

PRIME DEVELOPMENT SITE
FOR SALE



DABDOUB
REAL ESTATE



The Stables (NEC East Frontage Rd & Rio Rico Drive)
Industrial & Commercial Development
Rio Rico, Az, Santa Cruz County

\$8,400,000.00 (\$2.00 psf)

DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION. ALL OTHER MARKS DISPLAYED ON THE MARKETING DOCUMENTS AND WEB PAGES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF DABDOUB REAL ESTATE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

JOSE D. DABDOUB

Designated Broker

520 980 0282

jose@dabdoubrealestate.com

PRIME DEVELOPMENT SITE RIO RICO AZ



PROPERTY DETAILS

TYPE	Raw land / Unimproved	TOTAL LOT SQ FT: 4,210,507 sf)
ZONING	General Rural	PARCEL 1: 96.66 Acre
	Santa Cruz County	PROPERTY TAXES
UTILITIES	+/- 200 ft away	PARCEL 1: \$6,022.16 (2024)
ACCESS	3,800 feet of Frontage ADOT to add Southbound lane.	ASSESORS PARCEL NUMBERS:
TOPOGRAPHY	Relatively level	PARCEL 1: 112-43-001D

PROPERTY HIGHLIGHTS

- Prime development site on Exit 17 along I-19 trade corridor.
- 10 Mlles (7 minute drive) to Mariposa Port of Entry.
- Adjacent to Rio Rico Industrial Park.
- Easily gradeable topography.

DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE RENTAL OF THE PROPERTY (OR PROPERTIES) IN QUESTION. ALL OTHER MARKS DISPLAYED ON THE MARKETING DOCUMENTS AND WEB PAGES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF DABDOUB REAL ESTATE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

