

# COMMERCIAL LAND OPPORTUNITY

I-19 & Nogales Hwy / Duval Mine Rd | Green Valley, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



# COMMERCIAL LAND OPPORTUNITY

I-19 & Nogales Hwy / Duval Mine Rd | Green Valley, AZ



## PROPERTY DETAILS

Available	Parcel 1: 8.48 Acres
	Parcel 2: 2.73 Acres
	Can be combined to 11.21 acres
Sale Price	\$850,000 (\$1.74/SF)
Zoning	CB-2
Tax Parcel No.	Parcel 1: 303-33-7610
	Parcel 2: 303-33-5490
Utilities	All utilities are on site (including sewer and fiber)

## HIGHLIGHTS

- Join Walmart, Ross, Burlington, Walgreens, Petco, Ace, AutoZone, and many other retailers, businesses, and restaurants
- Excellent visibility and easy freeway access to I-19 for Tucson (23 miles north), Green Valley, Sahuarita (4 miles), and Mexico (36 miles south).
- Ideal for hospitality, school, business park, light industrial, storage, or retail uses

## TRAFFIC COUNTS

I-19	43,305 VPD (2025)
Nogales Hwy	15,654 VPD (2025)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
5 Minute Drive Time	12,085	\$63,263	1,746
10 Minute Drive Time	45,970	\$77,267	7,495
20 Minute Drive Time	77,457	\$77,168	12,026

**Tom Nieman** / Principal, Office Properties / [tnieman@picor.com](mailto:tnieman@picor.com) / +1 520 546 2728

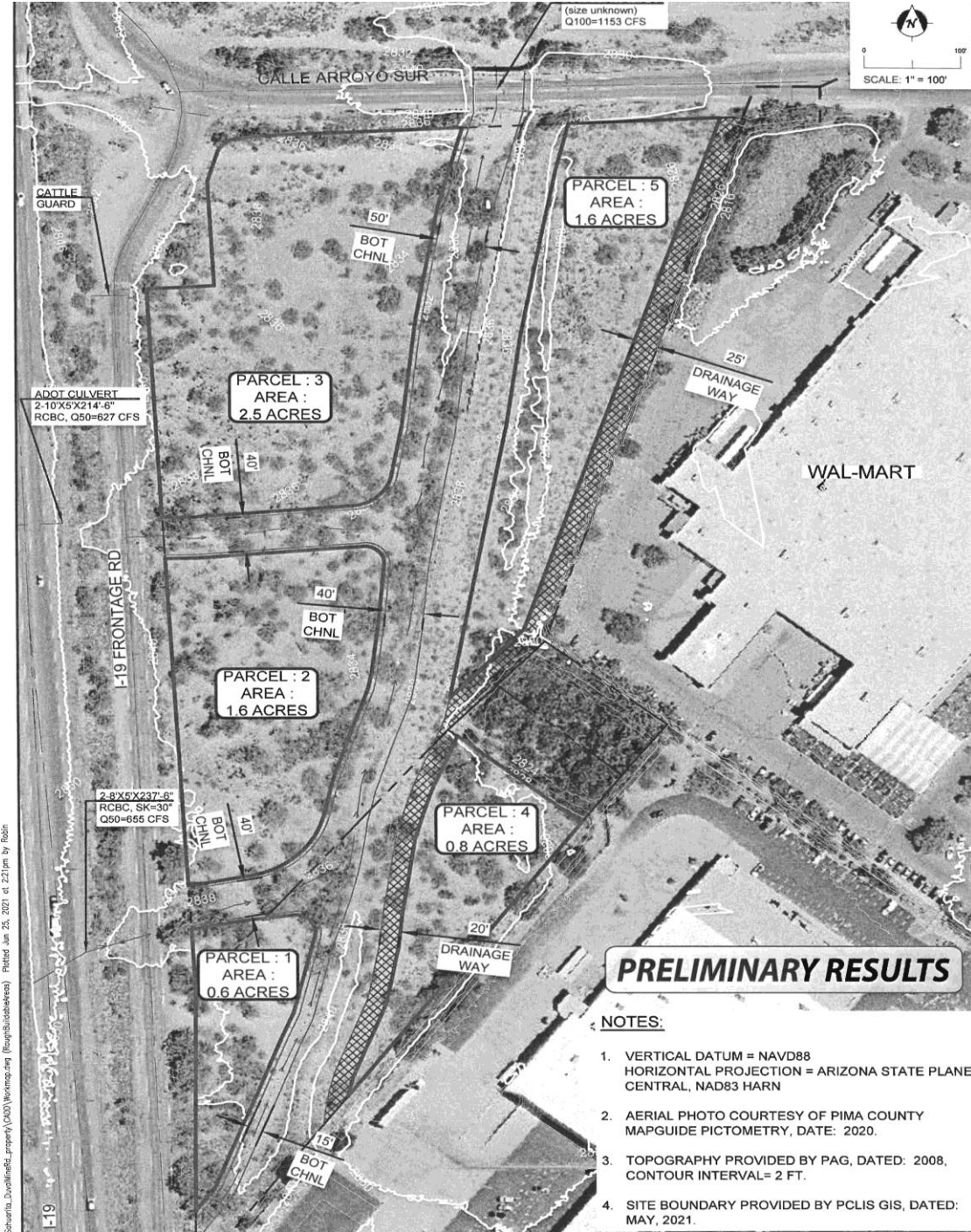
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5/14/2026

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## DRAINAGE REPORT



### PRELIMINARY RESULTS

**NOTES:**

1. VERTICAL DATUM = NAVD88  
HORIZONTAL PROJECTION = ARIZONA STATE PLANE CENTRAL, NAD83 HARN
2. AERIAL PHOTO COURTESY OF PIMA COUNTY MAPGUIDE PICTOMETRY, DATE: 2020.
3. TOPOGRAPHY PROVIDED BY PAG, DATED: 2008, CONTOUR INTERVAL= 2 FT.
4. SITE BOUNDARY PROVIDED BY PCLIS GIS, DATED: MAY, 2021.

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Schwanita\_Duvall@picor.com (Picor) | 5/14/2026 | 2:21pm by Robin

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I-19: 43,305 VPD (2025)

Logos for Fry's Marketplace, Northwest Medical, Dunkin' Donuts, and Chase.

Logos for Walmart, Dollar Tree, Burlington, Penny's, Walgreens, Dutch Bros, Ross Dress for Less, Ace Hardware, Goodwill, Petco, and Boot Barn.

Logos for Ashley Furniture HomeStore, Taco Bell, and Desert Sky Cinema.

**SUBJECT**

Logos for Sprouts Farmers Market, Bealls Outlet, Starbucks, PetSmart, Chipotle Mexican Grill, T.J. Maxx, Verizon, and Mod.

Logos for Safeway, Starbucks Coffee, Papa John's, and Jerry Bob's.

