



Outdoor Education & Training Campus

2751 North Soldier Trail Tucson AZ 87549

15,409sf under Roof

10.44 Acres

Offered at \$2,600,000

This offering is Presented by Long Realty Company

Natural Environment & Regional Access

Tucson is the second-largest metropolitan area in Arizona, encompassing approximately 9,200 square miles within Pima County and supporting a regional population of more than 1.1 million residents. The metropolitan area includes established surrounding communities such as Oro Valley, Marana, Sahuarita, and Vail, which contribute to steady population and economic growth. Tucson is strategically located approximately 60 miles north of the U.S.–Mexico border, 110 miles southeast of Phoenix, 5 ½ hrs east of San Diego, 4 hrs west of El Paso, and approximately 6 hrs south of Albuquerque, providing convenient access across the Southwest region. The local economy is anchored by major employers including the University of Arizona, Raytheon Technologies, Davis-Monthan Air Force Base, Banner Health, and a growing aerospace and biosciences sector.

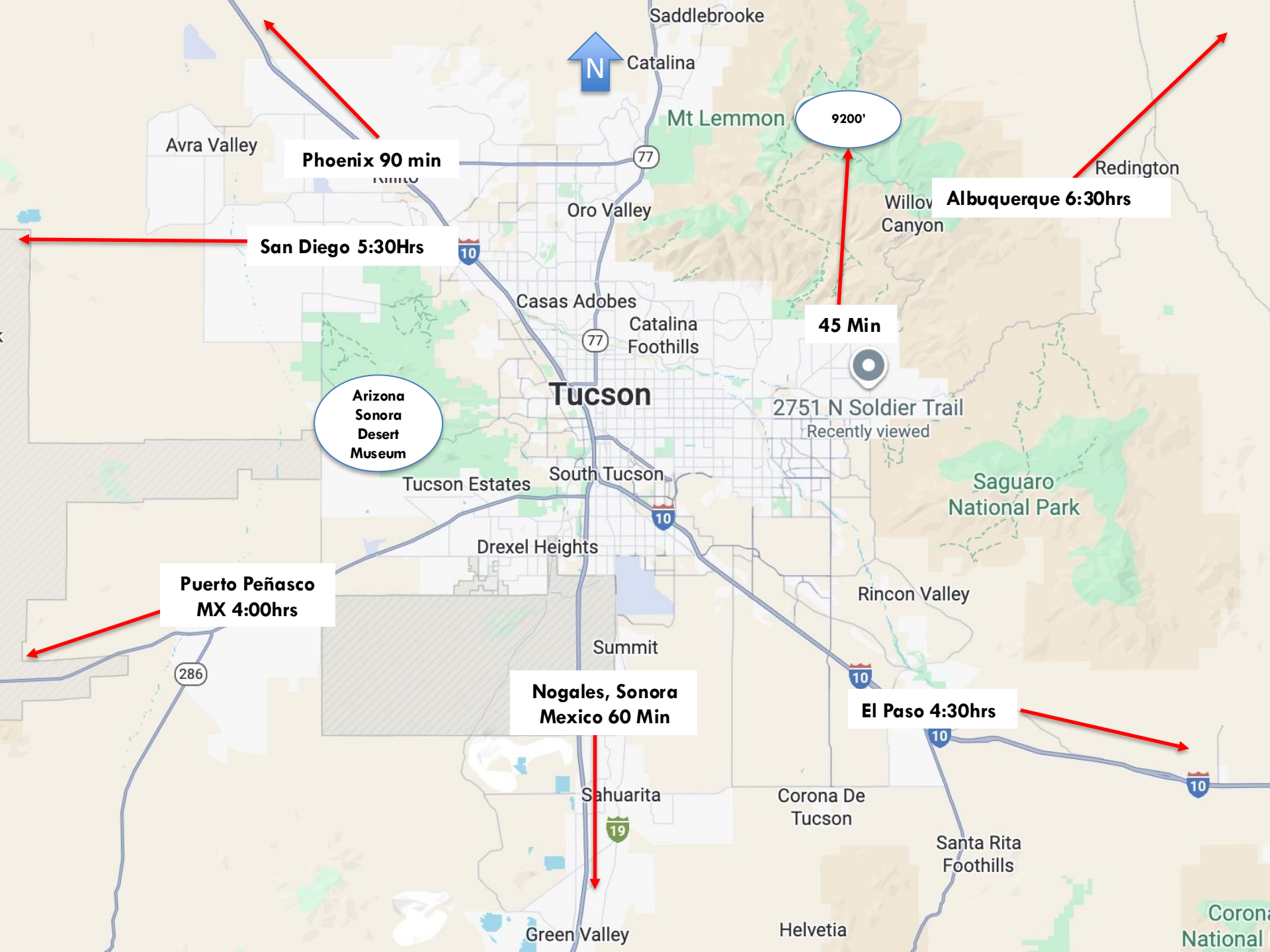
The subject property at 2751 N. Soldier Trail is ideally situated near many of Southern Arizona's most notable natural resources, including the Coronado National Forest, Saguaro National Park, Mount Lemmon, Patagonia Lake, and Parker Canyon Lake. These surrounding landscapes provide immediate access to desert, forest, mountain, and riparian environments, making the location especially well suited for outdoor education, leadership development, and experiential learning programs. With more than 300 days of sunshine annually and mild year-round temperatures, Tucson offers a highly favorable climate for open-air instruction, training, and nature-based programming throughout the year

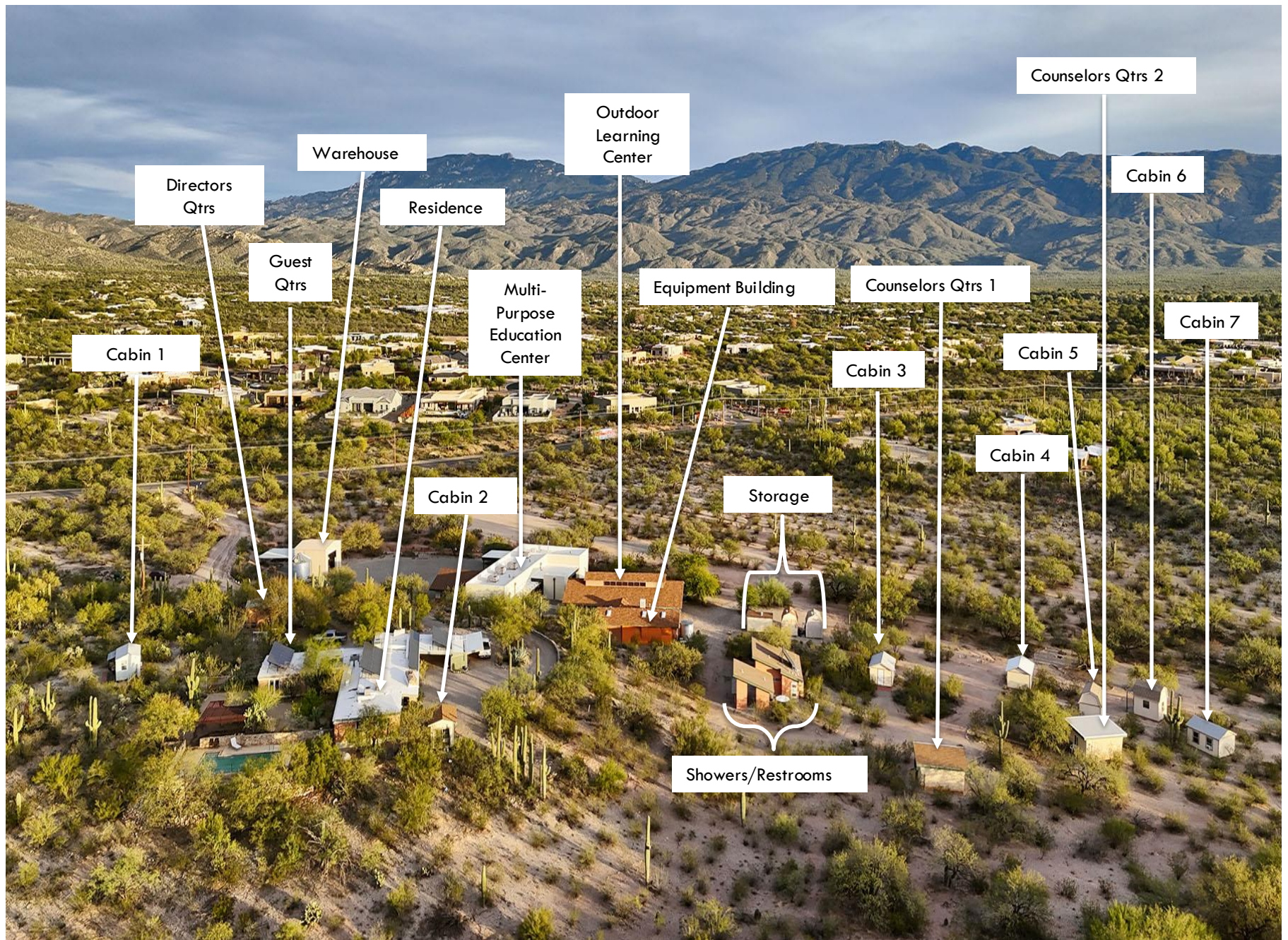
**Kelly Stephen Doty, Associate Broker
1880 East River Road Tucson 85718
520.603.3491 or Kelly@LongRealty.com**





10.44 Acres SR Zoned
Parcel 205-37-032A





Improvements

Single Family Residence:

- 4 Bedrooms + Guest Qtrs
- Constructed in 1980
- 3585sqft (appraiser)
- PV Solar

Education/Office Building:

- 3954sf Constructed in 2017
- Professional Kitchen
- Workshop Classroom
- Large Conventional Classrooms
- 3 Private Offices
- ADA Restrooms
- Garage/Warehouse w/12' Roll up Door

Metal Warehouse:

- 590sf + 700sf Awning
- 12ft Roll Up Door
- 7500-gallon Cistern

Southwestern Vernacular Barn-Style Ramada –The Outdoor Classroom:

- 3247Sf under roof
- Water harvesting and Cistern
- Power and Water

Equipment Building:

- All masonry construction 1050sft
- Insulated – Heated – Evaporative Cooled
- Adjacent to the Ramada
- Convenient Supplies Storage
- Water Harvesting

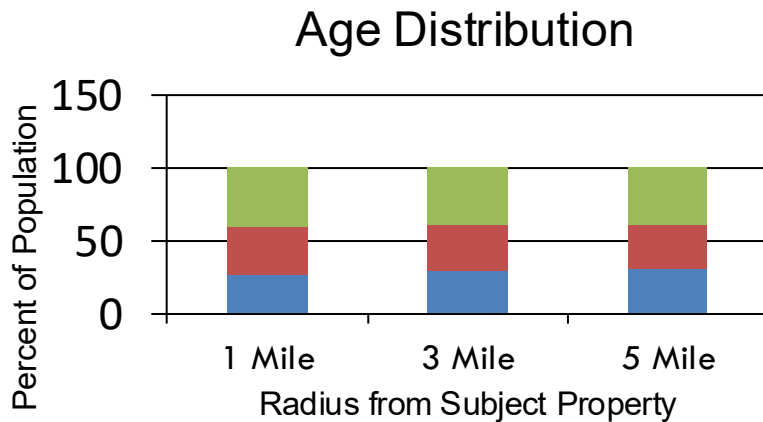
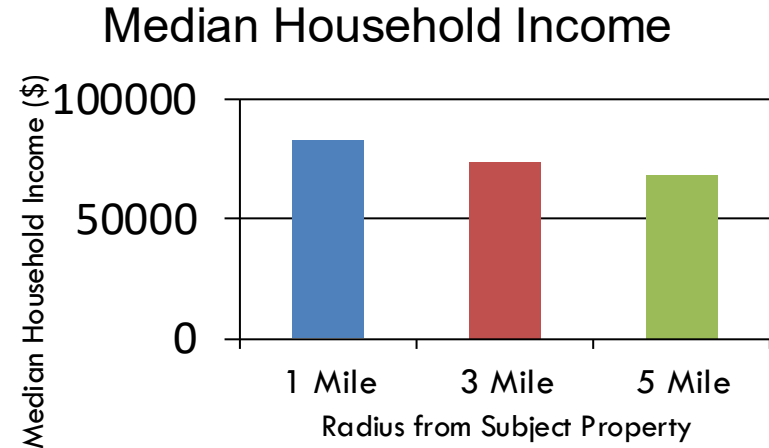
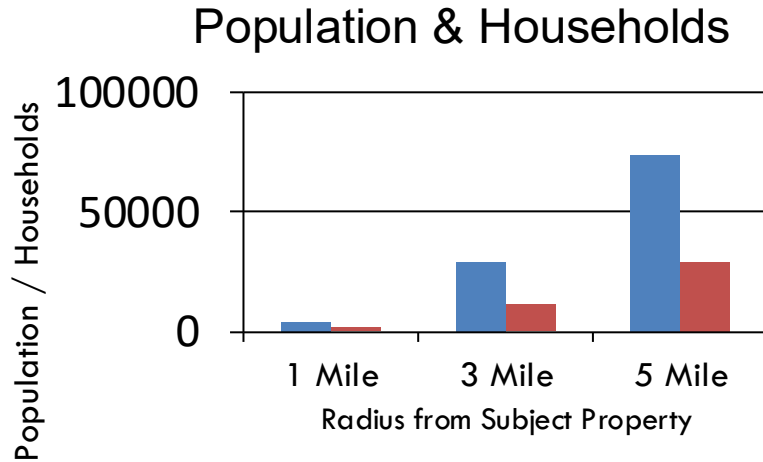
Sleeping Quarters:

- Includes attached Guest Quarters, detached Single-family residence and cabins
- 11 Structures
- 22 Beds

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*Information is deemed accurate but not guaranteed. Buyer to verify all information contained herein.

Area Demographics Summary



WHY THIS MATTERS

- Demonstrates a strong, stable residential base
- Supports year-round programming and staffing
- Income levels support tuition-based or retreat models
- Age distribution aligns with education and training uses
- Regional growth supports long-term operational viability

Source: U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates. Geography based on radius from 2751 N Soldier Trail, Tucson, AZ. Figures are approximations for marketing purposes.