

# PRIME DEVELOPMENT SITE FOR SALE



**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)**

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# PRIME DEVELOPMENT SITE RIO RICO AZ



## PROPERTY DETAILS

<b>TYPE</b>	Raw land / Unimproved
<b>ZONING</b>	General Rural
	Santa Cruz County
<b>UTILITIES</b>	+/- 200 ft away
<b>ACCESS</b>	3,800 feet of Frontage ADOT to add Southbound lane.
<b>TOPOGRAPHY</b>	Relatively level

**TOTAL LOT SQ FT: 4,210,507 sf**

- PARCEL 1: 96.66 Acre

### PROPERTY TAXES

- PARCEL 1:  
\$6,022.16 (2024)

### ASSESSORS PARCEL NUMBERS:

- PARCEL 1: 112-43-001D

## PROPERTY HIGHLIGHTS

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

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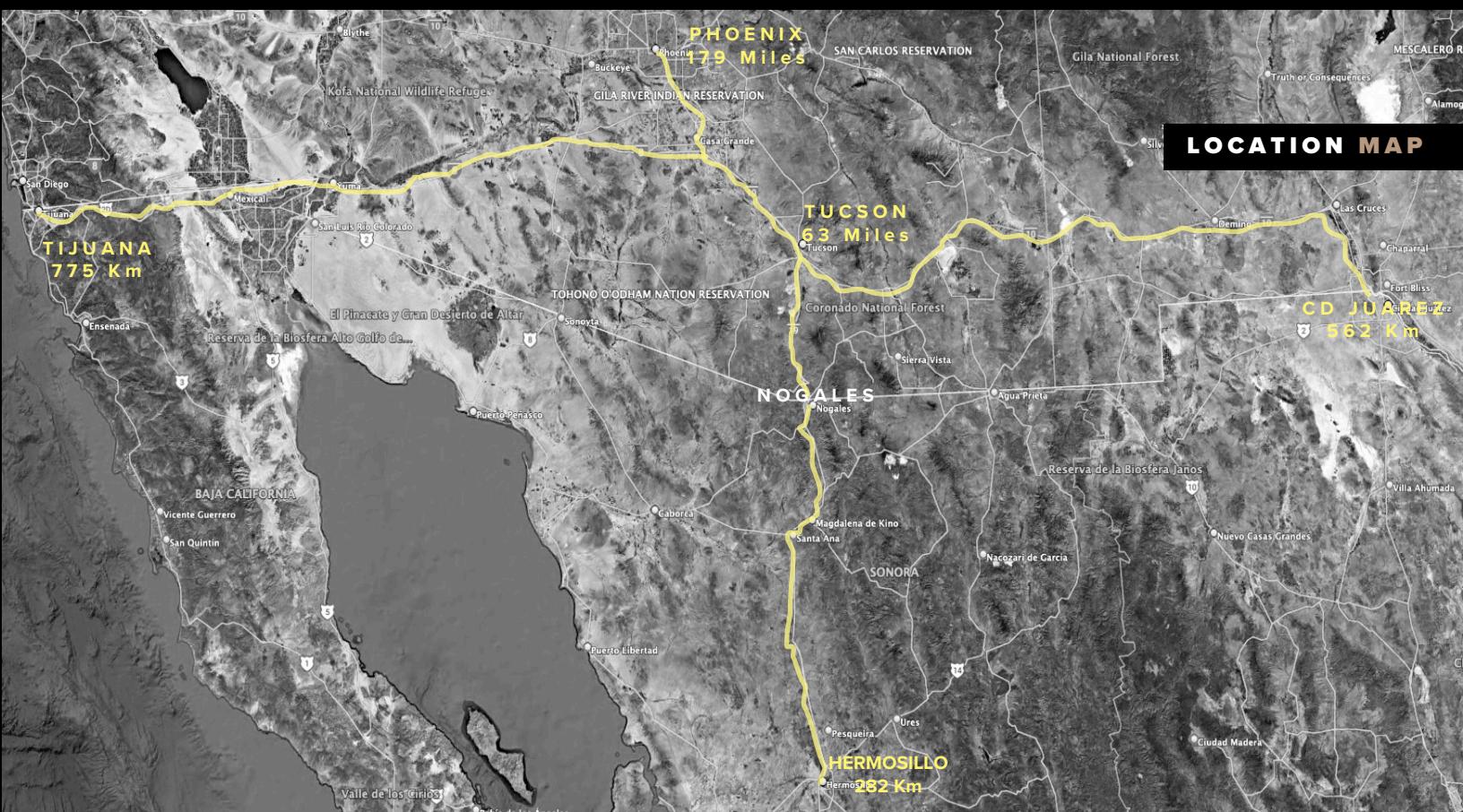
## PRIME DEVELOPMENT SITE RIO RICO AZ



## AERIAL MAP



## LOCATION MAP



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