

FOR SALE

# ±1.66 ACRES OF DEVELOPMENTAL LAND

COLOSSAL CAVE & OLD VAIL ROAD

VAIL, ARIZONA 85641

AVAILABLE  
±1.66 ACRES  
(±72,426 SF)



SALE PRICE  
**\$650,000**  
(\$7.60/SF)



## CONTACT US

### PETE VILLAESCUSA

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

### JESSE PERON

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

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## PROPERTY FEATURES

- + ±1.66 acres (±72,426 SF) available land
- + Just off Interstate-10, southeast of Tucson
- + Just south of Rancho del Lago Golf Club & Community
- + Busy commercial center of Vail, Arizona
- + Pima County Tax Parcel #305-13-054C
- + Zoning: RH, Pima County (formerly CB-1 conditional)
- + Developmental standards to be determined in rezoning.



## DEMOGRAPHICS COMPREHENSIVE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,911	13,345	19,120
Household	749	4,268	6,566
Average Household Income (2018)	\$102,293	\$111,027	\$106,173
Retail Expenditure (2018)	\$64.7M	\$398.4M	\$586.5M

Source: Esri, October 2018

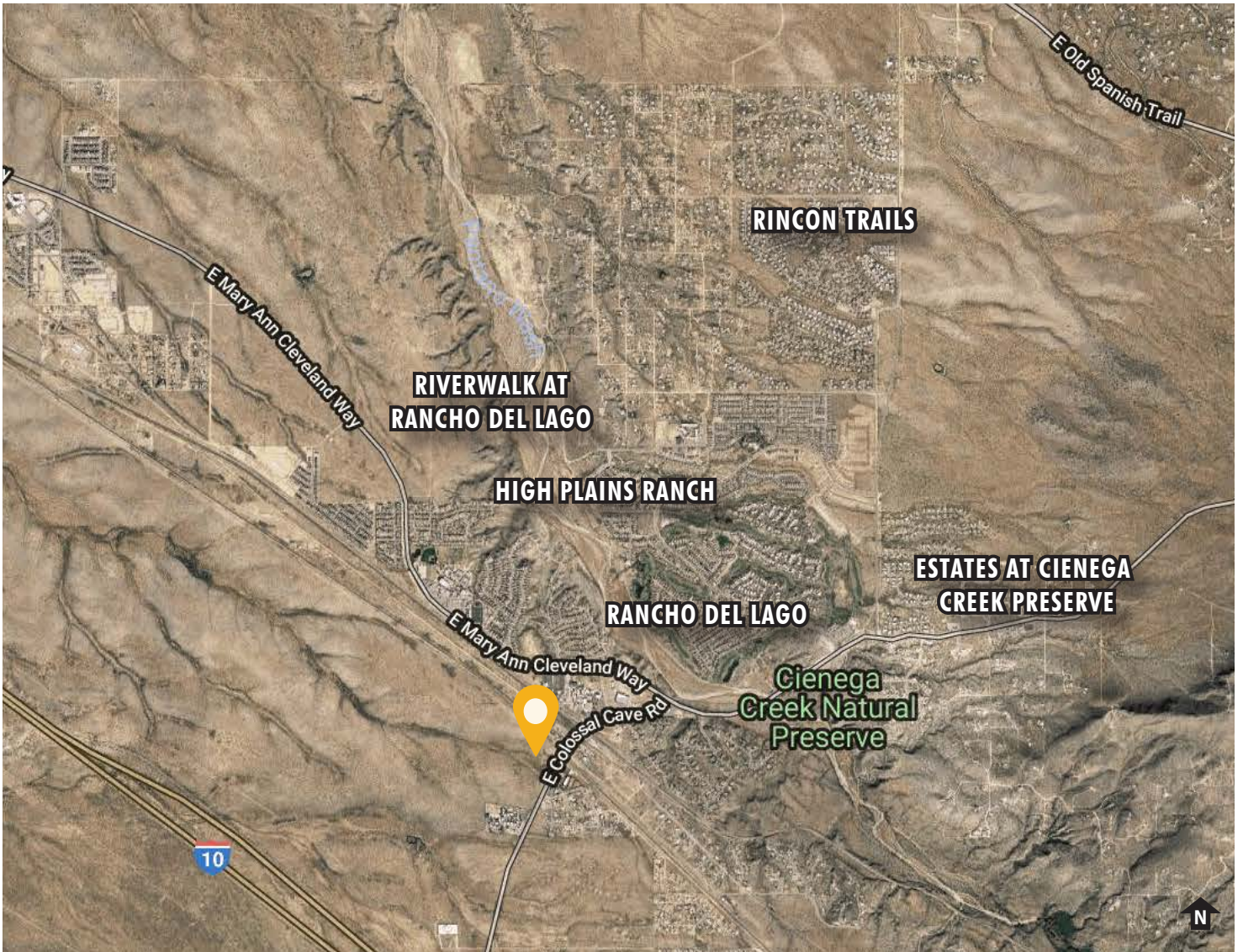
TRAFFIC COUNTS	
E. Colossal Cave Road	10,302
Interstate 10	31,984

Source: Esri, October 2018



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### DRIVE TIMES



INTERSTATE 10  
5 MIN



TUCSON INTERNATIONAL AIRPORT  
30 MIN



DOWNTOWN TUCSON  
36 MIN



UNIVERSITY OF ARIZONA  
38 MIN