



FOR SALE OR BUILD TO SUIT

5500 Block of E I-10 Frontage Rd | I-10 & Valencia Rd

Tucson, Arizona

**8.31± Acres of Commercial Land (Divisible)**

**Sale Price: \$5.50 Per SF**

#### Property Highlights

- Extensive Interstate 10 frontage
- Build to suit opportunity, call broker for details
- All utilities available at the lot line
- Traffic count of 71,000 vehicles per day on I-10

#### Property Details

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Available       | 8.31± Acres (361,974 SF)<br>Divisible to 1 Acre Parcels                                 |
| Tax Parcel Nos. | 140-39-0080, -0090, -0100,<br>-0110, -0120, -0130, -0140,<br>-0150, -0160, -0170, -018A |
| Zoning          | C-2, City of Tucson                                                                     |



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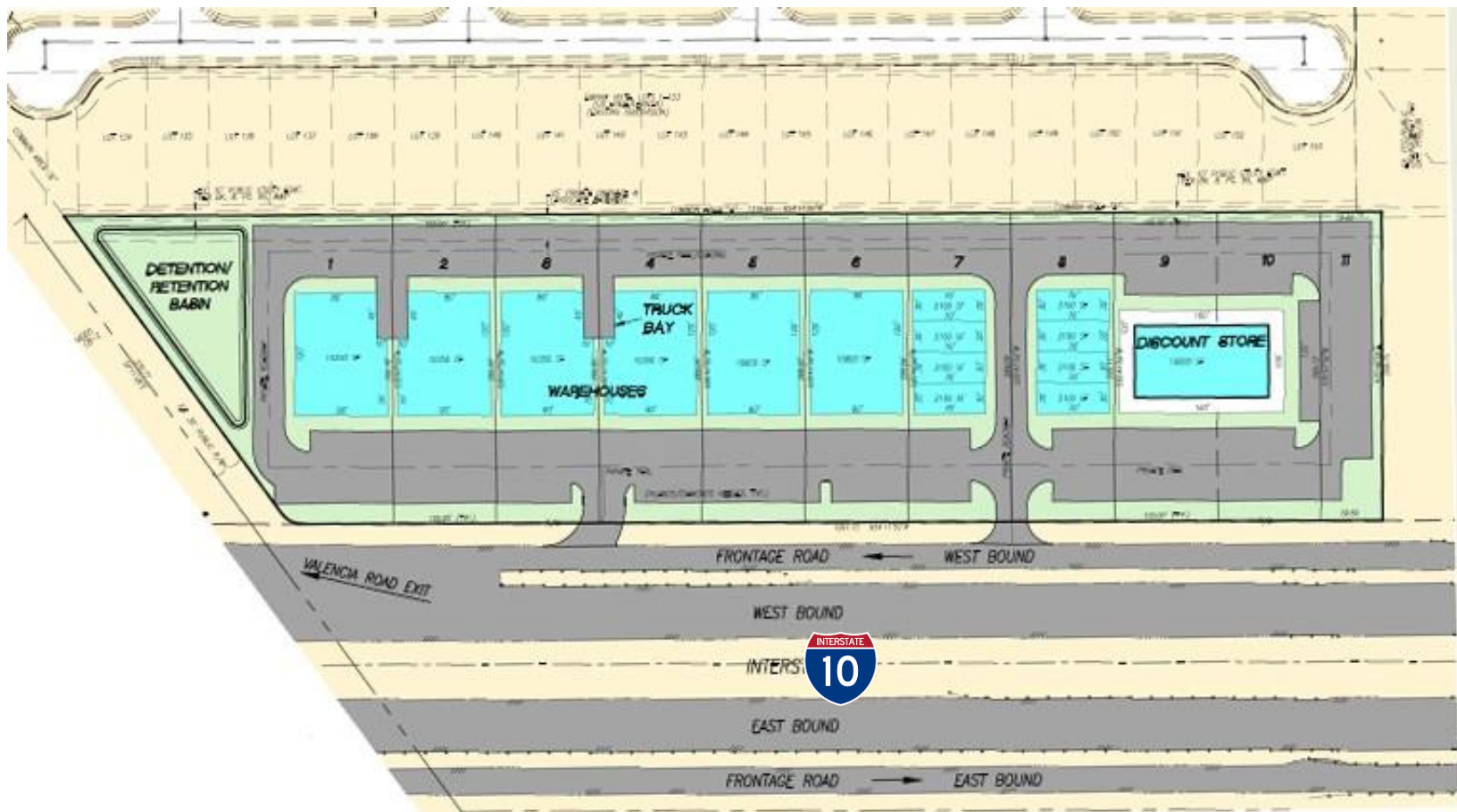
PICOR Commercial Real Estate Services  
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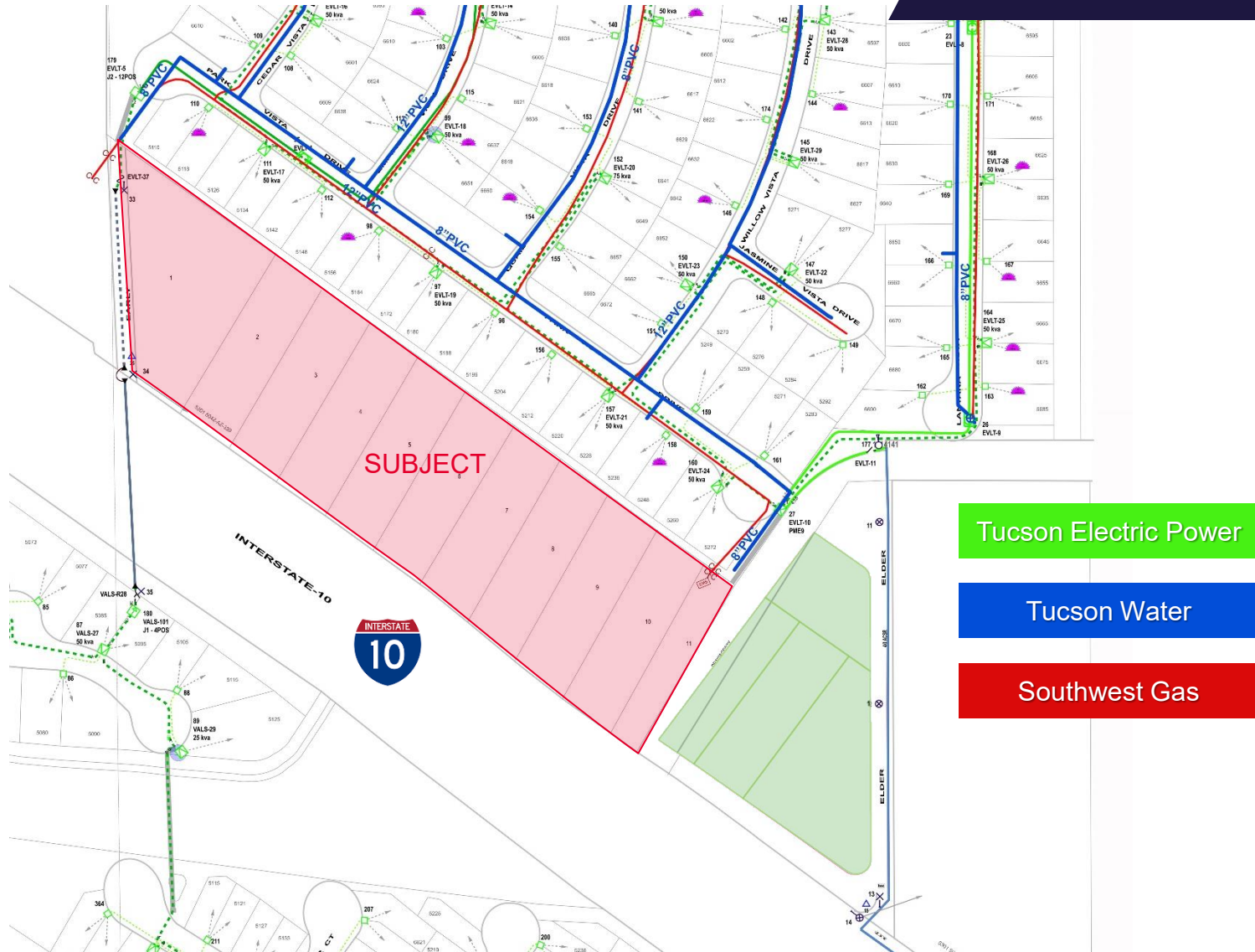
**Potential Development Plan**

