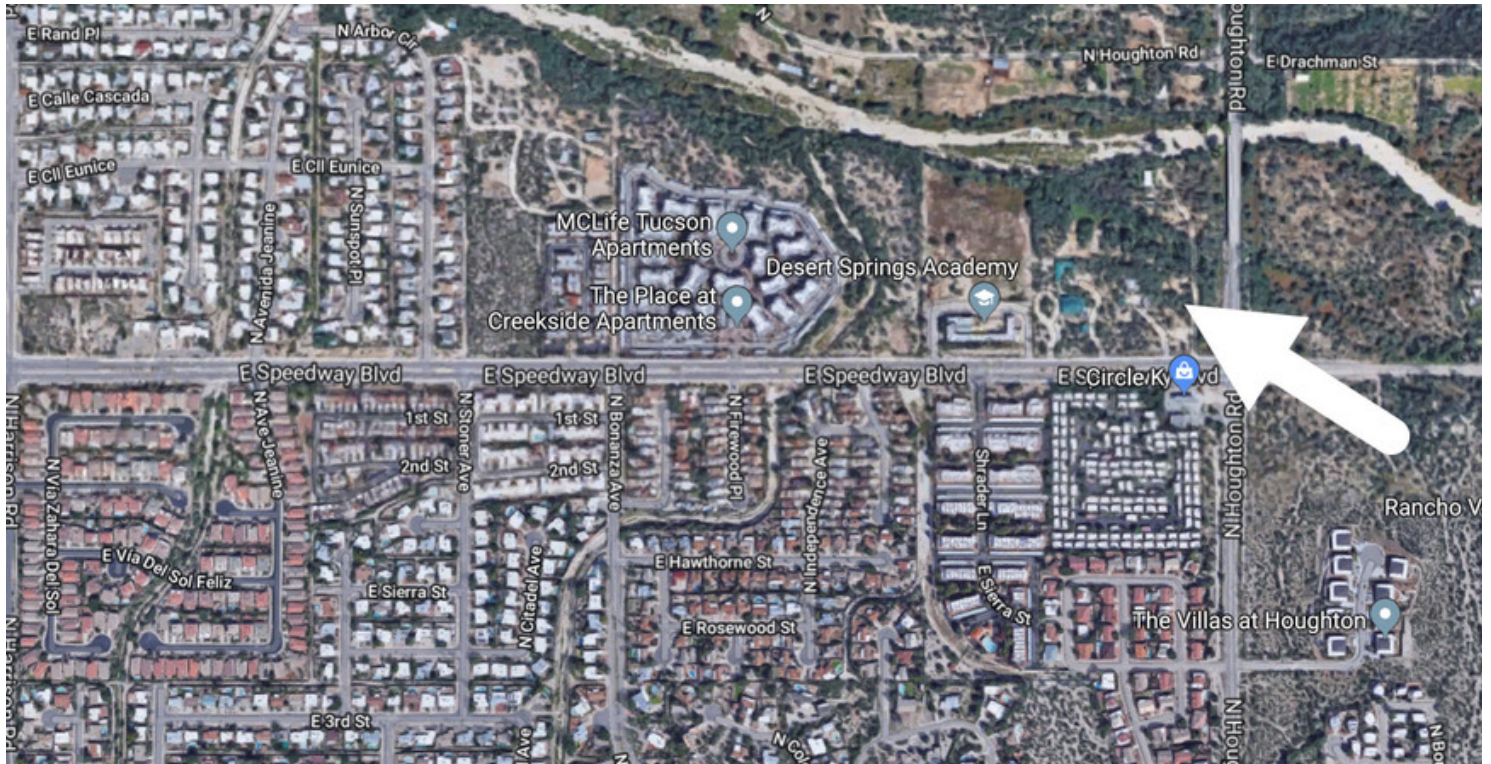


EXECUTIVE SUMMARY

HARD CORNER For Fast Food Restaurant / C-store – Gas Station / National Retail Store / Walmart.

NWC OF SPEEDWAY BLVD. AND HOUGHTON RD. , TUCSON, AZ



OFFERING SUMMARY

Offering Price:	\$672,740 or \$4.95 SF
Lot Size:	3.12 Acres
APN #:	133-03-317B
Zoning:	Commercial (SR)
Market:	Tucson

PROPERTY HIGHLIGHTS

- **PROPERTY DESCRIPTION:** Great corner for Fast Food Restaurant / C-store – Gas Station / National Retail Store (Walmart). The property is located on the NWC of Speedway Blvd and Houghton Rd. in the City of Tucson and the current zoning is SR (residential). Subject property has to be rezoned to commercial, and the comprehensive plan for the property allows commercial zoning for the best use, which because of the great location is a Fast Food Restaurant / C-store – Gas Station / National Retail Store (Walmart). Speedway Blvd. is a major Road (east-west) connection Tucson to huge new Residential Developments in the East. Houghton Road is another major Road in Tucson Zoned residential, comprehensive plan allows for commercial zoning.
- Best use: Fast Food Restaurant.
- Best use: / C-store – Gas Station.
- ~~Best Use: National Retail Store (Walmart).~~



