



OFFERING MEMORANDUM

Westview Estates – Development Opportunity
SWC Cardinal Ave & Bilby Rd, Tucson, AZ 85746



CUSHMAN &
WAKEFIELD



PICOR

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FINANCIAL HIGHLIGHTS

Westview Estates
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PRICE
\$3,400,000*



PRICE PER SF
\$2.36



PLAT MAP
[Click Here](#)



GEOTECH REPORT
[Click Here](#)

***No Buyer Broker Compensation**



LOCATION

SWC Cardinal Ave & Bilby Rd,
Tucson, AZ 85746



PROPERTY TYPE

Land



TOTAL LOTS

99 Plated Lots



BUILDABLE LOTS

99 Lots
(3 Lots have Retention /
Detention Easements)



TOTAL ACRES (GROSS)

33.12 Acres



PROPERTY TAXES

\$11,259.27 (99 Lots @ \$113.73/Lot)



ZONING

CR-3 Pima County Single Family
Residence



UTILITIES

Adjacent to Subject Property

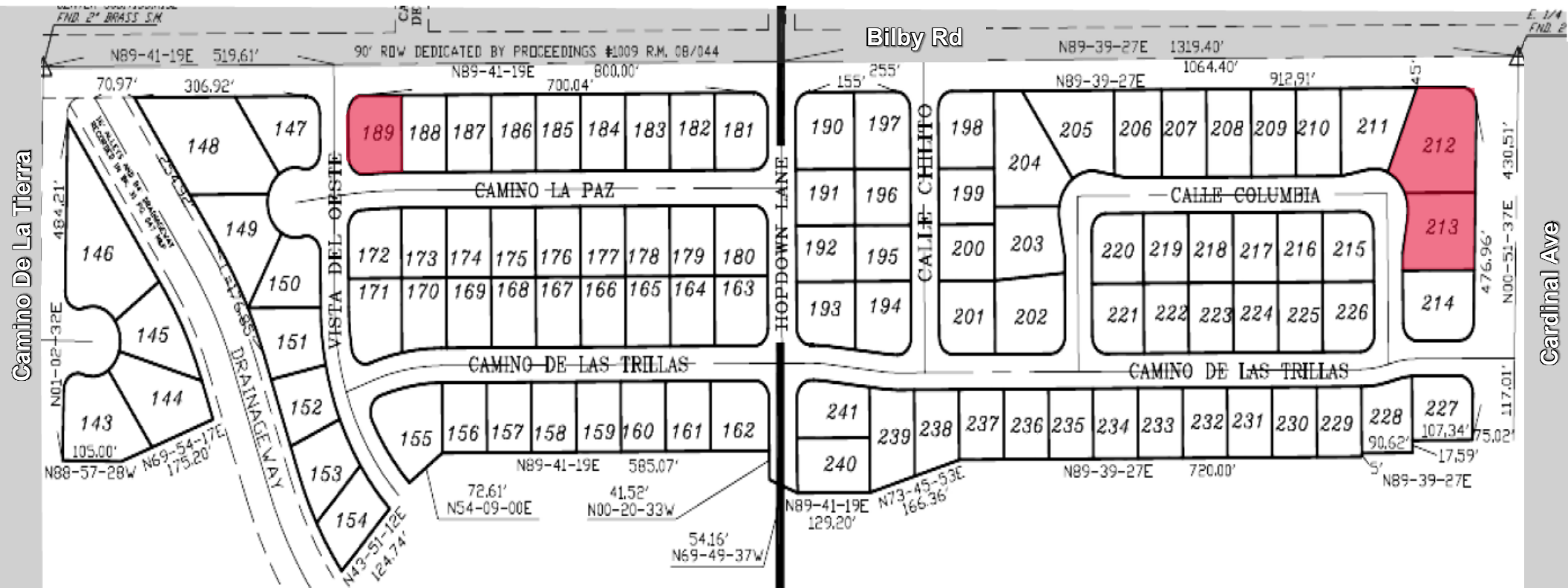


*BUYER BROKER

*Buyer brokers welcome but must find
compensation with the buyer client.*

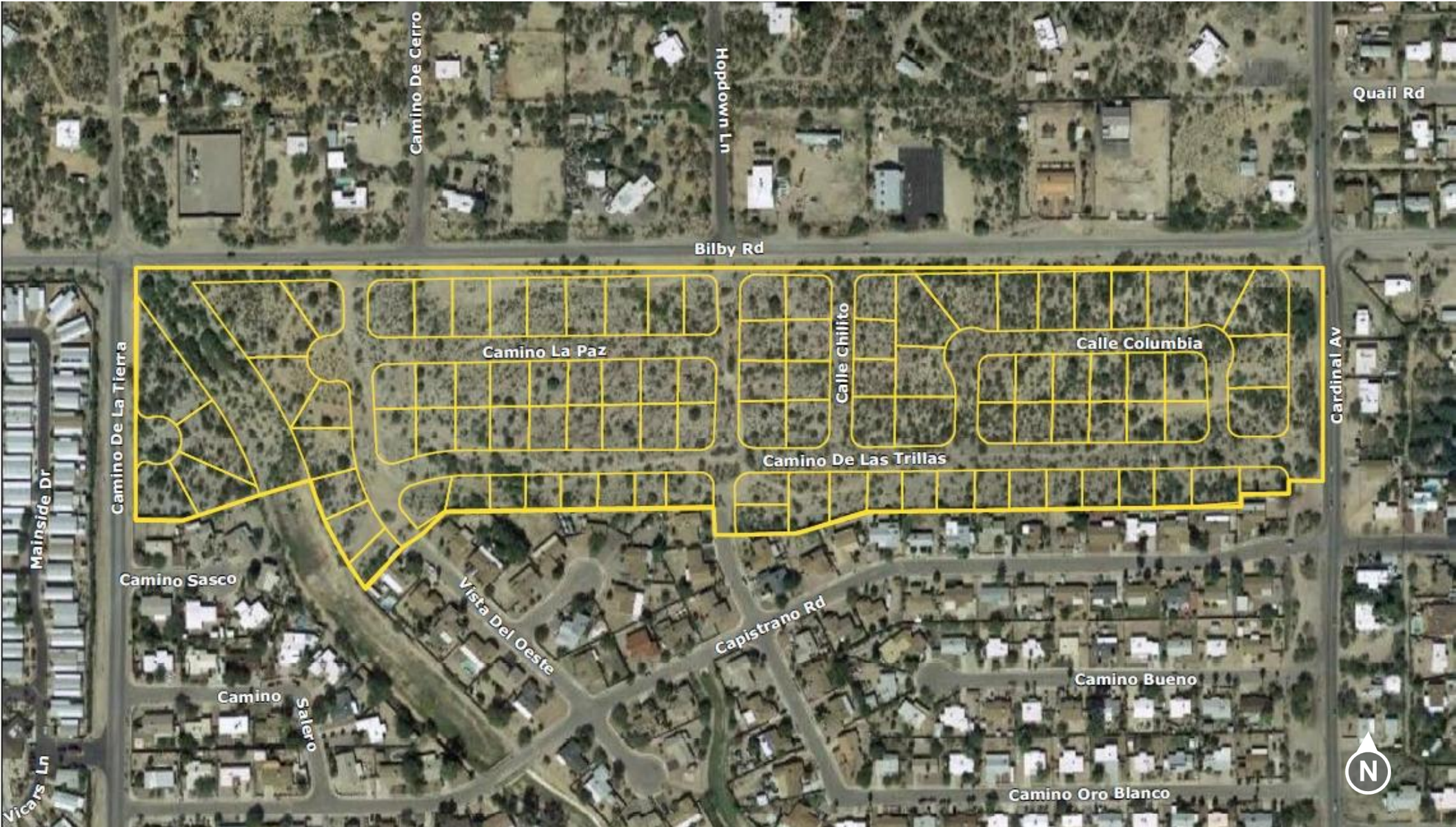
PLAT MAP

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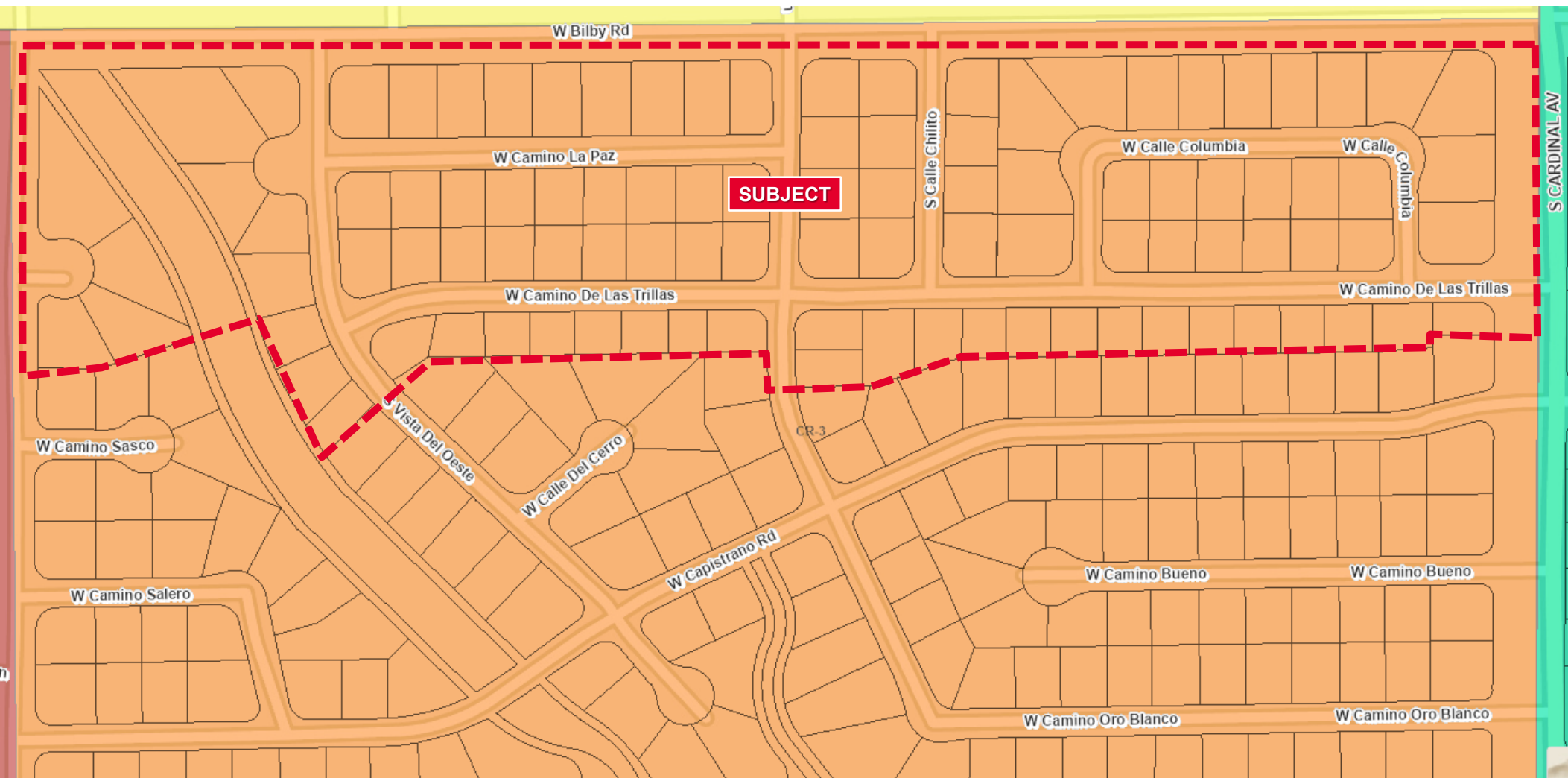
 Subject to Retention/Detention Easements





ZONING MAP

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CR-3 Pima County Single Family Residence



