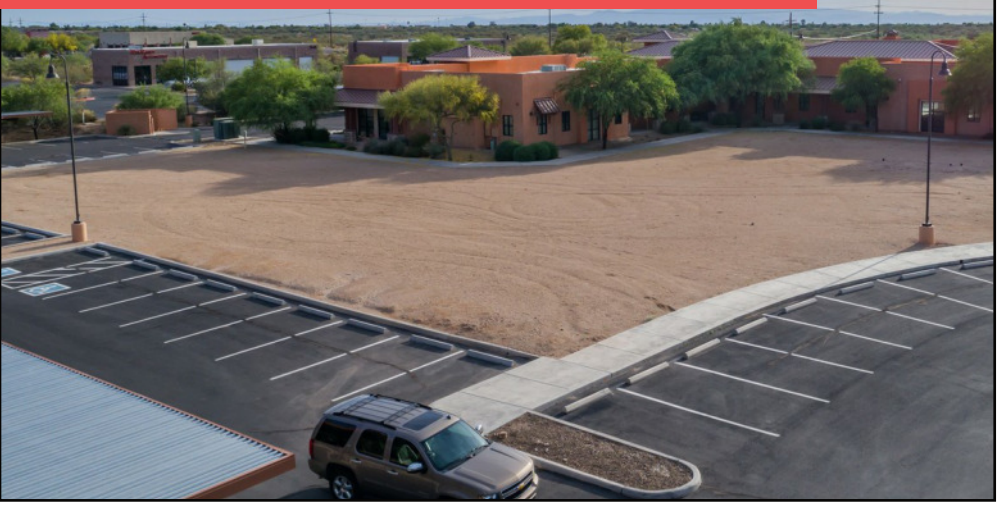
WHIRLYGIG PROPERTIES, LLC

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

PAD 6 - HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Construction Ready Pad, Ground Lease or Build to Suit

Potential Building Size:

±13,800 SF Available

Zoning: O-3

Property Features

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

- Join Banner Medical, Northwest Hospital, Davita Dialysis, VA Outpatient Clinic, Agility Physical Therapy, Southern Arizona Endodontics, Chiara Family Dentistry and many more.
- The new bridge has been constructed on East Valencia Road and spans the Pantano wash connecting Old Spanish Trail and Houghton Road. This now is a direct route to the airport for the entire SE Tucson Rincon Valley.
- Now the new Valencia Road Bridge connects 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.

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

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- Mica Mountain High School has approx. 1,350 students and 150 Staff and is located approx. ¼ mile east of Houghton Crossings on the South side of Valencia Road.
- Houghton Road widening to I-10 consisting of six lanes has been completed and Valencia widening from Kolb to Houghton is now six 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