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FOR MORE INFORMATION CONTACT:

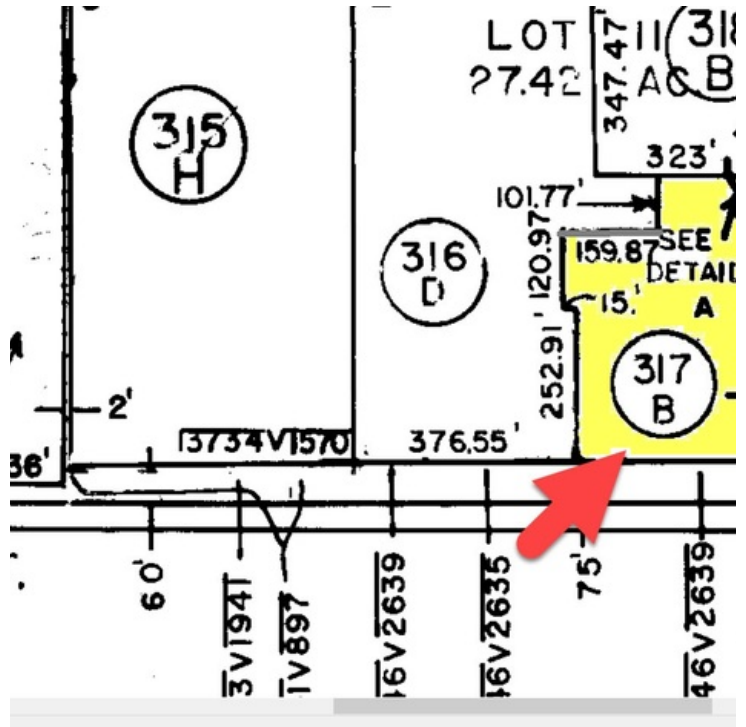
WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

ADDITIONAL PHOTOS

**HARD CORNER For Fast Food Restaurant / C-store – Gas Station /
National Retail Store / Walmart.**

NWC OF SPEEDWAY BLVD. AND HOUGHTON RD. , TUCSON, AZ



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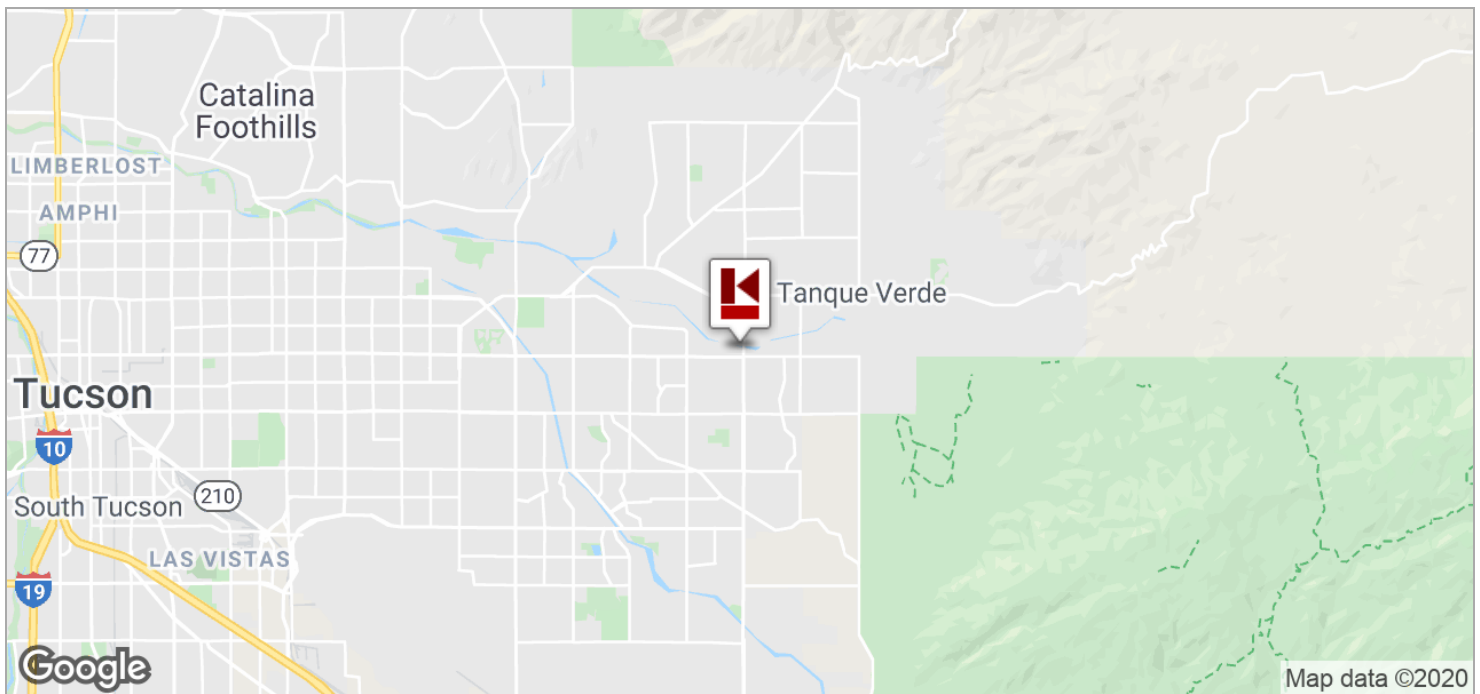
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LOCATION MAPS

