

8.9 ACRES 7655 S. HOUGHTON ROAD TUCSON, AZ 85747



Lease or Build to Suit Industrial/Retail/Office

Lease rate:

starting at \$18.00 NNN per SF per year

PADS:

Retail, Office or Industrial Pads are available

Space available:

1,000 – 70,000 sq. ft.

Zoning:

I-2 and rezoning for all or part is possible

Property Features

S. Houghton Rd. former Century Link training site. This 8.9 acres is located just south of the southeast intersection of Houghton Rd. and East Valencia Rd.

- Excellent opportunity for industrial, retail, office, medical users with high visibility and access in the Southeast, Rita Ranch and Vail area.
- Easy access to property.
- Underserved Rincon Valley/Rita Ranch area that is in planning process for a massive planned development as the State Land trust is auctioning off approx. 2,590 acres of land on the NW & NE corners of Houghton and Valencia and running South of Valencia on the East side of Houghton Rd.
- Pulte Homes has purchased the 344 acres on the SW corner of Houghton and Valencia for Residential development and some Commercial development.
- The new bridge will be constructed on East Valencia Road and will span the Pantano wash connecting Old Spanish Trail and Houghton Rd. This will now be a direct route to the airport for the entire SE Tucson Rincon Valley.

• With the new Valencia rd Bridge connecting all of the 5,000 acre Rocking Development on Old Spanish trail to the Houghton/Valencia intersection. Lennar, Pulte Homes and KB Homes have purchased land in the Rocking K Ranch for residential development. In addition Vail School district will be constructing a new K-8 public school on the Rocking K property.

• A new Vail High School called Micah Mountain High School is under construction scheduled to be completed in 2020. It is located approx. ¼ mile east of Houghton Crossings on the South side of Valencia road.

- Houghton road widening to I-10 consisting of four lanes will be completed in 2020. Houghton rd. and land right-away is ultimately planned for 6 lanes.
 - Excellent opportunities for Office, Medical or Retail with easy access to Rita Ranch, Vail and Rocking K.
 - High profile employers in the area include Raytheon, IBM, Target, Amazon, Walmart, Canon USA, Citigroup, Fry's Davis Monthan Air Force Base and Safeway.
 - Convenient interstate 10 access via Houghton Rd.

• Located within the Vail School District, one of the highest performance school districts in Arizona

LYNN TAYLOR
lynn@whirlygig.com

520-546-9003

BARRY KITAY
barry@whirlygig.com

Traffic Count - South Houghton Road



From E Irvington Road, south to E Valencia Rd: **20,868**

From E Valencia Road, south to E Mary Ann Cleveland Way: **20,616**

From E Mary Ann Cleveland Way, south to I-10: **12,877**



Significant Housing Developments in Surrounding Areas



- Rincon Plaza 7545 S. Houghton Rd.
is contiguous to the north
- Houghton Crossings
7355 – 7405 South Houghton Rd., Tucson AZ 85747
- Contiguous to the east is Meadow Willow Subdivision.



**SOUTH HOUGHTON RD.
TUCSON, AZ 85747**

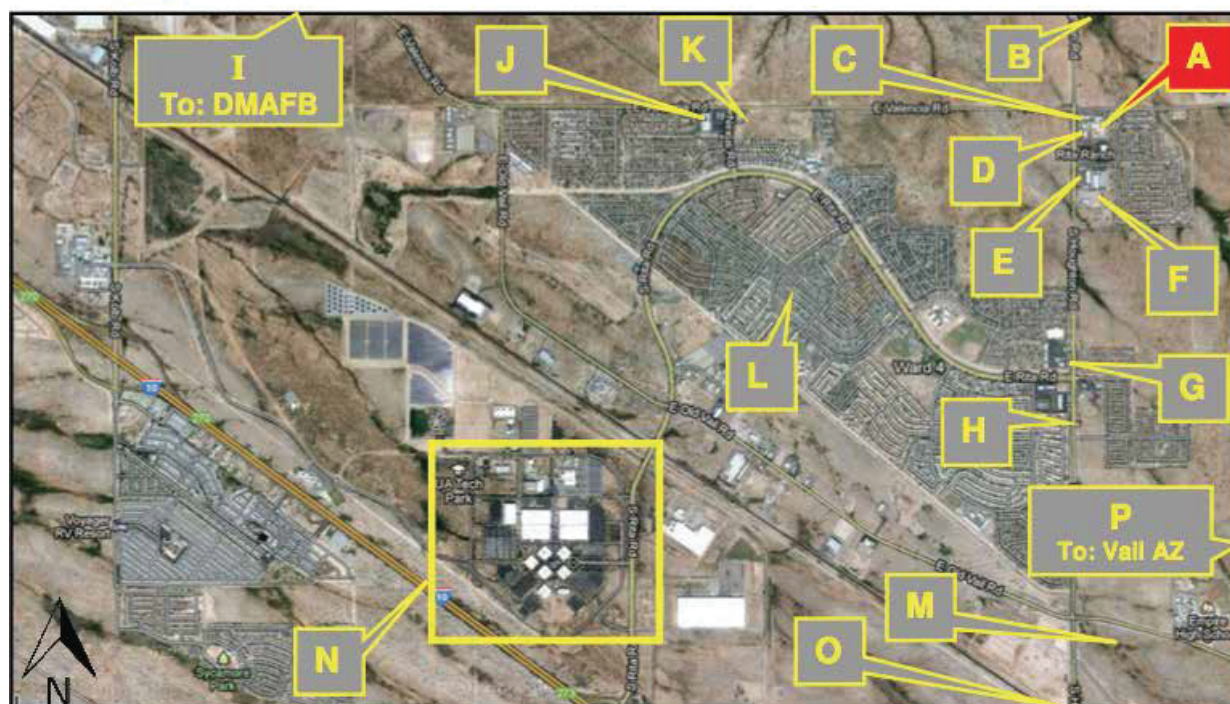
7655 South Houghton Road,
Tucson, AZ 85747

