

FOR SALE IN TUCSON, ARIZONA

# ORO VALLEY DEVELOPMENT OPPORTUNITY

IDEAL FOR CUSTOM OR SEMI-CUSTOM HOME BUILDERS



SPECTACULAR, UNOBSTRUCTED MOUNTAIN VIEWS



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*Larry Kush*  
Landman

**ORION**  
INVESTMENT REAL ESTATE



# AERIAL MAP

TANGERINE ROAD

ORO VALLEY MARKETPLACE



★ SUBJECT PROPERTY

ROONEY RANCH SHOPPING CENTER



TUCSON PREMIUM OUTLETS<sup>®</sup>  
A SIMON CENTER



CROOKED TREE GOLF COURSE

CANYON DEL ORO HIGH SCHOOL



ORACLE CROSSINGS



ORACLE ROAD

ORACLE CROSSINGS



OMNI TUCSON NATIONAL RESORT & SPA



ORACLE PLAZA



# ORO VALLEY - TUCSON, ARIZONA

Located just north of Tucson, Oro Valley is one of Southern Arizona's premier suburban communities, known for its high quality of life, strong household incomes, and exceptional natural surroundings. With a well-educated population, abundant outdoor recreation, and proximity to major employment hubs, Oro Valley attracts families, professionals, and retirees seeking an upscale yet accessible lifestyle. The area continues to experience steady growth supported by top-rated schools, master-planned neighborhoods, and robust retail and healthcare sectors. Its scenic views, low crime rate, and business-friendly environment make Oro Valley a desirable market within the greater Tucson region.



5 MILE DAYTIME POPULATION

**66,014**

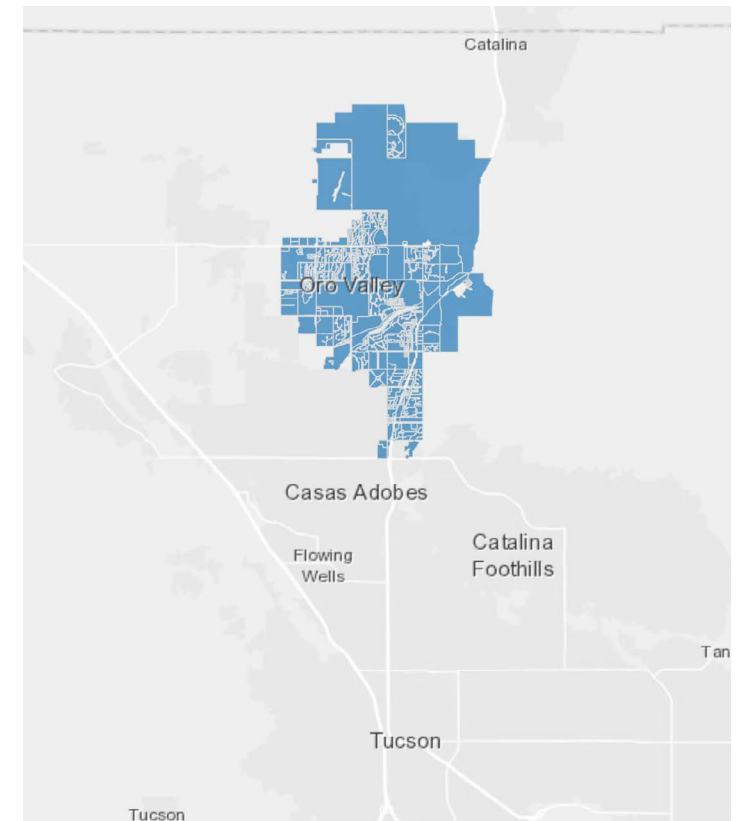


5 MILE AVG HOUSEHOLD INCOME

**\$146,723**

## 2025 DEMOGRAPHICS (Sites USA)

<b>POPULATION:</b>	1- MILE	3-MILE	5-MILE
Daytime:	<b>5,179</b>	<b>30,242</b>	<b>66,014</b>
Employees:	<b>2,658</b>	<b>7,670</b>	<b>12,338</b>
<b>HOUSEHOLDS:</b>	1-MILE	3-MILE	5-MILE
Total:	<b>1,159</b>	<b>10,149</b>	<b>23,160</b>
Average Size:	<b>2.2</b>	<b>2.2</b>	<b>2.3</b>
<b>INCOME:</b>	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$139,949</b>	<b>\$138,080</b>	<b>\$146,723</b>
Annual Household Expenditure:	<b>\$133.1 M</b>	<b>\$1.16 B</b>	<b>\$2.77 B</b>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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