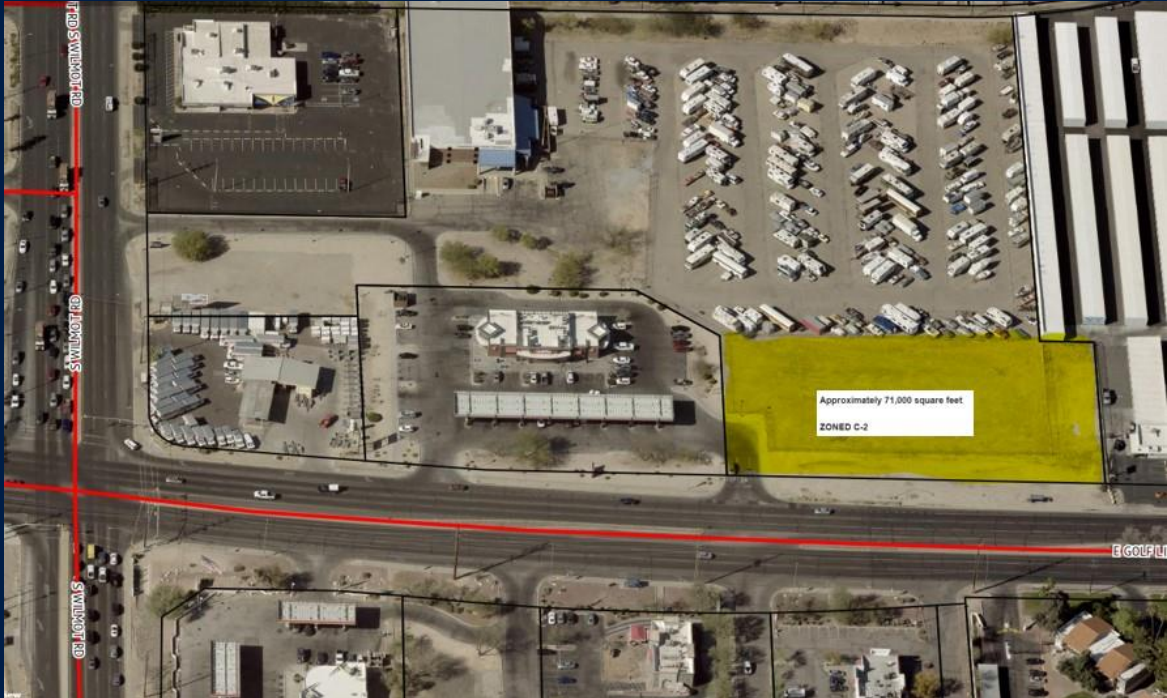


Commercial land Available ENEC Golf Links and Wilmot Road



- Long term ground lease available for 1.64 acres C-2 zoned land
- High traffic intersection with counts of 52,000 on Golf Links Road and 29,000 on Wilmot Road
- Strong demographics with population of 17,400, 93,624 and 235,886 in the 1, 3 and 5 mile rings respectively
- Adjacent to very busy QuikTrip convenience store / gasoline station
- Davis Monthan Air Force Base is catty-corner
- Potential uses include retail, automotive, restaurants, entertainment, etc.

Contact Juan Teran, CCIM

(520)977-5905 voice/text

jteran@ccim.net



COMMERCIAL

REALTY EXECUTIVES ARIZONA TERRITORY

6444 E Tanque Verde Rd
Tucson, AZ 85715



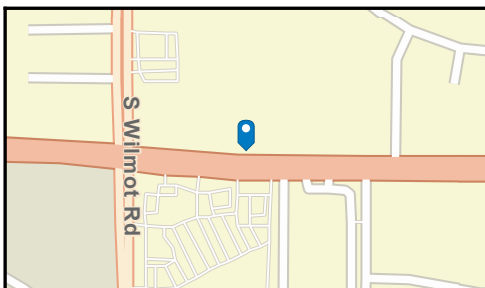
Traffic Count Map - Close Up

6391-6415 E Golf links Rd
6391-6415 E Golf links Rd, Tucson, Arizona, 85730
Rings: 1, 3, 5 mile radii

