



**WHIRLYGIG
PROPERTIES, LLC**

**PAD 6 - Houghton Crossings
Professional Plaza
7405 South Houghton Road
Tucson, Arizona 85747**

PAD 6 - HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Construction Ready Pad for Sale, Lease or Build to Suit

Sale Price: \$950,000

**Potential Building Size: ±13,800
SF AVAILABLE**

Zoning: O-3

** The nearby town of Vail, Arizona
was chosen as one of the Ten Best
Towns for Families by Family
Circle Magazine!*

Property Features

Houghton Crossings Professional Plaza is located on the SE corner of Houghton Road and Valencia.

- 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 Road.
- 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 Road. This will now be a direct route to the airport for the entire SE Tucson Rincon Valley.
- With the new Valencia Road 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 Mica Mountain High School 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 Road 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 Road.
- Located within the Vail School District, one of the highest performance school districts in Arizona.

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Traffic Counts - East Valencia Road & South Houghton Road



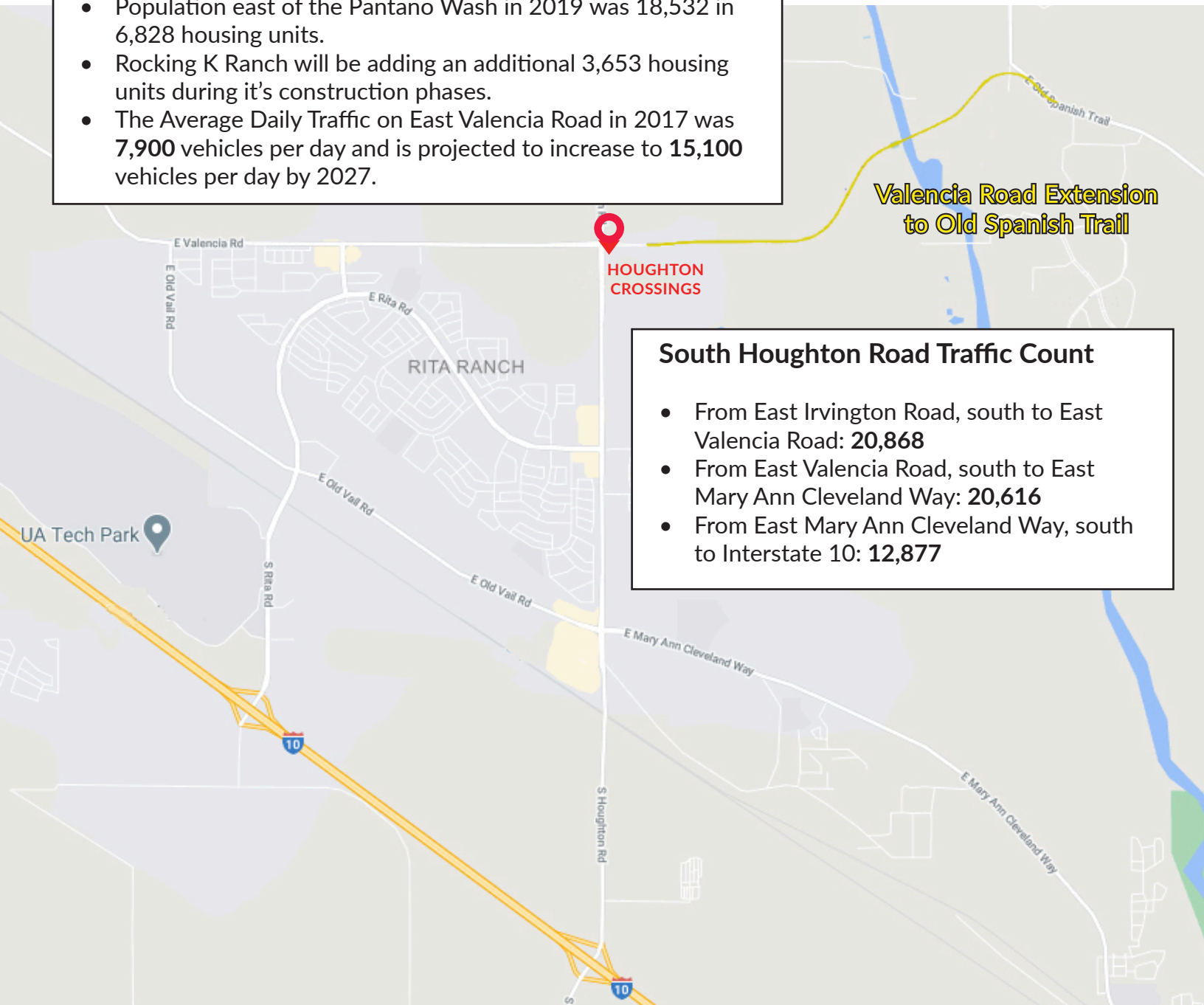
East Valencia Road & Extension to Old Spanish Trail

- Population east of the Pantano Wash in 2019 was 18,532 in 6,828 housing units.
- Rocking K Ranch will be adding an additional 3,653 housing units during its construction phases.
- The Average Daily Traffic on East Valencia Road in 2017 was **7,900** vehicles per day and is projected to increase to **15,100** vehicles per day by 2027.

