

# UA TECH PARK AT RITA ROAD

TECHNOLOGY'S BEST ADDRESS

## The Village at The UA Tech Park Development Opportunity

### Vision

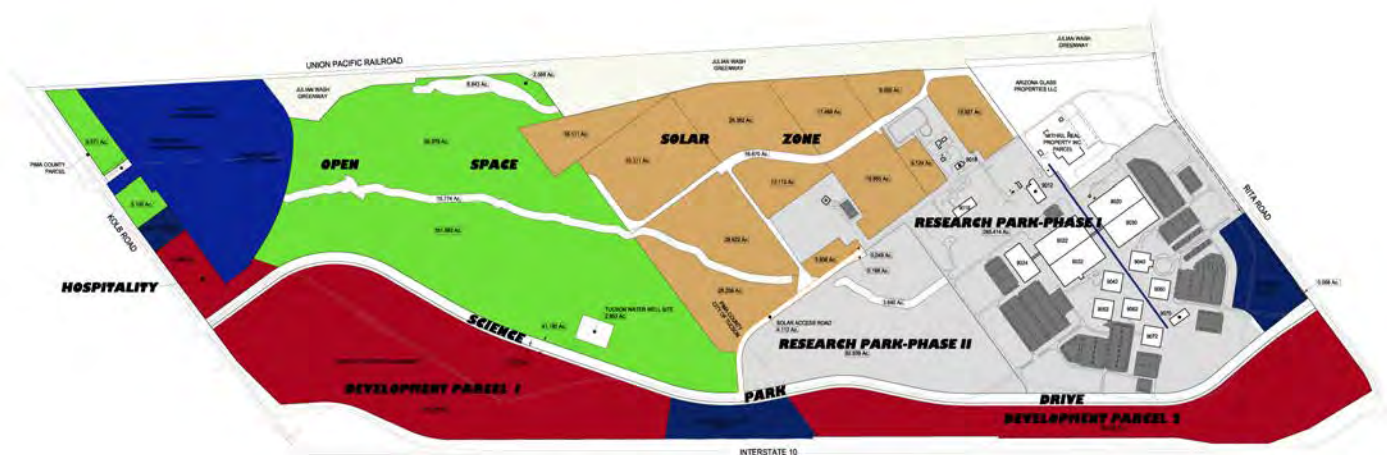
Tech Parks Arizona, through its Campus Research Corporation unit, is seeking a long-term collaboration with a private sector real estate development partner to implement its vision for *The Village at The UA Tech Park*.

*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

### UA Tech Park Development Map



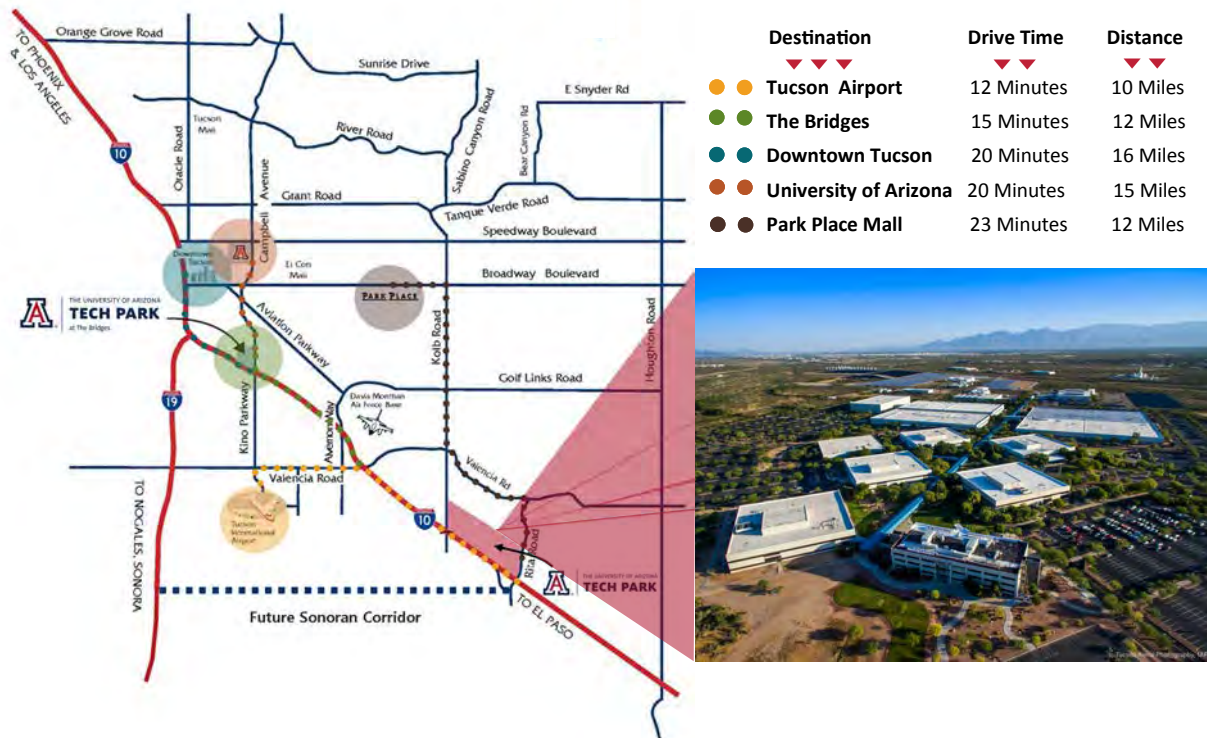
*The Village at The UA Tech Park* site immediately parallels Interstate 10

- Two off-ramps access the Tech Park’s Western and Eastern gateways.
- I-10 Trip Counts, Kolb RD to Rita RD: 55,281 AADT\* (Avg. Annual Daily Traffic)
- 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](mailto:efjames@uatechpark.org)**