Juan Teran, CCIM
Latitude: 32.19225
Longitude: -110.85578



Esri Community Maps Contributors, City of Tucson, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

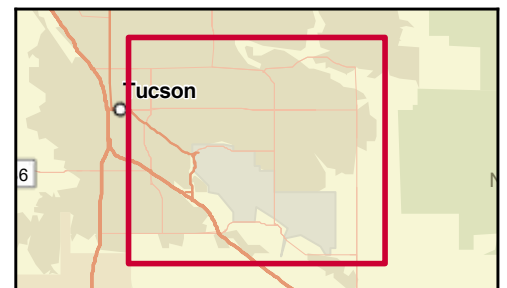
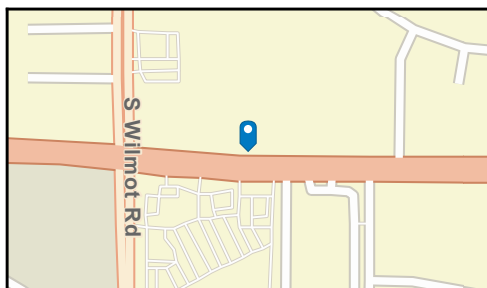
August 08, 2023



Site Map

6391-6415 E Golf links Rd
6391-6415 E Golf links Rd, Tucson, Arizona, 85730
Rings: 1, 3, 5 mile radii

Juan Teran, CCIM
Latitude: 32.19225
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August 08, 2023



Executive Summary

6391-6415 E Golf links Rd
 6391-6415 E Golf links Rd, Tucson, Arizona, 85730
 Rings: 1, 3, 5 mile radii

Juan Teran, CCIM
 Latitude: 32.19225
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	1 mile	3 miles	5 miles
Population			
2010 Population	16,349	90,221	227,805
2020 Population	17,612	94,144	233,954
2023 Population	17,402	93,624	235,886
2028 Population	17,095	92,360	233,893
2010-2020 Annual Rate	0.75%	0.43%	0.27%
2020-2023 Annual Rate	-0.37%	-0.17%	0.25%
2023-2028 Annual Rate	-0.36%	-0.27%	-0.17%
2023 Male Population	49.9%	49.1%	48.8%
2023 Female Population	50.1%	50.9%	51.2%
2023 Median Age	33.9	37.7	39.4

In the identified area, the current year population is 235,886. In 2020, the Census count in the area was 233,954. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 233,893 representing a change of -0.17% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	54.5%	57.7%	59.1%
2023 Black Alone	10.0%	8.7%	7.0%
2023 American Indian/Alaska Native Alone	1.7%	1.9%	2.0%
2023 Asian Alone	3.6%	3.5%	3.3%
2023 Pacific Islander Alone	0.6%	0.4%	0.3%
2023 Other Race	13.5%	11.7%	12.0%
2023 Two or More Races	16.2%	16.2%	16.4%
2023 Hispanic Origin (Any Race)	34.9%	33.3%	34.4%

Persons of Hispanic origin represent 34.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	41	47	56
2010 Households	6,339	36,665	95,849
2020 Households	6,986	39,321	101,425
2023 Households	7,001	39,691	103,071
2028 Households	6,977	39,763	103,592
2010-2020 Annual Rate	0.98%	0.70%	0.57%
2020-2023 Annual Rate	0.07%	0.29%	0.50%
2023-2028 Annual Rate	-0.07%	0.04%	0.10%
2023 Average Household Size	2.47	2.31	2.25

The household count in this area has changed from 101,425 in 2020 to 103,071 in the current year, a change of 0.50% annually. The five-year projection of households is 103,592, a change of 0.10% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2020. The number of families in the current year is 57,863 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

6391-6415 E Golf links Rd
 6391-6415 E Golf links Rd, Tucson, Arizona, 85730
 Rings: 1, 3, 5 mile radii

