

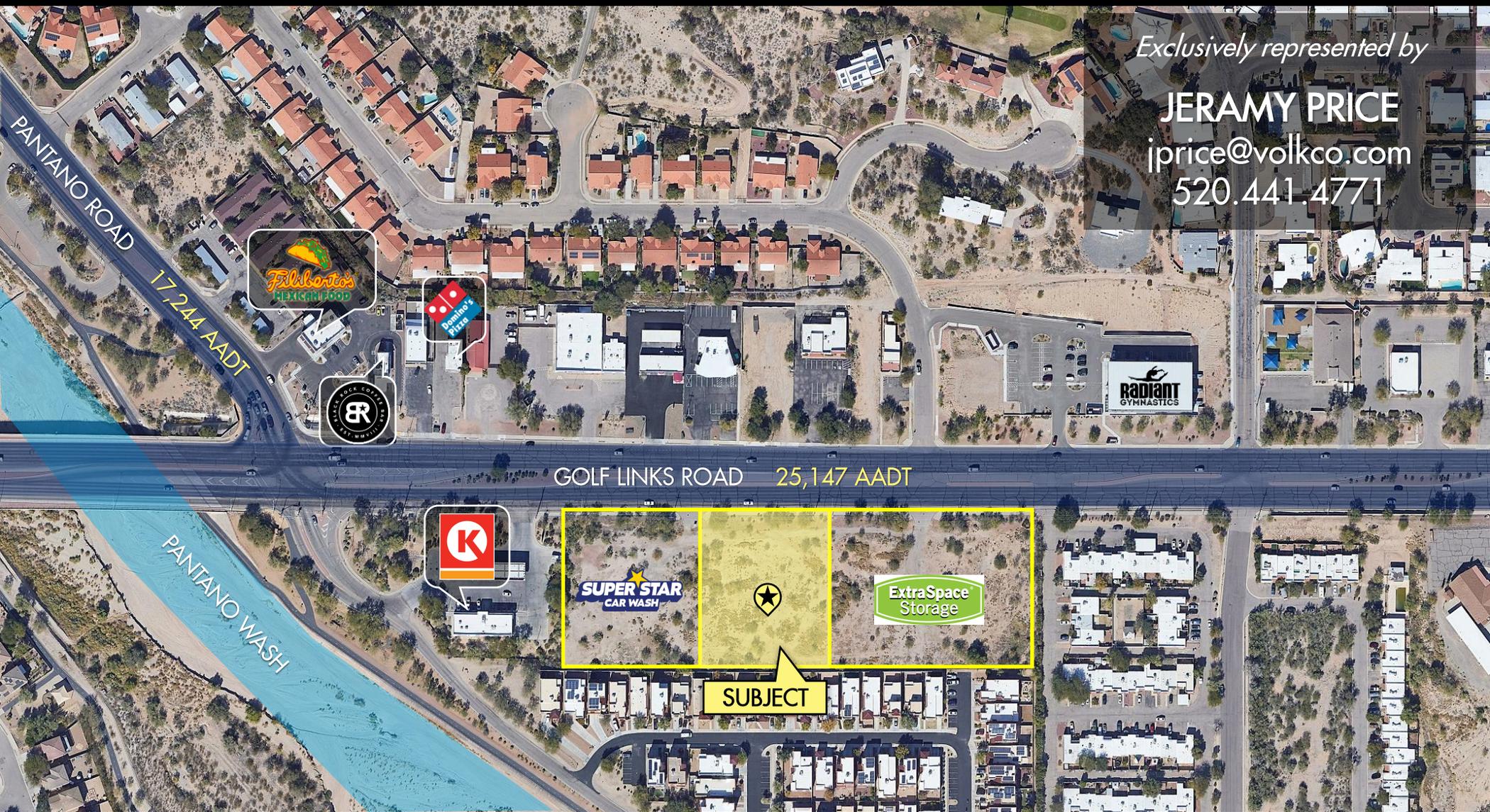
HIGHLY VISIBLE 1.12 ACRE PAD

C-1 Zoned Pad Opportunity for Sale

8720 E Golf Links Road, Tucson

Exclusively represented by

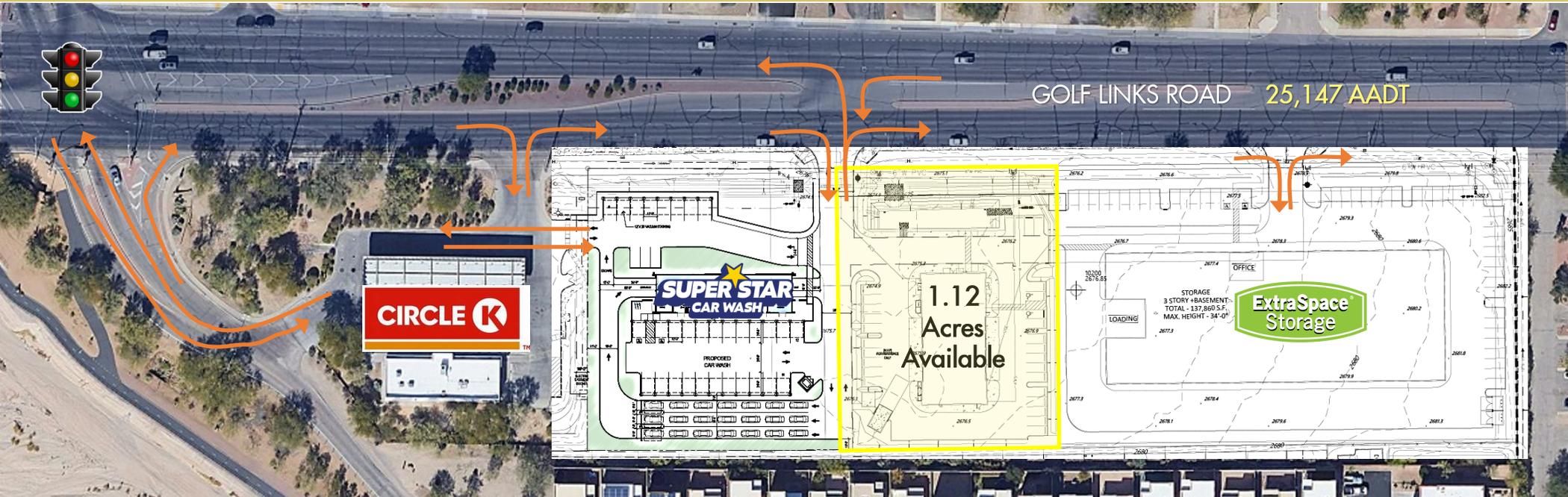
JERAMY PRICE
jprice@volkco.com
520.441.4771



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 11/11/2025

HIGHLY VISIBLE 1.12 ACRE PAD

C-1 Zoned Pad Opportunity for Sale
8720 E Golf Links Road, Tucson



FEATURES

LAND SIZE	±48,787 SF (1.12 Acres)
SALE PRICE	\$1,300,000
ZONING	C-1 Tucson (Approved C-2 once building permit pulled)

SOURCE: Pima County Assessor

HIGHLIGHTS

- Highly visible pad site with multiple access points to Golf Links and Pantano
- Ideally positioned to serve the surrounding dense, higher-income population
- Located on Golf Links, a major East side corridor connecting to the Air Force Base with approximately 10,500 people working on base*
- Approved development plan and building plans for 8,520 SF automotive building with 8 service bays

*Source: <https://www.dm.af.mil/About-DM/Fact-Sheets/Display/Article/666235/davis-monthan-355th-wing-fact-sheet/>

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,997	97,433	175,818
Avg Household Income	\$85,363	\$87,516	\$90,528
Total Employees	1,533	19,647	53,252

