

8705 N. COACHLINE DRIVE

MARANA, AZ 85743

For Sale | Commercial Land



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8705 N. COACHLINE DRIVE

MARANA, AZ 85743

LOT SIZE

5.54 Acres

SALE PRICE

\$2,050,000

TAX PARCEL NO.

226-22-005S

PROPERTY TAXES

\$23,044.36 (2019)

ZONING

Code F, Continental Ranch Specific Plan
(allows retail and other commercial, commercial recreation, banking, restaurants, and office)

COMMENTS

- Corner parcel at signalized intersection
- Flat regularly shaped parcel
- Curbs, sidewalks and utilities installed
- Excellent local income and density demographics
- Marana is Arizona's third fastest growing municipality



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	11,468	\$89,836	1,068	\$140.77 M
3 Miles	28,796	\$87,572	7,017	\$344.98 M
5 Miles	54,944	\$80,332	13,161	\$664.45 M



SAFeway

Twin Peaks K-8 School

Walmart
9
ANYTIME FITNESS

SUBJECT

Quik Mart

CANYON BANK

Home Depot

TUCSON PREMIUM OUTLETS
A SIMON CENTER

INTERSTATE 10

HSL Properties Under Construction
±300 unit apartment complex

Quarry Pines Golf Course

TEXAS
Old Country Store

246

DUTCH BROS
IHOP

Cortaro Farms Rd

La Quinta
Comfort Inn

Days Inn

McDonald's

Wendy's
K
QT

Super 8
Holiday Inn Express
O'Reilly
Shell

Walmart

KOHL'S

246

Pizza Hut
PSYCHOSOMATIC FITNESS
Station PUB & GRILL

Coyote Trail Elementary

FRYS
WELLS FARGO

petco
ROSS
DRESS FOR LESS
TJ-maxx

HomeGoods
COMCAST
Banner Urgent Care

SARGENT
AEROSPACE & DEFENSE
230 Employees

Coca-Cola
180 Employees

Leman Academy

CVS pharmacy

Continental Reserve Lp

Silverbell Rd

26,329 VPD (2018)

28,059 VPD (2017)

LOCATION & MARKET SUMMARY - TUCSON

“Tucson inspires a sense of freedom among all who visit. Freedom of thought and expression. Freedom to discover and explore. And the freedom to be yourself.”

- VISIT TUCSON

The City of Tucson is a diverse community that is compiled of primarily students, military personnel and the everyday workforce. Most commonly known as the college town of the University of Arizona, Tucson is about embracing and discovering what sparks your inner self. Offering an eclectic array of activities that will surely fill your time, Tucson boasts

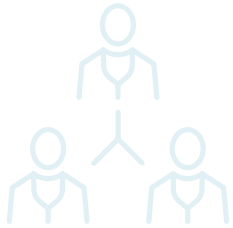
the title of “City of Gastronomy” from UNESCO for its rich agricultural history as well as its delicious food scene.

Located in Tucson is also the Davis-Monthan Air Force Base, home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command’s 309th Aerospace Maintenance and Regeneration Group, the aircraft bone-yard for all excess military and government aircraft.

In 2015 Banner Health and the University of Arizona Health Network merged to create a groundbreaking platform of academic medicine, research, instruction and patient care at three academic medical centers, to benefit Tucson and the entire state of Arizona



