

# Land Development Opportunity



SEC of E 22nd Street & S Houghton Road  
OFFERING MEMORANDUM | 7.52 AC (±4.29 Net) | Tucson, AZ

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**NAI**Horizon



## Contact Brokers For Pricing

Net Usable ±4.29 Acres | Hard Corner

<b>Project Name</b>	E 22nd Street & S Houghton Road Development Site
<b>Address</b>	10330 E 22nd St & 1295 S Houghton Rd, Arizona 85748
<b>APNs</b>	136-09-2420, 136-09-2430, 136-09-2440, 136-09-2450
<b>Parcel Size Gross</b>	7.52 Acres
<b>Net Usable Size</b>	4.29 Acres
<b>Zoning</b>	C-1, City of Tucson
<b>Best Use</b>	QSR, Retail, Office, Medical Office, or Investment

- Hard corner of major north-south and east-west arterials.
- Houghton and 22nd Street roadways have been widened — E 22nd Street from two to four lanes to increase capacity and accommodate growing traffic volumes in this key east-Tucson corridor.
- Planned and completed improvements include widening Houghton Road to a six-lane divided roadway with a landscaped median.

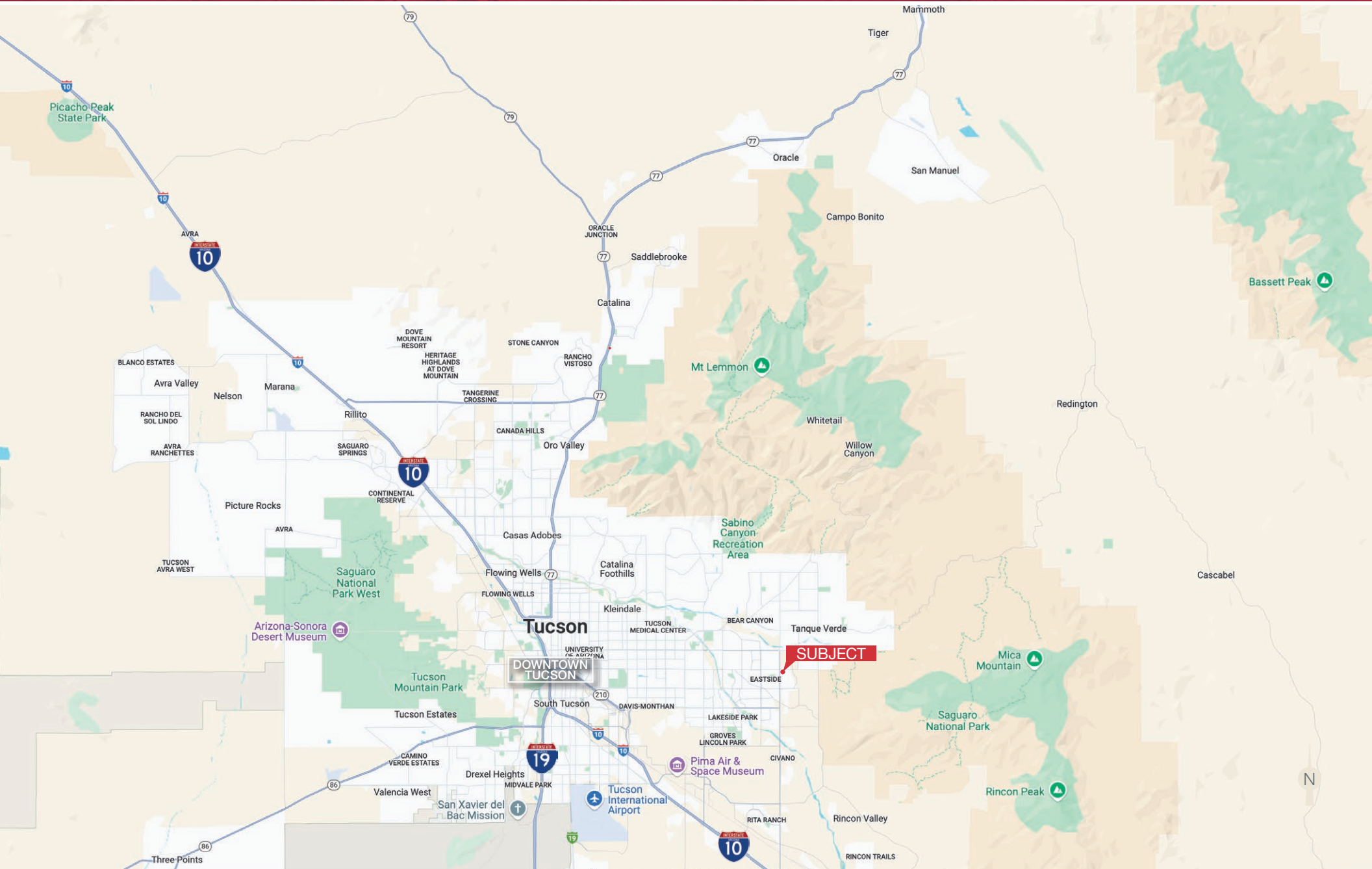
The subject property, located at the southeast corner of Houghton Road and 22nd Street, lies within the Houghton Road Corridor improvement area—part of the Regional Transportation Authority (RTA) plan for Pima County. This 13-mile corridor, extending from I-10 to Tanque Verde Road, is undergoing significant infrastructure enhancements designed to improve traffic flow, safety, and accessibility. Planned and completed improvements include widening Houghton Road to a six-lane divided roadway with a landscaped median, constructing or retrofitting bridges over the Pantano Wash, adding dedicated turn lanes, upgrading traffic signals, and incorporating bike and pedestrian facilities, native landscaping, water-harvesting features, and bus pull-outs.

