

Buying or Selling Arizona Real Estate? Leverage our decades of expertise!

The INFO IN THIS MODEL IS BASED UPON THE INFORMATION PROVIDED TO THE AGENTS AND BROKERS BY 3RD PARTY ENTITIES, AND ALL INFORMATION PROVIDED IN THIS ANALYSIS MUST BE VERIFIED BY ANY BUYER, SELLER, USER, BUILDER, LENDER OR OTHER STAKEHOLDER CONSIDERING THIS PROPERTY.

eXp Realty



• Masters in Strategic Management & Real Estate Finance

• KB1 Licensed General Contractor www.AZ-ICF.com

• Licensed Commercial Real Estate Agent

CALL – EMAIL – TEXT Steven Washburn MLA 520-591-7233

smw337@Alumni.Harvard.edu

www.AZ-ICF.com

Buyer's & Seller's Broker Specialist expert experience with

Custom Homes , Income Property, Commercial REAL ESTATE

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

CENTRAL TUCSON

- MAJOR TRAFFIC CORRIDOR
- EZ ACCESS on 3 SIDES
- I-10 & 22ND STREET AREA
- TRAFFIC LIGHT AT PROPERTY
- VARIOUS ZONING & USES

Parcel	
118-04-1990	
118-04-177A	1890 S MISSION RD
118-04-181G	1840 S MISSION RD
118-04-181K	1630 S MISSION RD
118-04-181F	1898 S MISSION RD
118-04-181L	1720 S MISSION RD
118-04-181F	1728 S MISSION RD
118-04-181F	
118-04-181F	



<https://tarmls.crsdata.com/mls/MapSearch/>

<https://www.asr.pima.gov/ParcelData/Map/Arm/T14S/M141322.PDF>

<https://www.asr.pima.gov/parcel-details>

**AVAILABLE
SALE or LEASE
+/- 13 acres total**

- I-10 - 22nd street area
- 43 space MH & RV Park
- Business Lease Tenants
- Vacant land – various zoning

