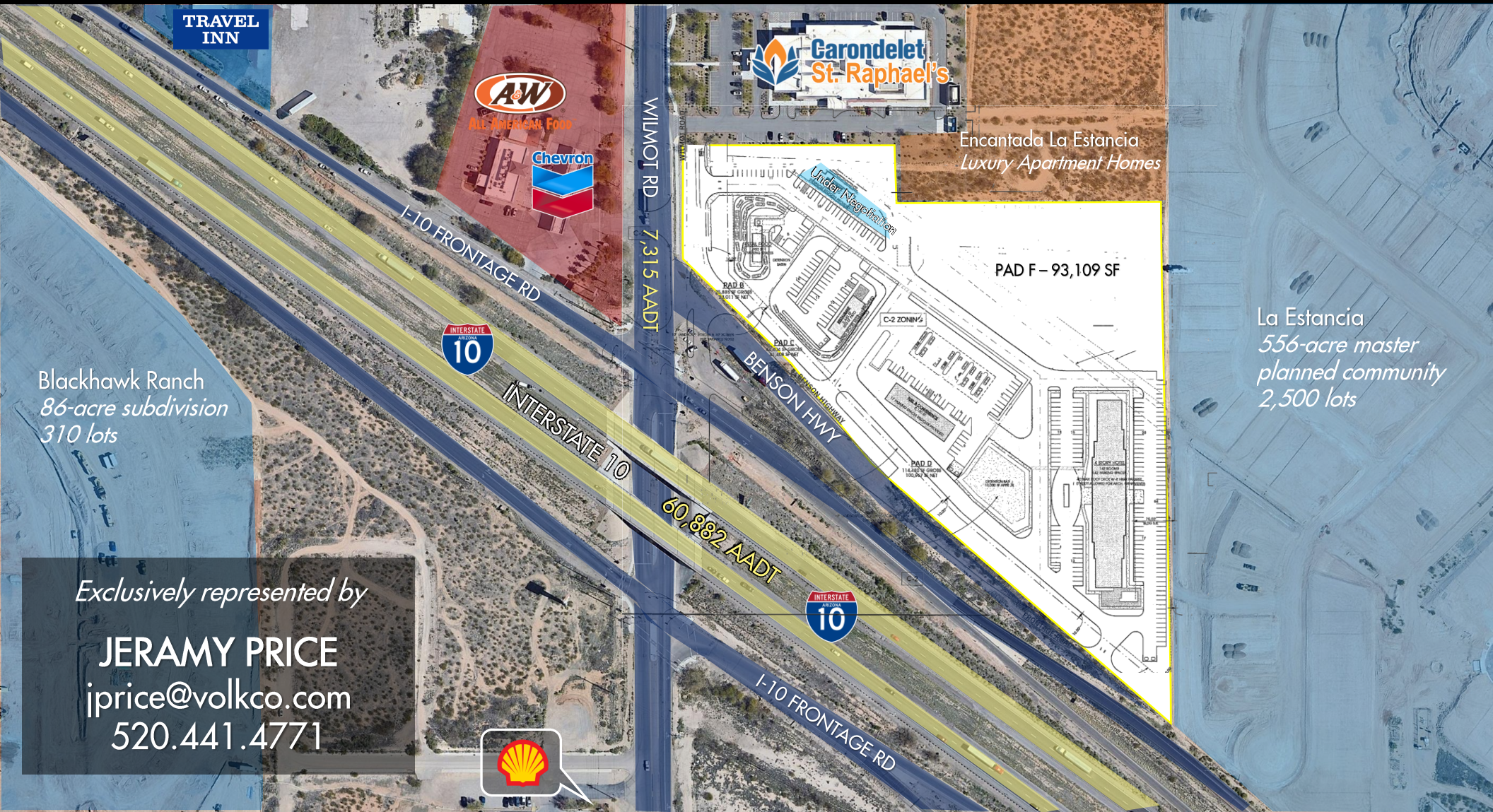


I-10 Frontage Pads for Sale

NEC I-10 & Wilmot Road, Tucson
 6301-6363 E Benson Hwy



Blackhawk Ranch
 86-acre subdivision
 310 lots

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. 8/26/2024

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HIGHLIGHTS

- Over 1,100 feet of I-10 frontage
- Direct freeway access
- Full diamond interchange
- Excellent visibility to I-10 & Wilmot Road
- Excellent ingress/ egress for all traffic
- Strong demographics – Average Household Incomes above \$98,000 within a 3-mile radius
- Wilmot Road is the main entrance to La Estancia, a 556-acre master-planned community, which includes 2,500 lots
- Located approximately 2.5 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street
- Close proximity to the UA Tech Park, a 1,345-acre site with over 7,000 employees, 2 million SF of office and laboratory space, and 50 businesses and organizations on site including 6 fortune 500 companies
- Located approximately 2 miles from Port of Tucson, the domestic intermodal contractor for the Southwest region, housing 1.8 million SF of facilities, and conducting more than 11,000 container lifts every year

NEIGHBORING TENANTS



FEATURES

LAND SIZE	±9.83 Acres*
SALE PRICE	Contact Agent
PAD SIZES	0.56 AC – 9.83 Acres**
ZONING	C-2 Tucson
ASSESSOR PARCEL NUMBERS	141-09-0170, 141-09-016B, and 141-09-016A

*SOURCE: Per Pima County Assessor

**SOURCE: Per Owner

DEMOGRAPHICS <i>(2023 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	7,265	22,901	73,690
Avg Household Income	\$91,493	\$98,453	\$95,167
Total Employees	388	3,788	23,085

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2023

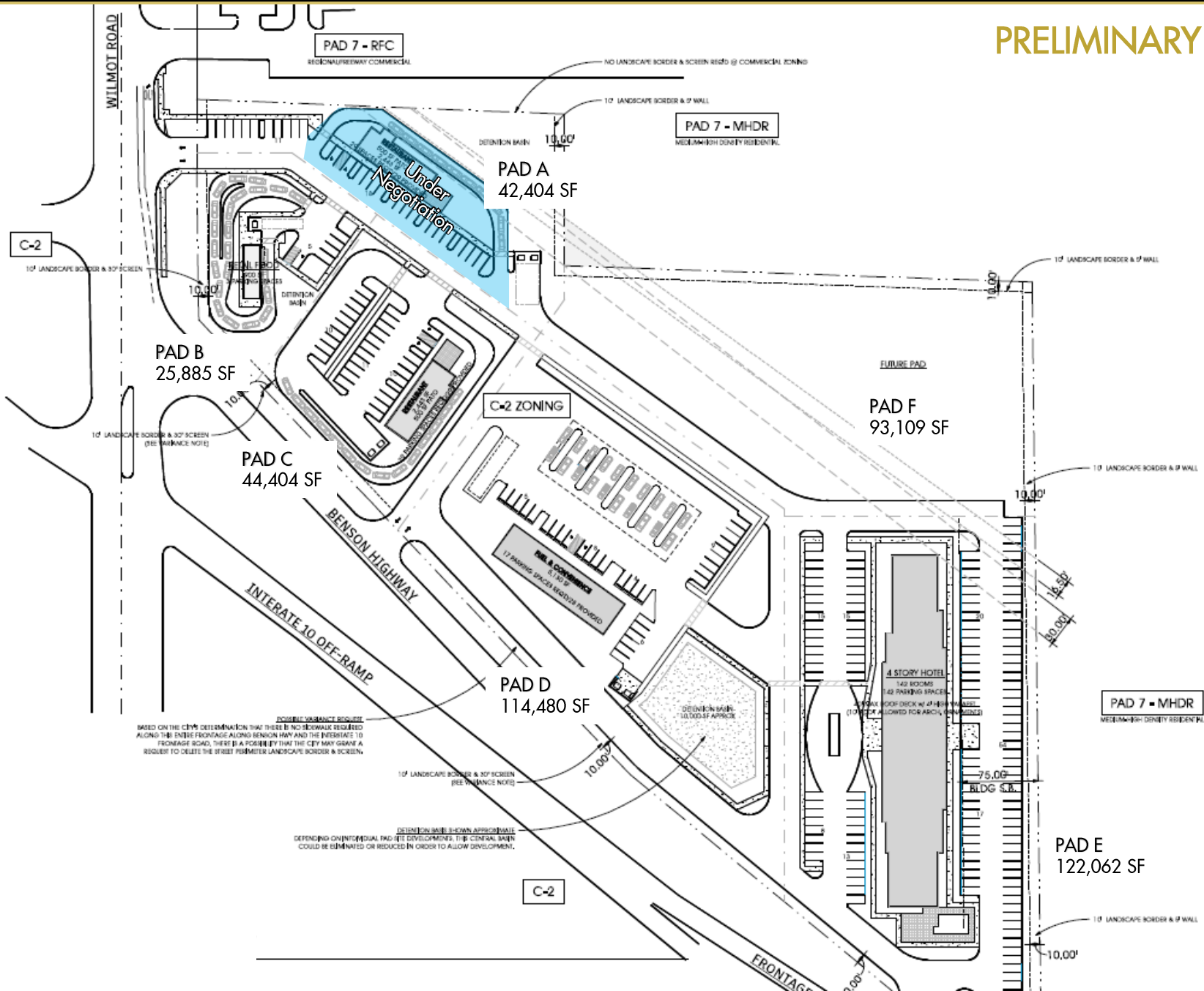
DEMOGRAPHICS <i>(2023 Estimates)</i>	5-MIN	10-MIN	15-MIN
Population	20,752	51,067	197,444
Avg Household Income	\$86,409	\$87,670	\$83,493
Total Employees	2,914	24,500	66,813

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2023

TRAFFIC COUNTS

INTERSTATE 10	60,882 AADT
WILMOT ROAD	7,315 AADT

SOURCE: REGIS SITES USA 2022



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Tucson Marketplace at the Bridges

Costco Wholesale
Walmart
 D&B
 McDonald's
 Starbucks Coffee
 Dirty Dough
 Popeyes
 Taco Bell
 Coming soon:
 Bass Pro Shops
 Freddy's
 Five S

tropical CAFE
IN-N-OUT
Freddy's
HomeGoods
Michael's
ZOSS
STARBUCKS COFFEE

Walmart
Fry's
DISCOUNT TIRE
WELLS FARGO
egge's
SAM'S
KFC
GREASE MONKEY

Tucson Spectrum

Harkins
Michael's
BEST BUY
ROSS
target
native
FAMOUS
DISCOUNT TIRE
RED LOBSTER
JCPenney
NextCare
Durlington
Visionworks
FOOD CITY
Marshalls

AW
Chevron

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