



PAD FOR SALE

NEC

**HOUGHTON RD
& DREXEL RD**

TUCSON, AZ



property summary

AVAILABLE

Lot 8 ±2.24 AC

ZONING

Pad-12, City of Tucson

PROPERTY HIGHLIGHTS

- Located along Houghton Road (six lanes)
- Highly visible intersection
- Fully improved parcels with all utilities
- Surrounded by Tucson Medical Center's Rincon Health Campus
- Located east of the Davis-Monthan Air Force Base
- Tucson International Airport is 13 miles away



TRAFFIC COUNT

HOUGHTON RD

N: ±24,608 VPD (NB/SB)

S: ±24,427 VPD (NB/SB)

DREXEL RD

E: ±5,890 VPD (NB/SB)*

W: ±3,723 VPD (NB/SB)

*INRIX 2023/ADOT 2024**

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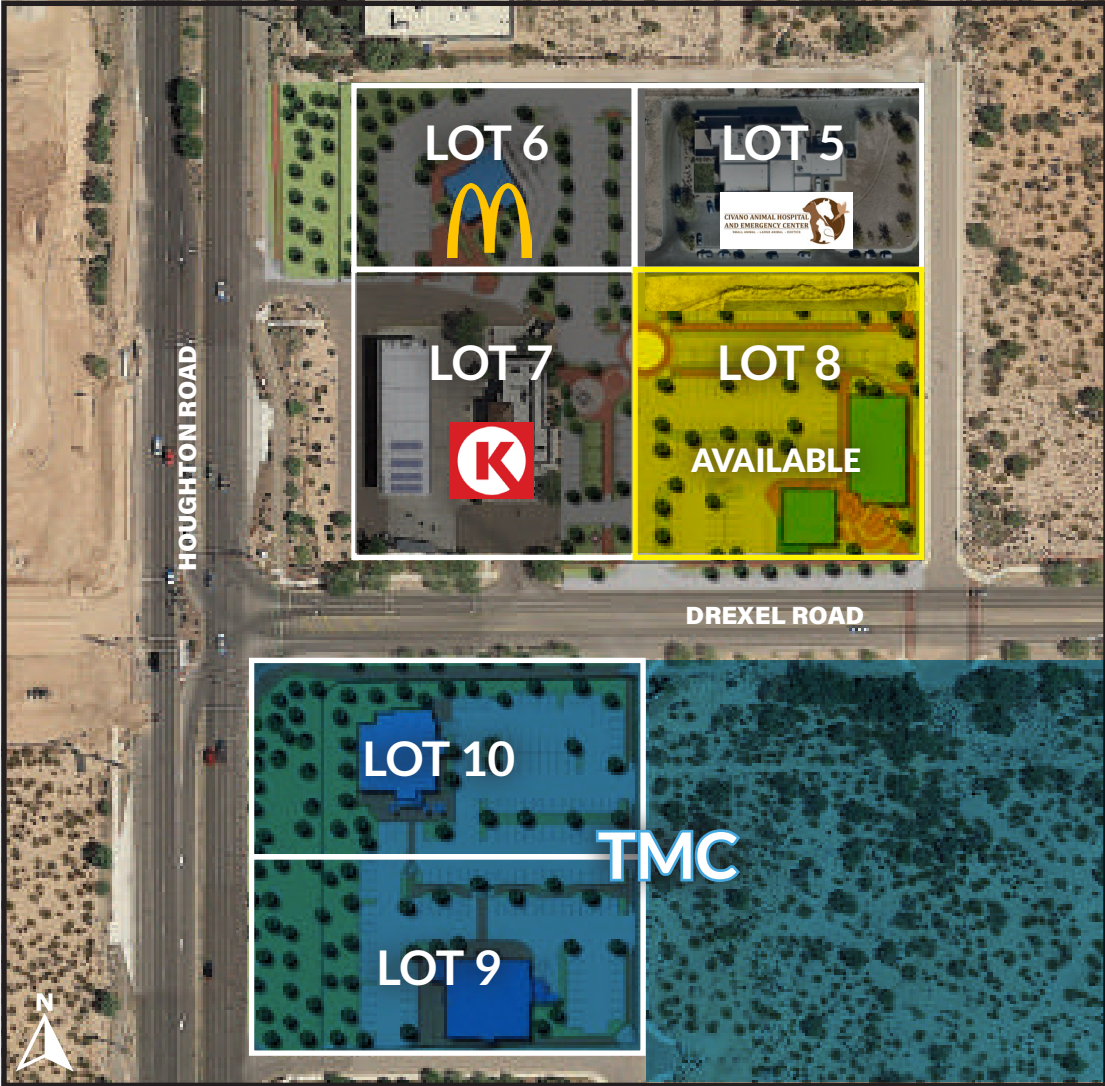
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HOUGHTON RD & DREXEL RD | TUCSON, AZ