**CALL for pricing & details
Steven Washburn 520-591-7233**

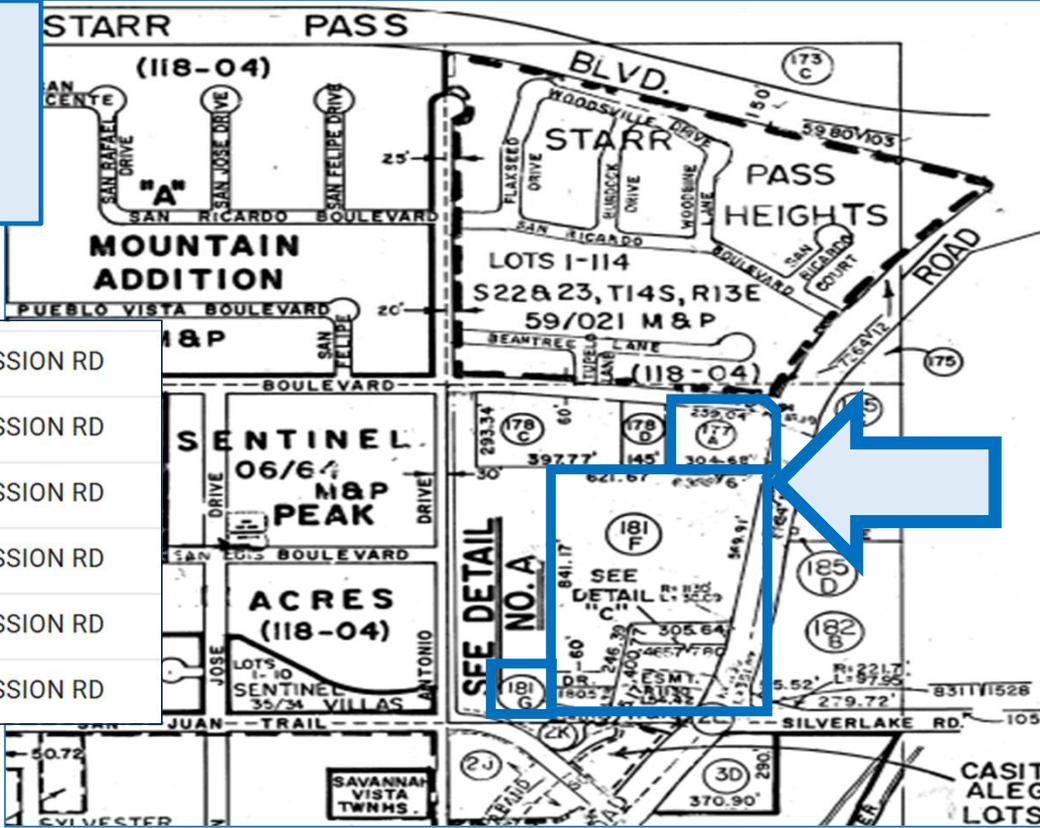


eXp Realty
520-591-7233
Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

- CENTRAL TUCSON**
- MAJOR TRAFFIC CORRIDOR
 - EZ ACCESS on 3 SIDES
 - I-10 & 22ND STREET AREA
 - TRAFFIC LIGHT AT PROPERTY
 - VARIOUS ZONING & USES

Parcel	
118-04-1990	
118-04-177A	1890 S MISSION RD
118-04-181G	1840 S MISSION RD
118-04-181K	1630 S MISSION RD
118-04-181F	1898 S MISSION RD
118-04-181L	1720 S MISSION RD
118-04-181F	1728 S MISSION RD
118-04-181F	



**AVAILABLE
SALE or LEASE**

+/- 13 acres total

- I-10 - 22nd street area
- 43 space MH & RV Park
- Business Lease Tenants
- Vacant land – various zoning

**CALL for pricing & details
Steven Washburn 520-591-7233**

<https://www.asr.pima.gov/ParcelData/Map/Arm/T14S/M141322.PDF>

<https://www.asr.pima.gov/parcel-details>



eXp Realty
520-591-7233
Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

AVAILABLE

VACANT LAND
&
INCOME PROPERTY

\$X,XXX,XXX

1890 S. MISSION RD

eXp Realty
520-591-7233

Steven.Washburn@eXpRealty.com



<https://www.asr.pima.gov/ParcelData/PCL/11804/181GGB2.JPG>



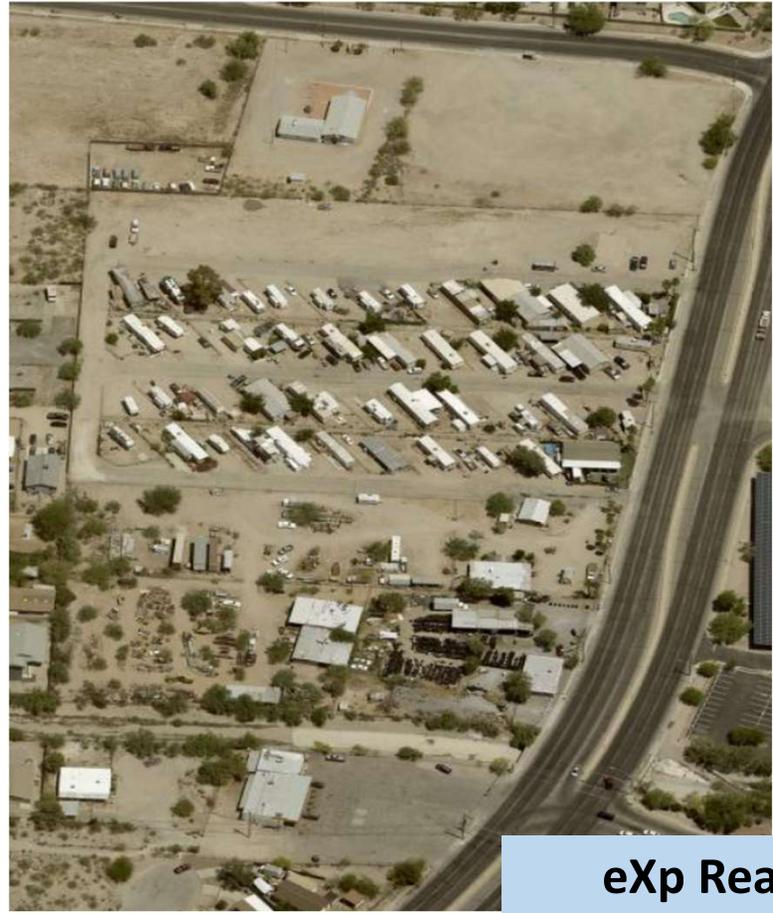
<https://www.asr.pima.gov/ParcelData/PCL/11804/181GGB1.JPG>

