

Pueblo Del Sol Country Club  
18 Hole Golf

**THE HOME DEPOT**  
**CINEMARK**  
**Dillard's**  
**HIBBETT SPORTS** **FAMOUS footwear**  
**BIG TIRES** **T Mobile**  
**Applebee's BRILL • BAR** **Fairfield BY MARRIOTT**  
**TOWNEPLACE SUITES BY MARRIOTT** **TEXAS COUNTRY CLUB**

**LOWE'S** **HARBOR FREIGHT** **Walmart**  
**ACE Hardware** **DISCOUNT TIRE**  
**VISION** **native**

**ROSS DRESS FOR LESS** **HOBBY LOBBY**  
**CAL Flashes** **Bath & Body Works** **ULTA**  
**DOLLAR TREE** **Michaels** **Marshalls**  
**SALLY.**  
**PETSMART** **fruity** **FOOD CITY**  
**MATTRESS FIRM** **Staples**

24,040 ADT

13,664 ADT

**SUBJECT**

American Leadership Academy

LAND FOR SALE

# SWC HWY 92 & BUFFALO SOLDIER TRAIL

Sierra Vista, Arizona, 85650

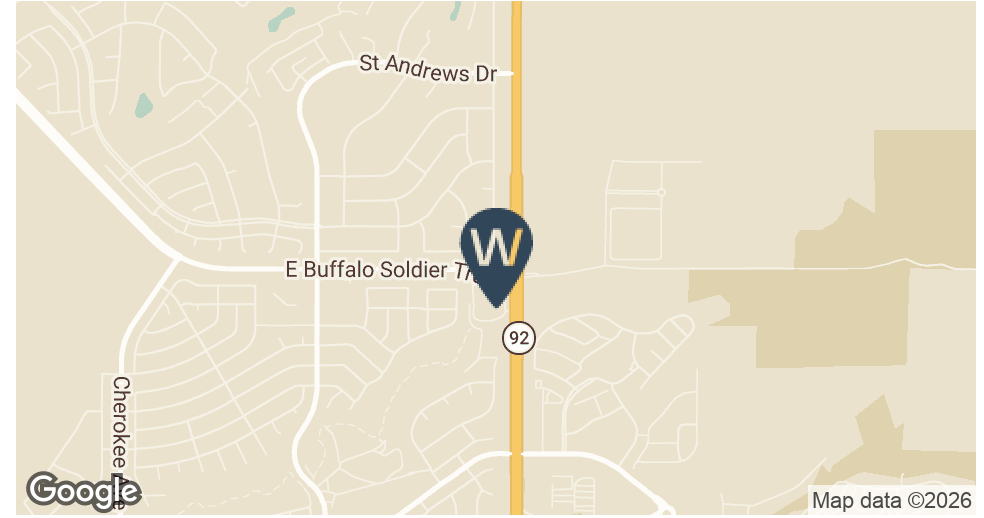
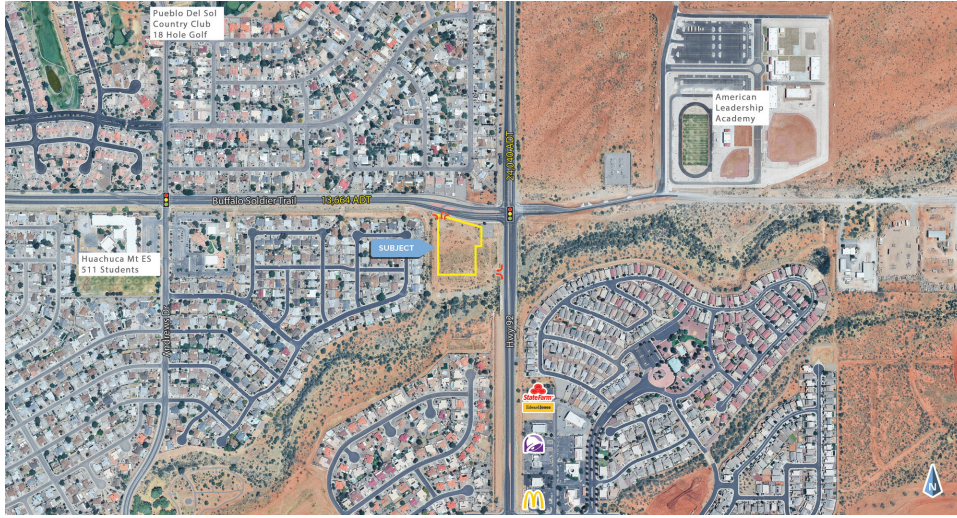
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# SWC OF HIGHWAY 92 & BUFFALO SOLDIER

Sierra Vista, AZ 85650



## LOCATION DESCRIPTION

SWC of Highway 92 & Buffalo Soldier Trail

## PROPERTY HIGHLIGHTS

- High traffic counts: ±24,000 ADT (Hwy 92) & ±13,600 ADT (Buffalo Soldier)
- Signalized intersection with excellent visibility
- Adjacent to American Leadership Academy
- Close proximity to major retail corridor along Hwy 92
- Strong national co-tenancy including Walmart, Target, Lowe's & more
- Ideal for retail, QSR, or service users

## AREA CO-TENANTS



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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,913	30,146	52,306
Median Age	50.50	46.30	44.70



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$98,315	\$72,888	\$62,861
Average	\$116,776	\$93,093	\$84,747



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	104	652	1,712
Employees	779	6,640	17,021
Daytime Population	4,531	25,052	50,240



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	54.3%	51.0%	47.9%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	60.9%	66.5%	62.7%
Services	22.7%	18.5%	22.0%
Blue Collar	16.5%	15.0%	15.3%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,516	13,013	22,784
Median Home Value	\$335,722	\$306,528	\$276,750

\*2025 Demographic data derived from ESRI

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