

FOR SALE

Land

Interstate Lots for Sale
SWC I-10 / Wilmot Road
Tucson, Arizona 85736



LOTS AVAILABLE: 5 lots available - sizes vary

ZONING: C-2, City of Tucson

COMMENTS:

- Direct access and outstanding visibility from I-10.
- First services for westbound I-10 traffic coming into Tucson, and last services for eastbound I-10 traffic leaving Tucson.
- Shell Gas Station is operating. Both Carl's Jr. and Holiday Inn Express have purchased lots for future development.
- State Prison located immediately to the south provides strong daytime population.
- High growth corridor for residential development.

SALE PRICE: Submit

DEMOGRAPHICS 2011 Est.	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population Density	1,417	15,412	61,814
Average Household Income	\$65,056	\$61,894	\$57,208
Traffic Counts: 24-hr two-way volume avg. weekday traffic Source: Pima Association of Governments			
Interstate 10	54,000 cars per day		
Wilmot Road	6,000 cars per day		

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PICOR Commercial Real Estate Services
1100 N. Wilmot Road, Ste. 200
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520.748.7100 Office
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PICOR.com



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SITE PLAN



Lot	SF / Acres	APN
1	30,709 / 0.7	140-44-2130
2	61,556 / 1.41	140-44-2140
3	53,995 / 1.23	140-44-015B
4	39,068 / 0.89	140-44-2150
5	105,195 / 2.41	140-44-2170

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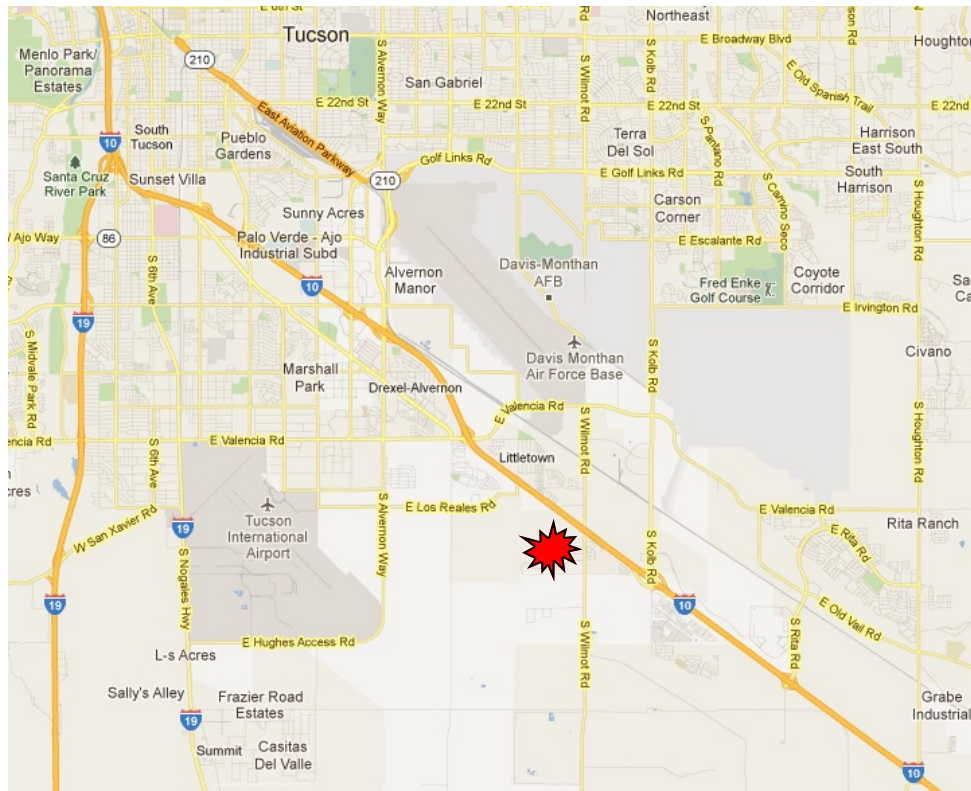
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