Parcel	Owner	Address	Class	Full Cash Value
118-04-1990	EATON JAMES L FAMILY TR		2	\$500
118-04-177A	EATON JAMES L FAMILY TR		2	\$171,000
118-04-181G	EATON JAMES L FAMILY TR	1890 S MISSION RD	M	\$91,450
118-04-181K	EATON JAMES LEE FAMILY TR	1840 S MISSION RD	1	\$272,574
118-04-181F	EATON JAMES LEE FAMILY TR	1630 S MISSION RD	4	\$738,406
118-04-181L	EATON JAMES LEE FAMILY TR	1898 S MISSION RD	1	\$215,408
118-04-181F	EATON JAMES LEE FAMILY TR	1720 S MISSION RD	4	\$738,406
118-04-181F	EATON JAMES LEE FAMILY TR	1728 S MISSION RD	4	\$738,406

<https://www.asr.pima.gov/search-results>

Copyright © 10-27-2025 all rights reserved Sunshine Associates LLC ; no reproduction, sharing or other use without the written consent of the Author smw337@Alumni.Harvard.edu

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)



1630, 1720, 1728 S. MISSION RD

<https://gis.pima.gov/pictometry/ipa/llviewer.aspx?lat=32.20131&lon=-110.99712>

eXp Realty
520-591-7233
Steven.Washburn@eXpRealty.com

Copyright © 10-27-2025 all rights reserved Sunshine Associates LLC ; no reproduction, sharing or other use without the written consent of the Author smw337@Alumni.Harvard.edu

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

AI assisted preliminary analysis – requires DUE DILIGENCE from ALL STAKEHOLDERS
Copyright © 2026 all rights reserved – do not share or post this document in any form without
the express written permission of the author smw337@alumni.harvard.edu

1) DEMOGRAPHIC PROFILE (≈3-Mile Radius)

Based on recent commercial listing data for parcels on S. Mission Rd, here are updated localized metrics around that corridor:

3-mile radius demographics (approximation based on multiple parcels near Mission Rd):

- Total population: ~74,000 people
- Households: ~25,000–29,000
- Median Household Income: ~\$46,000–\$48,000
- Average household size: ~2.7–2.8 persons
- Population growth 2024–2029: ~3% growth forecast

(Data aggregated from LoopNet demographic reports around several Mission Rd parcels near your site)

Interpretation (Commercial Capture): A 3-mile population pool of ~74,000 with moderate income supports neighborhood-oriented retail, quick-service food, and convenience uses. This demographic breadth, while not at premium retail thresholds, justifies necessity-based uses (mart, auto service, QSR) with good daily penetration.

2) TRAFFIC COUNTS – MISSION ROAD

Official granular Mission Road counts aren't published in the ADOT statewide public AADT summary and local city sources don't list specific segment numbers online in catalog form.

- Pima Association of Governments (PAG) and City of Tucson compile traffic volume data, but published online summaries don't specifically report Mission Road traffic in easily extractable tabular form.

Typical Traffic Context (Tucson Region):

- Traffic counts on well-trafficked arterials near Mission Rd commonly range from low-to-moderate arterial levels up to 15,000–30,000 vehicles per day depending on cross streets, signalized intersections, and proximity to major collectors.
- Mission Rd functions as a south Tucson collector with significant neighborhood connectivity and bus transit access (SUNTRAN).

Interpretation: While Mission Rd is not an Interstate with 80,000+ VPD like I-10, it carries meaningful neighborhood traffic with bus transit tie-in. For retail frontage valuation, this supports local traffic capture and incremental value vs. lower-order local streets.