Valencia Road Extension
to Old Spanish Trail

South Houghton Road Traffic Count

- From East Irvington Road, south to East Valencia Road: **20,868**
- From East Valencia Road, south to East Mary Ann Cleveland Way: **20,616**
- From East Mary Ann Cleveland Way, south to Interstate 10: **12,877**

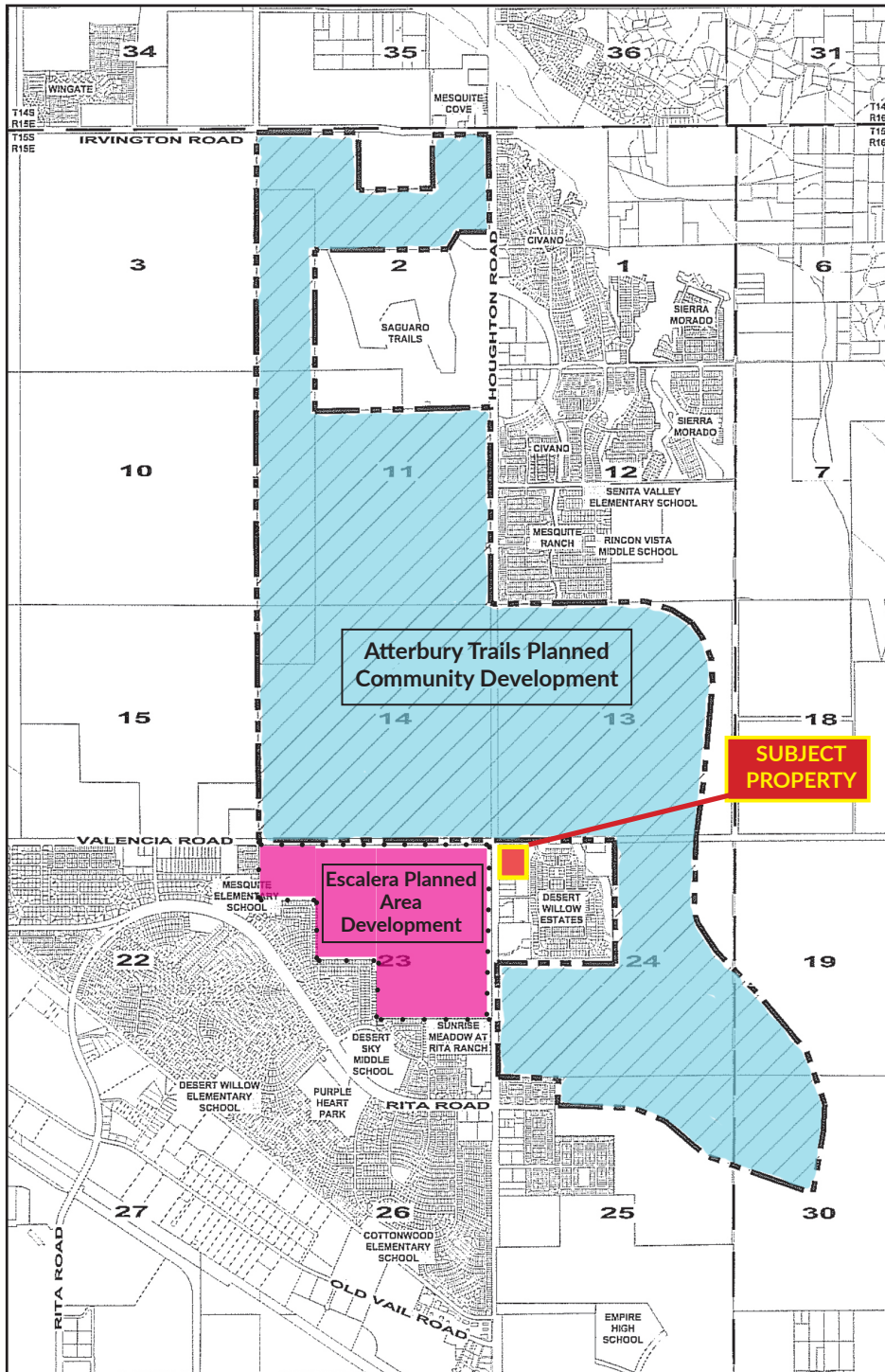


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Nearby Neighborhoods and Future Development



This map shows how Houghton Crossings is centrally located to nearby neighborhoods and the future development of the Atterbury Trails Planned Community Development. The highlighted area is part of the 7,800 acre Houghton Area Master Plan that is being “hard zoned” by the City of Tucson and State Land Department. The zoning has been approved by the Mayor and City Council. They are currently working on infrastructure plans and once approved, portions of the 2,500 acres will start to be auctioned off.