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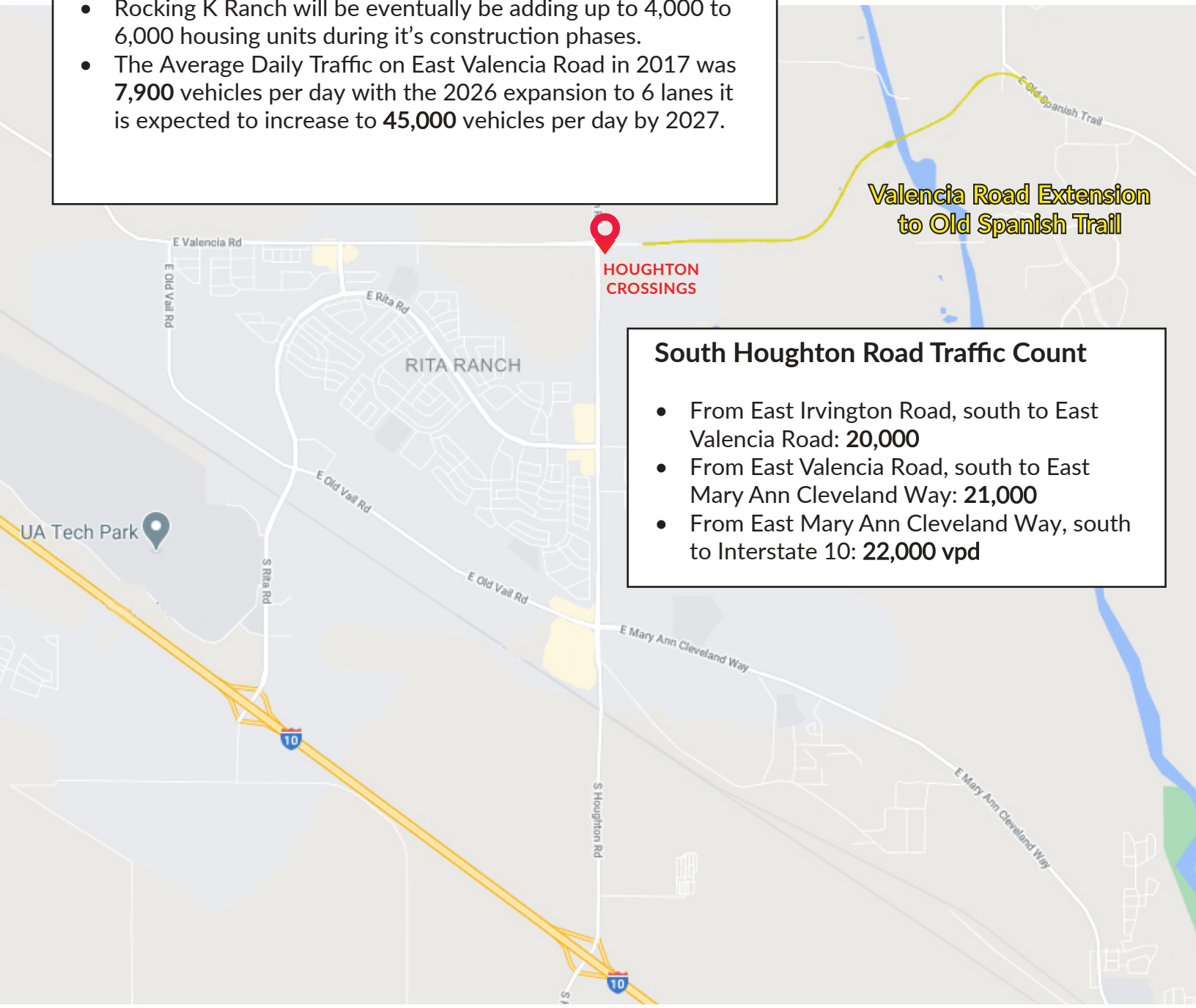
East Valencia Road & Extension to Old Spanish Trail

- Rocking K Ranch will be eventually be adding up to 4,000 to 6,000 housing units during it's construction phases.
- The Average Daily Traffic on East Valencia Road in 2017 was **7,900** vehicles per day with the 2026 expansion to 6 lanes it is expected to increase to **45,000** vehicles per day by 2027.



South Houghton Road Traffic Count

- From East Irvington Road, south to East Valencia Road: **20,000**
- From East Valencia Road, south to East Mary Ann Cleveland Way: **21,000**
- From East Mary Ann Cleveland Way, south to Interstate 10: **22,000 vpd**