**COMMERCIAL LAND**



**Utilities Facilities Map**

**COMMERCIAL LAND**



**COMMERCIAL LAND**

**NEIGHBORHOOD DEMOGRAPHICS**

**POPULATION**

**AVERAGE HOUSEHOLD  
INCOME**

**HOUSEHOLDS**

|         |         |                 |        |
|---------|---------|-----------------|--------|
| 1 Mile  | 6,462   | \$79,566        | 2,229  |
| 3 Miles | 31,266  | <b>\$67,578</b> | 11,216 |
| 5 Miles | 128,511 | \$59,684        | 47,194 |

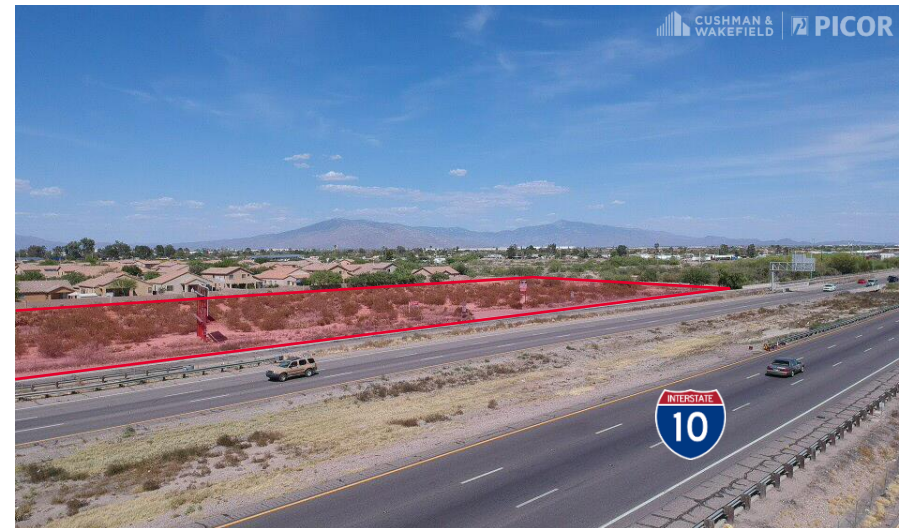
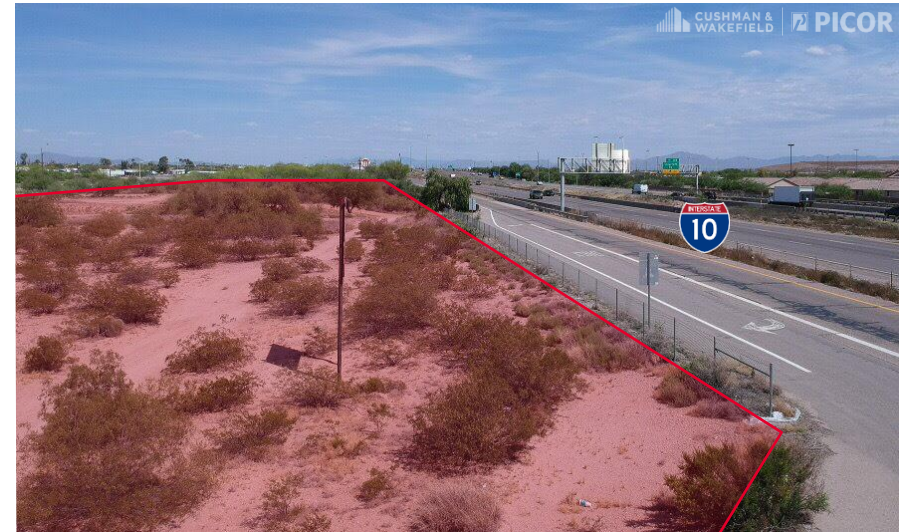
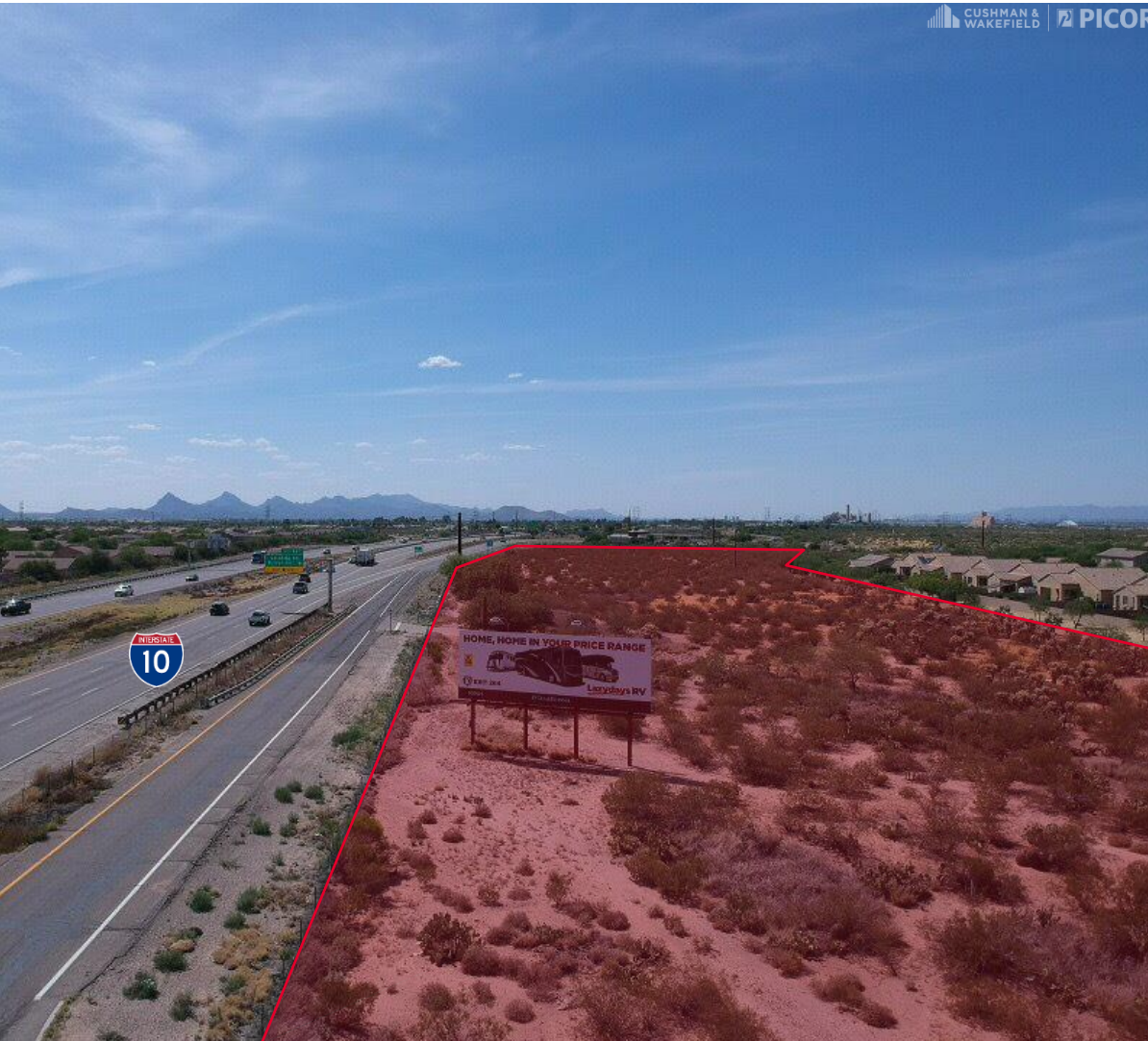
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**Property Photos**

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