PHOENIX COMMERCIAL ADVISORS

site plan



LOT	ACRES	TENANT
Lot 5	1.67	VCA Animal Hospital
Lot 6	1.20	McDonalds
Lot 7	1.61	Circle K
Lot 8	2.24	AVAILABLE
Lot 9	1.03	TMC
Lot 10	1.37	TMC



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zoom aerial



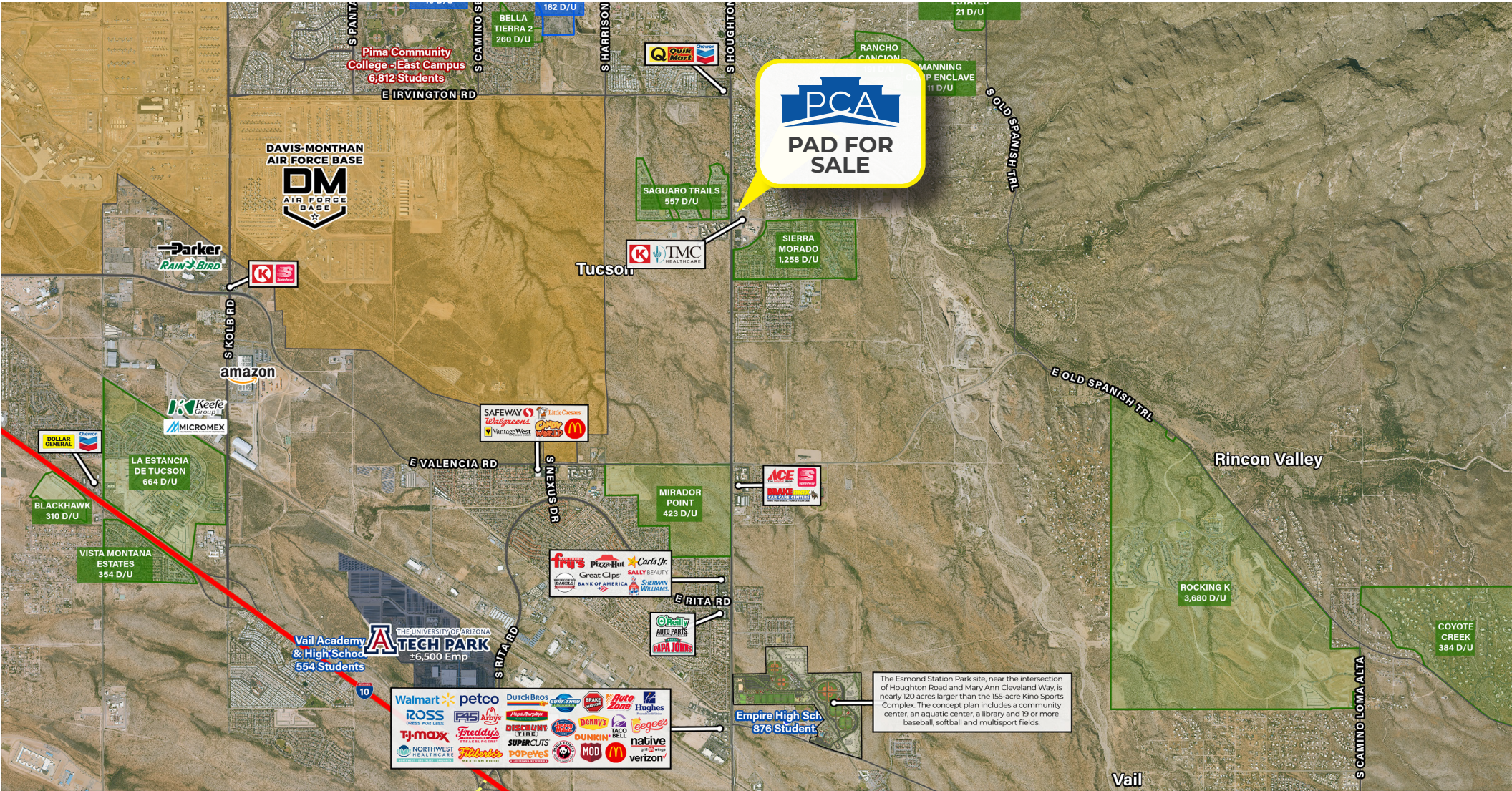
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mid aerial



