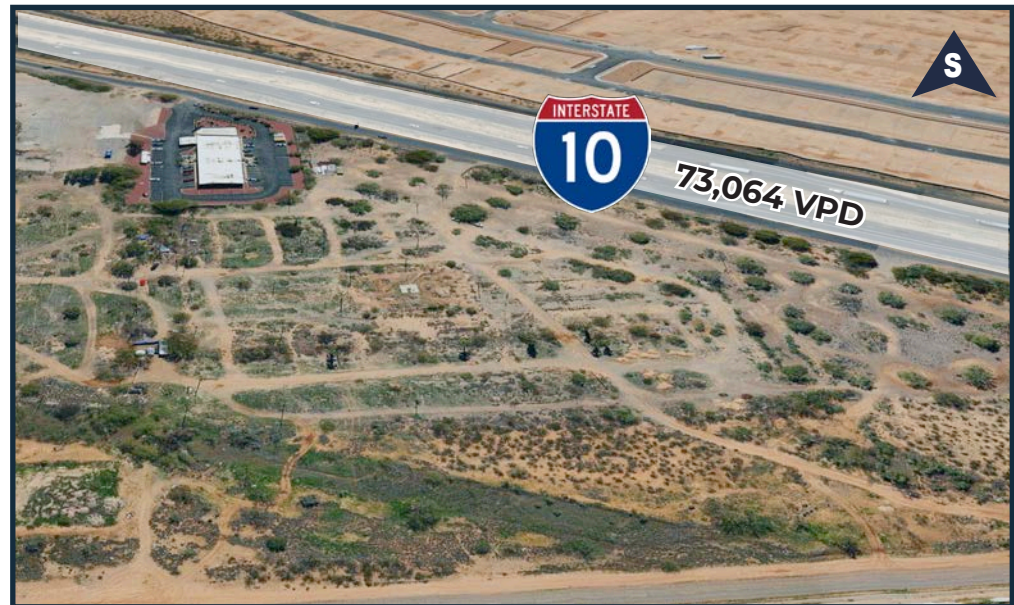
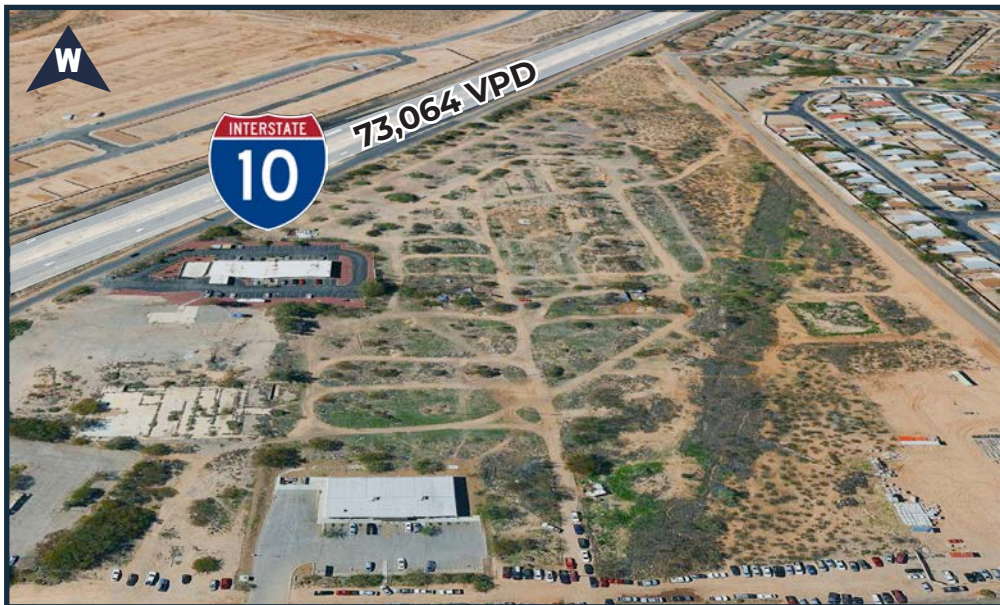
PROPERTY OVERVIEW

Sale Price	\$5,600,000
Utilities	To Site
Price-per-acre	\$196,000
Parcel	140-442-48C
Price-per-SF	\$4.50
Frontage	Wilmot and I-10 Freeway
Type	Residential



