



Prime Commercial Kolb/Valencia

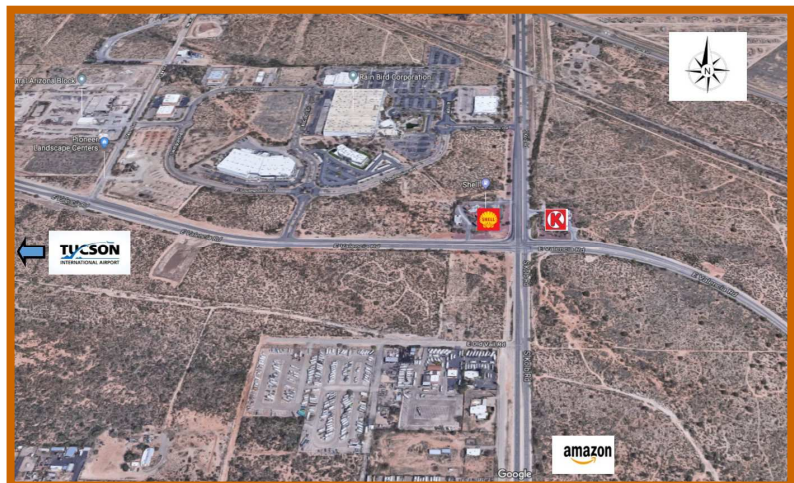


Located just west of the NW corner of Valencia & Kolb Roads, this parcel is on one of Tucson's busiest intersections frequented by **83,000** vehicles per day*. This intersection was completely reworked in anticipation of the tremendous growth in the area, including the recent completion of **Amazon's** 857,388 square foot fulfillment center 1/2 mile to the south. Located only two miles from I-10, and Tucson's most prominent industrial employers: **University of Arizona** Science and Technology Park, **Raytheon**, and **IBM**, this site is on the "going to work" side of one of Tucson's top major transportation arteries and is a direct route to Tucson International Airport and I-19. With a population of 127,148** and a projected growth of 6.7% over the next five years**, this site is prime for new commercial development. * PAG traffic study 2018 **

SRC, LLC 2001

For more information, please contact:

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Location

North side of Valencia Road just west of Kolb on the corner of McCulloch Dr with curb cuts in place directly from Valencia and access from Kolb through SouthPointe.

Size

Approximately 5.3 acres with the adjacent available parcel creating the opportunity for a 10+ acre regional Commercial development.

Zoning

Recently annexed into the City of Tucson as I-2 allowing for a multitude of commercial uses.

Traffic

53,677 vehicles per day Kolb Rd
 29,344 vehicles per day Valencia
 This property is in the Airport Environs Zone (AEZ) and will be subject to development standards for sound attenuation.

Utilities

Gas	4" Main (Southpointe Road)
Water	12"Main (Valencia/Kolb/Southpointe)
Sewer	Southpointe & Valencia

Demographics

	3 Miles	5 Miles
Population	21,675	122,841
Total HH	5,168	42,920
Med HH Income	\$44,411	\$44,262

Price

Total Parcel: \$1,400,000

