

LAND FOR SALE ON HOUGHTON RD

14.3 Acres (Divisible) | 4140 & 4300 S Houghton Rd | Tucson, AZ



FOR SALE



6.7 ACRES

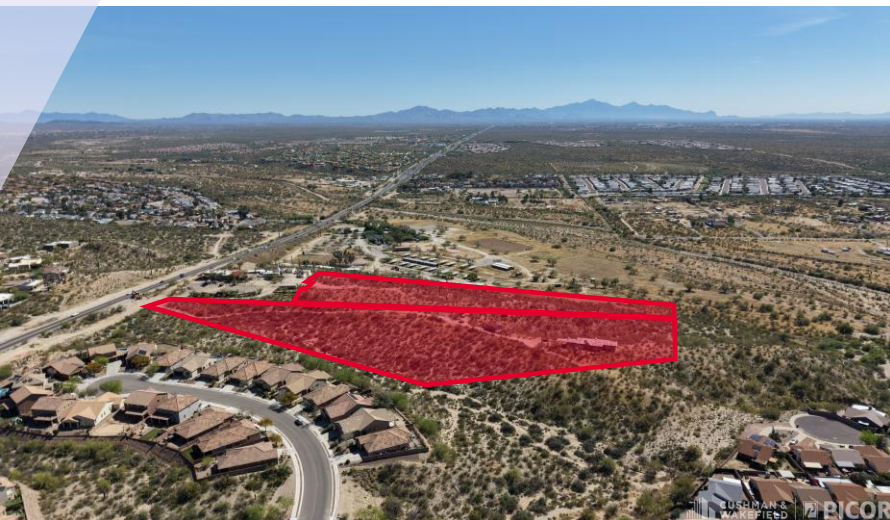
7.6 ACRES

ADDITIONAL RESTAURANT & LAND
FOR SALE OR LEASE



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PROPERTY DETAILS

Available	4140 S Houghton: 7.6 Acres 4300 S Houghton: 6.7 Acres TOTAL: 14.3 Acres
Sale Price	Contact Agent
Zoning	SR
Address	4140 & 4300 S Houghton Road Tucson, AZ 85730

HIGHLIGHTS

- Can be purchased together or separately
- Houghton Road Corridor: 500% projected traffic increase upon completion of road widening.
- Minutes from Davis-Monthan AFB, Rita Ranch (~4,900 homes), and UA Tech Park (Raytheon, Citi, IBM)
- Next to subject land is McGraw's Restaurant & Cantina that is also available for sale or lease. [Click here to view the brochure.](#)

TRAFFIC COUNTS

Houghton Rd	18,436 VPD (2025)
Escalante Rd	5,173 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
3 Minute Drive Time	23,874	\$97,043	2,745
5 Minute Drive Time	88,451	\$85,789	14,630
10 Minute Drive Time	168,313	\$80,765	32,624

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AERIAL




MEDELLA VINA RANCH
Medella Vina Ranch
(4450 S Houghton)


ALLIANCE
JIU JITSU TEAM
TUCSON


COUNTRY
FEVER
TUCSON
Country Fever Events
(at Medella Vina Ranch)

Escalante Rd: 1,345 VPD (2025)

Houghton Rd: 1,681 VPD (2025)