Juan Teran, CCIM
 Latitude: 32.19225
 Longitude: -110.85578

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	21.4%	24.9%	26.2%
Median Household Income			
2023 Median Household Income	\$52,705	\$50,966	\$53,731
2028 Median Household Income	\$61,741	\$59,522	\$63,832
2023-2028 Annual Rate	3.22%	3.15%	3.51%
Average Household Income			
2023 Average Household Income	\$66,080	\$67,331	\$74,266
2028 Average Household Income	\$79,012	\$80,335	\$87,991
2023-2028 Annual Rate	3.64%	3.59%	3.45%
Per Capita Income			
2023 Per Capita Income	\$26,385	\$28,842	\$32,545
2028 Per Capita Income	\$32,009	\$34,909	\$39,056
2023-2028 Annual Rate	3.94%	3.89%	3.71%

GINI Index			
2023 Gini Index	37.8	39.9	41.1

Households by Income

Current median household income is \$53,731 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$63,832 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$74,266 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$87,991 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,545 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,056 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	115	99	94
2010 Total Housing Units	6,962	41,094	106,751
2010 Owner Occupied Housing Units	3,531	20,203	54,235
2010 Renter Occupied Housing Units	2,808	16,463	41,615
2010 Vacant Housing Units	623	4,429	10,902
2020 Total Housing Units	7,294	42,311	109,544
2020 Vacant Housing Units	308	2,990	8,119
2023 Total Housing Units	7,264	42,323	110,439
2023 Owner Occupied Housing Units	3,696	20,922	57,264
2023 Renter Occupied Housing Units	3,305	18,769	45,807
2023 Vacant Housing Units	263	2,632	7,368
2028 Total Housing Units	7,289	42,512	111,136
2028 Owner Occupied Housing Units	3,838	21,645	59,326
2028 Renter Occupied Housing Units	3,139	18,117	44,266
2028 Vacant Housing Units	312	2,749	7,544

Socioeconomic Status Index

2023 Socioeconomic Status Index	46.3	45.1	45.9
---------------------------------	------	------	------

Currently, 51.9% of the 110,439 housing units in the area are owner occupied; 41.5%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 109,544 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.25%. Median home value in the area is \$234,176, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.60% annually to \$241,228.