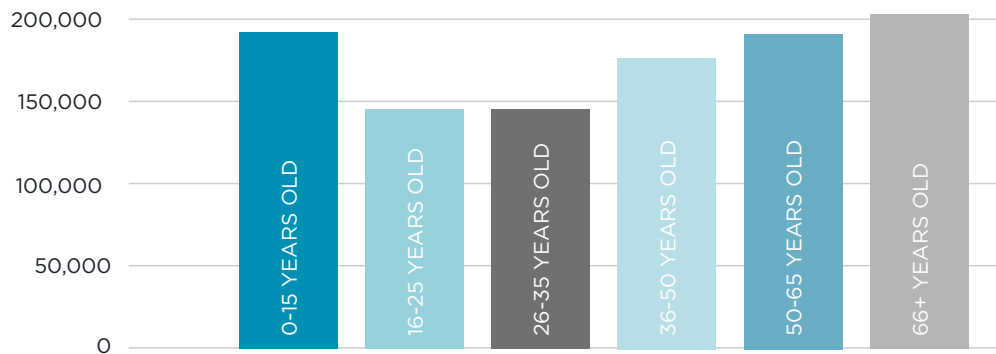
LOCATION & MARKET SUMMARY - TUCSON



1,066,136
TOTAL POPULATION
OF TUCSON METROPOLITAN
STATISTICAL AREA

Located in the southeast portion of the state of Arizona, just 60 miles north of the Arizona-Mexico border, Tucson is the 2nd largest city in Arizona. There is a daytime population of 1,066,136 people made up of 437,243 workers and 621,453 residents. Tucson has an average household income of \$77,318 and an average home value of \$273,471.

POPULATION BY AGE | MEDIAN AGE 39.2



475,019 TOTAL HOUSING UNITS



38.4%
 Renter Occupied



61.7%
 Owner Occupied

EDUCATIONAL ATTAINMENT

42.3% Tucson residents have earned an associates degree or higher



18.3%
 High School Graduate



24.6%
 Some College



9.2%
 Associates Degree



19.1%
 Bachelor's Degree



14.0%
 Graduate Degree

TOP 10 EMPLOYERS

AGGREGATED FOR TUCSON
METROPOLITAN STATISTICAL AREA

	COMPANY	# OF LOCATIONS	# OF EMPLOYEES
1	United States Department of the Air Force	4	13,850
2	University of Arizona	153	11,790
3	Raytheon Company	5	11,300
4	Pima County	197	7,550
5	State of Arizona	82	6,580
6	Banner University Medical Center Tucson Campus	1	4,480
7	Walmart	21	4,330
8	Tucson Medical Center	3	4,040
9	City of Tucson	123	4,010
10	Veterans Health Administration	2	2,810



16,115

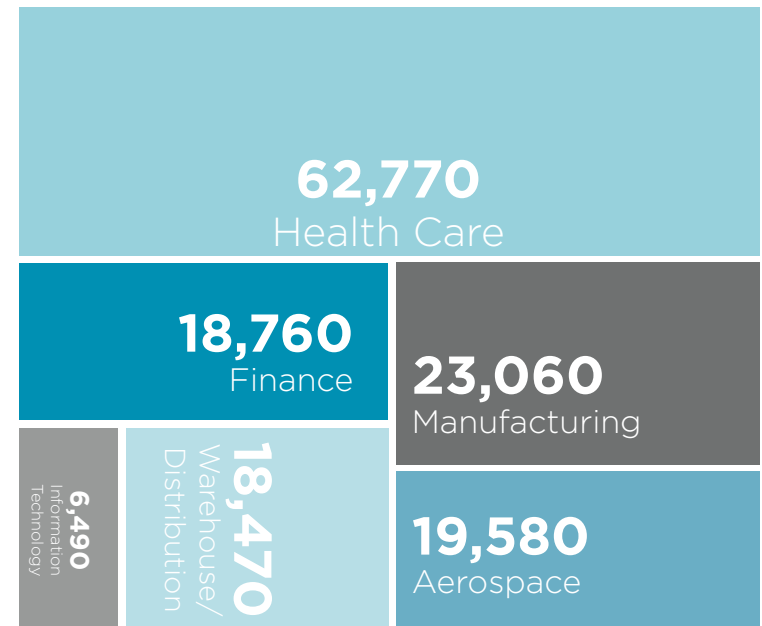
Total Businesses with 5 or more employees



389,840

Total Jobs at Businesses with 5 or more employees

OF EMPLOYEES BY KEY INDUSTRIES



LOCATION & MARKET SUMMARY - TUCSON

Established in 1885, the University of Arizona is the state's land-grant university. Known for its two medical schools, it produces graduates who are real-world ready through its 100% Engagement Initiative. Recognized as a global leader, the UA is also a leader in research, bringing more than \$684 million in research investments each year, and ranking in the top 25 among all public universities. The UA is advancing the frontiers of interdisciplinary scholarship and entrepreneurial partnerships, and is a member of the Association of American Universities, which lists the 62 leading public and private research universities in the country. It benefits the state with an estimated economic impact of \$8.3 billion annually.