Nearby Neighborhoods and Future Development

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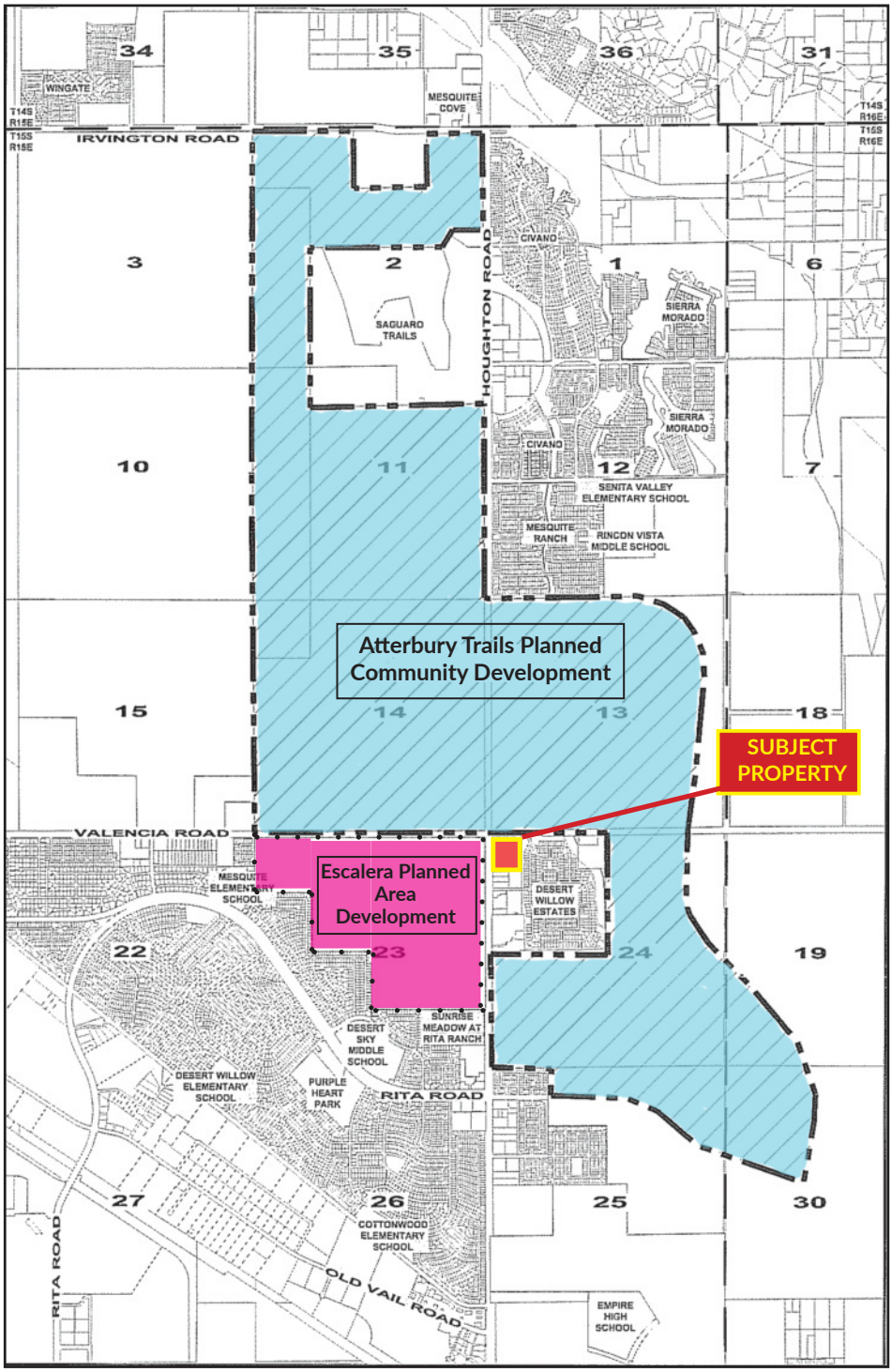

The map shows how Houghton Crossings is centrally located to nearby neighborhoods and the future development of the Atterbury Trails Planned Community Development. The Highlighted area is part of the 7,800 acre Houghton Area Master Plan. The 2,590 acre Atterbury Trails portion has been "hard zoned" by the City of Tucson and the State Land Department. Portions will be available for Auction once the City of Tucson completes the necessary infrastructure at some point in the future.

The 197.6 acre Residential portion of the 344 acre Escalara Planned Area Development on the S.W. corner of Houghton and Valencia was purchased by Pulte Homes and is being developed.

Northwest Healthcare built a new hospital with 44 beds at Houghton Rd. and Old Spanish Trail approx. 5.3 miles north of this property. The hospital will offer a broad range of services designed to keep residents close to home. Tucson Medical Center opened TMC Rincon Hospital with 29 beds and room to expand to 60, plus 18 Emergency Rooms. It is 1 mile north of this property.