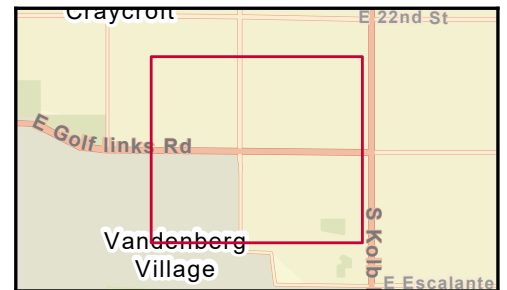
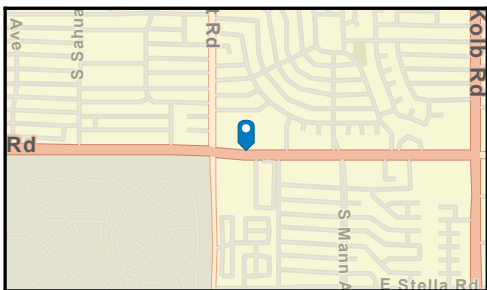
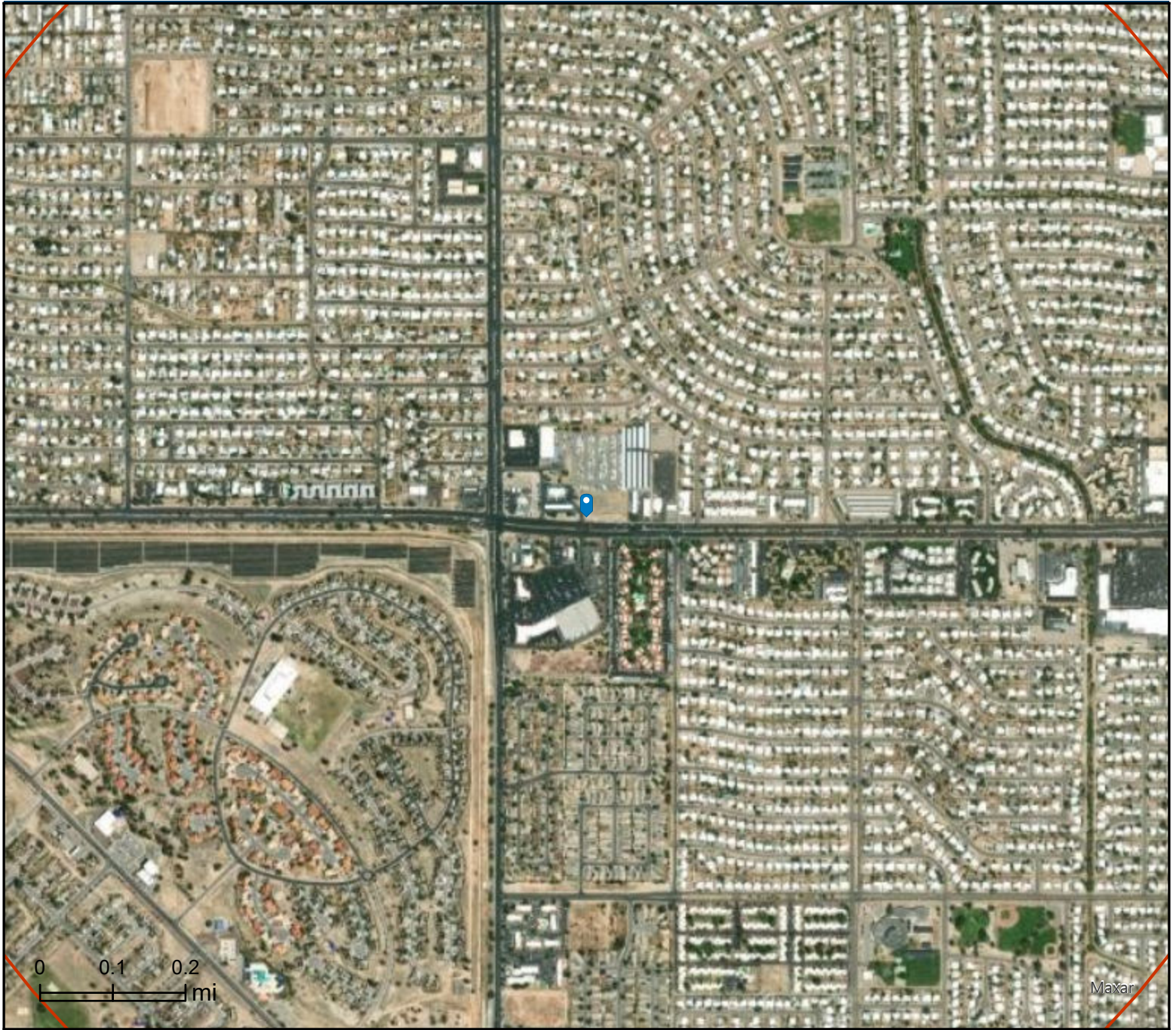
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



