

FREEWAY SITE AVAILABLE FOR SALE OR GROUND LEASE



5030 E. VALENCIA RD.
TUCSON, AZ 85765

Davis Monthan Airforce Base



Union Pacific Railroad

E Valencia Xing Drive



Littletown Road

E Valencia Road



SITE



I-10 Frontage Road



For more information, please contact exclusive listing agents:



Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907 | Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

David Carroll - Commercial Brokerage
520.795.2100 | DavidC@PaulAshCRE.com

John Yarborough - Commercial Brokerage
520.795.2100 | JohnY@PaulAshCRE.com

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DEMOGRAPHICS AND HIGHLIGHTS



PROPERTY HIGHLIGHTS:

- 1 Acre Site Just East of Signalized I-10 Intersection
- Close Proximity to Tucson International Airport
- C-2 City of Tucson Zoning
- Near Davis Monthan AFB with Approximately 11,000 Full Time Employees
- High Gross Area

DEMOGRAPHICS (2023):

POPULATION:

- 1 MILE: 6,521
- 3 MILES: 29,218
- 5 MILES: 124,989

TOTAL HOUSEHOLDS:

- 1 MILE: 2,151
- 3 MILES: 9,764
- 5 MILES: 42,040

MEDIAN HOME VALUE:

- 1 MILE: \$214,581
- 3 MILES: \$185,672
- 5 MILES: \$188,515

MEDIAN HOUSEHOLD:

- INCOME
- 1 MILE: \$98,535
- 3 MILES: \$83,722
- 5 MILES: \$75,213

SITE PLAN

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