



COMMERCIAL RETAIL ADVISORS, LLC

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LAND FOR SALE I-10 & SONOITA HWY - TUCSON, AZ



Property Description

Location: SWC of I-10 and Sonoita Hwy
13802 S. Sonoita Hwy
Tucson, AZ

Land Available: ± 34.61 Acres (PAD's Available)

Sales Price: Please call broker for price.

Zoning: CB-2

Parcel No.: 305-04-0340

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	950	5,519	15,125
Households:	304	1,895	5,076
Average HH Income:	\$107,438	\$112,333	\$114,035

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- ◆ Located just off the interchange of I-10 and Sonoita Hwy, which is the turn off for the popular Sonoita and Patagonia communities.
- ◆ Located in Vail, an affluent, rapidly growing bedroom community southeast of Tucson with around 15,000 residents and an above average median household income.
- ◆ Vail Unified School District is a nationally recognized school district serving almost 14,000 students across 22 schools, 3 of which are National Blue Ribbon Schools.
- ◆ Surrounded by multiple housing developments including JD Ranch Estates, Sonoita Ranch, Windmill Ridge, Rincon Estates, Mountain View Ranch, Whetstone Ranch and Sonoita Hills.
- ◆ Previously approved development plan as a travel center.

Traffic Count

I-10:	32,590 VPD (2020)
Sonoita Hwy:	2,875 VPD (2020)
Total:	35,465 VPD

(Source: Pima Association of Governments and ADOT)