The Escalera Planned Area Development, 344 acres on the S.W. corner of Houghton and Valencia, has been purchased by Pulte Homes for residential development and some commercial development.

In addition, Northwest Healthcare is building a 70 bed hospital near Houghton and Old Spanish Trail approximately 5.3 miles north. The hospital will offer a broad range of services designed to keep residents close to home. With an anticipated opening date of late 2020 or early 2021, the hospital will have 70 beds with space to accommodate future growth and will employ more than 595 people.

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Aerial View - Buildings and PADS



Houghton Crossings Professional Plaza
7355 - 7405 South Houghton Road
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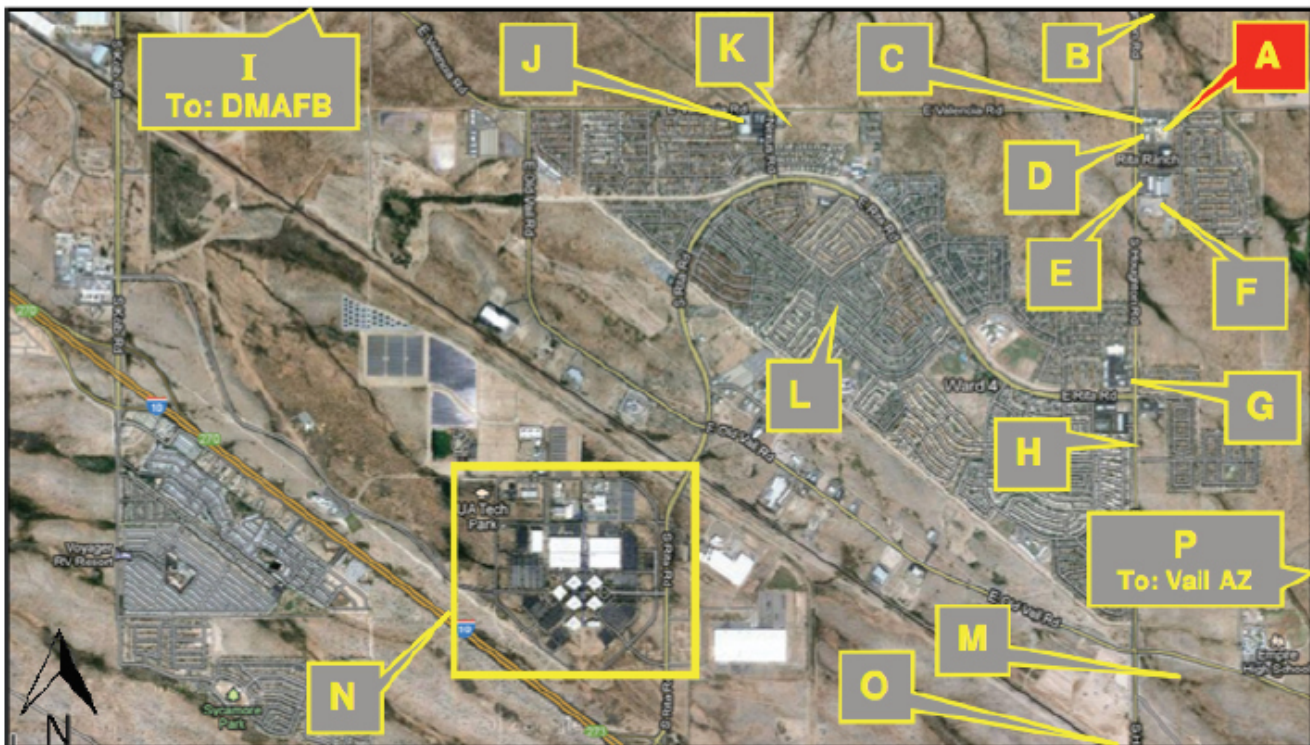
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Area/Local Businesses and Employers



WHIRLYGIG
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- | | | | |
|-----------------------------|--|-------------------------------------|-------------------------------|
| A: SUBJECT | E: BRAKEmax
CAR CARE CENTERS
<small>MORE THAN PAPER... COMPLETE CAR CARE!</small> | I: Davis Monthan
Air Force Base | M: <i>Hotrods</i>
Old Vail |
| B: Civano | F: Serial Grillers | J: SAFEWAY | N: UA TechPark |
| C: Speedway | G: FOOD STORES
FRUITS | 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:

