

FOR SALE



12.38± ACRES

SYCAMORE CANYON VILLAGE CENTER

\$5.00 / SF

PARCELS #:

305-22-459A | PARCEL 7 (172,398± sf)
305-22-4650 | PARCEL 13 (143,728± sf)
305-22-4660 | PARCEL 14 (223,065± sf)
COMBINED | 12.38 ± ACRES : 539,191± SF

ZONING:

SP - Village Center

TRAFFIC COUNTS:

1,706 VDP (2021)

POTENTIAL USES:

Retail, Restaurant,
Office, Banking,
Civic, SFRs, Etc.

SCHOOLS:

Vail School District
Sycamore Elementary
Animas Elementary
Corona Foothills M.S.
Pantano High School

Nestled near the base of the Santa Rita Mountains and within 30 minutes of downtown Tucson, Sycamore Canyon is a beautiful master-planned community offering an abundance of natural beauty, convenience, and amenities.



EXCLUSIVELY REPRESENTED BY:
Tucson Realty & Trust Co.



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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 it's accuracy, but do not guarantee it.

VAIL, AZ:

Founded 1893

LAND AREA:

22.66 Square Miles

POPULATION:

13,604 (2020 -US Census)

14,099 (2022 -projected)

HOUSEHOLDS:

4,683 (2020 -US Census)

AVG. HOUSEHOLD INCOME:

\$114,110 (2020 -US Census)

EDUCATION:

Bachelor's Degree 24%

Master's / PHD 13%

EMPLOYMENT:

White Collar 82%

Blue Collar 18%

Government 24.5%

Self Employed 6.5%

CORPORATE NEIGHBORS:

UA Tech Park

Global Solar Energy

Davis-Monthan A.F. B.

Pima Air & Space

NEARBY AMENITIES:

Copper Ridge Elementary

Fire Dept. Station 182

Walmart Supercenter

Safeway

Del Lago Golf Club

The Village Center at Sycamore Canyon consists of three development pads around the intersection of Sycamore Leaf Road and Rustling Leaf Trail, in the heart of the Sycamore Canyon development area. The parcels have a Specific Plan (SP) Zoning which provides for a broad range of potential uses, including: Retail, Restaurant, Office, Banking, Civic, and Single Family (4.2 RAC).



This area has experienced very strong residential growth historically and is currently one of Tucson's most active development areas. There are a total of 5,600 existing single family homes in the trade area with platted capacity of 10,329 homes. An additional 300 homes will be completed in the next 24 months based on current absorption. Active builders in the area include DR Horton, KB Homes, Lenar, and Sombra Homes.

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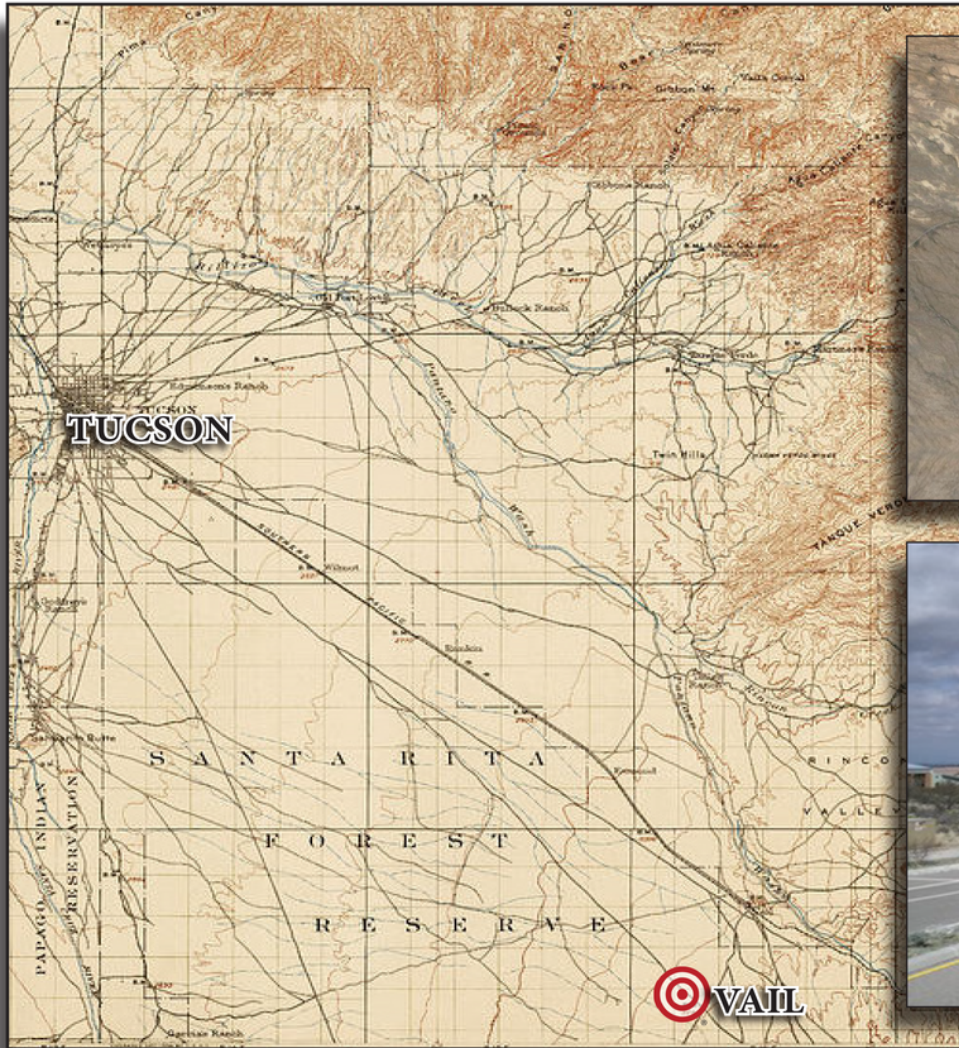
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Located within 30 minutes of downtown Tucson, Sycamore Canyon offers access to the convenience of urban activity, but harbors the peacefulness and tranquility of the upper Sonoran Desert.

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