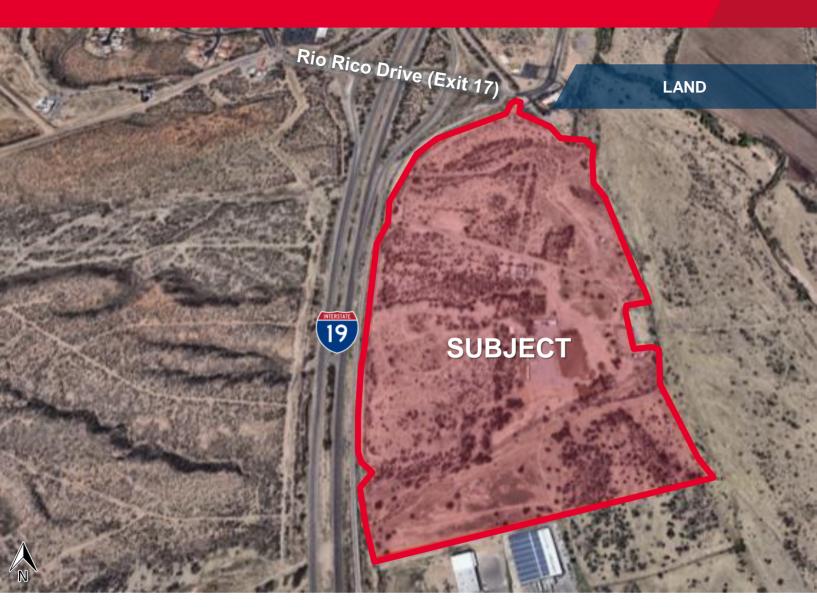


FOR SALE SE Corner of Rio Rico Dr. & Interstate 19 Rio Rico, Arizona 85648



96.66 Acres of Land in Rio Rico Sale Price: \$8,500,000

Property Details	
Available	96.66 Acres
Tax Parcel No.	112-43-001D
Zoning	General Rural (Mixed Use designation under Comprehensive Plan)

Property Highlights

- · Prime property for development on major I-19 interchange
- · 10 miles driving distance from Mariposa International Port of Entry
- · Immediately adjacent to Rio Rico Industrial park
- · Easily graded topography
- Average annual daily traffic 21,125
- Median household income 1mile \$57,257
- Daytime employees 3 miles 2,120

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

José D. Dabdoub **Industrial Properties** +1 520 546 2739 jdabdoub@picor.com

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5/21/2021

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Property Photos



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Aerial



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REGIONAL CONNECTIVITY

Santa Cruz County Is Situated Near Key Markets With Phoenix, Tucson, Las Vegas And Southern California Within An 8-Hour Radius And Salt Lake City, Denver, Houston And Dallas Within 16 Hours By Highway. Perfectly Positioned At The United States Southern Entry Of The CANAMEX Trade Corridor-Connecting Western Canada With Mexico's Pacific Coast And Mexico City. Guaymas and Hermosillo, Mexico Are Just 5 Hours Away By Highway 15. This Corridor Touches 8 States In Mexico And Over 40 Million People. Nogales Is Ideal For Businesses Who Collaborate With Mexico's West Coast Supply Chain.

Source: Greater Nogales and Santa Cruz County Port Authority

FRESH PRODUCE

Nogales has been the largest port of entry for Mexican produce – currently estimated to be more than 6 billion pounds of fruits and vegetables – that comes into the United States each year. The economic ramifications of produce-related activities impacts the local economy in a very significant manner. It is estimated that the direct economic impact of fresh produce in greater Nogales, Arizona is more than \$350 million annually and more than 2,500 jobs, including primary and associated activities.

Source: Fresh Produce Association Of the Americas

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TRADE

Mexico has been, and will continue to be, Arizona's number one trade partner, due to both the integration of Arizona into the Mexican manufacturing and productionsharing system, but also Arizona's strategic position in relation to Mexican consumer behavior. It is estimated that as much as 60% of Nogales Sales Tax Revenue is generated by retail sales attributable to Mexican consumers.

Source: University of Arizona, Eller College Of Management.



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