

# 13 ACRES FOR SALE

**CRE8**  
ADVISORS



±73,634 VPD

VALENCIA ROAD

±33,678 VPD

**SITE**

±13.44 ACRES

N/NEC VALENCIA RD  
& I-10  
TUCSON, AZ

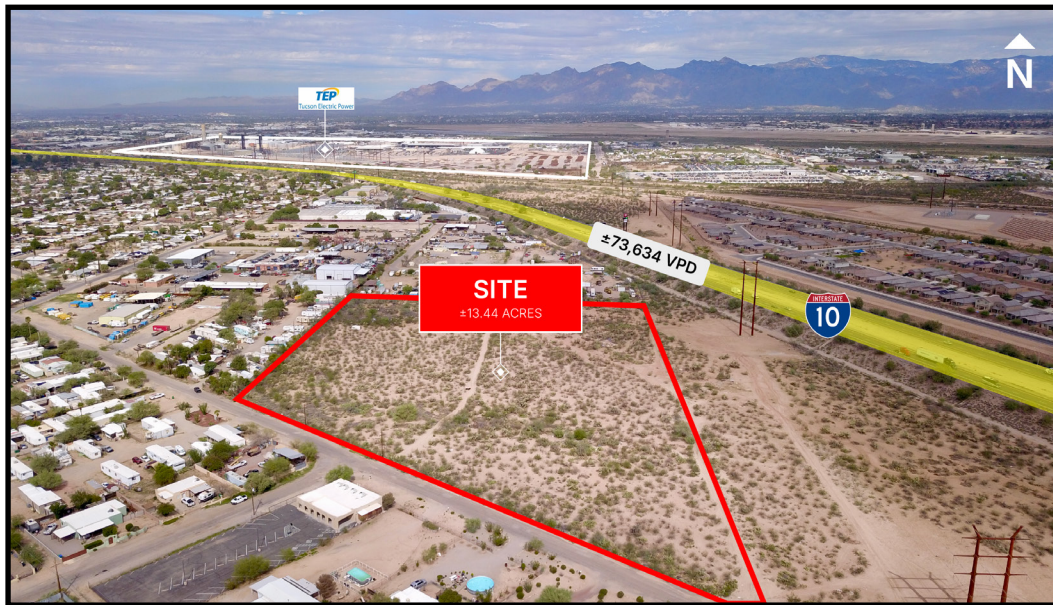
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# PROPERTY SUMMARY

N/EWC VALENCIA RD & I-10  
TUCSON, AZ



## PROPERTY HIGHLIGHTS

- Call for Pricing
- 13 Acres off Valencia Rd & Interstate 10 in Tucson
- Full diamond access off Valencia Road off Interstate 10
- Sits directly in between Tucson International Airport and Davis Monthan Airforce Base
- Current zoning is CR3 (single resident). Proposed CI-1 (light industrial)
- Less than one mile from Tucson Electric Power (TEP Irvington Substation) with 138kV located 100 feet from the property line
- High traffic area with more than 67,000 CPD on Interstate 10 at Valencia Road and over 30,000 CPD on Valencia Road

## PROPERTY DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2024 Population:	31,991	134,807	530,040
2029 Population	33,188	139,307	547,940
# of Households:	10,047	48,989	217,329

## PROPERTY SUMMARY

ASKING PRICE:	Call For Pricing
LAND AREA:	13.44 ACRES
APNS:	140-33-0420, 140-33-0330, 140-33-0430, 140-33-0340 & 140-33-0350



# TRADE AREA MAP

N/EWC VALENCIA RD & I-10  
TUCSON, AZ







For Additional details contact the team  
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