



Tierra Antigua
REALTY

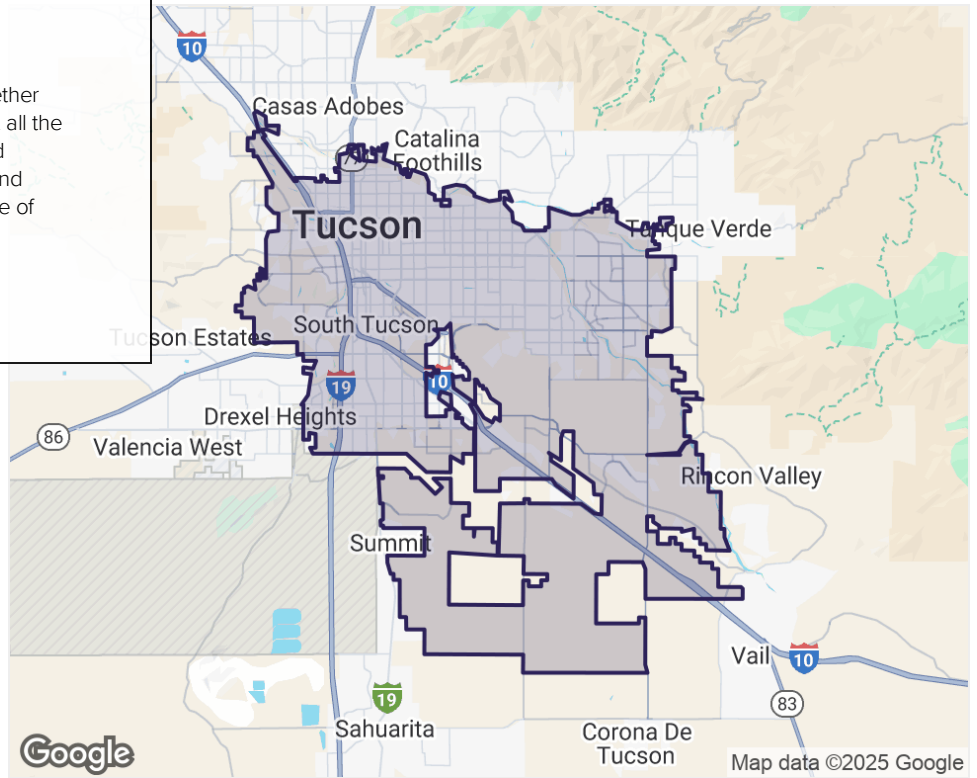
Community Guide

Tucson, Arizona

April 2025

About Tucson

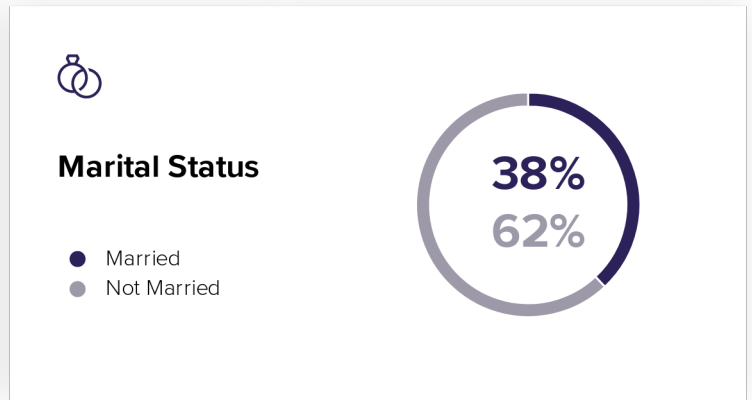
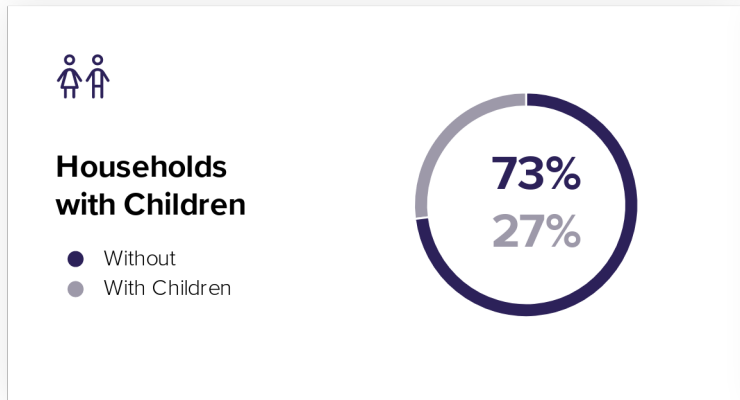
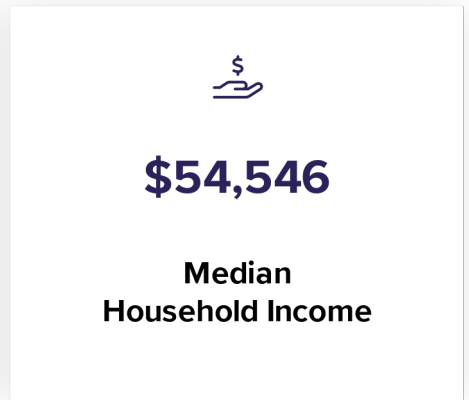
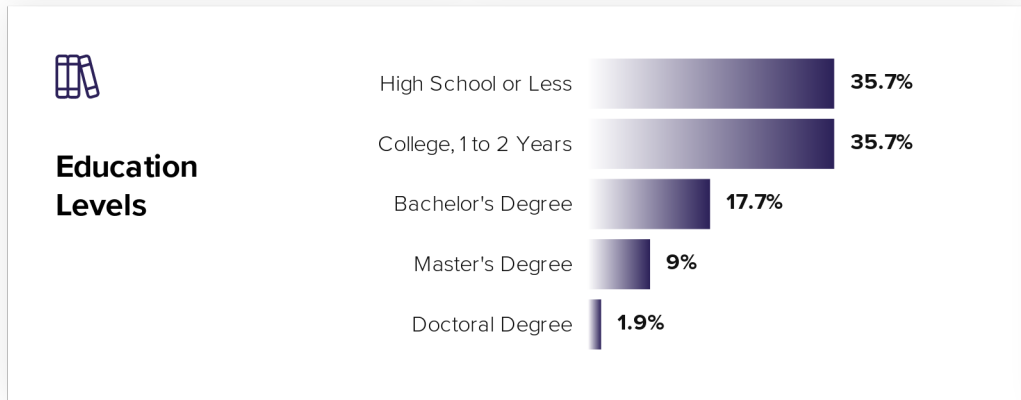
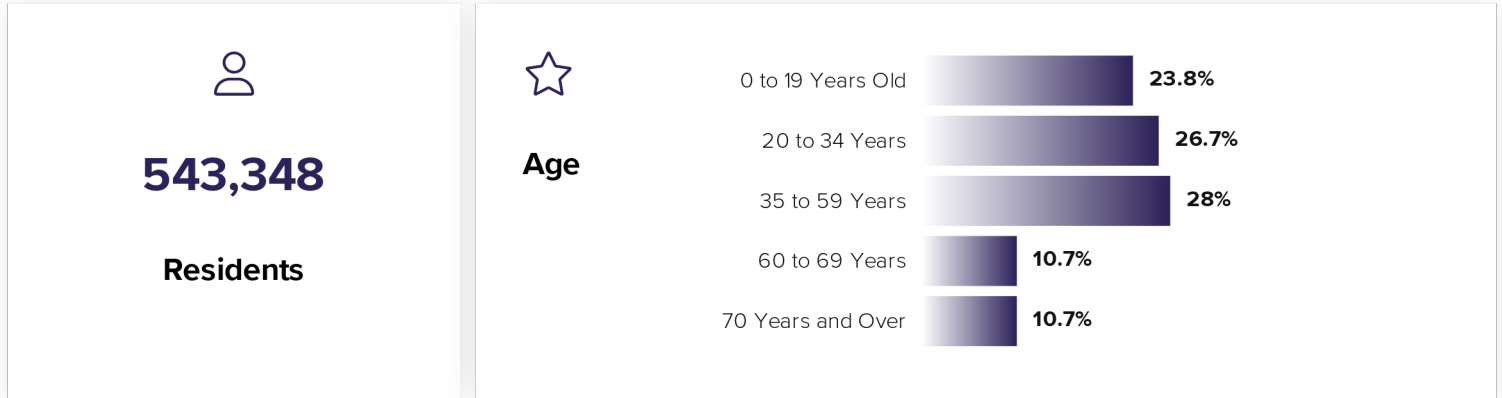
Welcome to your insider's guide to Tucson! Whether you're buying, selling, or just exploring, we've got all the local insights you need. From demographics and schools to businesses, restaurants, walkability, and climate, this guide will help you get the full picture of what makes Tucson a great place to call home.