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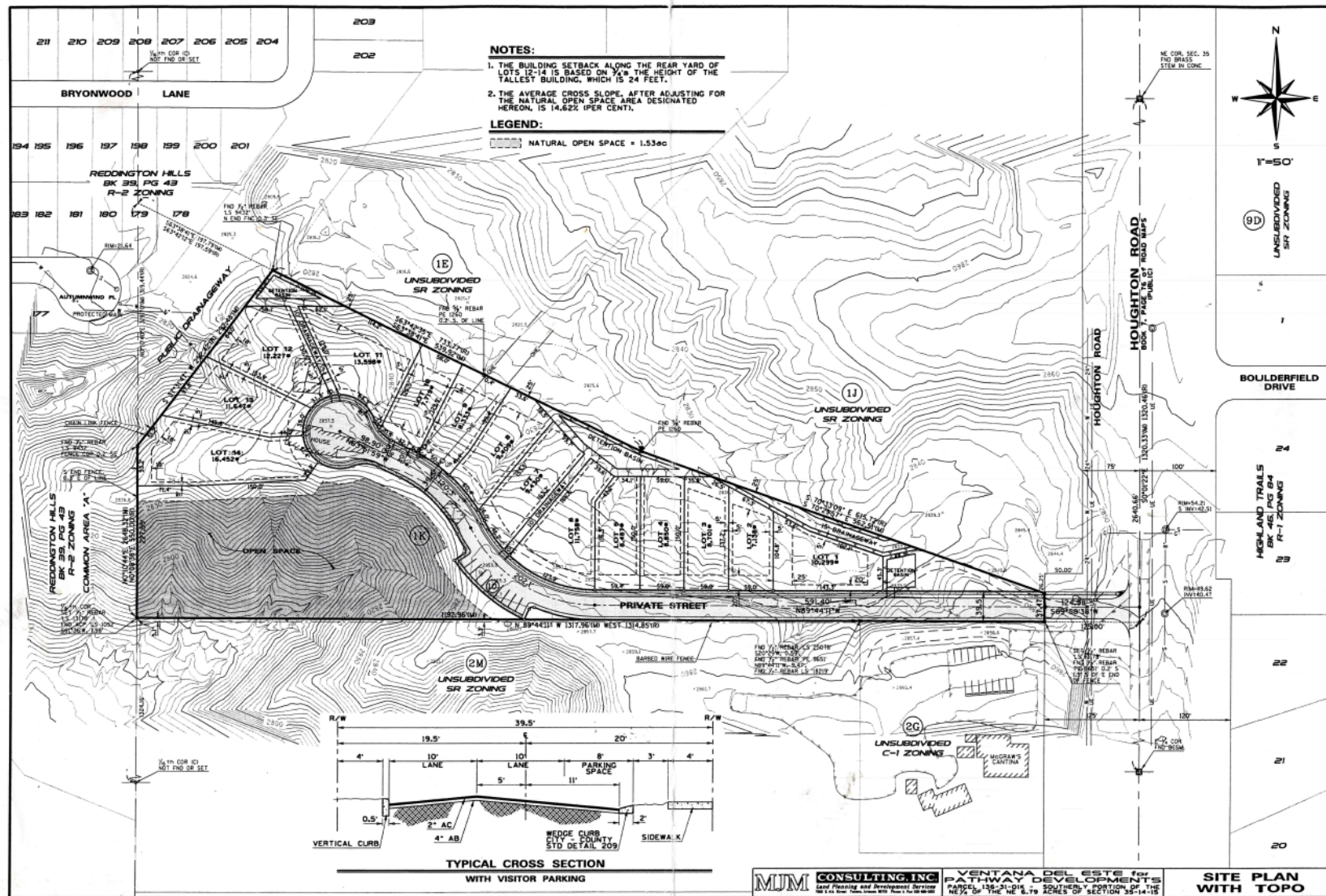
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SITE PLAN



