



BUILD-TO-SUIT OPPORTUNITY

SWAN & GOLF LINKS
TUCSON, ARIZONA

20 E. Congress Street, Suite 300
Tucson, Arizona 85701
www.bourncompanies.com

BOURN[®]
COMPANIES

Improved Land for Build-to-Suit Opportunity

Project Size: 29± acres

Price:

Infrastructure on Site:

Water: Served by Tucson Water

Electric/Power: Tucson Electric Power

Sewer: Pima Wastewater 24" line in 29th Street

Gas: Southwest Gas

Zoning: PAD, City of Tucson

Distance to:

Interstate 10: 3.9 miles

Interstate 19: 17.4 miles

Port of Tucson: 7.9 miles

University of Arizona: 5.3 miles

UA Tech Park: 12.3 miles

Tucson International Airport: 7.1 miles

Phoenix: 121 miles

Mexico: 71 miles

El Paso: 314 miles

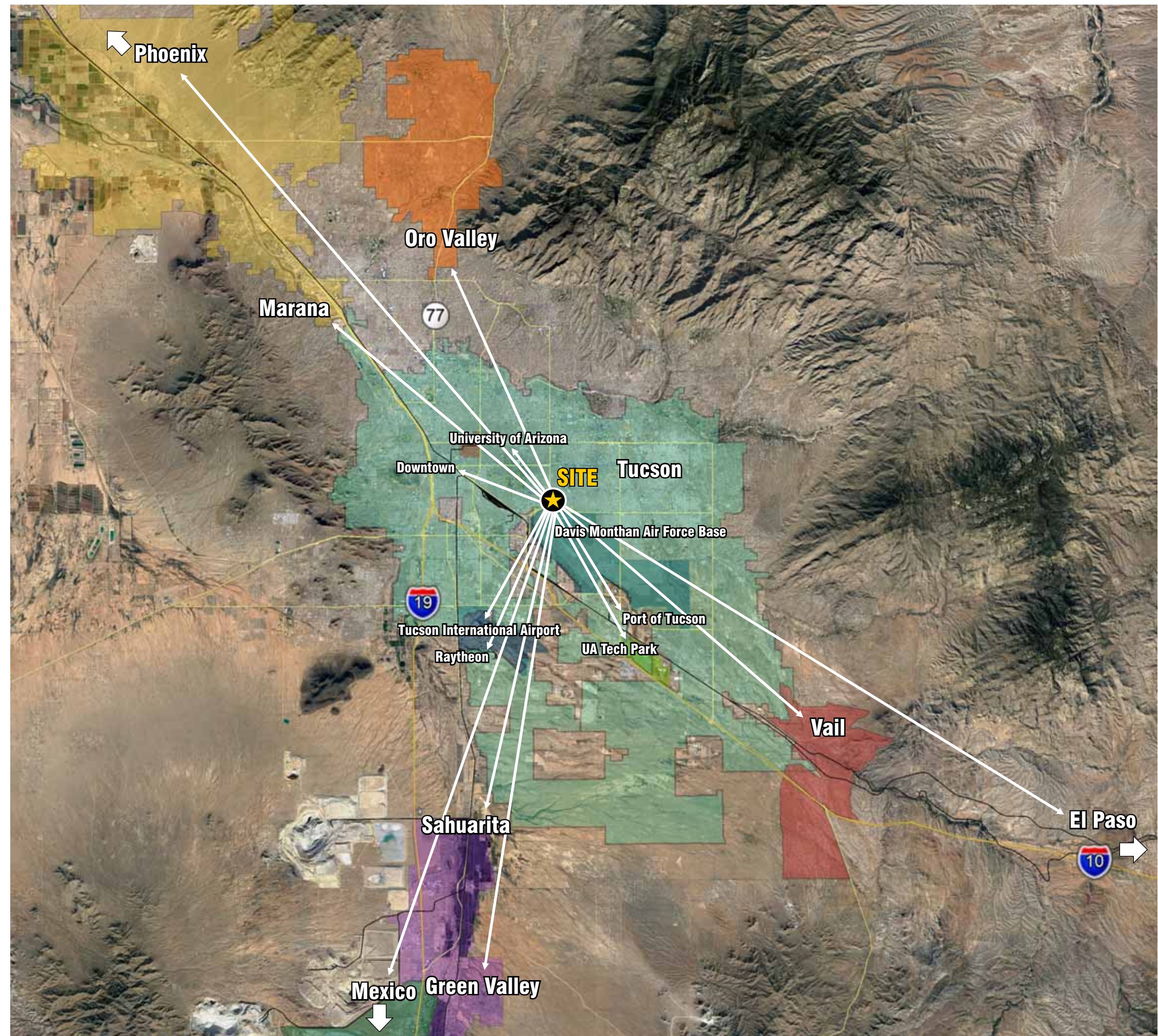
For More Information, Please Contact:

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UNIVERSITY OF ARIZONA

SPEEDWAY BLVD

DOWNTOWN

EL CON MALL

RANDOLPH PARK
& REID ZOO

SWAN RD

PARK PLACE
MALL

**GOLF LINKS
& SWAN RD**

22ND ST

BARRAZA-AVIATION CROSS TOWN PARKWAY

KINO PKWY

INTERSTATE
19

ARIZONA
210

6.5 Miles
(10 Minutes)
Drive Time to
Interstate 10

7.4 Miles
(12 Minutes)
Drive Time to
Interstate 19

3.9 Miles
(7 Minutes)
Drive Time to
Interstate 10

GOLF LINKS RD

TUCSON REGIONAL
BORDER PATROL
HEADQUARTERS

DAVIS MONTHAN AIR FORCE BASE

AJO WY

ARIZONA
86

ALVERNON WY

RAILROAD

INTERSTATE
10

IRVINGTON RD



VIEW TO THE NORTH



1 SITE PLAN
SCALE: N.T.S.



CONCEPT PLAN

BOURN COMPANIES

20 E. Congress St., Suite 300
Tucson, AZ 85701
Main (520) 323-1005 Fax (520) 323-5630

SITE PLAN OF THE COMMERCIAL CENTER SHOWING THE APPROXIMATE LOCATION OF THE LOT AND THE APPROXIMATE LOCATION OF THE PREMISES WITHIN THE LOT

This depiction is a general schematic site plan of improvements which are currently contemplated only and expressly is not a representation regarding the actual size, configuration, location or number of depicted features which have been constructed or will be constructed. This depiction is subject to change from time-to-time and is also subject to the approval of all governmental agencies and authorities having jurisdiction thereover. This depiction may be used solely for the purposes specifically represented therein.