### Note:

One of the sellers is a licensed real estate agent in the state of Arizona.

# Location Map

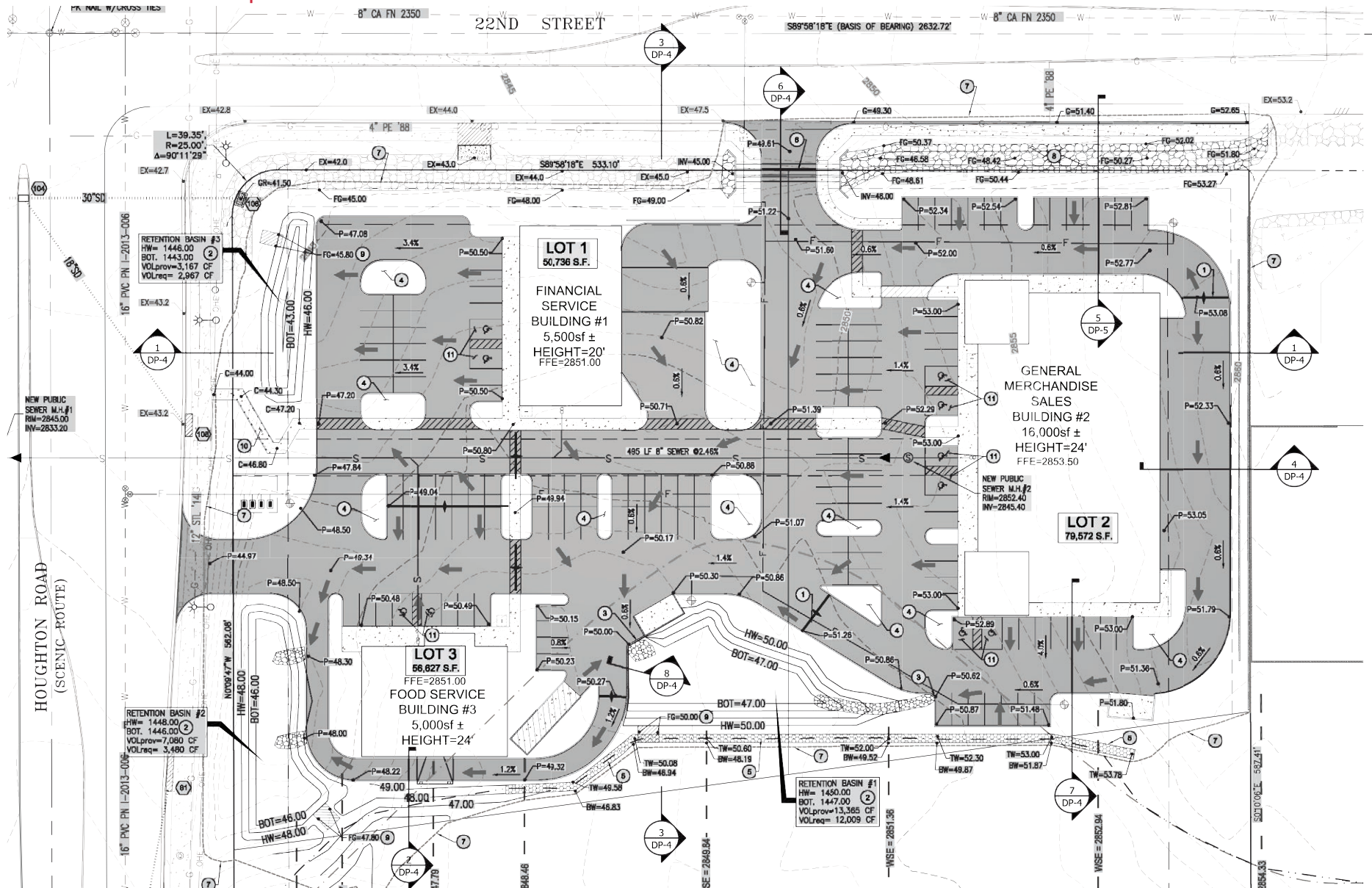
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# Development Plan