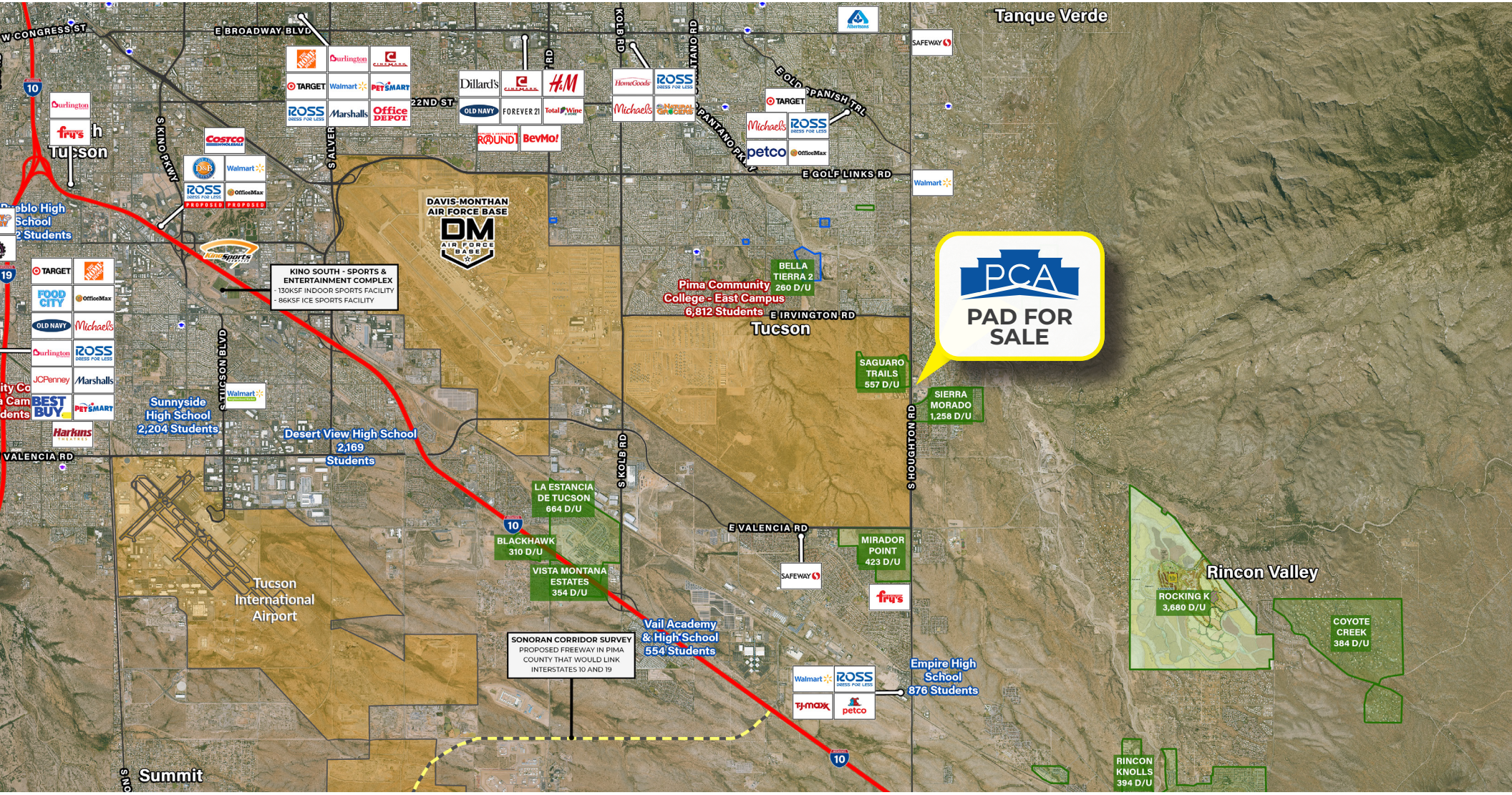
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wide aerial



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demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	5,180	985	4,195
3 MILE	19,811	5,000	14,811
5 MILE	64,141	19,743	44,398

2025 HOUSEHOLD INCOMES



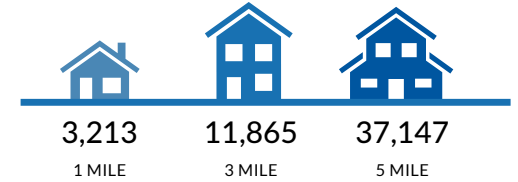
MEDIAN

AVERAGE

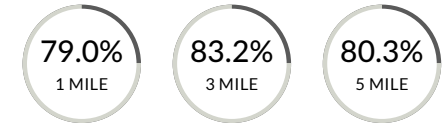
PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$115,798	\$134,704	\$47,152
3 MILE	\$101,356	\$115,209	\$44,337
5 MILE	\$92,476	\$111,426	\$44,654

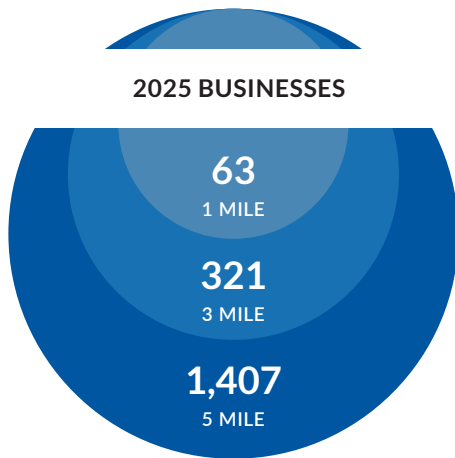
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION
2030 POPULATION

8,670	28,964	87,895
9,196	30,309	89,552



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS
2030 HOUSEHOLDS

3,038	11,276	35,466
3,257	11,965	36,687

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exclusively listed by

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