



**MHG Commercial**  
Where Business meets **BOLD**  
1702 E McNair Drive  
Tempe, AZ 85283 | United States  
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# Industrial Land Opportunity

**5653 S Nogales Hwy Tucson AZ 85706**

**\$315,000**

## Prime Commercial Land Available

Prime Commercial Opportunity on Nogales Highway! Nearly one-acre corner lot with established improvements in thriving South Tucson corridor. Perfect for contractors, landscapers, or equipment storage with excellent highway visibility and fenced and gated access. Established commercial yard with development potential in a high-traffic area. Rare find with stable tax history and strategic location near growing residential communities.



**Adam Lewis**

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## PROPERTY HIGHLIGHTS

Lot Size	±43,447 SF
Bldg	±720 SF
Zoning	C1
APN	137-04-117-B

### Key Features:

- Corner lot location with highway frontage providing excellent visibility
- Established commercial improvements (built in 2002)
- Small 720 SF office building on-site with reception area
- Accessible location on the Tucson-Nogales Highway corridor
- Near major transportation routes connecting to I-19 and Tucson International Airport







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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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