Contact me to get
the full Community
Guide and to learn
more about Tucson.



Demographics



Data provided by American Census Survey 2023

Area Schools

Elementary Schools

| Name | Grades | Enrollment | Stu-Teach Ratio | District |
|------------------------------------|--------------------|------------|-----------------|-------------------------------|
| E C Nash School | PK-5 th | 296 | 11:1 | Amphitheater Unified District |
| Rio Vista Elementary School | PK-5 th | 317 | 10:1 | Amphitheater Unified District |
| L M Prince School | PK-5 th | 466 | 13:1 | Amphitheater Unified District |

120 more schools, 7 other districts. For a full list, visit <https://tierraantigua.reportsguides.com/g/2e3447e7d5>

Middle Schools

| Name | Grades | Enrollment | Stu-Teach Ratio | District |
|---|----------------------------------|------------|-----------------|-------------------------|
| Mansfeld Middle Magnet School | 6 th -8 th | 817 | 15:1 | Tucson Unified District |
| Doolen Middle School | 6 th -8 th | 538 | 14:1 | Tucson Unified District |
| Ida Flood Dodge Traditional Middle Magnet School | 6 th -8 th | 396 | 13:1 | Tucson Unified District |

29 more schools, 7 other districts. For a full list, visit <https://tierraantigua.reportsguides.com/g/2e3447e7d5>











High Schools

| Name | Grades | Enrollment | Stu-Teach Ratio | District |
|----------------------------------|-----------------------------------|------------|-----------------|-------------------------|
| Tucson Magnet High School | 8 th -12 th | 3162 | 19:1 | Tucson Unified District |
| Sahuaro High School | 8 th -12 th | 1432 | 21:1 | Tucson Unified District |
| Pueblo High School | 8 th -12 th | 1831 | 18:1 | Tucson Unified District |

92 more schools, 7 other districts. For a full list, visit <https://tierraantigua.reportsguides.com/g/2e3447e7d5>

Data provided by School Digger, National Center for Education Statistics and the U.S. Census Bureau. The schools listed are intended to be used as reference only. To verify enrollment eligibility for an area, contact the school directly.

Top Local Businesses

| Name | Category | Address |
|--|---------------|--------------------------------|
| Flaps and Racks  | Chicken Wings | 3253 E Valencia Rd |
| Nate's Italian Kitchen & CheeseSteaks  | Sandwiches | 7074 E Golfinks Rd |
| La Frida Mexican Grill & Seafood  | Mexican | 7230 E 22nd St |
| Dona Alicia Mexican Food  | Food Trucks | 5423 S Palo Verde |
| Kahu Hawaiian BBQ  | Hawaiian | 1570 E Tucson Marketplace Blvd |
| La Frida Mexican Grill & Seafood  | Mexican | 7230 E 22nd St |
| Tito & Pep  | New American | 4122 E Speedway Blvd |
| SOL Bar & Grill  | Cocktail Bars | 7060 South Tucson Blvd |
| Brooklyn's Beer & Burgers  | American | 3790 E Irvington Rd |
| The Neighborhood Bar OG  | Sports Bars | 3940 E 29th St |

Data provided by 

Top Lifestyle Trends

The lifestyles trends below are based on billions of social media data points broken down into 52 segments and mapped at the neighborhood level. The scores indicate the prevalence of each segment in an area.



Coffee Connoisseur

55% 

Morning java. Cup of Joe. Caffeine in an IV. Whatever they call it, this population loves coffee and the culture around it.



Art Lovers

52% 

Galleries, city murals, and skillful latte art gets this population excited. They're always on the lookout for creative expression.



