

2478 N DESERT LINKS DR

Tucson, AZ 85715

In-Fill Your Vision on Tanque Verde for \$625,000



PROPERTY HIGHLIGHTS

This 42,253 SF pad sits in the spotlight of East Tanque Verde Road—one of Tucson's most travelled arterials—at the hard corner of Tanque Verde & Desert Links. This is an infill jewel—front row exposure and a captive, high income audience already in place. Stake your flag here and let Tanque Verde's traffic and rooftops work for you.



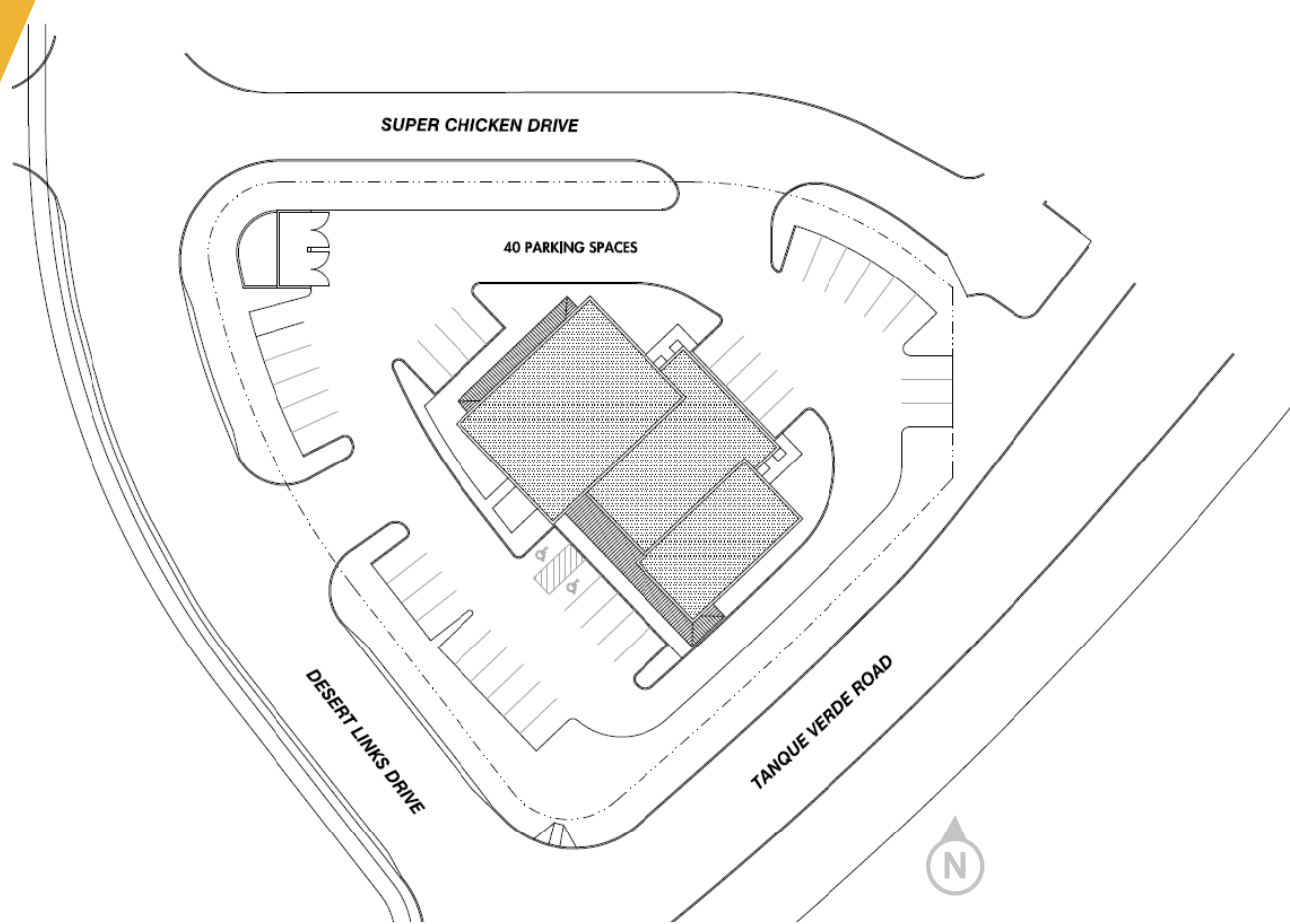
42,253 SF PAD

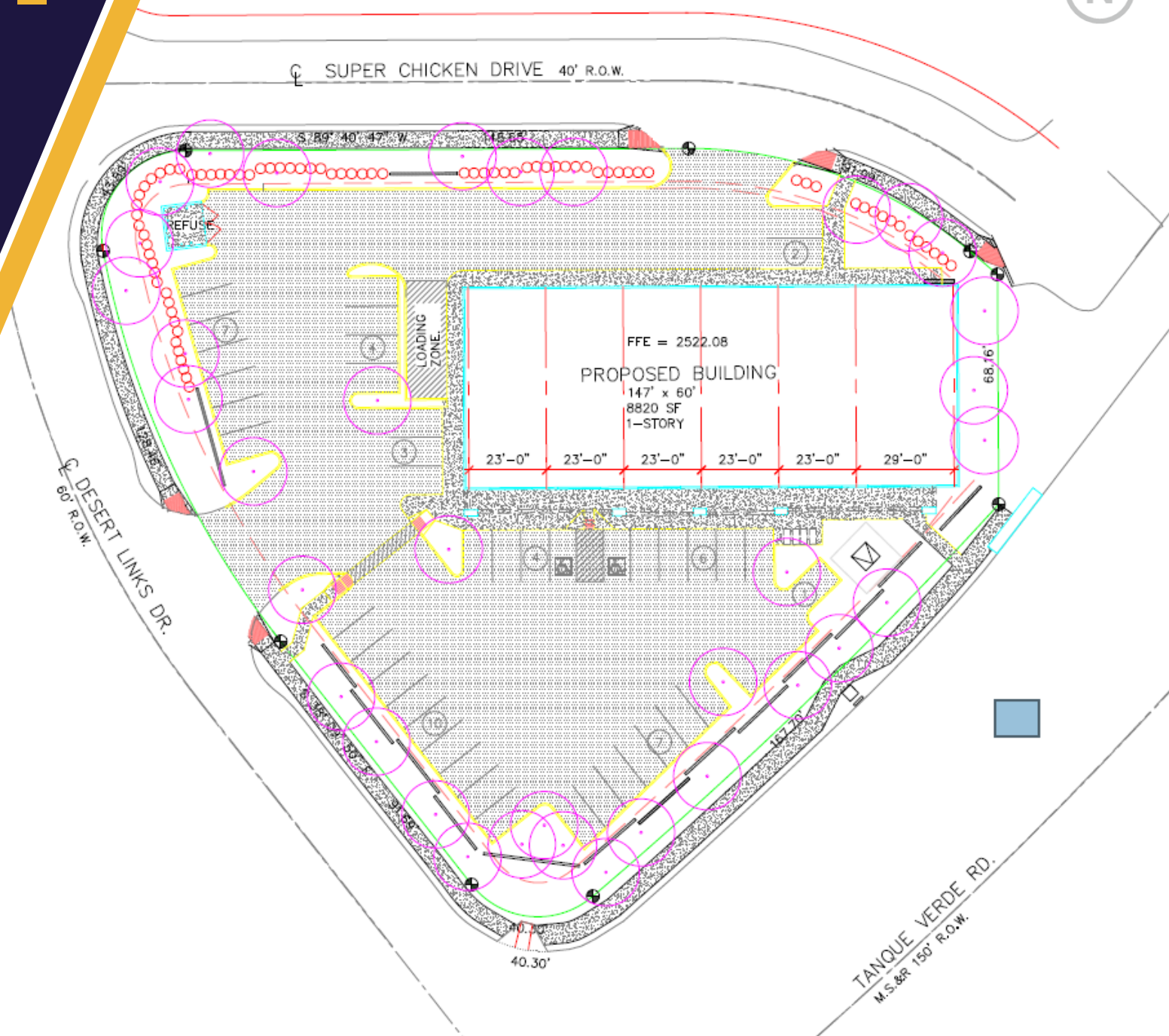
- Traffic. Tanque Verde carries $\pm 30,000$ vehicles per day at this stretch
- A built in customer base. Two upscale rental communities—Avilla Tanque Verde's detached casitas and Estancia's resort style apartments—wrap the site on two sides, putting hundreds of residents within walking distance
- Flexible C 1 zoning. City of Tucson C 1 allows multiple different retail and office uses