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

AI assisted preliminary analysis – requires DUE DILIGENCE from ALL STAKEHOLDERS
Copyright © 2026 all rights reserved – do not share or post this document in any form without
the express written permission of the author smw337@alumni.harvard.edu

 3) COMMERCIAL LAND VALUE COMPARATIVES – CENTRAL TUCSON

Recent land listings and historic sales illustrate the land market around Tucson, including Mission Rd submarket:

Active and recent Tucson commercial land listing data:

- Average listing price across commercial parcels: ~\$1.1M total with median ~\$495K, with average ~3.9 acres (indicative of ~\$280K/acre listing average).
- Smaller infill parcels near central corridors (0.26 acres) list at ~\$230K (~\$880K/acre) but with high traffic exposure.
- Example commercial parcel ~1.27 acres on S. Mission listed at ~\$275K (~\$217K/acre).
- Historic undeveloped sale (2020) ~1.88 acres at ~\$165K (~\$88K/acre) with ~12,000 VPD exposure on a secondary arterial — lower bound context.

Estimated LAND Value Range (undeveloped, pre-entitlement):

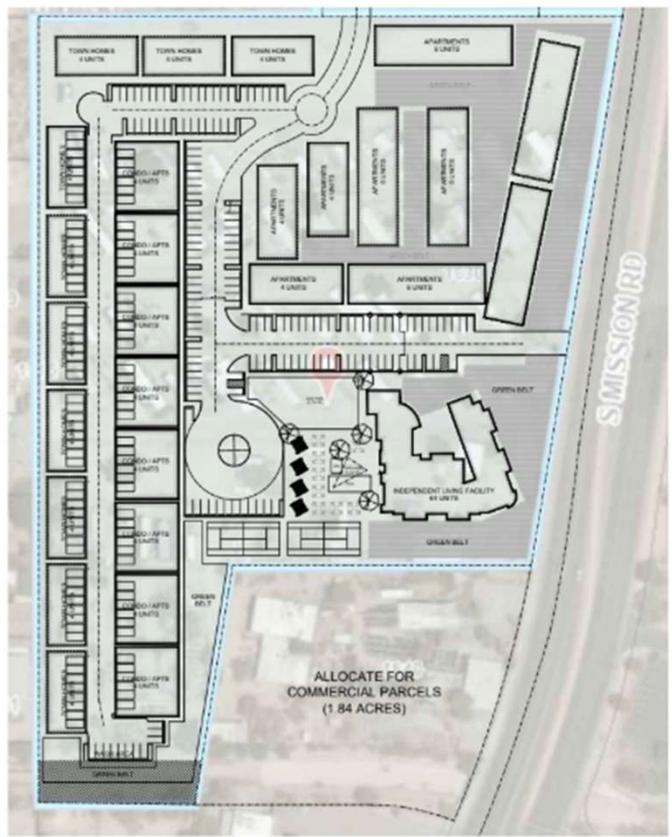
These ranges are for raw land before improvement or rezoning:

Portion	Estimated Land Value/acre (undeveloped)	Rationale
South 4 acres (Mission Rd retail frontage)	\$450,000 – \$900,000/acre	Frontage premium, neighborhood commercial demand
Middle 4 acres (MH/RV Park parcel)	\$300,000 – \$700,000/acre	Transitional site likely to redevelop within 5 yrs
North 5 acres (Residential potential)	\$200,000 – \$450,000/acre	Residential single-family land value context
Total LAND Value Range (undeveloped): ≈ \$6.0M – \$11.6M		

(Mix weighted average reflects stronger demand on the south frontage, moderate agricultural/residential edge value on the north.)

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

EXAMPLE SCENARIOS BY STUDIO Y DESIGN & ARCHITECTURE



CONCEPT SITE PLAN
Scale: 1" = 20' 0"

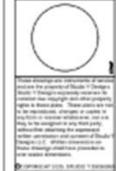
Owner Representative/ Designer
 CONTACT INFORMATION
 Bryan Oels
 Studio Y Design and Development
 1934 E Camelback Rd. Ste. #110
 Phoenix, Arizona 85016
 Ph: 602.764.4265
 Email: bryan@studiodydesigns.net

SCOPE OF WORK
 WORK TO INCLUDE: INDEPENDENT / ASSISTED LIVING FACILITY, SUPPLIER RESIDENCIAL COMMERCIAL
AREA CALCULATIONS / PROPERTY DATA