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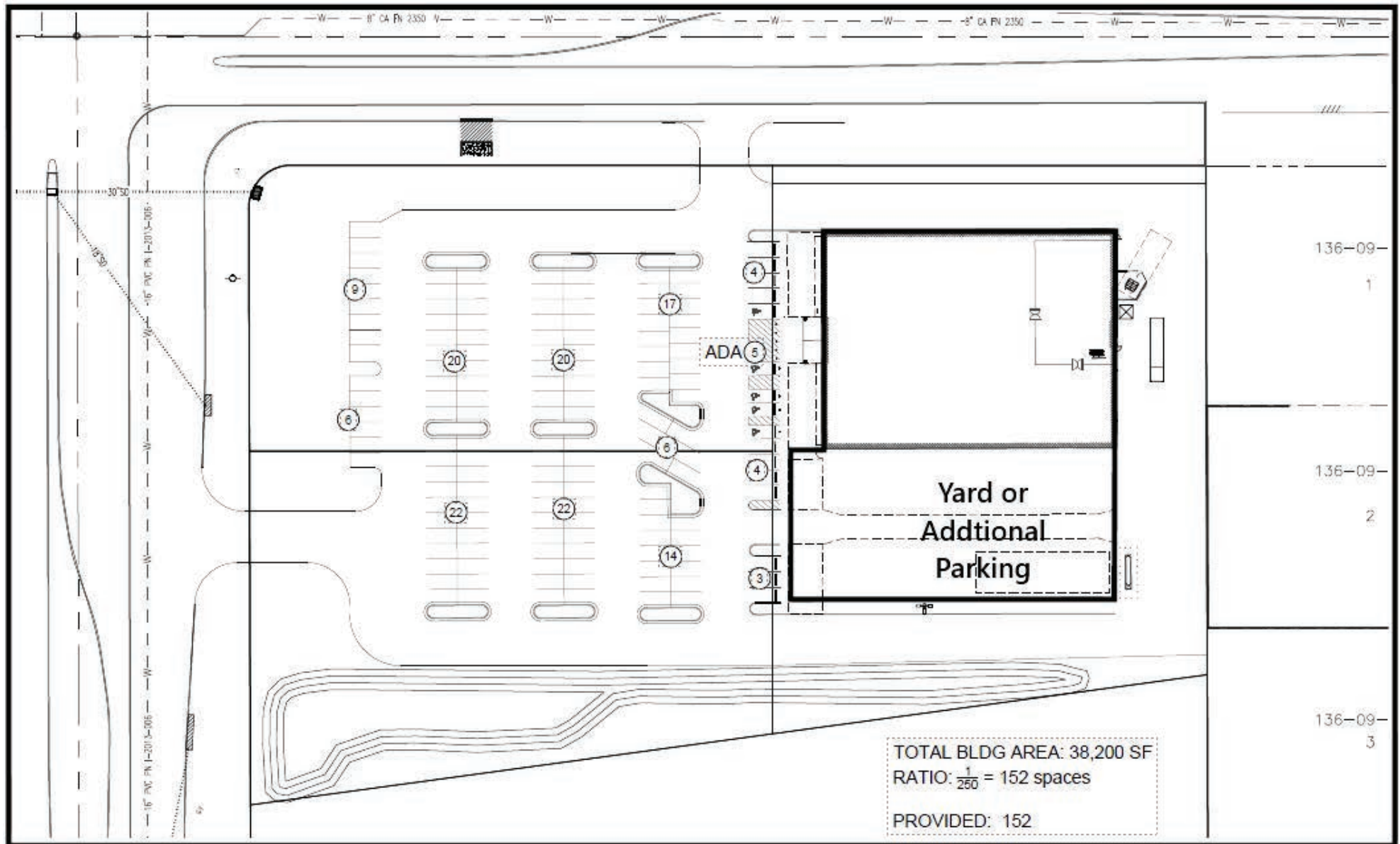
## Multi-tenant Concept