SOURCE: Applied Geographic Solutions/TIGER Geography, 05/2025

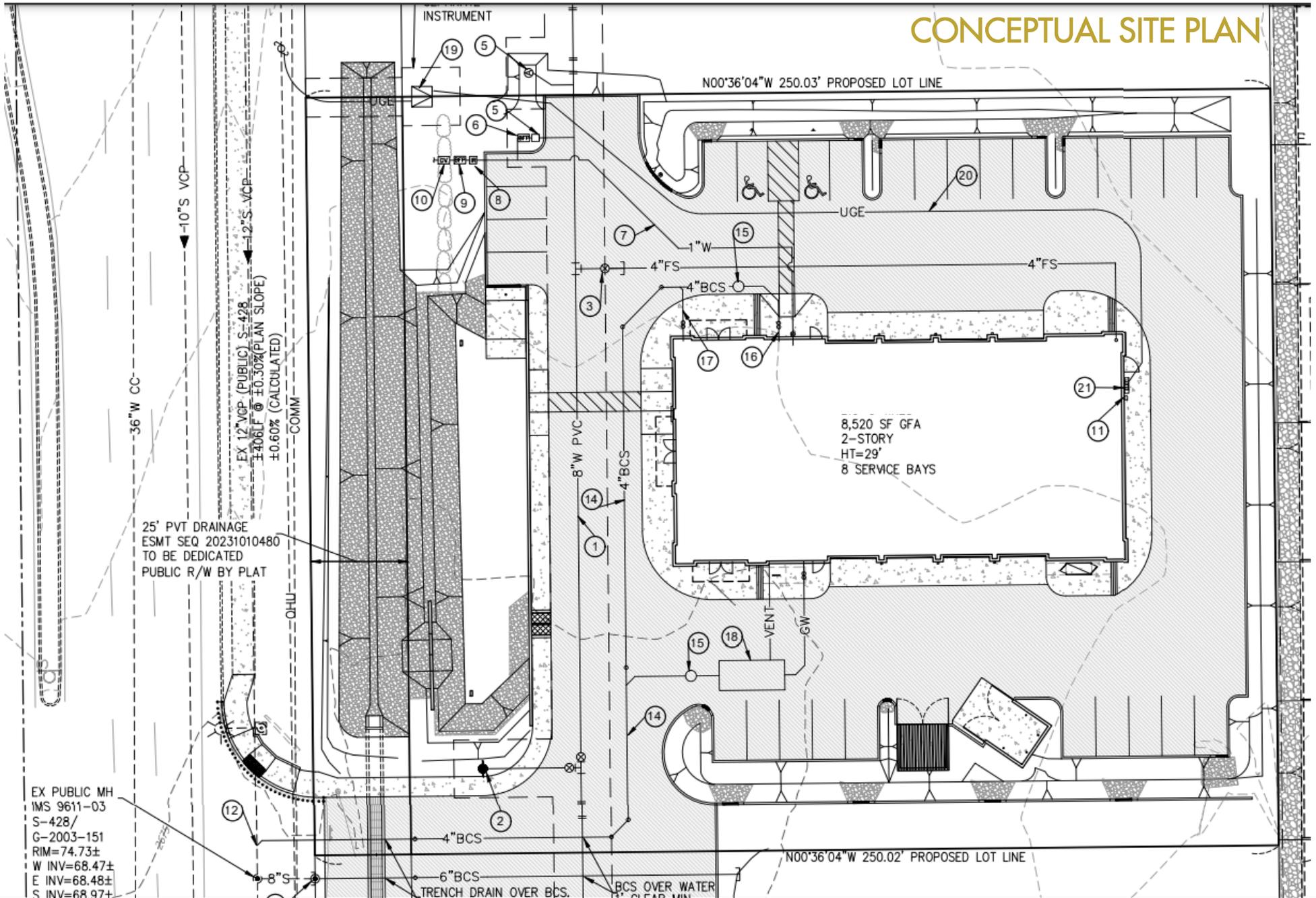
TRAFFIC COUNTS

PANTANO ROAD	17,244 AADT
GOLF LINKS ROAD	25,147 AADT

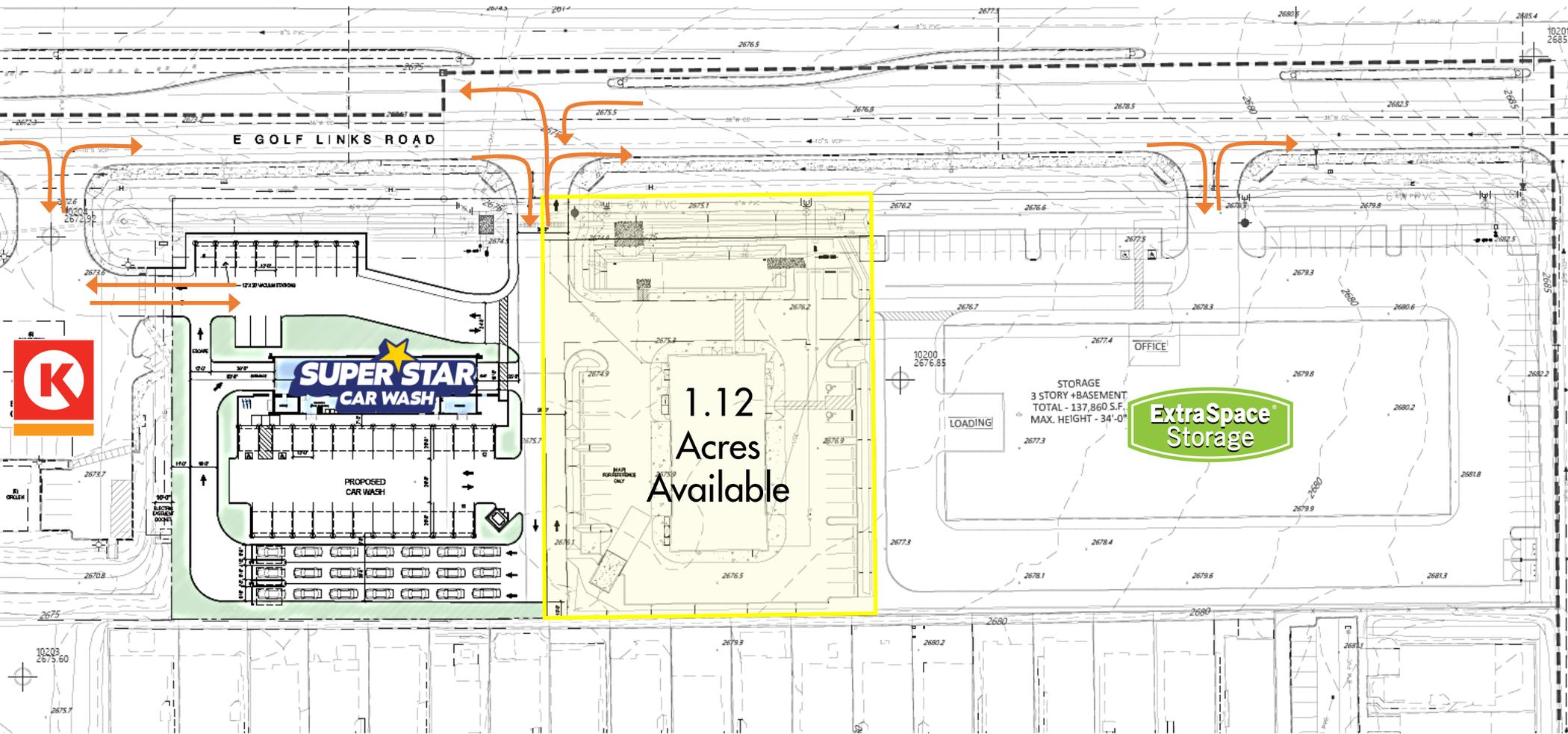
SOURCE: Pima Association of Governments 2024

HIGHLY VISIBLE 1.12 ACRE PAD C-1 Zoned Pad Opportunity for Sale 8720 E Golf Links Road, Tucson

CONCEPTUAL SITE PLAN



SITE PLAN



HIGHLY VISIBLE 1.12 ACRE PAD C-1 Zoned Pad Opportunity for Sale 8720 E Golf Links Road, Tucson