- KEYNOTES**
1. NEW LANDSCAPE AREA
 2. NEW DRIVEWAY PER COP STANDARD DETAIL (P1295-1)
 3. TYPICAL VEHICULAR VISIBILITY TRIANGLE
 4. NEW CONCRETE SIDEWALK MEDIUM BROOM FINISH
 5. NEW TYPICAL TRIP PARALLEL PARKING SPACE
 6. BUILDING SERVICE PANELS
 7. 24" BOX TREES (TYPICAL)
 8. EXISTING POWER POLE (34P)
 9. NEW CURB AND GUTTER
 10. 8" BUSH ONLY
 11. REFLEX PICKUP STAGING AREA
 12. COVERED PARKING AIRINGS UNDER SEPARATE PERMIT
 13. GREEN AREA 1 WITH BAG AND TUBE SURFACE
 14. EXISTING FIRE HYDRANT
 15. 12" DIA. CONCRETE BASE FOR COVERED PARKING AIRINGS
 16. STL. WIDE FLANGE POST PAINTED BLDG. ACCENT COLOR
 17. STL. WIDE FLANGE BEAM PAINTED BLDG. ACCENT COLOR
 18. BLOCKING PAINTED BLDG. ACCENT COLOR
 19. STL. C CHANNEL PAINTED ACCENT BLDG. COLOR
 20. 2" UPLIFT RAILMENT
 21. NEW ELECTRICAL TRANSFORMER

APPROVAL STAMP

STUDIO Y Design & Development
 1934 E Camelback Rd. Ste. 410
 Phoenix, Arizona 85016
 Ph: 602.764.4265
 Email: bryan@studiodydesigns.net



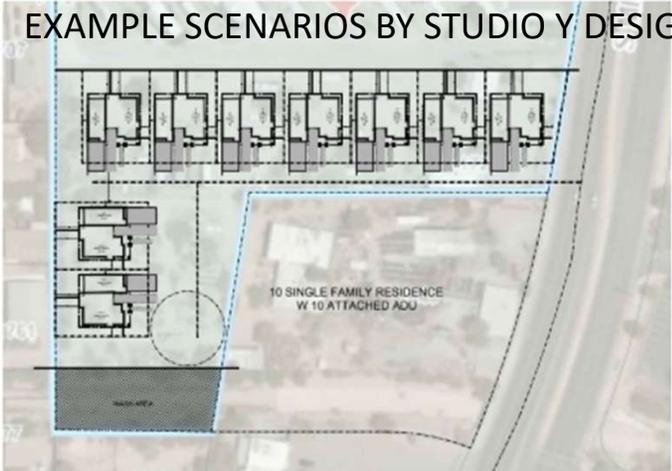
Development Project
 1630 S MISSION RD
 Tucson, Arizona 85713

1630, 1720, 1728 S. MISSION RD

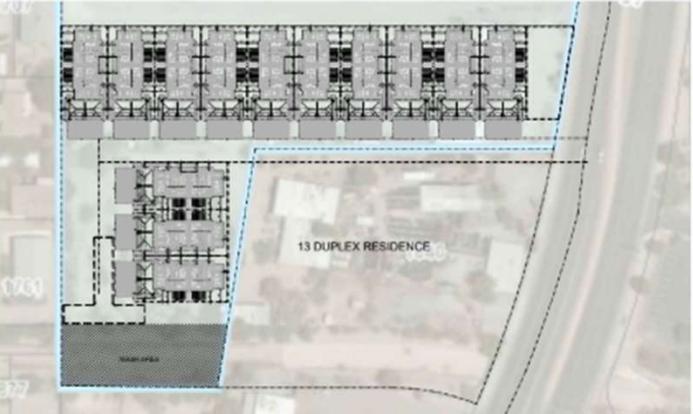
eXp Realty
 520-591-7233
 Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

EXAMPLE SCENARIOS BY STUDIO Y DESIGN & ARCHITECTURE



10 SINGLE FAMILY RESIDENCE
W 10 ATTACHED ADU



13 DUPLEX RESIDENCE

CONCEPT SITE PLAN

SCALE: 1"=20'-0"