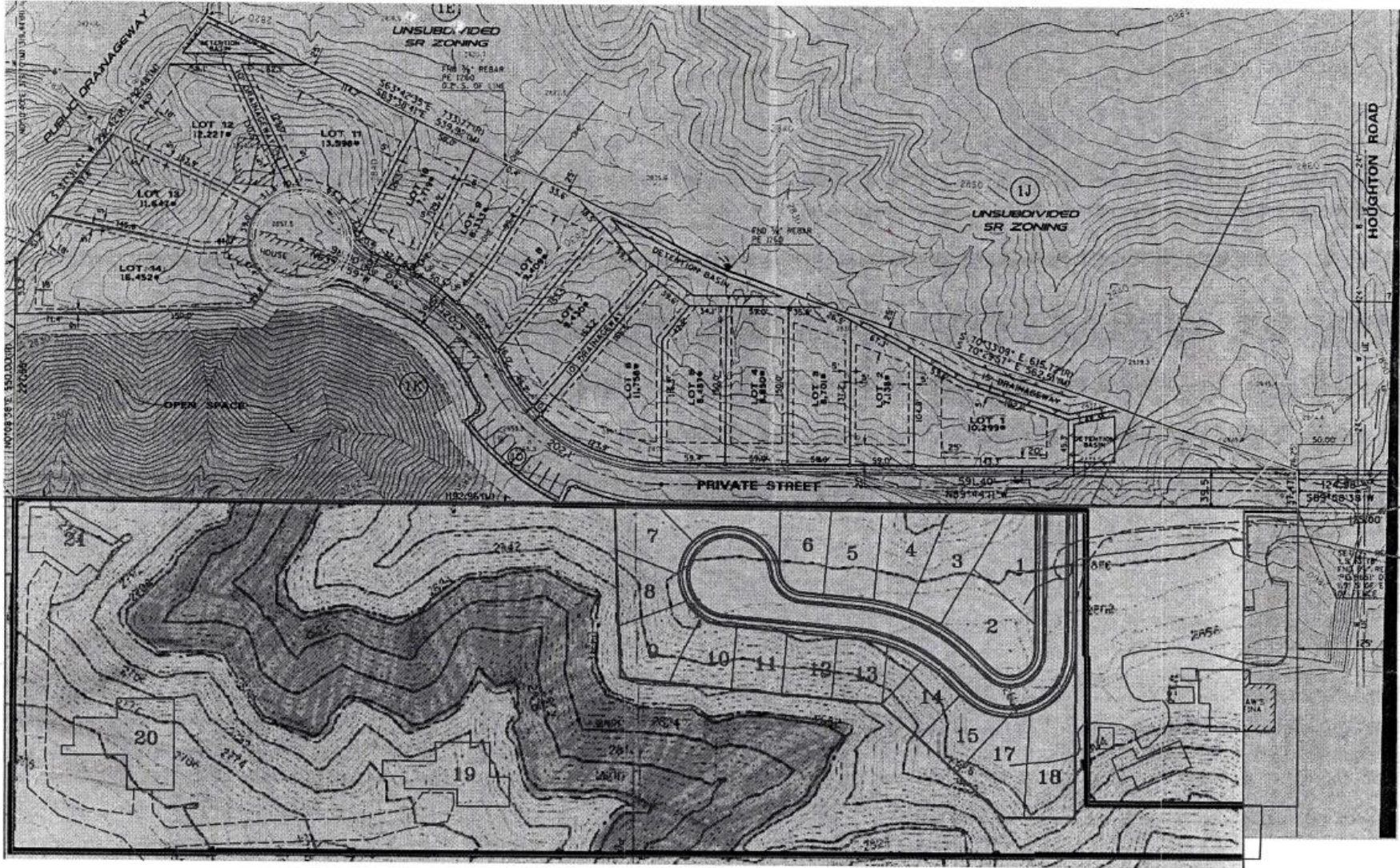
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ZONING PLAN



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TOP EMPLOYERS IN THE AREA

Raytheon



Employees	Distance	Industry
13,000±	2-3 Miles	Aerospace/ Defense

Employees	Distance	Industry
11,000± (on base)	3.5-4 Miles	Military

Employees	Distance	Industry
6,000± across 85 companies	2-3 Miles	Tech/Research / Defense

