The Village at The UA Tech Park Development Opportunity

Vision

Tech Parks Arizona, through its Campus Research Corporation unit, is seeking a long-term collaboration with a private sector real estate development partner to implement its vision for The Village at The UA Tech Park.

The Village is intended to be a master-planned, mixed-use, new urbanist community comprised of housing, retail, commercial and hospitality as amenities to complement the existing Tech Park. Development of The Village should transform the UA Tech Park into a “community of innovation” -- a live, learn, work and play environment, that supports and attracts technology companies, including start-ups as well as emerging and established companies.

The Village at The UA Tech Park Location

- The Village development site (Development Parcel 1): 175 acres
- Adjacent developed area operating as research park: 350 acres
- Total UA Tech Park property: 1345 acres

The Village at The UA Tech Park site immediately parallels Interstate 10

- Two off-ramps access the Tech Park’s Western and Eastern gateways.
- Proposed Interstate Highway connector (The Sonoran Corridor) between I-19 to I-10 would link to Tech Park’s entrance—offering direct access to Mexico and Phoenix

*Source: ADOT 2015 DATA
Economic Drivers

- UA Tech Park has 6500+ employees and is actively expanding
  - Payroll exceeds $550 million per year
  - Average wage of Park employees: $91,000
- Adjacent to Davis-Monthan Air Force Base
  - 7500+ military employees; 3000+ civilian employees; Payroll: $597 million
- 18,800 jobs within 5-mile radius of The Village at The UA Tech Park site
- 40 companies & organizations are tenants at The UA Tech Park including Raytheon, IBM, Citi-Group, United Health
- 2 million square feet of office, laboratory and production space

Regional Context

- Pima County population: 1,010,025; City of Tucson population: 531,641
- 41,000+ residents within five mile radius of the UA Tech Park
- Pima Air & Space Museum: 170,000 Visitors Annually (3-4 Miles Away from Tech Park)
- Pima County Fair Grounds: 250,000 visitors Annually (3-4 Miles Away from Tech Park)

The Village at The UA Tech Park Development Site & Amenities

- Vail Academy & High School (Vail School District, one of top performing in Arizona) Grades K – 12, 400 – 500 students.
- Regional YMCA Center; Day Care facility (both proposed)
- Access to three-mile, 65-acre linear park with multi-use path and exercise stations
- 250-acre open space zone adjacent to The Village development site

Village Infrastructure and Planning Framework

- Site fully use-permitted
- Land Plan to be prepared collaboratively with selected developer
- Design and construction will be governed by Design & Development Standards to be prepared collaboratively and subject to review by Tech Parks Design Review Committee
- Significant existing conditions studies and permits available

The UA Tech Park operates under auspices of Tech Launch Arizona, University of Arizona’s research and technology commercialization enterprise. For more information about this opportunity, contact Edward James, efjames@uatechpark.org