Lease or Build to Suit Industrial/Retail/Office

Area/Local Businesses and Employers



- | | | | |
|-----------------------------|--|-------------------------------------|-------------------------------|
| A: SUBJECT | E: BRAKEmax
CAR CARE CENTERS | I: Davis Monthan
Air Force Base | M: <i>Hotrods</i>
Old Vail |
| B: Civano | F: Glo's
Margarita BARRILES | J: SAFEWAY | N: UA TechPark |
| C: Shell | G: fray's
FOOD STORES | K: Walgreens | O: Walmart |
| D: Veterans
Association | H: CARONDELET
HEALTH NETWORK | L: Rita Ranch | P: Vail, Arizona |



N: University of Arizona Science & Technology Park
Only 3.9 miles from Subject Property – Major Tenants Include:



Canon

Raytheon

Whirlygig Properties, LLC. >> Commercial Real Estate Excellence

PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

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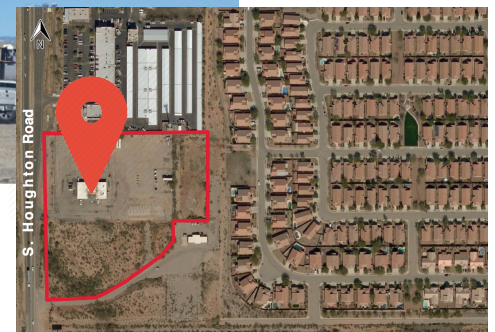
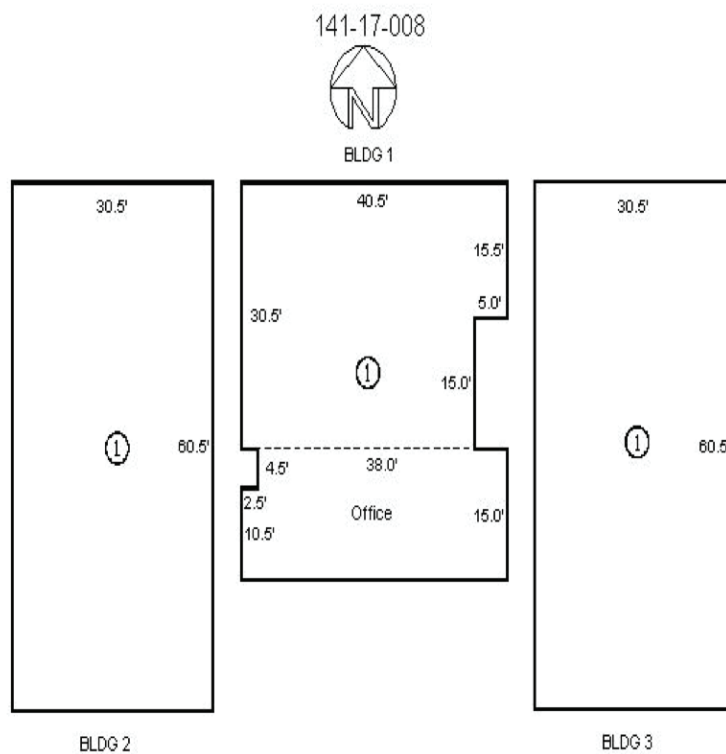
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Buildings and PADS



Site Plan



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7355 – 7405 South Houghton Rd.,
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Property Features and Statistics



± 5,447 SF Office / Warehouse
± 8.91 Acres of Land
Sale Price: \$3,000,000

Demographics 2015 Estimated	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	5,689	21,356	41,037
Households	1,904	7,316	15,081
Avg. HH Income	\$92,654	\$90,832	\$82,277

Traffic Counts 24 hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

Houghton Road	16,400 Vehicles Per Day (2014)
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Property Features

- Great Opportunity to Develop
- Located in Tucson's Fast Growing Eastside
- Flexible Zoning
- Possible Down Zoning

Property Highlights

Zoning	I-2 (City of Tucson)
Parcel Number	141-17-0880
Building Sizes	1,757 SF (1975) 1,845 SF (1975) 1,845 SF (1975)
2015 Taxes	\$30,092.59