

# I-10 Interstate Retail Sites



## Corridor Gateway to Expanding Tucson S.E.

*Interstate 10 commercial business lots located directly on the I-10 Frontage road (direct ingress & egress) between Craycroft Road Interchange and the Valencia Road Interchange. Ready for immediate development for your building. All engineering available*

# FOR SALE

Site:	C-2 Retail Subdivision Lots
Location:	1-10 Frontage Road (north side) east of I-10/Valencia interchange and west of Craycroft Rd exit. Just west of the nationally recognized Tucson Truck Terminal (Triple-T truck stop)
Zoning:	City of Tucson C-2 commercially zoned lots with direct I-10 frontage road access. Interstate visibility
Size:	10 platted lots size 30,000 SF 100' x 300' typical. Approx. 8.04 ac. (351,421 SF) 1046' Frontage. Individual lots available or can combine. Development ready! Engineering available
Utilities	All utilities and Pima County sewer available to rear of lots.
Remarks:	Direct Frontage Rd access and unsurpassed visibility & exposure for retail and automotive compatible users desiring identity exposure and site ownership benefits. Available 3rd quarter of 2017
Price:	Phase I - \$6.95 per square foot Phase II - \$8.95 per square foot Phase III - \$14.95 per square foot

**Tony Marrs**  
President | Broker  
**A. W. Marrs, Inc.**  
Land & Subdivision  
Development & Brokerage

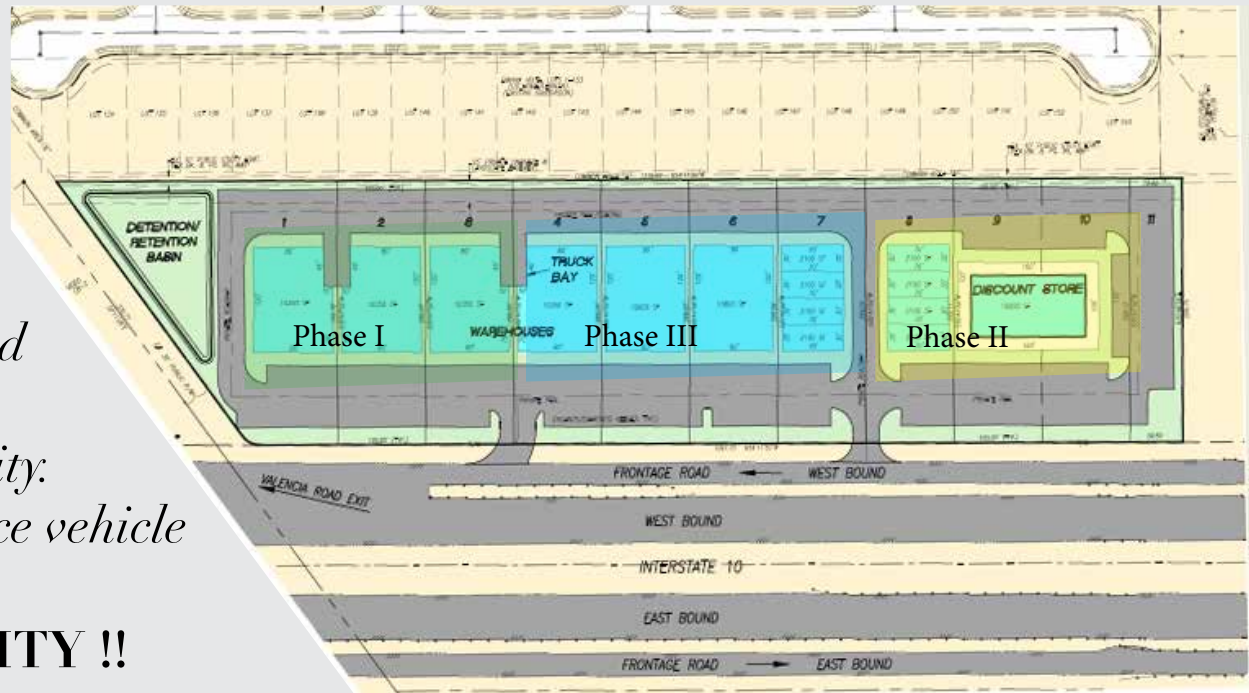
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**AM**

*Automotive, Retail & compatible uses. Flexible vehicular circulation. Lot Plat Exhibit shows 10,000 Sq. Ft. max. building footprint example on Standard 100' x 300' Lot.*

*Combine lots for max. flexibility. Optional Roll-up doors, Service vehicle parking & small yard behind.*