Mindfulness & Spirituality

51% 

Seeking peace and well-being through meditation, gratitude and spirituality.



Outdoor Adventures

50% 

Appreciating the outdoors, this population wants to actively engage with nature. Whether it's finding a new hiking trail or looking for the perfect spot to catch the sunset, they seek to explore the world around them.



Nerd Culture

49% 

These people aren't afraid to nerd out. Common activities include comic books, video games, and often intellectual pursuits.



Green Thumb

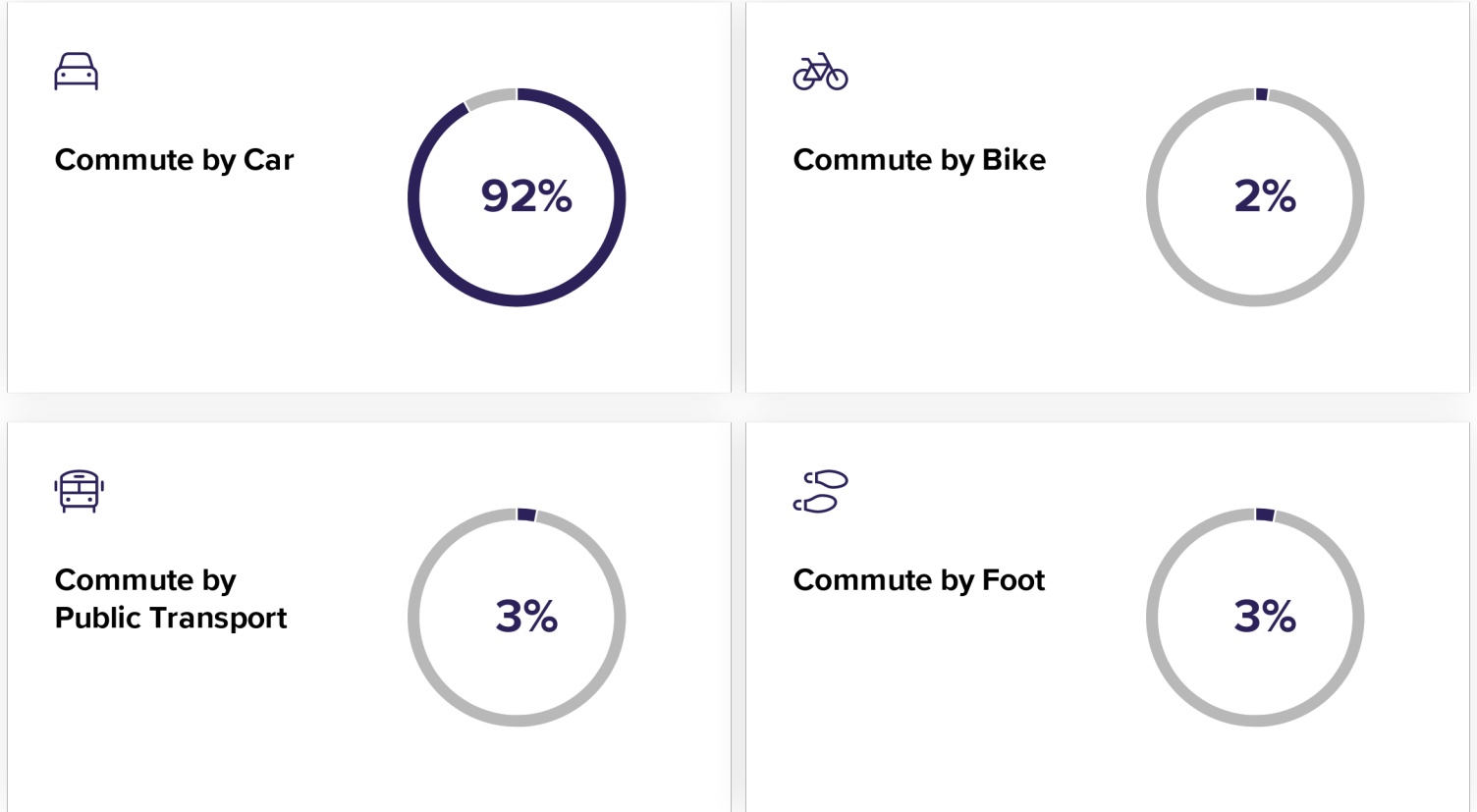
49% 

From tiny sprouts and window plants, to flower arrangements and designing a landscape, this population has an affinity for all things green.