0' 10' 20' 30'

North Arrow

Owner Representative/ Designer
 CONTACT INFORMATION
 Bryan Collins
 Studio Y Design and Development
 1934 E Camelback Rd., Ste. 410
 Phoenix, Arizona 85016
 Ph: 602.764.4265
 em: bryan@studiodydesigns.net

SCOPE OF WORK
 WORK TO INCLUDE: 8PR 1, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

AREA CALCULATIONS / PROPERTY DATA

KEYNOTES

1. NEW LANDSCAPE AREA
2. NEW DRIVEWAY PER COP STANDARD DETAIL (P1200-1)
3. 10'x30' VEHICULAR VISIBILITY TRIANGLE
4. NEW CONCRETE SIDEWALK (MEDIUM BROOM FINISH)
5. NEW TYPICAL 8'x10' PARALLEL PARKING SPACE
6. BUILDING SERVICE PANELS
7. 24" BOX TREES (TYPICAL)
8. EXISTING POWER POLE (800')
9. NEW CURB AND GUTTER
10. 8" SLOPE CURB
11. REFUSE PICKUP STAGING AREA
12. COVERED PARKING AIRING UNDER (SEPARATE PERMIT)
13. OPEN AREA (WITH BEO AND TURF SURFACE)
14. EXISTING FIRE HYDRANT
15. 10" DIA CONCRETE BASE FOR COVERED PARKING AIRING
16. STL. WIDE FLANGE POST PAINTED BLDG. ACCENT COLOR
17. STL. WIDE FLANGE BEAM PAINTED BLDG. ACCENT COLOR
18. BUCKING PAINTED BLDG. ACCENT COLOR
19. STL. C CHANNEL PAINTED BLDG. COLOR
20. 1" LOTS ETV FINISH
21. NEW ELECTRICAL TRANSFORMER

APPROVAL STAMP

**STUDIO Y
Design & Development**
 1934 E Camelback Rd., Ste. 410
 Phoenix, Arizona 85016
 Ph: 602.764.4265
 em: bryan@studiodydesigns.net

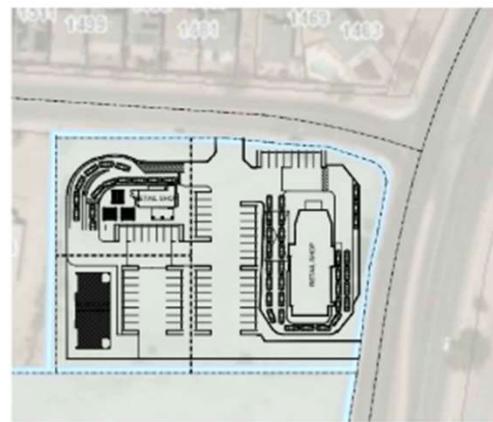
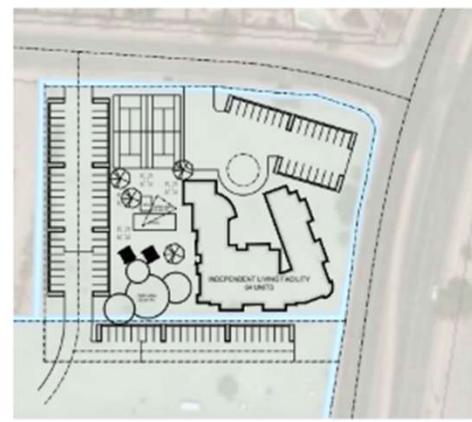
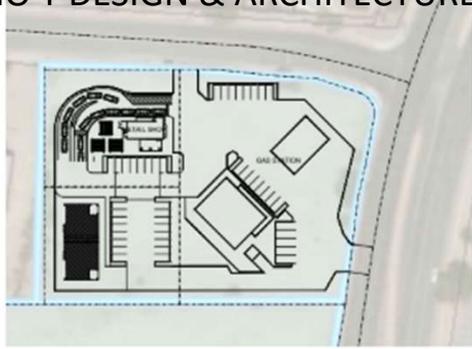
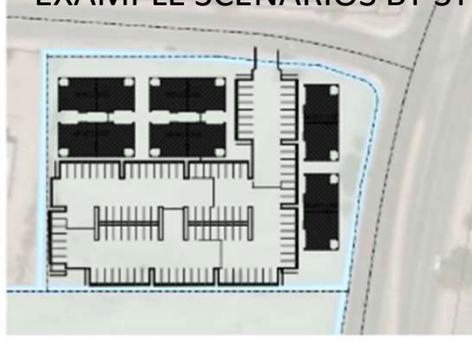
Development Project
 1630 S MISSION RD
 Tucson, Arizona 85713

