

9798 E Old Vail Rd

Between Houghton & Rita Roads | Tucson, AZ
±2 to ±5 Acres Available



Shannon Murphy

First Vice President

+1 520 323 5109

shannon.murphy2@cbre.com

Property Overview

- In the heart of Southeast Tucson in proximity to goods & services, employment and residential neighborhoods with easy access to I-10.
- Adjacent to notable retailers including Super Walmart, The Home Depot, Tractor Supply, T.J. Maxx, Ross and Petco with more announcements coming soon!
- Divisible down to ±2 Acres.
- Zoning: I-2, City of Tucson
- One of Tucson's fastest growing submarkets.
- Located in the highly Rated Vail Unified School District, ranked #3 in the State of Arizona.

±2 to ±5 Acres

Lot Size

Pricing

Contact Agent

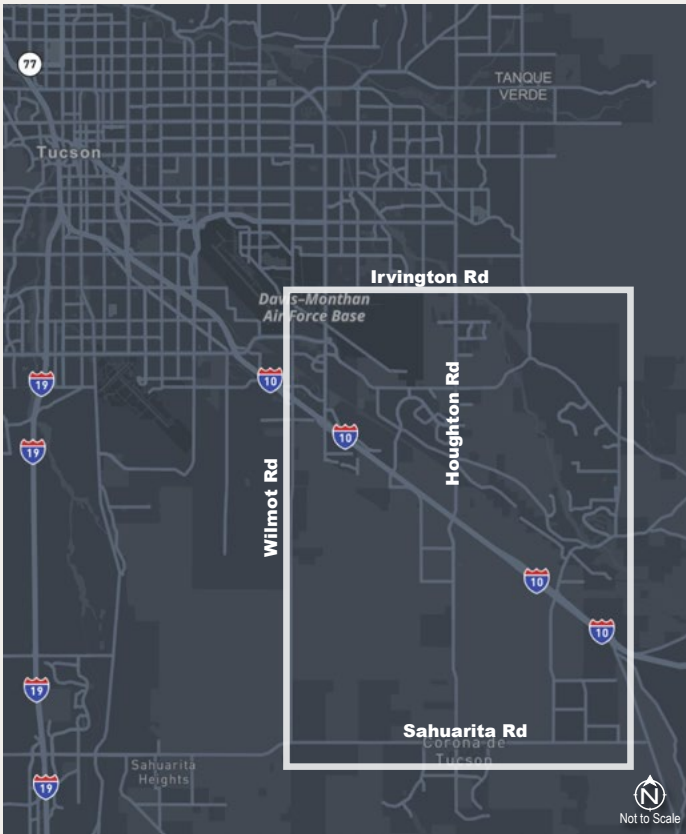


Trade Area Housing Development

Housing Area	Existing Homes	Active Lots	Future Lots	Total Homes
Rita Ranch/La Estancia Area	13,833	432	7,003	20,836
Rocking K/Civano/Saguaro Trails/Atterbury Area	5,401	2,211	18,837	24,238
Rancho del Lago Area	5,909	496	2,144	8,053
Corona de Tucson/New Tucson Area	5,166	450	2,802	7,968
Other Housing in the Trade Area	4,485			
	34,794	3,589	30,786	69,169



Trade Area Composition



Population

104,425

2024 Estimate



Households

34,794

2024 Estimate



Avg Household Income

\$121,450

2024 Estimate



Daytime Population

68,862

2024 Estimate



Education

Vail Unified School District, one of the TOP districts in Arizona with ±14,500 Students strong!

Major Employers



Attractions



Colossal Cave Mountain Park

Projects



THE UNIVERSITY OF ARIZONA
TECH PARK



Port of Tucson

RITA
CROSSINGS



Notable Retailers