Commute Highlights

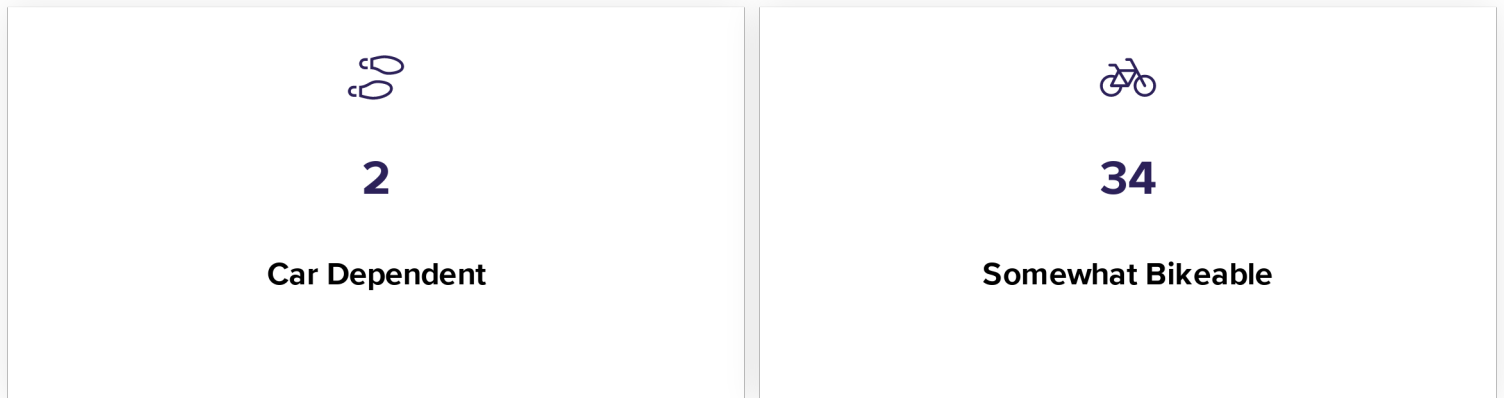
The percent ratings below indicate the portion of area residents who commute to work by walking, car, public transit, or cycling. The most popular method of commuting in this area is car, used by 92% of people, and the average commute time to work is approximately 22 minutes.

Commute Methods



Data provided by American Census Survey 2023

Walk and Bike Scores




Data provided by Walk Score®

Environmental Factors


The climate data below highlights environmental factors that Tucson, Arizona faces from climate change in the coming years. The risk scores are based on the latest modeling data from climate scientists, universities, and federal agencies.




The average risk due to climate change for this area is low.



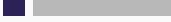
Flood

Moderate **45%** 

About **20.59%** of buildings in Tucson, Arizona have a significant flood risk. A typical building with flood risk in this area has about a **26%** chance of a flood over about **17.3"** deep before 2050.




Storm


Very Low **13%** 

Normally, you experience about **10** significant 2-day storms per year, with about **0.64"** of precipitation per storm.

Your forecast in 2050 is about **10 storms**, with about **0.67"** of precipitation per storm.




Heat


High **65%** 

A day that reaches **106°F** is considered hot for Tucson, Arizona.

Normally, you experience about **8** hot days per year. The forecast for 2050 is about **45 hot days** per year.




Drought

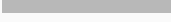
Low **30%** 

The percentage of available water supply used by humans determines water stress. An area is at especially high risk when water stress is above 40%.

The water stress for Tucson, Arizona is currently about **7.57%**. In 2050 it is predicted that the amount of water stress will be around **7.29%**.



Fire

Very Low **0%** 

Normally, about **0.00%** of land near Tucson, Arizona burns in a year, or about **0 sq. miles** within a 100-mile radius. The forecast projects that by 2050 the number will change to about **0.00%** of land or **0 sq. miles** per year.

Environmental data provided by ClimateCheck®