# Development Plans

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## Single Tenant Concept



# Demographics

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## Why Live in Tucson

### Tucson Geography

Tucson is situated in the eastern portion of Pima County, Arizona in one of the lushest valleys found in the Sonoran Desert. Surrounded by five unique mountain ranges, opportunities for outdoor exploration are endless. A quick drive along the Catalina Highway-Sky Island National Scenic Byway can take you from the lower elevations of the valley floor to the summit of Mt. Lemmon at 9,157 feet. In roughly an hour this scenic drive traverses seven of the world's nine life zones—the span of ecosystems you'd see driving from Mexico to Canada.

The city is bordered on all sides by protected natural areas: Coronado National Forest, Catalina State Park, Ironwood Forest National Monument, and Saguaro National Parks East and West (the best places to see the giant saguaro cactus native only to Southern Arizona and Native Mexico).

Because of the variety of terrain and proximity to protected areas and parks Tucson is widely considered one of the

world's best destinations for activities such as hiking, cycling, rock climbing, horseback riding, and just about anything else you would want to do outdoors.

### Tucson Climate

Boasting an average 350 sunny days a year and warm dry air, Tucson's climate is ideal for outdoor recreation, with winter temperatures reaching average highs of 64-75°F. Summer days are often hot with low humidity—great for indoor activities like museums, art galleries, and shopping or relaxing indoor or poolside at one of the area's world-famous spas or resorts. Cool mornings and evenings and long twilight hours throughout summer make for memorable cookouts, patio dining, and activities like hiking and horseback riding. Golf can be enjoyed year-round with a host of pro-level courses. In summer months both early morning and late afternoon tee times are available at reduced prices, making it even easier to hit the links.

### Living in Tucson

Tucson is a destination that hosts nearly 7 million visitors a year; a place known for outstanding hiking and outdoor adventures, rich cultural traditions, a vibrant arts scene, world-class golf and great dining; and a thriving desert home to more than 1 million residents. Designated as the first UNESCO Creative City of Gastronomy in the United States, Tucson is also known worldwide for its culinary traditions and an amazing assortment of restaurants, including those that comprise The Best 23 Miles of Mexican Food - without a doubt the premier destination for Mexican Food in the entire U.S.