CONCEPT J13C
12-3-20
29TH & SWAN
TUCSON, AZ



UNIVERSITY
OF ARIZONA

TUCSON
MEDICAL
CAMPUS

DOWNTOWN

EL CON
MALL

BROADWAY BLVD

PARK
PLACE
MALL

WILLIAMS
CENTER
TECH
PARK

RANDOLPH
GOLF
COURSE

REID PARK
& ZOO

22ND ST

SUBJECT PROPERTY

BORDER PATROL
TUCSON
HEADQUARTERS

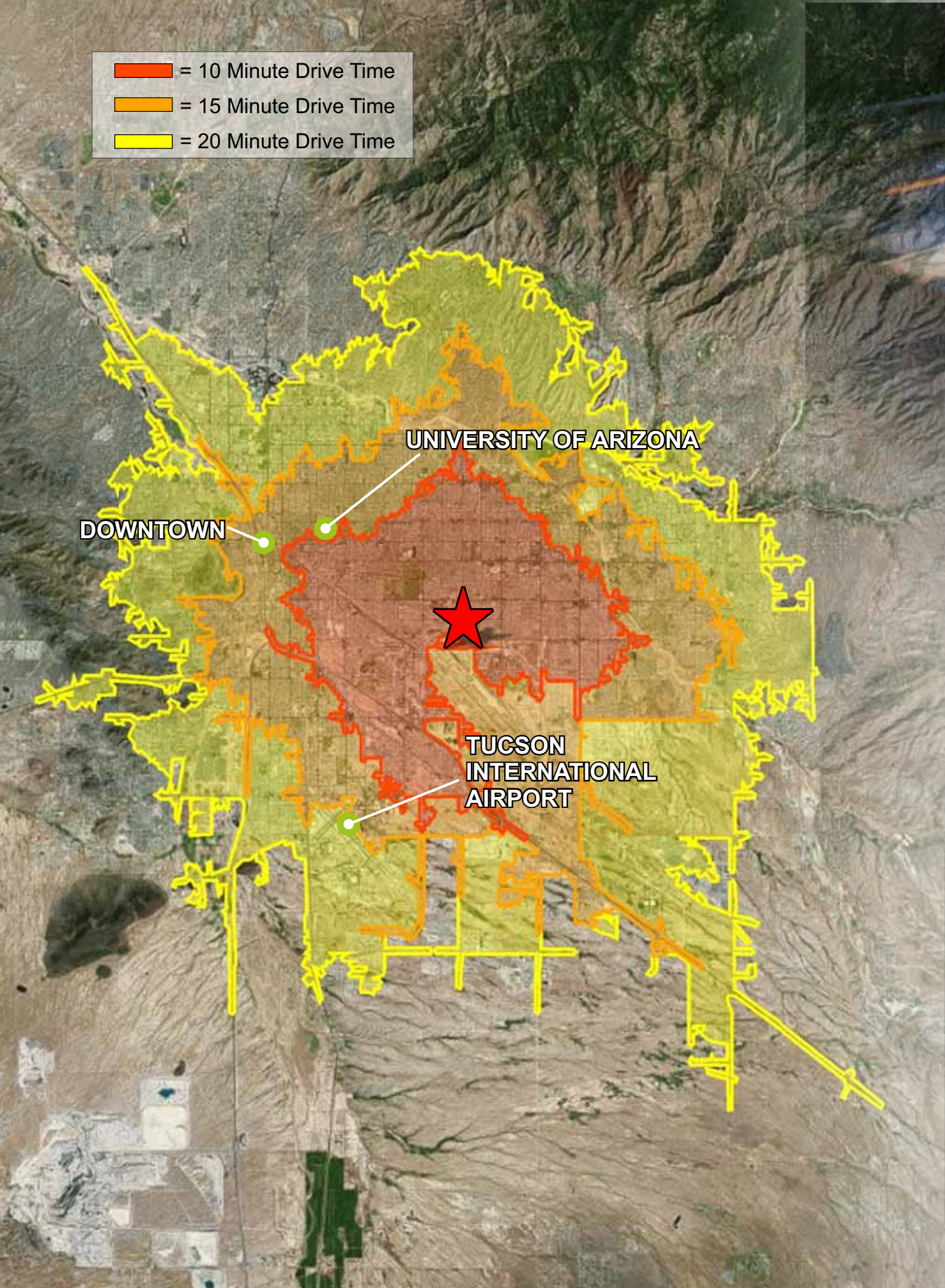
GOLF LINKS RD

SOUTHERN
ARIZONA
VETERANS
HOSPITAL
CAMPUS

KINO
SPORTS
COMPLEX

BANNER HEALTH
MEDICAL CENTER
SOUTH CAMPUS

DAVIS MONTHAN
AIR FORCE BASE



DRIVE TIME

DEMOGRAPHICS

	10 MINUTES	15 MINUTES	20 MINUTES	TUCSON MSA
Total (2022) Population	194,537	419,360	608,129	1,043,433
Total # of Employees	130,705	252,656	334,202	465,114
2021 Population Age 25-34	32,671	67,391	94,271	147,417
Median Age	35.4	35.6	36.59	39.8
Bachelor's Degree	23,604	51,657	79,517	150,118
Some College, No Degree	32,138	68,588	98,028	173,782
Average HH Income	\$65,227	\$70,366	\$78,283	\$88,679

Source: ESRI 2022

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