RANKINGS

BEST BUY

— Fiske Guide, 2019



TOP 30

ONLINE BACHELOR'S
— U.S. News & World Report, 2019

BEST VALUE

— Princeton Review, 2019

#25
PUBLIC RESEARCH INSTITUTION

— National Science Foundation

92%
OF EMPLOYERS SAY
UA GRADUATES have the
skills to succeed on the job

— Employer Satisfaction Survey

TOP 1%
OUT OF 18,000
SCHOOLS

— Center for World University Rankings

ENROLLMENT

45,217

Total Students Enrolled



35,233

Undergraduate



9,984

Graduate



“THE SOUTHWEST’S NEXT FOODIE DESTINATION”

NEW YORK MAGAZINE

CITY OF TUCSON DESIGNATED, “CITY OF GASTRONOMY”, BY UNESCO IN DECEMBER OF 2015.

Many factors were considered when UNESCO (United Nations Educational, Scientific and

Cultural Organization) labeled Tucson the “City of Gastronomy”, including but not limited to the rich agricultural history, large number of local foods and improvement efforts of food production made by the University of Arizona.

Since the designation was received, the City of Tucson has made an effort to attract award-winning chefs, restaurants using local ingredients and artisans dedicated to making Tucson foods, beers and spirits. In the past three years, there have been over **90 articles** covering the food scene in Tucson, which is currently valued at **\$29.5 million.**



LOCATION & MARKET SUMMARY - TUCSON

2ND | Largest city
in Arizona



40 | Municipal, Public and
Private Golf Courses



83°F | Average
Temperature



149 | Hotels



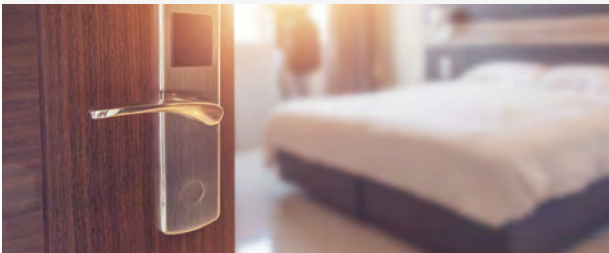
MUSEUM | Worlds largest non-
government funded air
and space museum



500 | Miles of dedicated
bike lanes



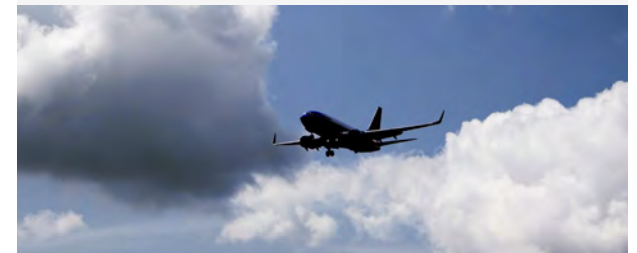
15,677 | Hotel Rooms



216 | Hiking Trails
listed on AllTrails



3,551,159 | Tucson
International Airport
(Enplanned/deplaned)





Marana is a town in Pima County, Arizona, located on the northwest side of Tucson, with a small portion in Pinal County. Marana is the fastest growing community in Southern Arizona, with a 2020 population of 49,395. Marana's population increased 41% between 2010 and 2020, and 157% between 2000 and 2010.

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.

Marana is home to a number of world-class companies on the cutting edge of science and technology. These corporations provide high-quality jobs for the community and critical linkages to Marana's educational system, helping develop the next generation of innovative leaders. Partnerships between the business and educational sectors are frequent, with many companies opting to "adopt a school" and provide critical career and technological resources for students.

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the Marana Regional Airport, making it a popular facility for executive travel and general aviation.

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. As businesses of these types locate in clusters, several key goals are being accomplished for Marana: creation of high-paying, career oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.

Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round with 350 days of sunshine each year, scenic bike paths following the Santa Cruz River, the Saguaro National Park, and some of the finest desert golf courses in the U.S.

8705 N Coachline TUCSON, ARIZONA



8705 N Coachline

1 MILE

3 MILE

5 MILE

2020 DEMOGRAPHICS



AVERAGE HH INCOME

\$102K+

1 MILE RADIUS



POPULATION

32K+

3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
10,327	32,857	70,144

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$102,868	\$100,494	\$91,967