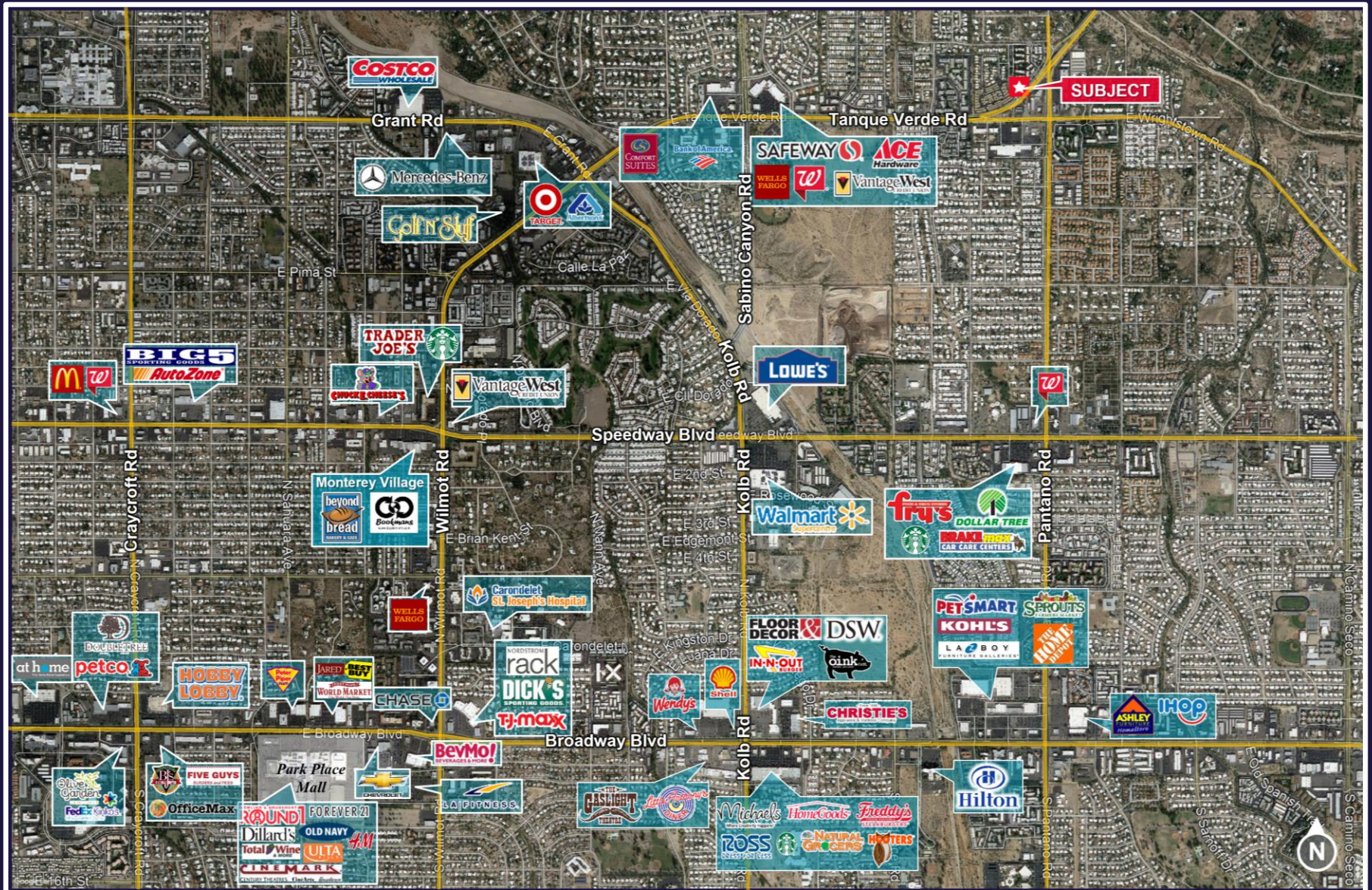
FOR SALE: \$625,000

- Infill efficiency. Level topography, nearby utilities and no demolition hurdles mean you can go from dirt to grand opening with a few less steps
- Affluent, established corridor. Tanque Verde Valley boasts strong household incomes and a daytime population driven by nearby national grocers, fitness clubs, service retailers and award-winning parks and trails

CONCEPTUAL SITE PLAN - Office







Key Metric Detail:

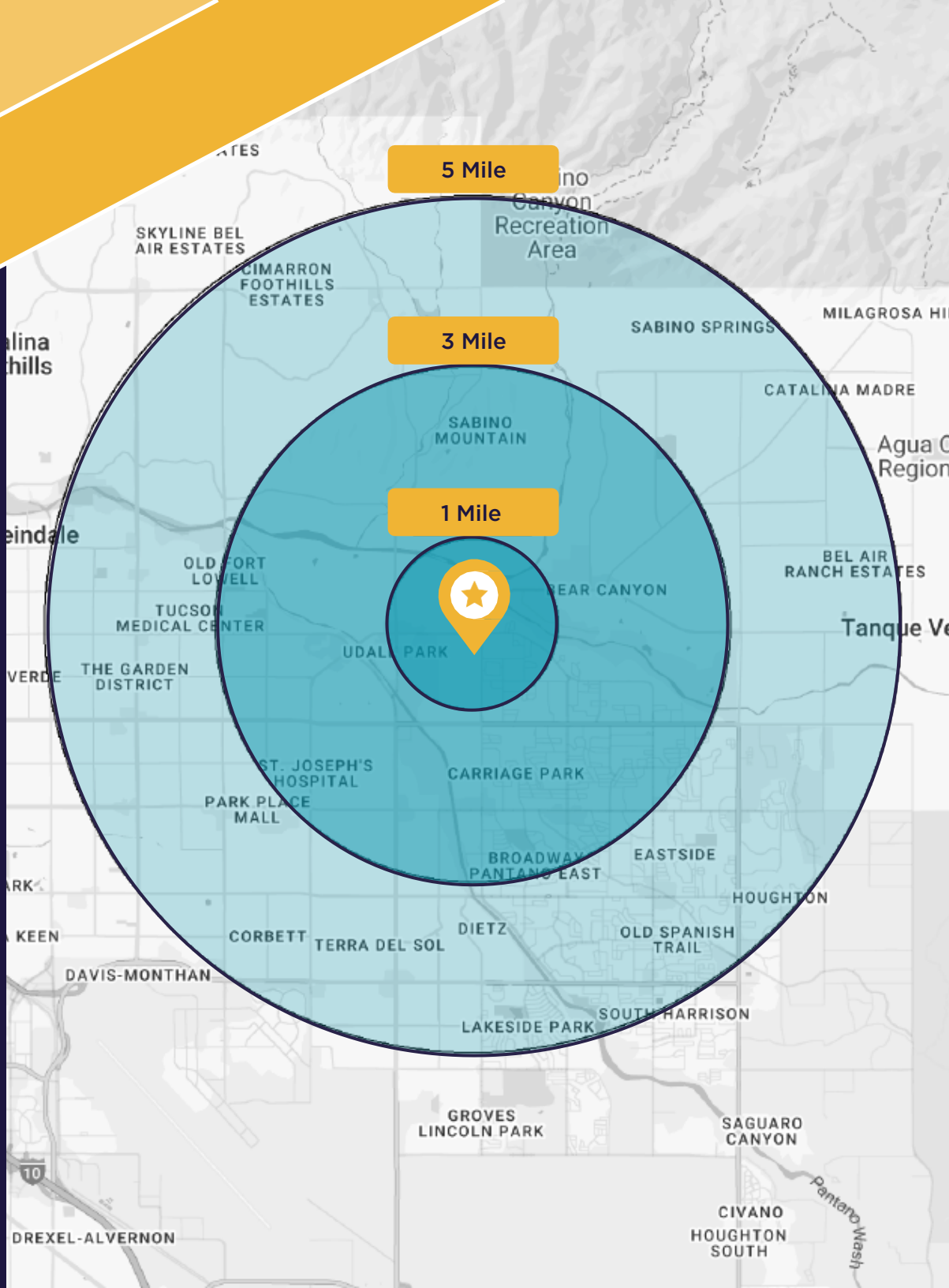
Lot Size	±0.97 AC / 42,253 SF
Zoning	C1 / City of Tucson
Frontage	±172.67 on Tanque Verde (to be verified by buyer)
Traffic	±30,000 VPD (Tanque Verde Rd)

Potential Uses*:

- Retail Sales
- Office Uses
- Residential Development
- Restaurants
- Personal and Professional Services

*To be verified by buyer

LOCATION MAP



DEMOGRAPHICS

1 MILE	5 MILES
9,823	216,202
POPULATION	POPULATION
\$105,570	\$99,459
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
2,294	77,524
DAYTIME POPULATION	DAYTIME POPULATION

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

UNEMPLOYMENT
RATE



±56,544

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

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

- #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



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