

SALE

TUCSON INTERNATIONAL TRADE LOT

5760 South Park Avenue Tucson, AZ 85706



OFFERING SUMMARY

Sale Price:	\$0
Available SF:	
Lot Size:	3.57 Acres
Price / Acre:	\$0
Zoning:	P-I (Park Industrial)
Market:	Tucson, Arizona
Submarket:	South Industrial Corridor

PROPERTY OVERVIEW

This rare opportunity offers 3.57 acres (approx. 155,509 SF) of level land at the northeast corner of South Park Avenue and East Valencia Road in Tucson's Southwest submarket. Zoned Park Industrial (P-I), the site serves as a buffer between heavy industrial and residential uses, enabling unobtrusive corporate, industrial and light-manufacturing activities

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. The property benefits from roughly 75 feet of frontage on East Valencia Road with two existing curb cuts, ensuring visibility and easy ingress/egress. All major utilities—electricity, gas, water, sewer, cable and telephones—are available at the street, and the land is already finish-graded.

With a gross and net acreage of 3.57 AC, the parcel is ideal for a corporate campus, distribution yard or industrial park development. The property lies within a 100-year FEMA "AE" floodplain, so future improvements may require flood mitigation, but the flat topography supports efficient site planning. Given its size, zoning and existing infrastructure, this property is well-suited for users seeking a shovel-ready site in an infill location. Ownership is

Scott Hotchkiss
(520) 269-1968



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LOCATION DESCRIPTION

The site is located in the booming South/Southwest Tucson submarket at NEC Park Ave & Valencia Rd, a highly trafficked arterial intersection. Traffic counts on East Valencia Road exceed 53,000–69,000 vehicles per day at the Park Avenue intersection, providing excellent exposure for future businesses. The parcel sits just 2.1 miles (about 6 minutes) from Tucson International Airport, approximately one mile east of Interstate-19 and minutes from Interstate-10, connecting the site to Mexico and major logistics corridors. The Tucson Amtrak station is about 8.1 miles away.

Within a 1-mile radius there are 12,552 residents and 5,241 daytime employees with a projected population growth of 3.26% by 2029. Median household income in the 1-mile area is \$36,309, rising to \$43,724 within 3 miles. The submarket has attracted employers such as Raytheon, Amazon, UPS and other logistics/industrial users due to its proximity to the airport and the interstate. This strategic location positions the property for warehouse, manufacturing or corporate uses seeking quick regional and international access.

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