amazon

TARGET® Fulfillment Center



Employees	Distance	Industry
1,500-1,900±	4 Miles	Logistics/ Warehouse

Employees	Distance	Industry
500-800±	2-3 Miles	Logistics/ Warehouse

Employees	Distance	Industry
400-600±	1.5 Miles	Healthcare



Employees	Distance	Industry
600-900±	1 Mile	Retail/ Services

Employees	Distance	Industry
500±	1-3 Miles	Education

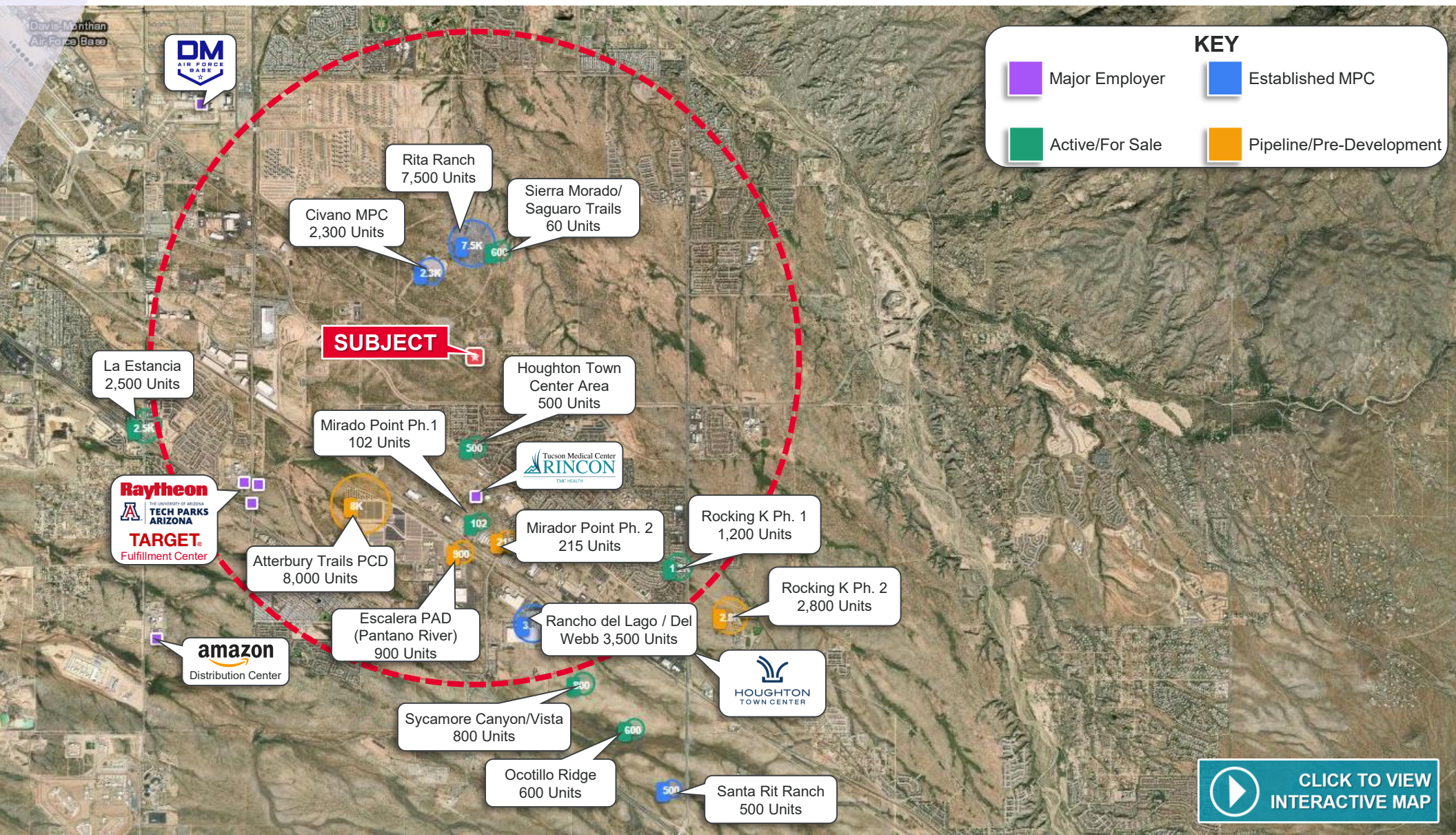
Employees	Distance	Industry
100-150±	1 Mile	Healthcare

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[CLICK TO VIEW INTERACTIVE MAP](#)

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SUBJECT

Houghton Town Center - CONSTRUCTED
60-acre master-planned shopping center;
400,000+ SF of retail, with 4.5M visitors

- Freddy's STEAKBURGERS
- TJ-MAXX
- THE FURNITURE STORE
- COLD STONE
- Dunkin' Donuts
- Walmart
- POPEYES
- ROSS DRESS FOR LESS
- nabive
- petco
- DISCOUNT TIRE

Rita Ranch Residential Community (#4,900 Homes)

158,000 SF on 22 Acres
Tucson's 4th Costco.
Groundbreaking expected early 2027.

THE UNIVERSITY OF ARIZONA
TECH PARKS ARIZONA
Raytheon citi IBM

LaEstancia
#2,500 homes

Carondelet Health Network
St. Raphael's Emergency

DOLLAR GENERAL AW

TUCSON
INTERNATIONAL AIRPORT

