



FOR SALE

5.59 AC OF INDUSTRIAL LAND

SALE PRICE: CONTACT AGENT

Key Features

- Rare Gem Show development site in one of Tucson's most active annual economic corridors
- Zoned for multifamily residential, apartment, or hotel use with up to 75 ft allowable building height
- Located within the [Rio Nuevo Incentive District](#), a federally designated Empowerment Zone
- Direct I-10 access with exceptional freeway visibility and connectivity
- One block south of Downtown Tucson, the Tucson Convention Center, and the downtown streetcar line — right in the heart of the Gem Show Loop

Property Details

Lot Details	116-23-155E: 3.0 Acres / 130,680 SF 116-23-2080: 2.59 Acres / 112,820 SF TOTAL: 5.59 Acres / 243,500 SF
Zoning	I-1, City of Tucson
Accessor Parcel No.	116-23-155E & 116-23-2080

Trade Map



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TUCSON GEM, FOSSIL, & MINERAL SHOW ECONOMIC IMPACT

 **46** Shows Hosted by

 **39** Owners, Generating

 **\$11M** in the Tucson Economy

113,342

Unique Buyers

49,564

Buyers Outside of Tucson

5.5

Days Visitors Spend in Area

\$293.34

Visiting Buyers Spend per Day

6,709

Total Exhibitors

5,696

Exhibitors Outside of Tucson

19.2

Days Visiting Exhibitors Spend in Tucson

\$185.73

Visiting Exhibitors Spend per Day

ECONOMIC IMPACT

 **2,766**

Jobs in Pima County

 **\$230M**

State GDP in Pima County

 **\$131M**

Labor Income in Pima County

 **\$11.6M**

Direct Taxes for the City of Tucson

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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