Davis - Monthan Air Base 3 Miles to Site

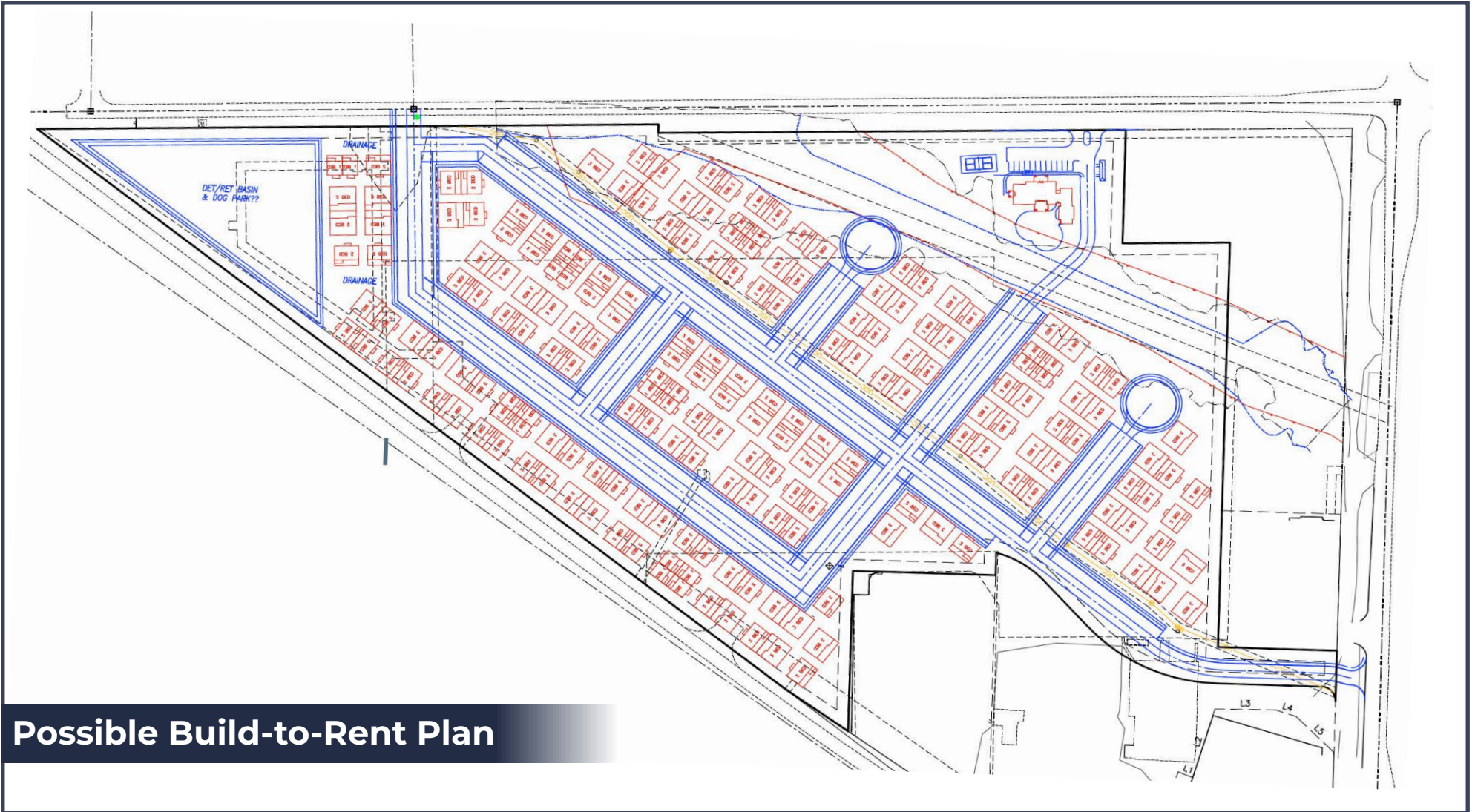
PROPERTY PHOTOS



AERIAL VIEW



BTR PLAN



AREA HIGHLIGHTS



PIMA AIR AND SPACE MUSEUM
2 Miles

PORT OF TUCSON
2 Miles

DAVIS - MONTHAN AIR FORCE BASE
3 Miles

TUCSON INTERNATIONAL AIRPORT
5 Miles

UNIVERSITY OF ARIZONA
9 Miles

PARCEL MAP



TUCSON

Located within Tucson's growing southeast corridor, this area benefits from direct access to Interstate 10, one of Southern Arizona's primary transportation routes connecting Tucson to Phoenix and beyond. The submarket is supported by strong traffic counts, expanding residential communities, and proximity to major employment centers, including Tucson International Airport, Davis-Monthan Air Force Base, and regional industrial hubs. Ongoing commercial and residential development continues to fuel growth throughout the area, creating demand for retail, service, and industrial users. With excellent accessibility, a growing consumer base, and strong regional connectivity, the southeast Tucson corridor remains a desirable location for investment and business expansion.



5 MILE DAYTIME POPULATION
122,740



3 MILE AVG HOUSEHOLD INCOME
\$107,219

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE
Daytime:	9,631	37,578
Employees:	541	4,504
HOUSEHOLDS:	1-MILE	3-MILE
Total:	2,901	10,941
Average Size:	3.1	2.8
INCOME:	1-MILE	3-MILE
Average Household Income:	\$110,878	\$107,219
Annual Household Expenditure:	\$281.78 M	\$1.03 B



RESIDENTIAL OPPORTUNITY

Wilmot and the I-10 Freeway



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A handwritten signature in cursive that reads "Larry Kush" with the word "Landman" written in a smaller font underneath.

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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