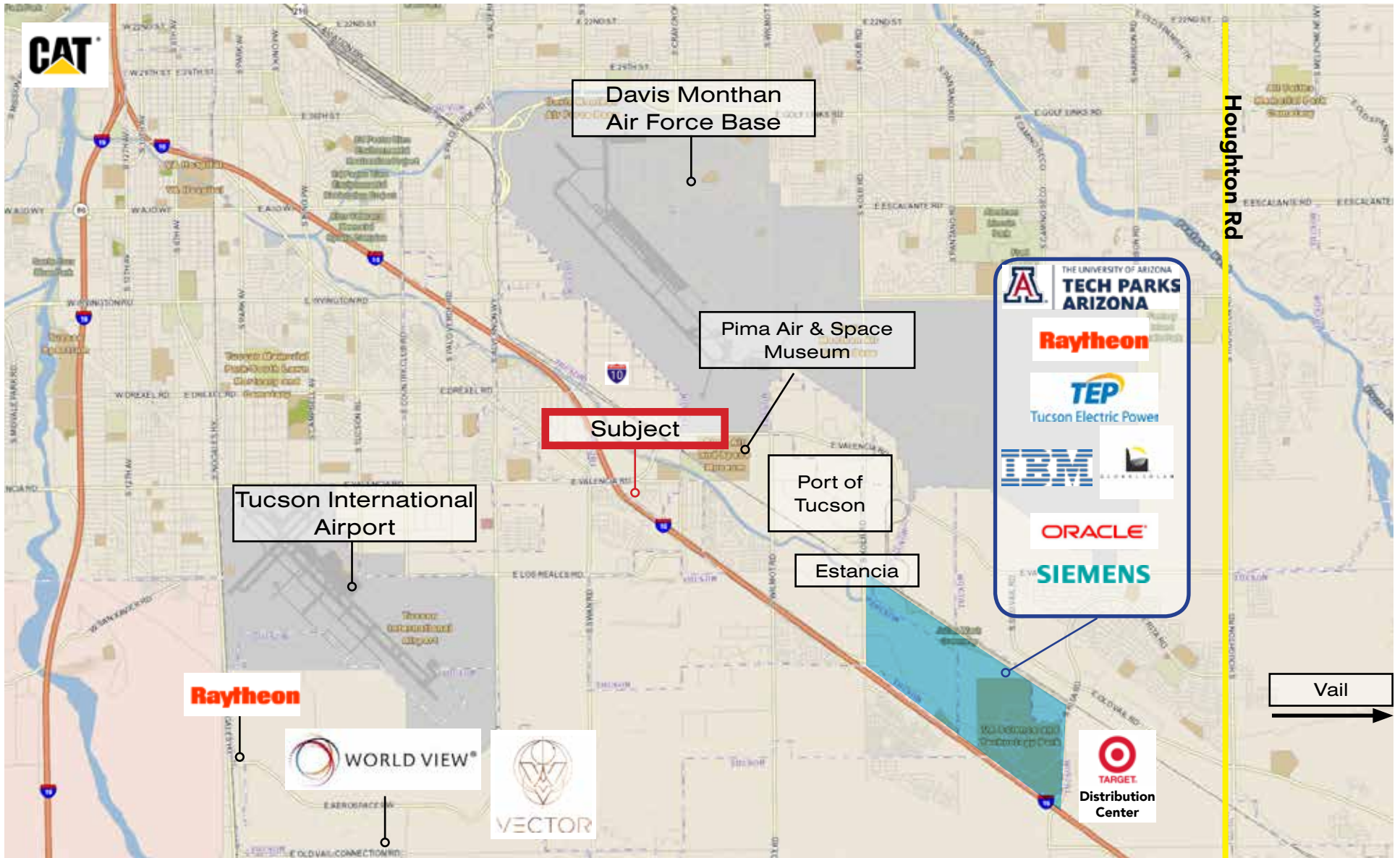
**MAX VISIBILITY IDENTITY !!**



Demographics	1 Mile	3 Mile	5 Mile
Population 2016:	6,150	31,496	107,519
Avg income:	\$60,412	\$53,135	\$47,485
Traffic Counts:			
I-10/Craycroft	52,534 VPD 2016		
E. Valencia Rd	28,120 VPD 2016		

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Surrounding Aerospace and transportation Employment Centers include the Port of Tucson, University of Arizona Tech Parks Arizona, Raytheon, World View, Vector Space Systems, Davis Monthan Air Force Base and Pima Air and Space Museum. AZ Tech Parks is home to Raytheon, IBM, Oracle, Siemens, TEP, Arizona Tech Council among many other leading Sun Corridor mega region and Sonoran Corridor/Aerospace Parkway innovation companies and organizations..

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