

SOUTH HOUGHTON RD. TUCSON, AZ 85747



Lease or Build to Suit Industrial/Retail/Office

Purchase Price: \$3,500,000

Property Size: Up to 8.9 acres

Zoning: I-2 and rezoning for all or part is possible

PADS: Retail, Office or Industrial Pads are available

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.
- High profile employers in the area include Raytheon, IBM, Target, Canon USA, Citigroup, Walmart, Fry's, The Veteran's Association (VA) and Davis Monthan Air Force Base.
- Convenient Interstate-10 access via Houghton Road
- Located within Vail School District, one of the highest performance school districts in Arizona.

Owners/Agents

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BARRY KITAY
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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**



Earth View - Nearby Developments and Neighborhoods

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.

Along with the major road improvements on Houghton Road, there have been other developments that will drive more traffic to the subject property. In 2005, 2010 and 2015, the Southeast Submarket had more “New Home Closings” than any of the other Tucson Submarkets. Mattamy Homes, Canada’s largest residential home builder, started in 1978, recently purchased 173 acres of city-owned land in an auction at Drexel and Houghton Rd., approximately 2 miles north of the subject. **Mattamy is developing 800 single-family homes on this property.** Additionally, the city of Tucson recently de-annexed a portion of Valencia Road east of the subject, clearing the way for a bridge to be built over the Pantano Wash by Diamond Ventures, the developer of Rocking K Ranch. **The bridge will connect Rocking K Ranch (planned for 5,000 homes) to Houghton Road,** and as announced, Diamond Ventures is preparing to begin additional residential development at Rocking K Ranch. Future development in the area includes 8,000 - 12,000 acres of unimproved land along the Houghton Road Corridor north and south of the property. Included in that are the three remaining undeveloped corners at Houghton and Valencia, which are owned by the Arizona State Land Trust. This land included parcels that are planned to be ground leased for commercial development, as well as 1,100 acres of unimproved land that is slated for residential development.



Area/Local Businesses and Employers



- | | | | |
|--------------------------------|---|--|-----------------------------------|
| A: SUBJECT | E: BRAKE max CAR CARE CENTERS | I: Davis Monthan Air Force Base | M: <i>Hotrods Old Vail</i> |
| B: Civano | F: GLOYS | J: SAFEWAY | N: UA TechPark |
| C: Shell | G: FOOD STORES fry's | 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:



Buildings and PADS

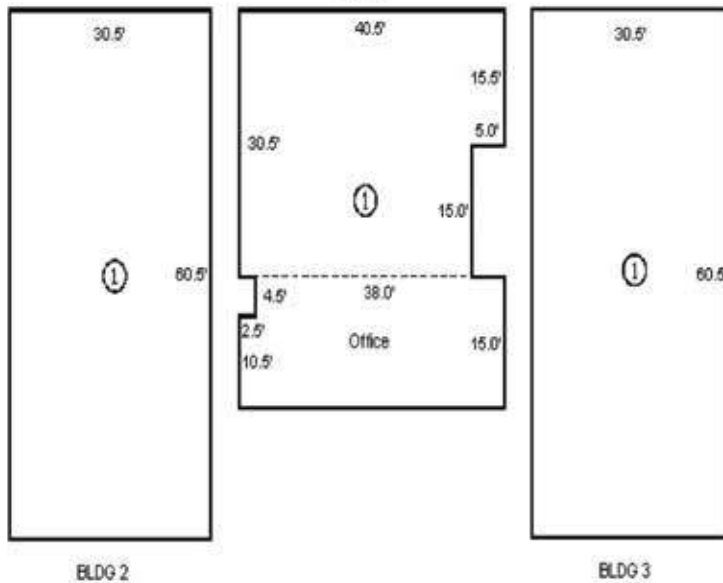


Site Plan

141-17-008



BLDG 1



Lease or Build to Suit Industrial/Retail/Office
7355 - 7405 South Houghton Rd.,
Tucson AZ 85747



Property Features and Statistics



±5,477 SF Office / Warehouse
±8.91 Acres of Land
Purchase Price: \$3,500,000

Property Features

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

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)

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