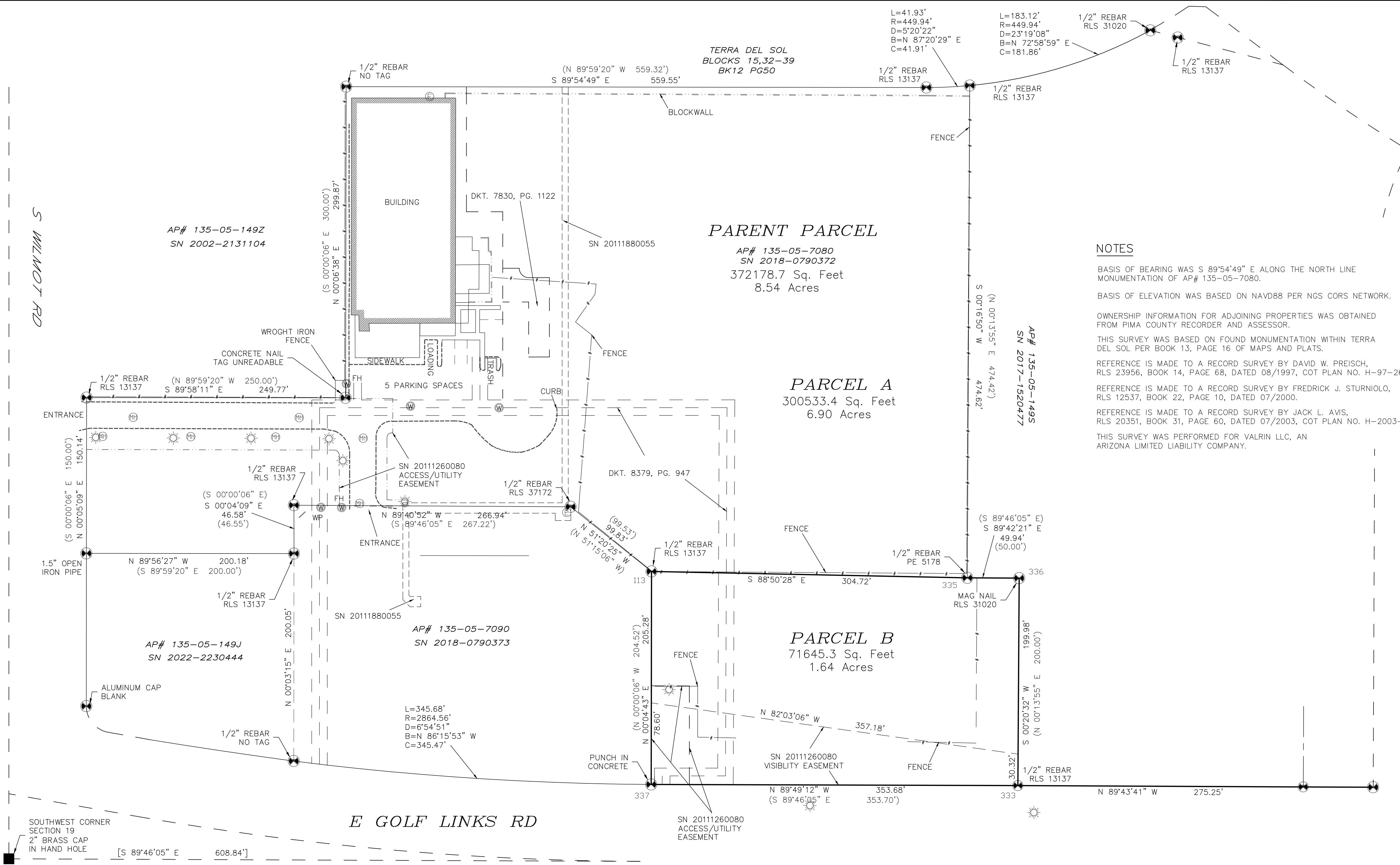
Site Map on Satellite Imagery - 1.6 Miles Wide

6391-6415 E Golf links Rd
6391-6415 E Golf links Rd, Tucson, Arizona, 85730
Rings: 1, 3, 5 mile radii

Juan Teran, CCIM
Latitude: 32.19225
Longitude: -110.85578



August 08, 2023



NOTES

BASIS OF BEARING WAS S 89°54'49" E ALONG THE NORTH LINE MONUMENTATION OF AP# 135-05-7080.

BASIS OF ELEVATION WAS BASED ON NAVD88 PER NGS CORS NETWORK.

OWNERSHIP INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PIMA COUNTY RECORDER AND ASSESSOR.

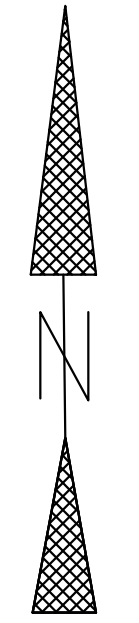
THIS SURVEY WAS BASED ON FOUND MONUMENTATION WITHIN TERRA DEL SOL PER BOOK 13, PAGE 16 OF MAPS AND PLATS.

REFERENCE IS MADE TO A RECORD SURVEY BY DAVID W. PREISCH, RLS 23956, BOOK 14, PAGE 68, DATED 08/1997, COT PLAN NO. H-97-26.

REFERENCE IS MADE TO A RECORD SURVEY BY FREDRICK J. STURNIOL, RLS 12537, BOOK 22, PAGE 10, DATED 07/2000.

REFERENCE IS MADE TO A RECORD SURVEY BY JACK L. AVIS, RLS 20351, BOOK 31, PAGE 60, DATED 07/2003, COT PLAN NO. H-2003-027.

THIS SURVEY WAS PERFORMED FOR VALRIN LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

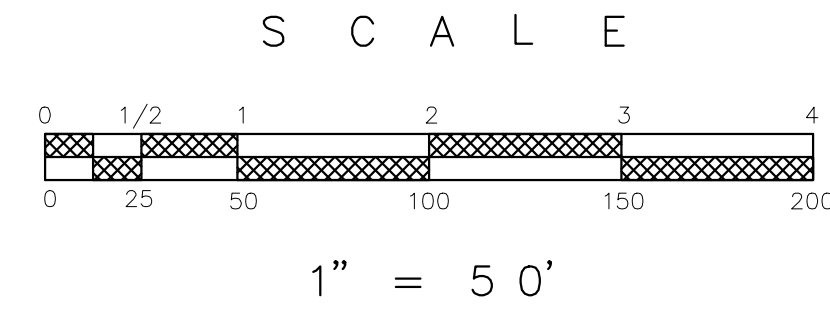


LEGEND

- FOUND MONUMENTATION AS NOTED
- FOUND BRASS CAP IN CONCRETE (BCSM) AS NOTED
- SET 1/2" DIAM. REBAR AND BRASS TAG, LS 11758
- NOTHING FOUND OR SET
- [] RECORD BEARING AND OR DISTANCE, TERRA DEL SOL BK. 13, PG. 16, MAPS AND PLATS
- () RECORD BEARING AND OR DISTANCE, SN 2018-0790372
- { } RECORD BEARING AND OR DISTANCE,

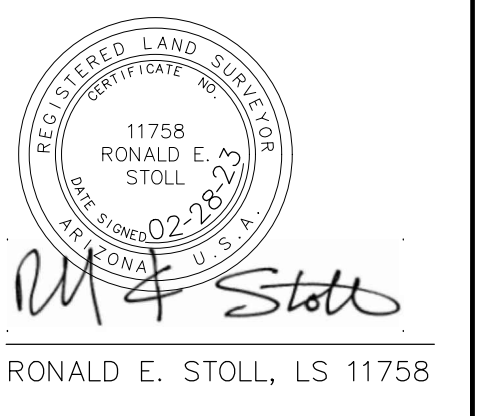
ABBREVIATIONS

- | | |
|---------------------------------|----------------------------|
| BC = BACK CURB | PP = POWER POLE |
| C = CONCRETE | PT = PLAM TREE |
| CB = CABLE BOX | SDMH = STORM DRAIN MANHOLE |
| CO = CLEAN OUT | S = SIGN |
| DL = DECORATIVE LIGHT | SL = STREET LIGHT |
| EC = ELECTRIC CONDUIT BOX | SLB = STREET LIGHT BOX |
| EB = ELECTRIC BOX | SW = SIDEWALK |
| EHV = ELECTRIC HIGH VOLTAGE BOX | TB = TELEPHONE BOX |
| EM = ELECTRIC METER | UB = UTILITY BOX |
| EMH = ELECTRIC MANHOLE | UE = UNDER GROUND ELECTRIC |
| EP = EDGE PAVEMENT | WB = WATER BOX |
| FF = FINISHED FLOOR | WP = WATER PIPE |
| FH = FIRE HYDRANT | WM = WATER METER |
| GP = GAS PEDESTAL | WS = WATER SPOUT |
| GM = GAS METER | WV = WATER VALVE |
| GV = GAS VALVE | |
| HC = HANDICAPED ACCESS | |
| IRV = IRRIGATION VALVE | |
| IRB = IRRIGATION BOX | |
| LP = LIGHT POLE | |
| MH = MANHOLE | |
| MP = METAL PIPE | |



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 2023.



JOB NO. 3366
SHEET 1 OF 1

PARCEL SPLIT
AND LYING IN A PORTION OF
TERRA DEL SOL TRACT 'A', BLK. 37
SW 1/4 OF S 19 T 14 S R 15 E G. & S.R.M.
PIMA COUNTY, ARIZONA

RECORD OF SURVEY

RES LAND SURVEYS, INC. 1910 E. 14TH STREET
TUCSON, ARIZONA 85719