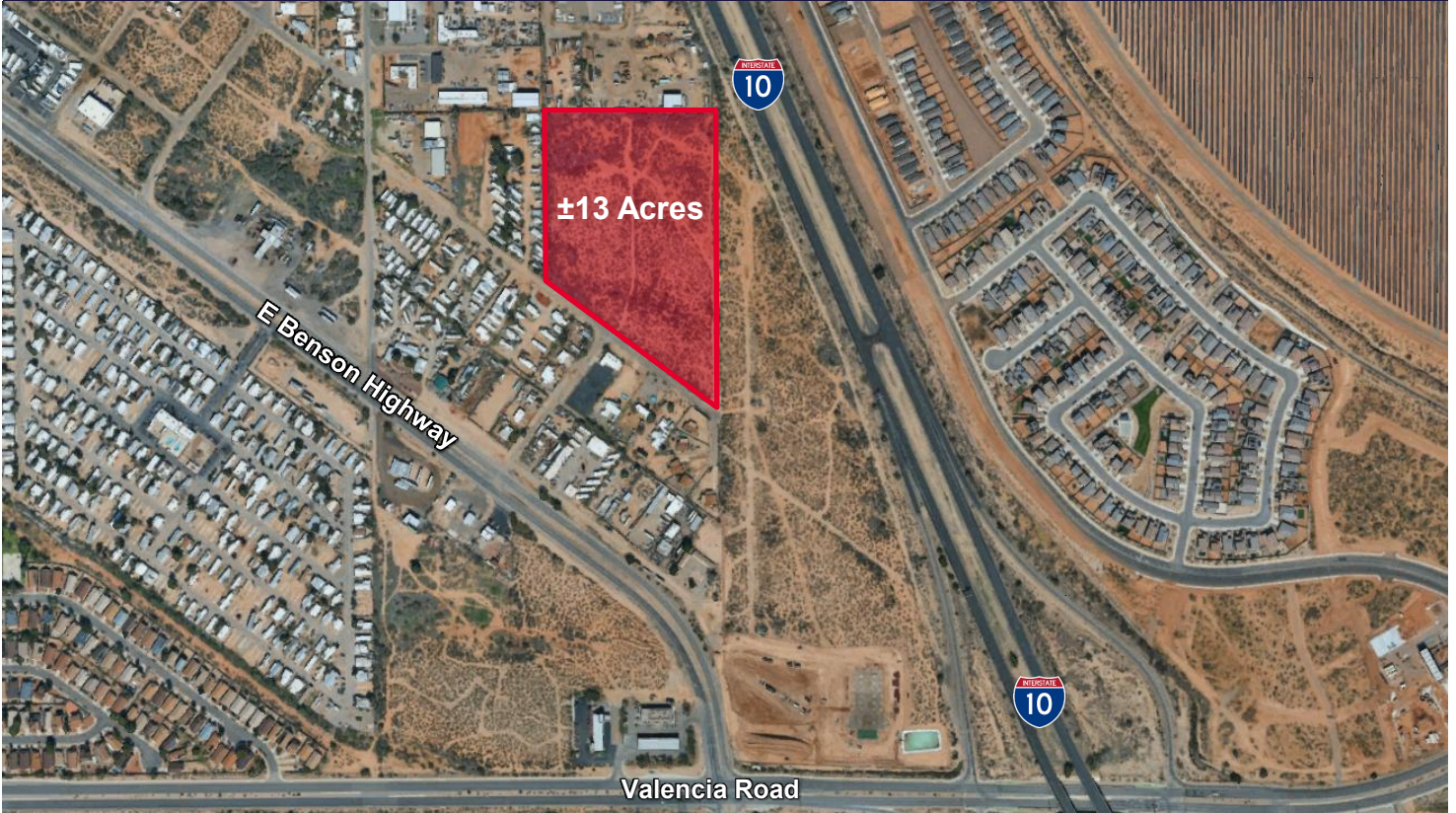




FOR SALE

±13 ACRES NORTH NWC VALENCIA & I-10

SALE PRICE: \$2,265,000

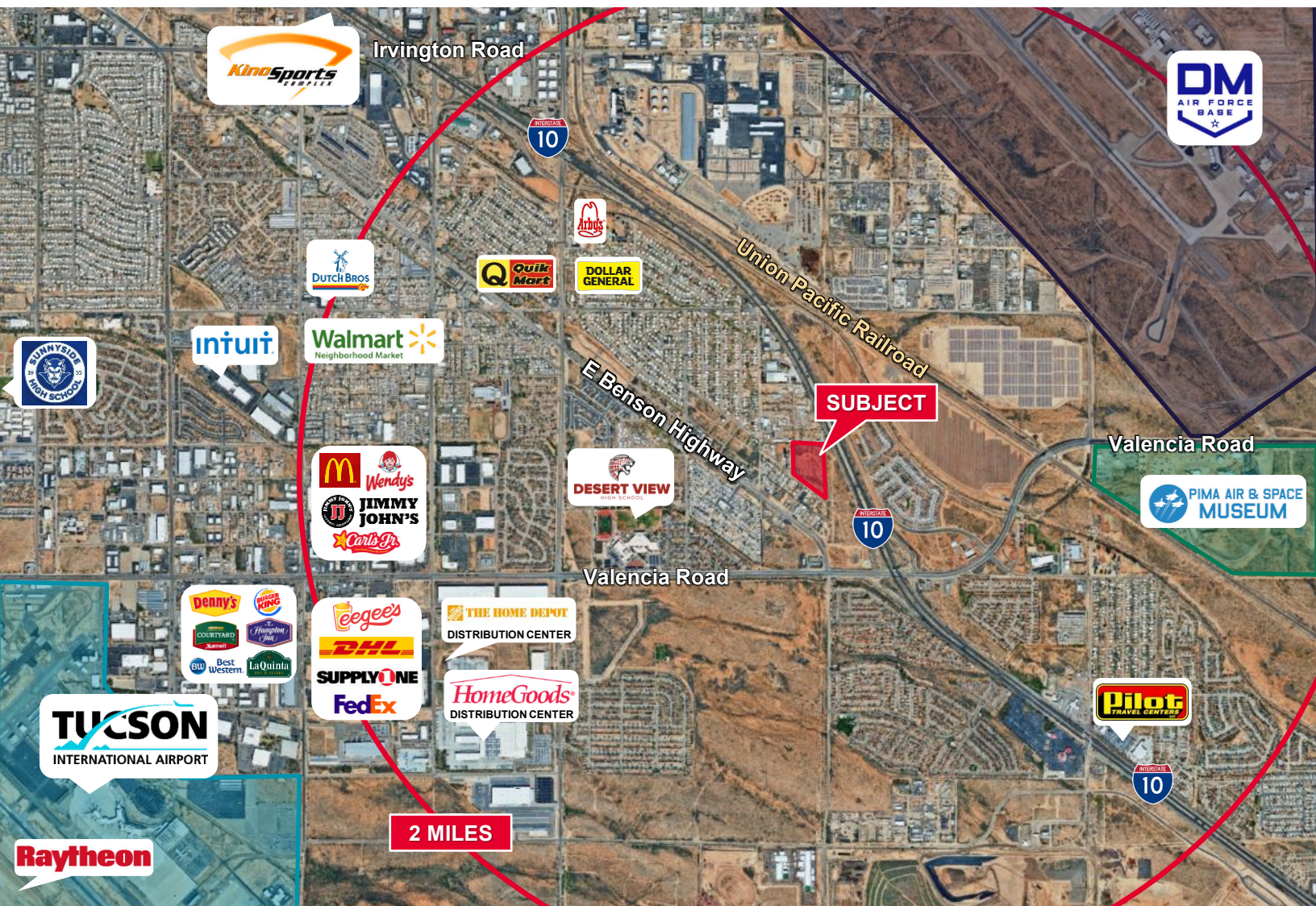
Key Features

- Located right off I-10
- Residential opportunity
- Situated between the Tucson Airport and Davis Monthan Air Force Base
- Closely located to major Tucson employers such as Raytheon, Paragon Space Development, Pepsi Bottling Co. and Home Goods.

Property Details

Property Size	±13 Acres
Zoning	CR-3 Single Family Residence
Location	North of NWC Valencia & I-10
Taxes	\$3,080 per year
Accessor Parcel No.	14033033A
Utilities	Tucson Water, TEP, Southwest Gas and sewer available

Aerial



Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

picor.com

Trade Map



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knorwood@picor.com

picor.com

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 3/30/2026

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picor.com