

# 5.20 Acres MU Land For Sale

## Alvernon Way / Drexel Road

### Tucson, Arizona 85706



Arizona First  
Properties LLC



This prime corner is ideal and ready for development. Consisting of 5 parcels on the NWC of Alvernon Way and Benson Highway this site is ideal for multiple uses to accommodate the continual expansive growth of the well performing south submarket

- ☐ 5.20 Acres Zoned City of Tucson MU
- ☐ 2 Hard Corners / High Traffic Count
- ☒ Investor Opportunity \$1.575M (\$6.94 PSF)
- ☐ All Utilities at site / Water stubbed incl. 1,500 GPM Fire Flow
- ☐ Strategically situated between Interstate 10 & Interstate 19
- ☐ High Visibility
- ☐ Opportunity Zone
- ☐ Approved Development Plan for 40K SF Retail Center

### Neighborhood Demographics



Population



Average  
HH Income



Daytime  
Population

|        |         |          |         |
|--------|---------|----------|---------|
| 1 Mile | 12,143  | \$66,111 | 9,765   |
| 3 Mile | 53,116  | \$75,456 | 72,298  |
| 5 Mile | 162,874 | \$69,054 | 199,185 |

Traffic Count: 34,775 VPD (Q3 2024)

Source: ESRI

For More Information, contact:

Arizona First Properties, LLC

Tom DeSollar, EMS

520-400-2732

[tom@azfirstprop.com](mailto:tom@azfirstprop.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).



# 5.20 Acres MU Land For Sale

## Alvernon Way / Drexel Road

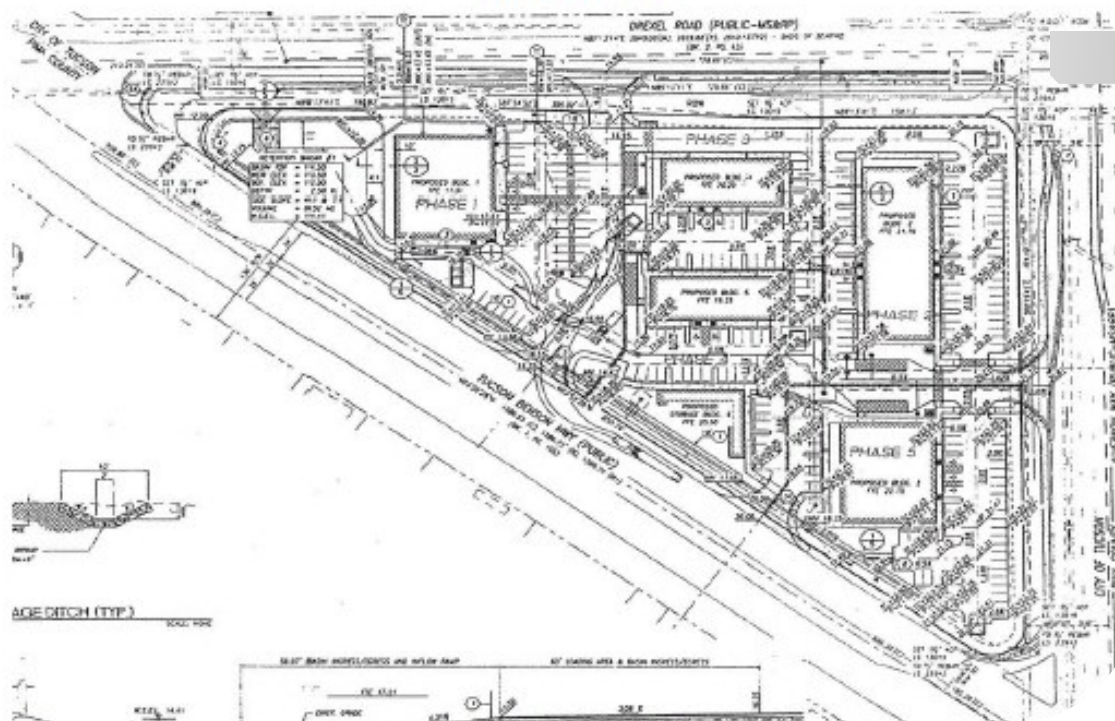
### Tucson, Arizona 85706



Site Plan:

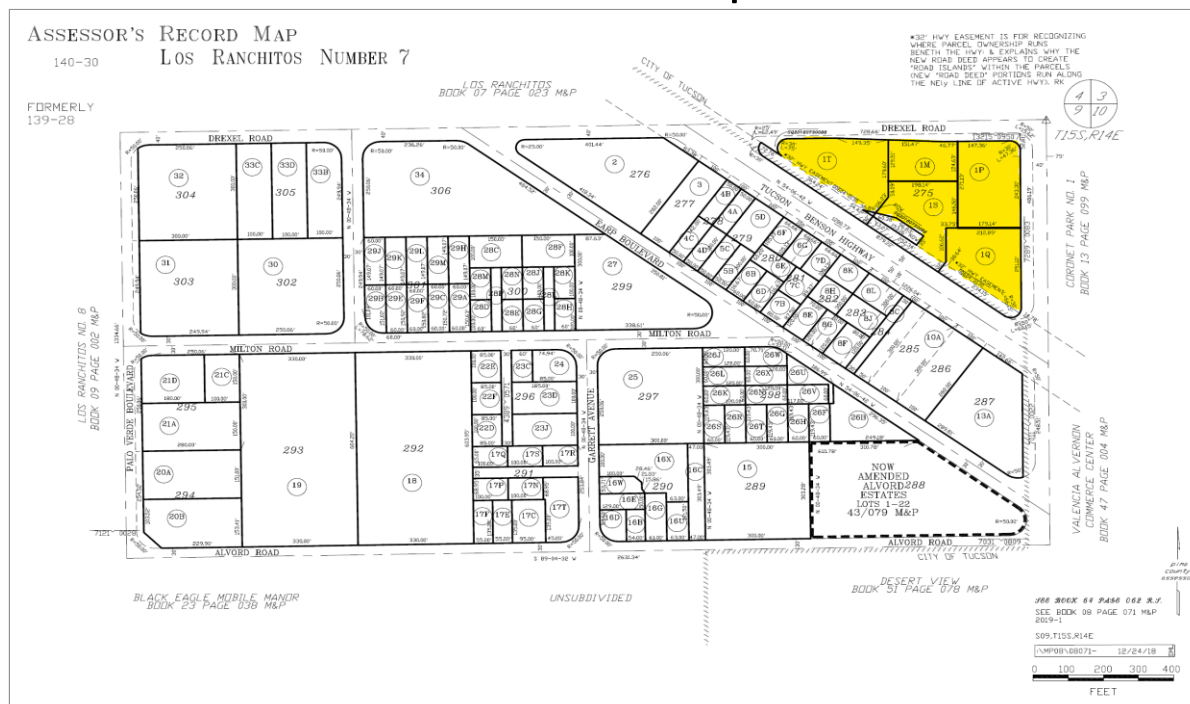
(PROPOSED)

**SITE PLAN**



Land For Sale

Assessor's Map:



For More Information, contact:

**Arizona First Properties, LLC**

Tom DeSollar, EMS

520-400-2732

[tom@azfirstprop.com](mailto:tom@azfirstprop.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).



# 5.20 Acres MU Land For Sale

## Alvernon Way / Drexel Road

### Tucson, Arizona 85706



*Arizona First  
Properties LLC*

Location Map:



**For More Information, contact:**

**Arizona First Properties, LLC**

Tom DeSollar, EMS

520-400-2732

[tom@azfirstprop.com](mailto:tom@azfirstprop.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).