

O-3 Zoned Development Opportunity - Land for Sale

East of NEC of Irvington & Mission Roads
1650 W Irvington Road, Tucson



Exclusively represented by

JERAMY PRICE

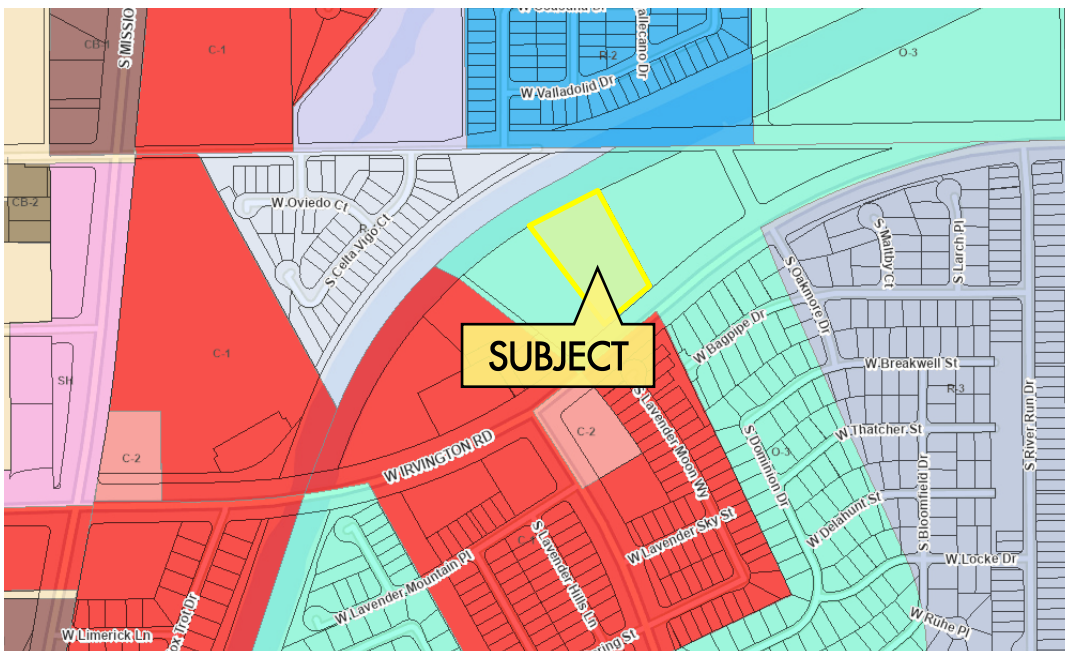
jprice@volkco.com

520.441.4771

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AVAILABLE

LAND SIZE	±125,222 SF (per Owner)
SALE PRICE	Contact Agent
ASSESSOR PARCEL NUMBER	Eastern portion of 137-11-423B
ZONING	O-3, City of Tucson

HIGHLIGHTS

- Direct frontage on Irvington Road, one of Tucson's busiest east-west arterials
- Close proximity to Interstate 19
- Near a great retail mix including: Home Depot, Auto Zone, Ross, Old Navy, Party City, JC Penney, Burlington, Target, Food City, Marshalls, Michaels, Pet Smart, Discount Tire, Take 5, Texas Roadhouse, Harkins Theatres, Dollar Tree, Peter Piper Pizza, and more!

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	12,136	85,863	174,045
Avg Household Income	\$82,028	\$78,336	\$81,517
Total Employees	3,172	21,457	83,968

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

IRVINGTON ROAD	23,946 AADT (2025)
INTERSTATE 19	85,053 AADT (2024)

SOURCE: Pima Association of Governments and ADOT Highway Performance Monitoring System