1630, 1720, 1728 S. MISSION RD

eXp Realty
 520-591-7233
 Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

EXAMPLE SCENARIOS BY STUDIO Y DESIGN & ARCHITECTURE



Owner Representative/ Designer
 CONTACT INFORMATION:
 Bryan Cobus
 Studio Y Design and Development
 1934 E Camelback Rd., Ste. 410
 Phoenix, Arizona 85016
 Ph: 602.764.2605
 em: bryan@studiodydesigns.net

SCOPE OF WORK
 WORK TO INCLUDE INDEPENDENT / ASSISTED LIVING FACILITY
 DUPLEX RESIDENCES, COMMERCIAL

AREA CALCULATIONS / PROPERTY DATA

- KEYNOTES**
1. NEW LANDSCAPE AREA
 2. NEW DRIVEWAY PER COP STANDARD DETAIL (P1216-1)
 3. 1000' VEHICULAR VISIBILITY TRIANGLE
 4. NEW CONCRETE SIDEWALK (MEDIAN ROOM FINISH)
 5. NEW TYPICAL ENTRY PARALLEL PARKING SPACES
 6. BUILDING SERVICE PANELS
 7. 24" BOX TREES (TYPICAL)
 8. EXISTING POWER POLE (200P)
 9. NEW CURB AND GUTTER
 10. 8" 4x8" CMU
 11. REPAIR PICKUP STAGING AREA
 12. COVERED PARKING AIRING UNDER REPAIRS PERMIT
 13. OPEN AREA (WITH BED AND TURF SURFACE)
 14. EXISTING FIRE HYDRANT
 15. 12" DIA. CONCRETE BASE FOR COVERED PARKING AIRING
 16. STL. WIDE FLANGE POST PAINTED BLDG. ACCENT COLOR
 17. STL. WIDE FLANGE BEAM PAINTED BLDG. ACCENT COLOR
 18. BIRCHING PAINTED BLDG. ACCENT COLOR
 19. STL. C-CHANNEL PAINTED ACCENT BLDG. COLOR
 20. 7 UTILITY TARDMENT
 21. NEW ELECTRICAL TRANSFORMER

APPROVAL STAMP

STUDIO Y Design & Development
 1934 E Camelback Rd., Ste. 410
 Phoenix, Arizona 85016
 Ph: 602.764.2605
 em: bryan@studiodydesigns.net



