

±1.69 AC INDUSTRIAL LAND NEAR AIRPORT FOR SALE

South of SWC of Valencia Road & Tucson Boulevard
6925 South Tucson Boulevard, Tucson



Exclusively represented by

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FEATURES

AVAILABLE	LAND SIZE*	PRICING**	APN
PARCEL 1	1.12 AC	\$329,500.00	140-42-0890
PARCEL 2	0.57 AC	\$75,000.00	140-42-0920
TOTAL	1.69 AC	\$404,500.00	
ZONING	P-I and I-1 Tucson		

*SOURCE: Per Pima County Assessor

**SOURCE: Parcels may be purchased together or separately.

HIGHLIGHTS

- Located in one of the strongest employment hubs in Tucson
- Close to Tucson International Airport
- High employment area
- Strong demographics

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	291	64,587	128,202
Avg Household Income	\$59,762	\$72,357	\$72,124
Total Employees	9,271	23,457	57,361

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

VALENCIA ROAD	38,085 AADT
TUCSON BOULEVARD	20,276 AADT
ELVIRA ROAD	874 AADT

SOURCE: REGIS SITES USA 2024

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