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

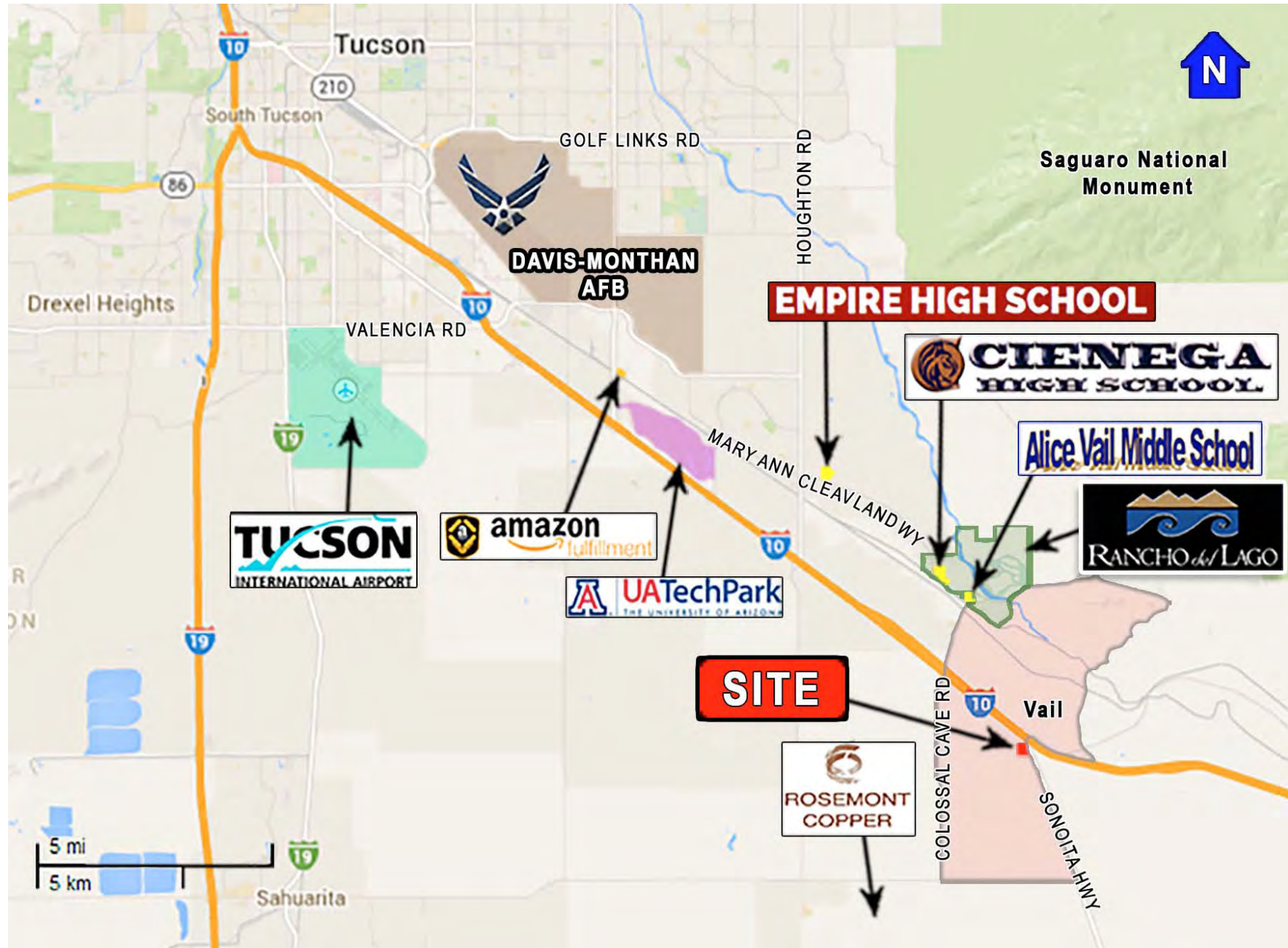
SEC I-10 & Sonoita Hwy



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Tucson, Arizona

LOCATION MAP



SEC I-10 & Sonoita Hwy

Tucson, Arizona



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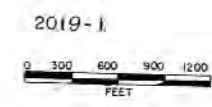
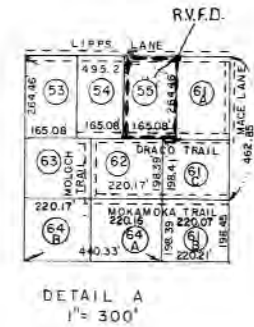
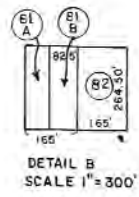
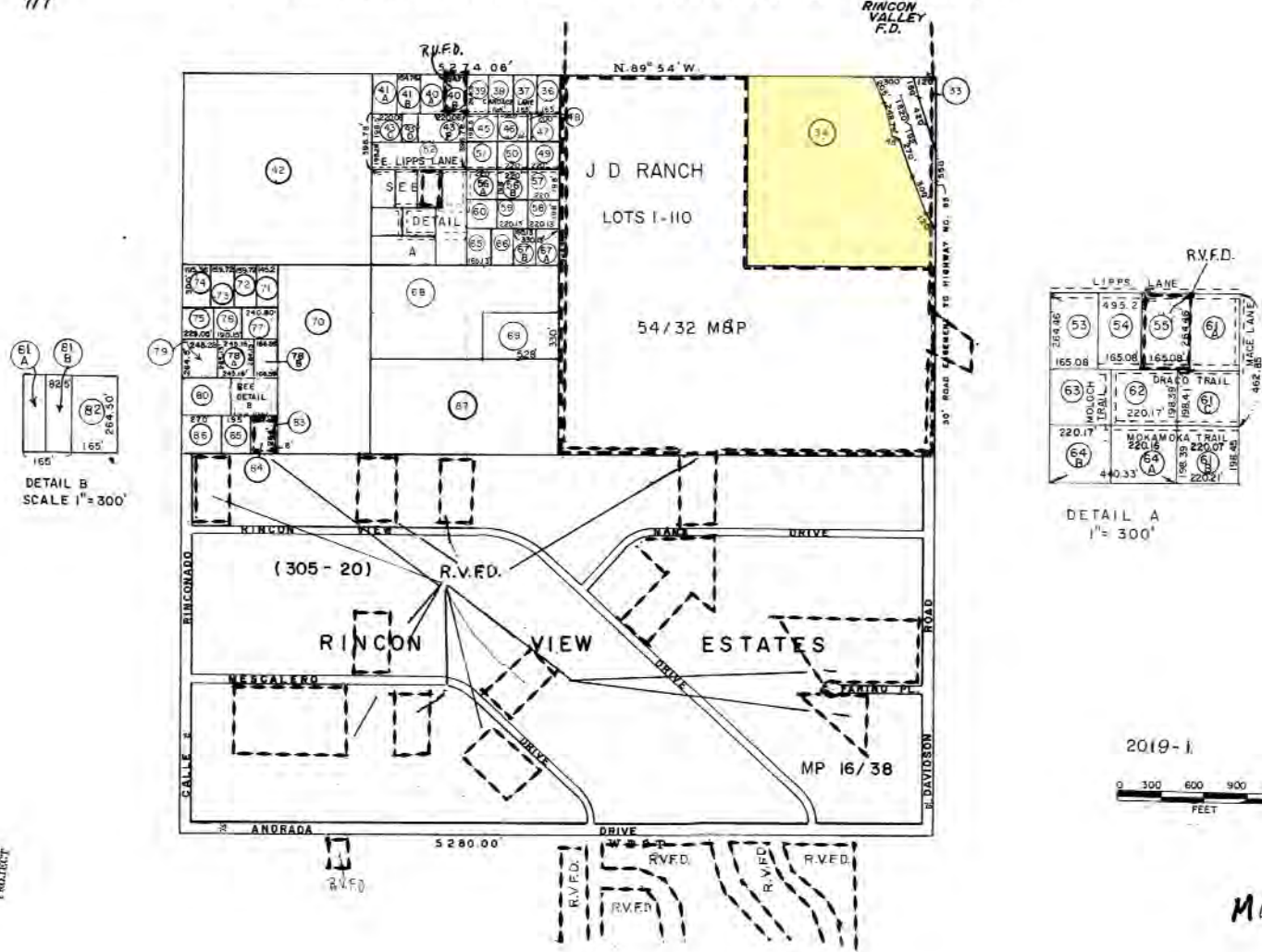
PLAT MAP

ASSESSOR'S RECORD MAP

305-04
305-20

7/7

SECTION 34 TOWNSHIP 16 SOUTH, RANGE 16 EAST



SPANNEN
M16/1634

2445 (1)

C.O.T.
PROJECT

SEC I-10 & Sonoita Hwy



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

DEVELOPMENT PLAN



D.P. BK 7 PG. 7

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