



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE



Retail Development Site

9575 E. Speedway Blvd, Tucson, Arizona

NEC Speedway Blvd. & Harrison Road

Features:

- Location: NEC Speedway Blvd. & Harrison Road, Tucson, AZ
- Sales Price: \$682,000 (\$5.96 PSF)
- Property Taxes: \$15,581.70 (2017)
- Site Size: Approximately 114,436 SF (2.63 acres)
- Cell Tower (20' x 20') is **not** included in the sale.
- Tax Parcel Number: 133-03-3950
- Zoning: C-1, City of Tucson
- Traffic Counts:
Speedway Blvd: 19,000 VPD (2016)
Harrison Rd: 7,000 VPD (2016)
(CoStar 2018)
- Flood Zone: According to FEMA maps, this property is not in the 100-year flood plain.

\$682,000

(\$5.96 PSF)

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2017):	11,637	37,206	72,168
Est. Avg. HH Income (2017):	\$74,322	\$70,020	\$67,019

*Source - CoStar

Exclusively Represented by:

Tucson Realty & Trust Co.

Hank Amos

Office 520-577-7000

Pat Darcy

Retail Division Head

Office 520-618-5324



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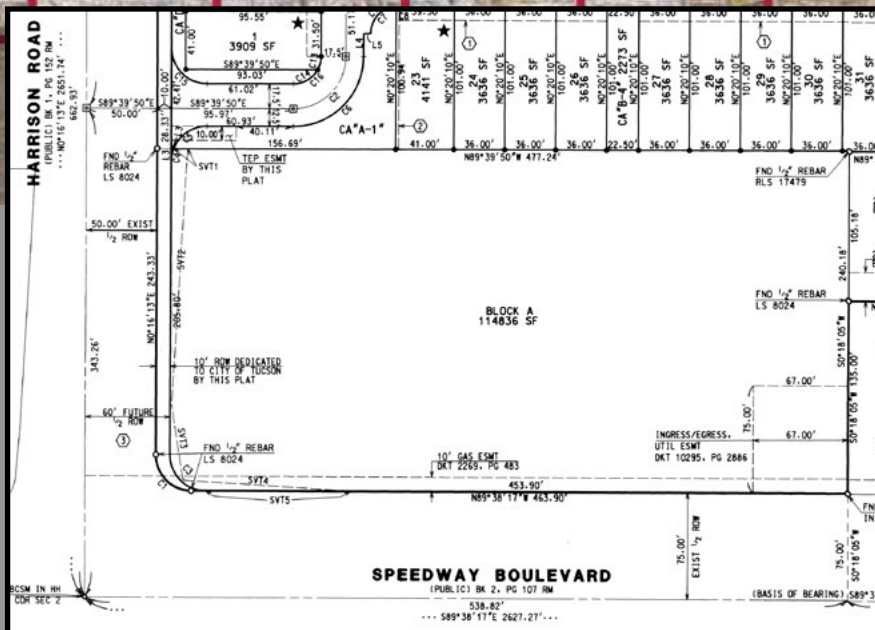
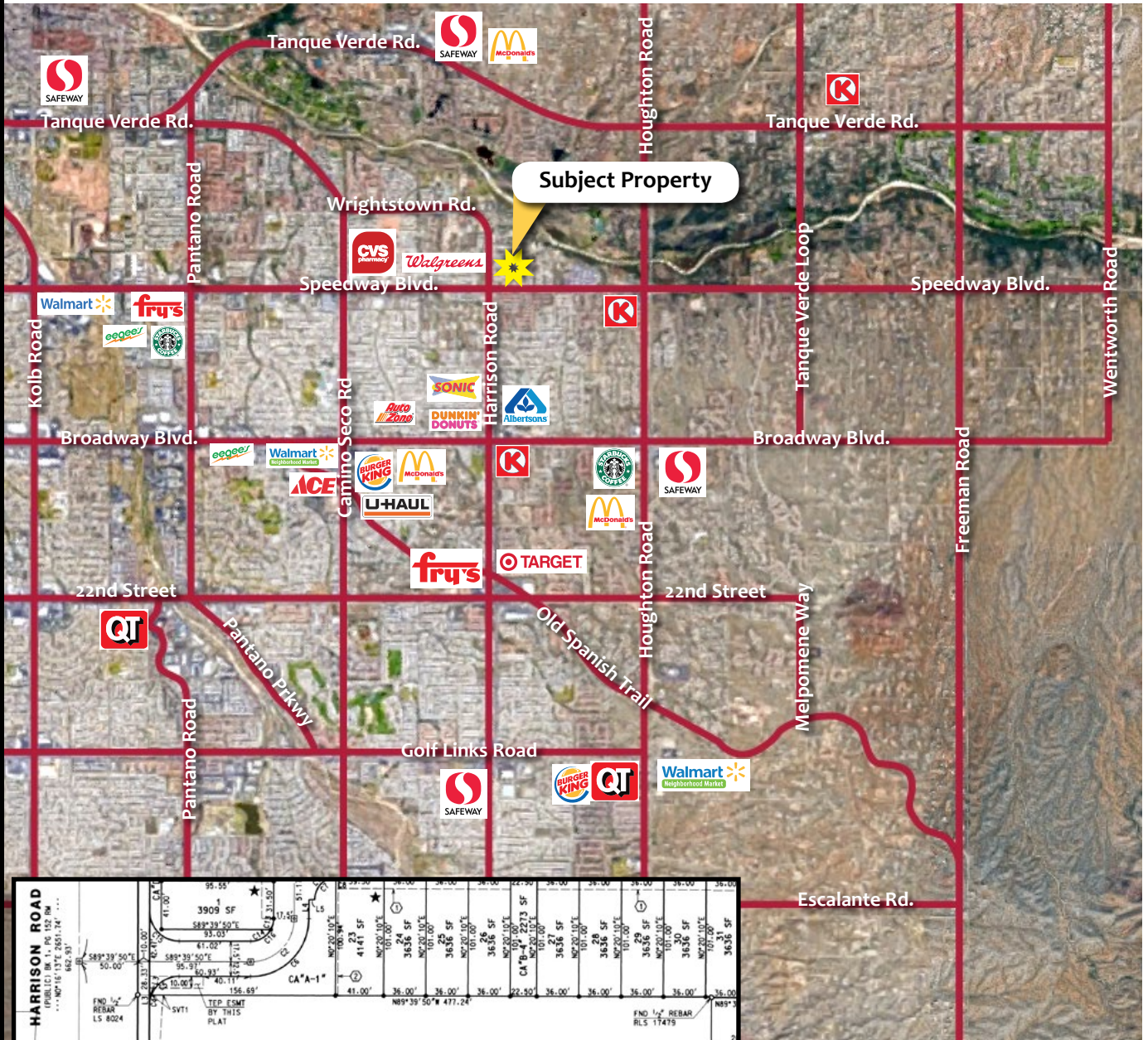
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.