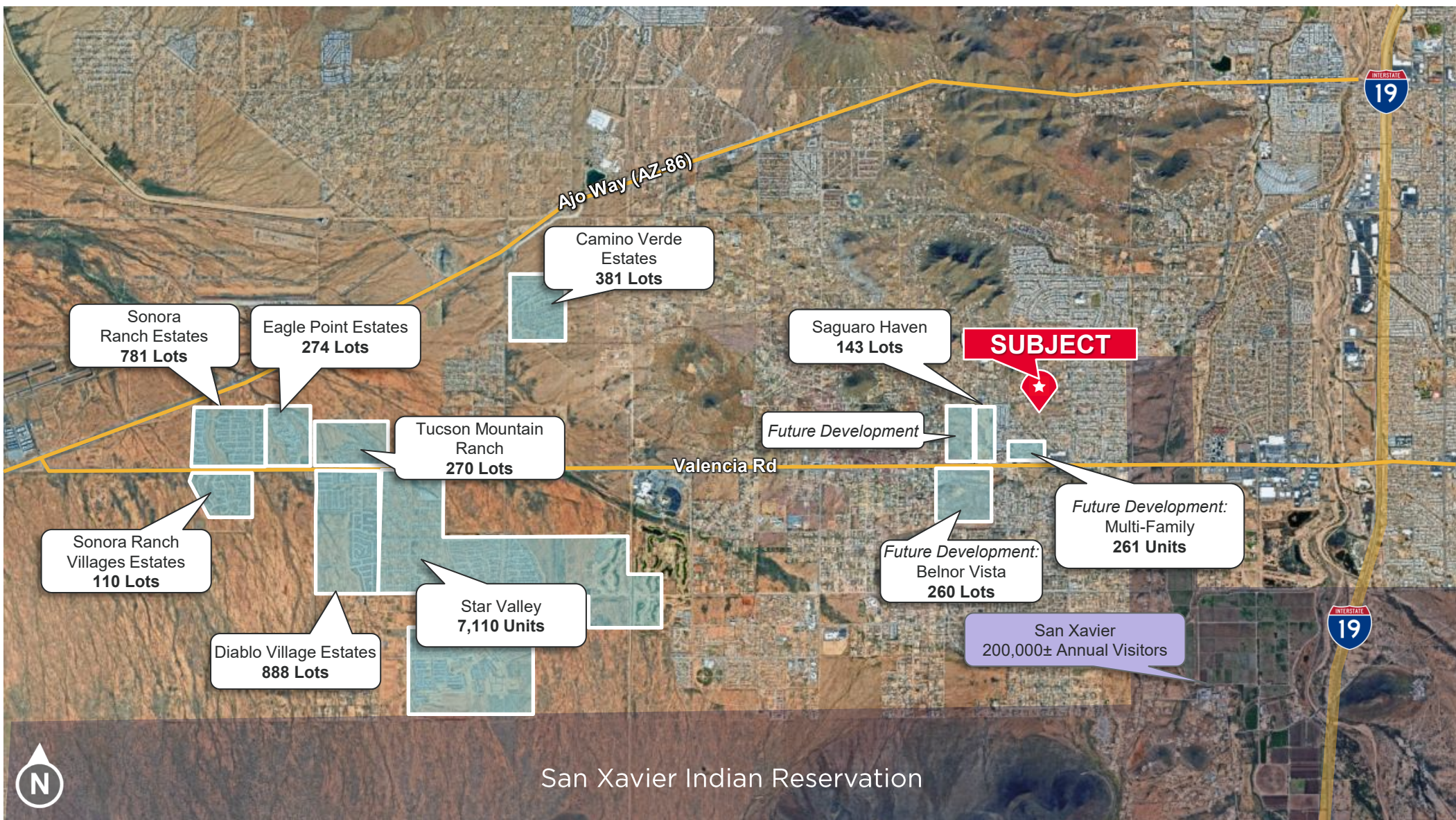
AERIAL VIEW

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RESIDENTIAL MAP

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TRADE MAP

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DEMOGRAPHIC OVERVIEW

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2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	8,198	50,417	132,090
HOUSEHOLDS	2,866	17,114	45,489
AVG HOUSEHOLD INCOME	\$86,415	\$83,496	\$78,015
DAYTIME POPULATION	1,159	10,201	24,488
RETAIL EXPENDITURE	\$145.28 M	\$842.47 M	\$2.12 B

2030 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	7,924	48,982	130,186
HOUSEHOLDS	2,842	17,050	45,893
AVG HOUSEHOLD INCOME	\$85,609	\$82,888	\$77,638

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

Cardinal Ave	11,163 VPD	(2024)
Bilby Rd	3,040 VPD	(2024)
I-19	75,748 VPD	(2024)



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



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