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Aerial View - Buildings and PADS

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Area/Local Businesses and Employers

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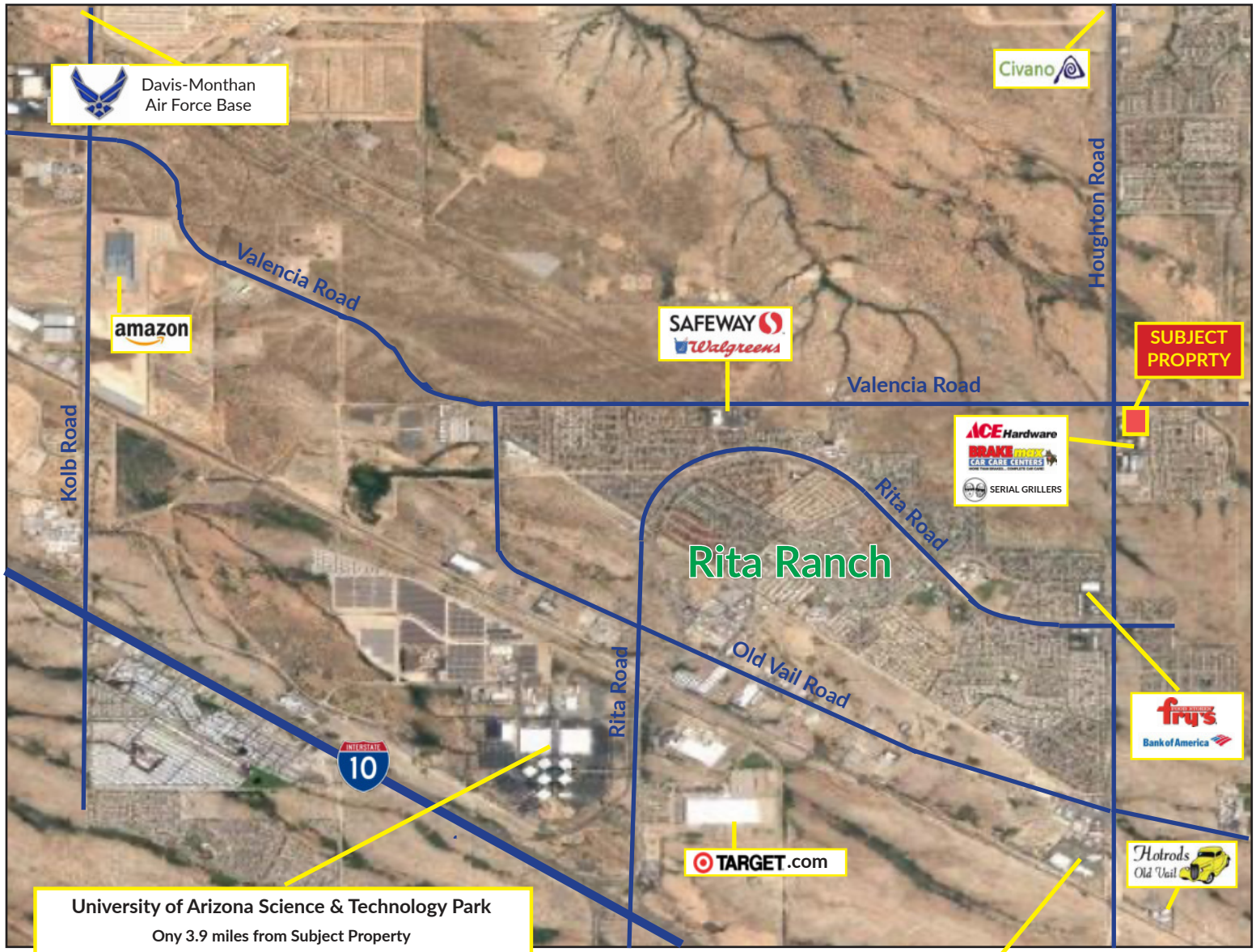

University of Arizona Science & Technology Park

Ony 3.9 miles from Subject Property

Major Tenants include:

IBM, Arizona, AAA, citi, Darling Geomatics, Raytheon, ArzonSolar, Siemens (Ingenuity for life), OptumRx, Oracle, Coherent

Houghton Town Center

Walmart, TJ.maxx, Ross Dress for Less, Hughes Federal Credit Union, Discount Tire, Denny's, AutoZone, petco, Dunkin' Donuts, McDonald's, Brake Masters, Northwest Medical Center

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