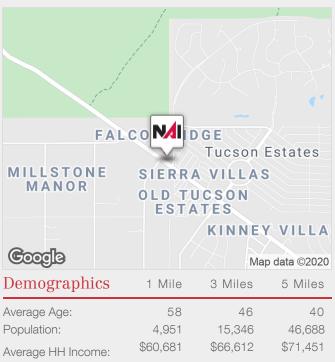


### NWC Kinney Rd & Tucson Estates Pkwy

Tucson, Arizona 85726

#### **Property Features**

- ±43,560 SF (± Acre) zoned CB-1 Pima County (Inside Retail/Residential)
- Further Reduced Price
- 2019 Property Taxes | \$1,195.63
- Pima County APN: 212-29-005B
- · Retail or Residential development ready land
- Great development opportunity!
- NWC of Kinney Rd and Tucson Estates Pkwy



Price Reduced - For Sale: \$50,000 (\$1.15/SF)

#### David Blanchette, CCIM

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### Kinney Land

# Plat Map





## Kinney Land

## Demographics Report

		1 Mile	3 Mile	5 Mile
POPULATION	2020 Estimated Population	4,951	15,346	46,688
	2025 Projected Population	5,201	15,916	49,157
	2010 Census Population	4,354	14,617	40,438
	Growth 2020-2025	5.05%	3.71%	5.29%
	Growth 2010-2020	13.71%	4.99%	15.46%
HOUSEHOLDS	2020 Estimated Average Age	58.10	46.50	40.30
	2020 Estimated Households	2,471	6,153	17,714
	2025 Projected Households	2,604	6,399	18,686
	Growth 2020-2015	5.38%	4.00%	5.49%
	Growth 2010-2020	15.68%	6.32%	16.42%
HOUSING INCOME	2020 Estimated Average Household Size	2.00	2.50	2.60
	2020 Median Household Income	\$48,062	\$55,317	\$56,773
	2020 Estimated Average Household Income	\$60,681	\$66,612	\$71,451
	2020 Estimated Owner Occupied Units	2,192	5,380	13,473
	2020 Estimated Renter Occupied Units	278	773	4,240
H0)	2020 Estimated Median Housing Value	\$145,768	\$155,793	\$167,229