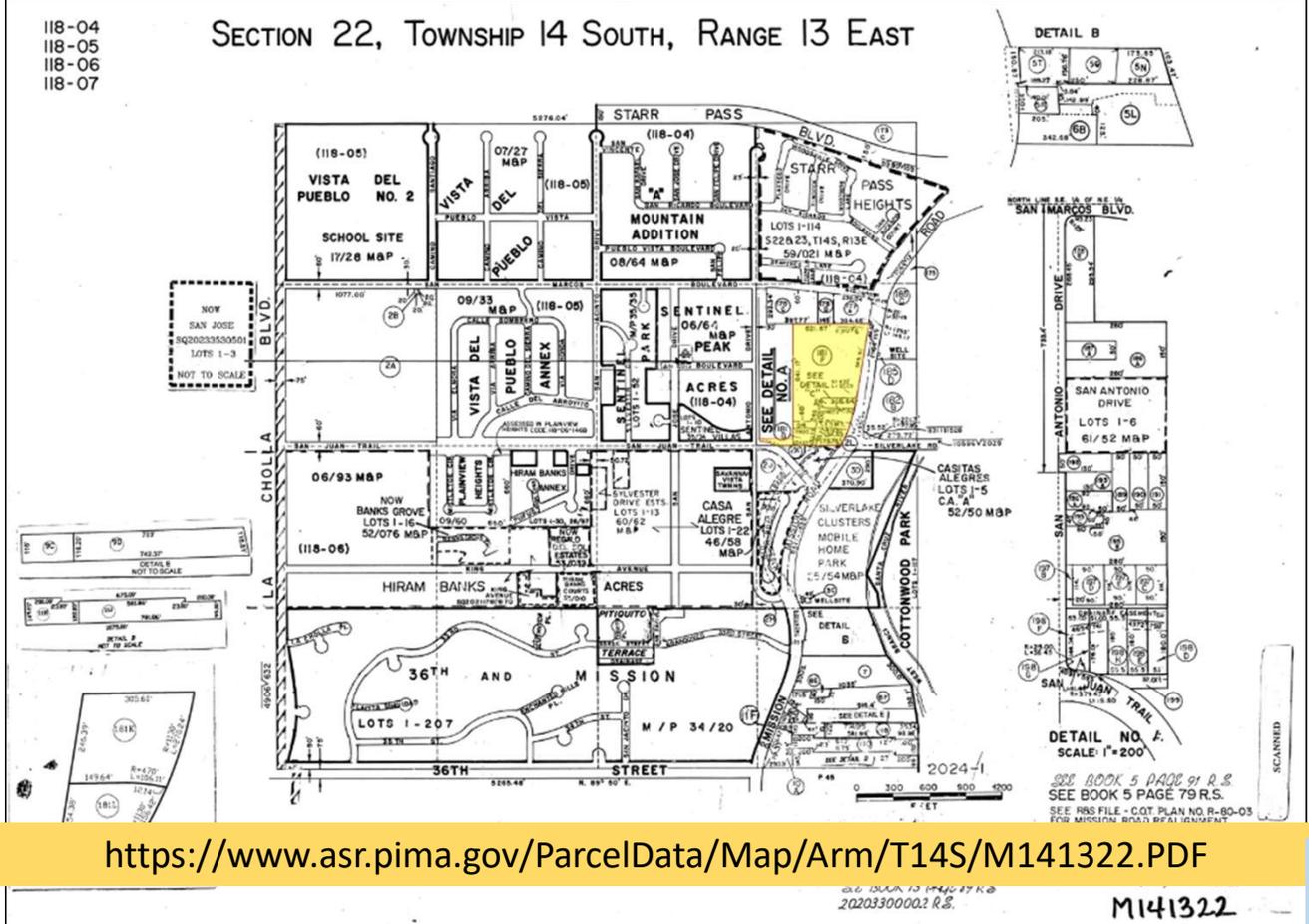
Development Project
 1630 S MISSION RD
 Tucson, Arizona 85713

NO.	DATE	DESCRIPTION
1	10/27/2025	CONCEPT SITE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

1630, 1720, 1728 S. MISSION RD

eXp Realty
 520-591-7233
 Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)



1890 S. MISSION RD

<https://www.asr.pima.gov/ParcelData/Map/Arm/T14S/M141322.PDF>

<https://www.asr.pima.gov/parcel-details>

eXp Realty
520-591-7233
 Steven.Washburn@eXpRealty.com

PRIME LARGE LOCATION with existing income! 1630 - 1890 S. MISSION ROAD just South of Starr Pass blvd. (see parcel map)

PRO FORMA WORK IN PROGRESS

NOT FOR RELEASE

The following information is derived from third-party sources and typical financial calculations used in analysis of properties. ALL BUYERS, SELLERS, LENDERS and STAKEHOLDERS MUST COMPLETE THEIR OWN ANALYSIS PRIOR TO INVESTING TIME, RESOURCES or FUNDS INTO ANY PROJECT.

Disclaimer: This analysis does NOT constitute a Real Estate Appraisal, and is provided based upon typical Investor Financial Analysis as Modeled by Harvard Graduate School of Arts and Sciences. Consideration is given to NOI Net Operating Income, NPV Net Present Value, IRR Internal Rate of Return, and other standard Financial metrics used by investors to determine the ZOPA Zone of Possible Agreement between buyers and sellers.
This is NOT a Market Analysis based upon comparable properties.

eXp Realty

520-591-7233

Steven.Washburn@eXpRealty.com