The second-largest city in Arizona and the county seat of Pima County, Tucson is centered around the smaller towns of Oro Valley, Marana, Catalina, South Tucson (an independent municipality just south of downtown), Sahuarita, Vail, and Green Valley.

Tucson is home to the University of Arizona — established as Arizona's first university in 1885 and now a campus of more than 50,000 students and staff from around the world. Tucson also hosts a large number of annual events drawing participants and spectators from around the world, including The Tucson Gem, Mineral & Fossil Showcase, All Souls Procession, La Fiesta de los Vaqueros (Tucson Rodeo), Tucson Festival of Books, Tucson International Mariachi Conference, El Tour de Tucson road bike race, and Cologuard Classic, a Tucson PGA TOUR Champions Tour Event.

This desert oasis is not only a premier vacation destination but also a great place to live, work, and play – Tucson is the Southwest at its best.



## Why Work in Tucson: Tucson Has What Your Business Needs

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Our manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, healthcare, information technology, optics, solar, and water.

Tucson has the highest concentration of startups of any

U.S. city its size and is ranked as a top five city for entrepreneurs by Entrepreneur Magazine.

Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico.



### Education

Tucson is proud of the achievements of its primary and secondary schools which offer a wide variety of educational choices to area students.

The University of Arizona is the state's premier research university, ranked among the top 20 of public research universities nationwide. With a global reputation for innovative research, University of Arizona faculty – including five Nobel Prize winners – are helping create the next generation of knowledge workers.

- #1 ranked Geology Department, and is a top producer of Fulbright Scholars
- #3 in the nation by the National Science Foundation for physical sciences research
- More NASA grants for space exploration research than any other university
- Pima Community College, with six campuses, four education centers, and several adult learning centers is one of the largest multi-campus community colleges in the U.S. It provides traditional and online instruction for over 144 programs, as well as workforce training, personal interest classes, and post-baccalaureate certificates.
- Tucson has 2 of the best high schools in the nation: Basis High School and University High School
- The greater Tucson area has: 229 public schools in 17 districts in Pima County (many with open enrollment options) and 84 charter schools

## Why Work in Tucson: Economic Momentum

The City of Tucson is a city well-positioned to glide through the 2020's as it hones its' technological, geographical, and entrepreneurial strengths. Among US cities its size, Tucson has the highest concentration of startups and is ranked as a top-five city for entrepreneurs by Entrepreneur magazine.

Corporations have taken notice of the City's dense talent pool and business zeal too; recent diverse corporate expansions by Caterpillar, Amazon, GEICO, and Raytheon are adding quality jobs in a range of industries which will help insulates the economy from a major downturn that impacts a single sector.

Economic momentum is on the rise with recent announcements of many successful projects, which will result in a projected 5,964 new jobs (direct), \$1.5 billion in capital investment and \$12.2 billion in economic and fiscal impact. Major area projects include:

- Raytheon Missile Systems site expansion – an addition of nearly 2,000 new high-skilled, high-wage jobs. Raytheon's annual impact across Arizona has grown by \$500 million in the last 3 years.
- ADP (Fortune 500) hiring 250 employees for a total of 400 Jobs
- Amazon's opening its 850,000 SF fulfillment center – adding over 1,500 new jobs
- Caterpillar's 150,000-SF divisional headquarters just west of downtown Tucson. The world's leading heavy-equipment manufacturing firm committed to creating more than 600 jobs, with an average annual salary of \$90,000, over the next five years.
- COMSovereign, a wireless radio and 5G phone parts maker, opening operations in Tucson – adding 300 Jobs.
- PVB, a multi-disciplined construction company building an HQ office in Marana. The Company currently employs 410 Tucsonans.
- Bayview Asset Management expansion - adding 375 new jobs in key financial roles.
- Ernst & Young – opening a national executive support center, adding 125 new jobs.



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### Thank You

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### Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 10330 E 22nd St & 1295 S Houghton Rd.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.

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Tucson, AZ

T25-04-020