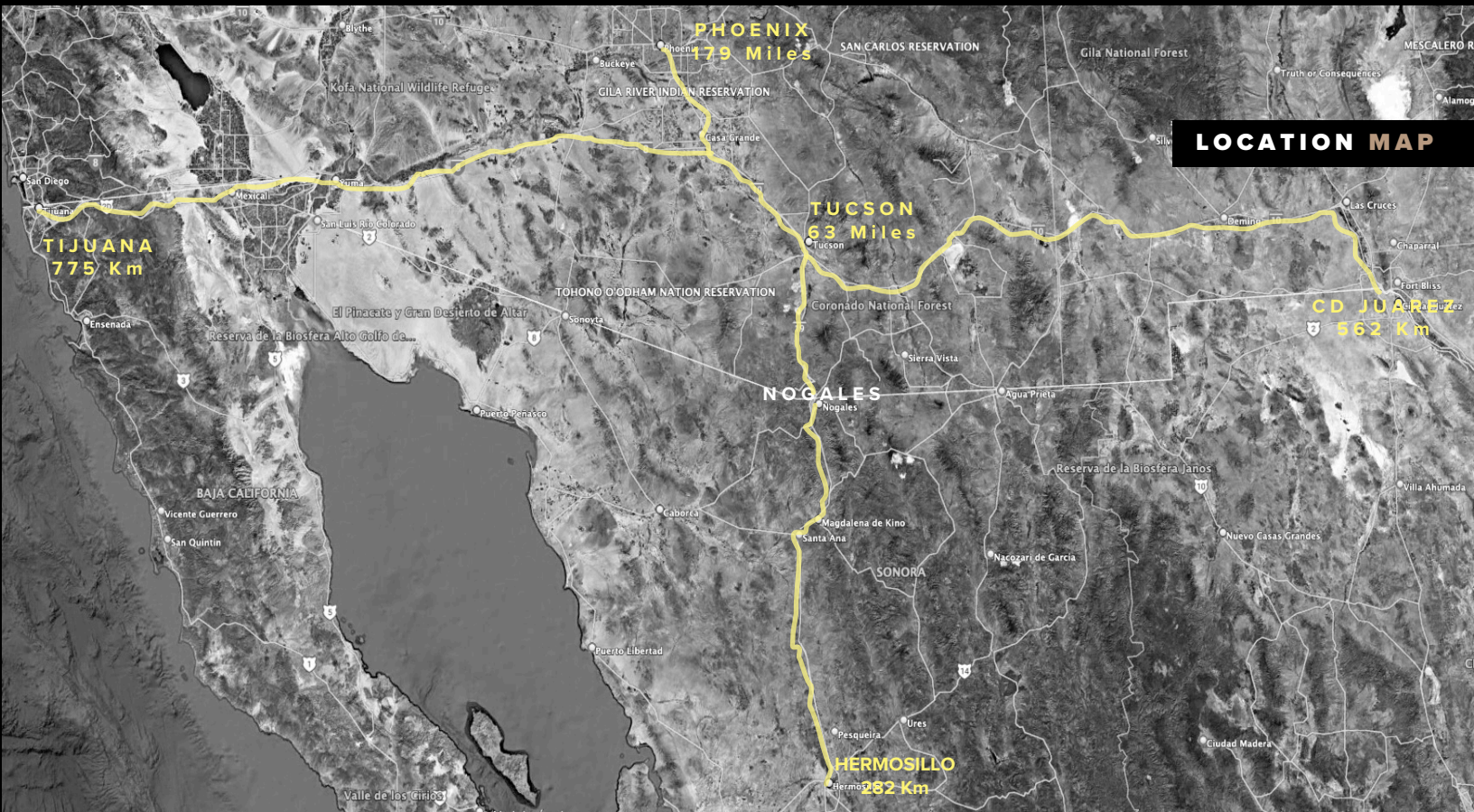
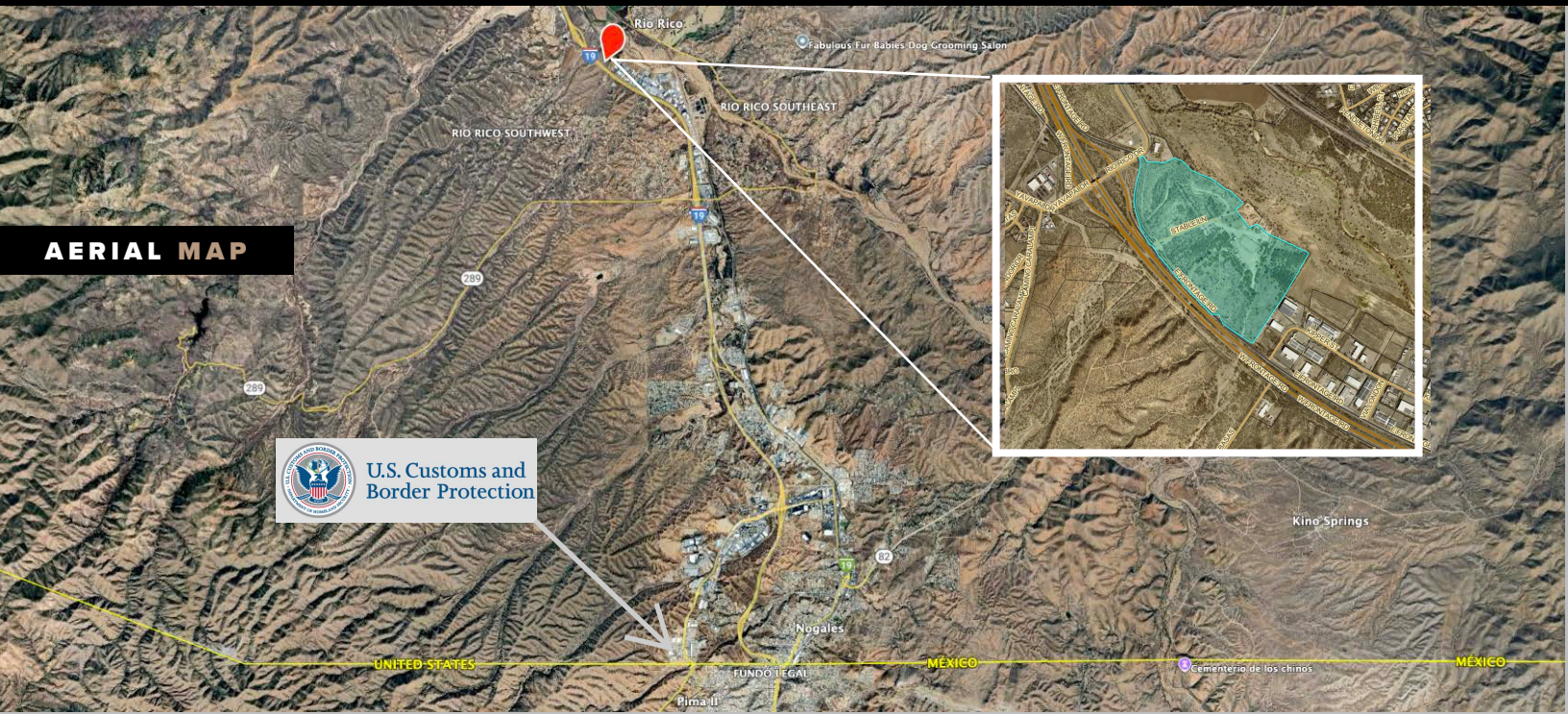
JOSE D. DABDOUB