HARD CORNER For Fast Food Restaurant / C-store – Gas Station / National Retail Store / Walmart.

NWC OF SPEEDWAY BLVD. AND HOUGHTON RD. , TUCSON, AZ



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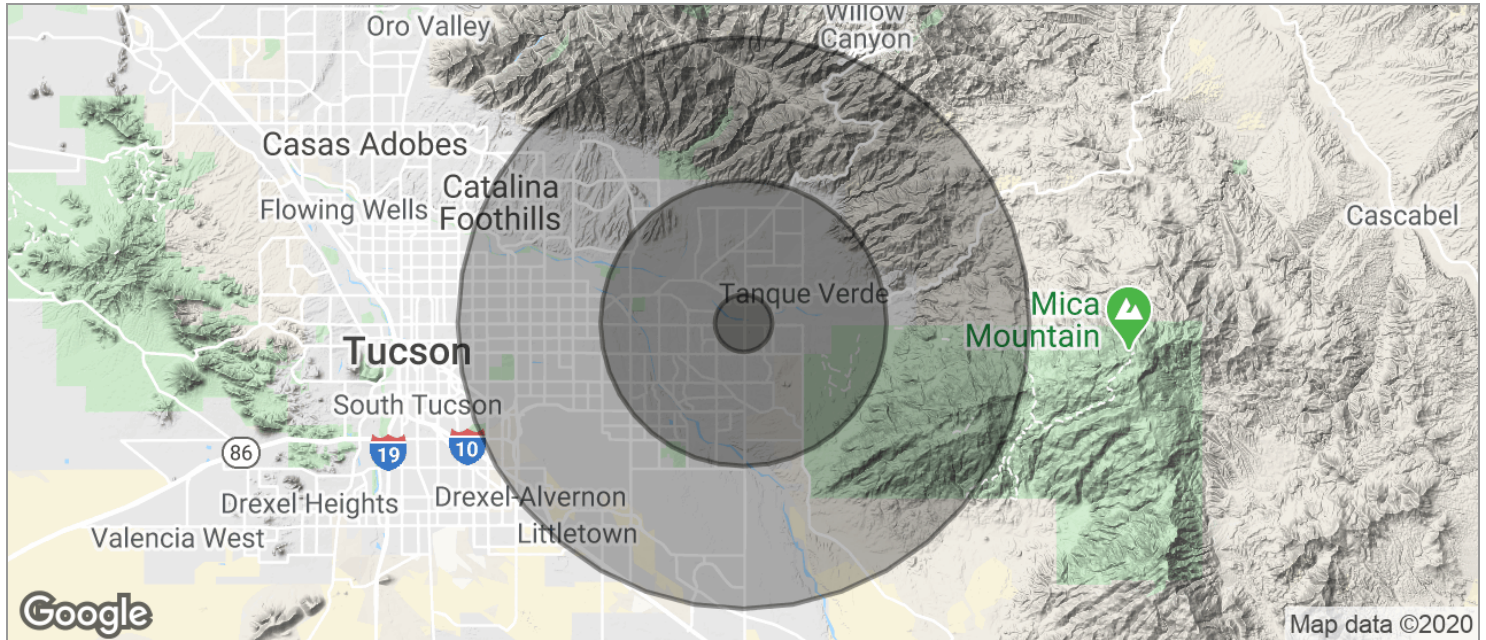
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DEMOGRAPHICS MAP

HARD CORNER For Fast Food Restaurant / C-store – Gas Station / National Retail Store / Walmart.

NWC OF SPEEDWAY BLVD. AND HOUGHTON RD. , TUCSON, AZ



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,821	135,028	345,221
MEDIAN AGE	40.2	42.9	39.7
MEDIAN AGE (MALE)	36.6	40.3	38.1
MEDIAN AGE (FEMALE)	44.1	44.9	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,449	59,209	149,302
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$72,551	\$67,749	\$66,036
AVERAGE HOUSE VALUE	\$298,682	\$324,695	\$324,145

* Demographic data derived from 2010 US Census