



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 1 mile \$57,257
- Daytime employees 3 miles 2,120

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Property Photos



Aerial



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5/21/2021

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*

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 production-sharing 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.*