Designated Broker

520.980.0282

jose@dabdoubrealestate.com

PRIME DEVELOPMENT SITE RIO RICO AZ



DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION. ALL OTHER MARKS DISPLAYED ON THE MARKETING DOCUMENTS AND WEB PAGES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF DABDOUB REAL ESTATE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

JOSE D. DABDOUB

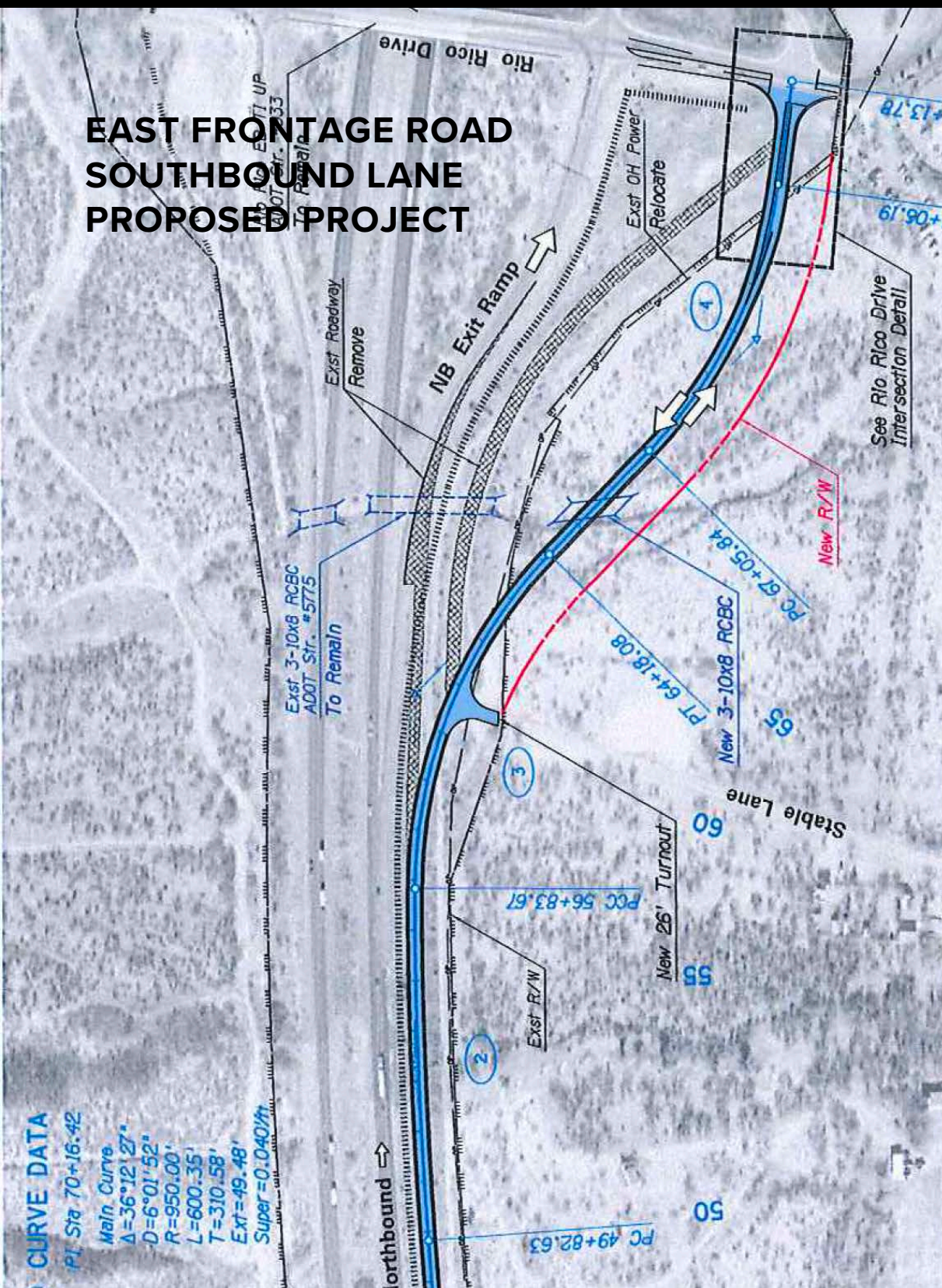
Designated Broker

520.980.0282

jose@dabdoubrealestate.com

EAST FRONTAGE ROAD SOUTHBOUND LANE PROPOSED PROJECT

**SUBJECT
PROPERTY**



RIO RICO DRIVE INTERSECTION DETAIL

