

Offering Memorandum

# RETAIL/HOSPITALITY/RESIDENTIAL LAND

±24.7 ACRES | I-19 & DUVAL MINE RD, SAHUARITA, ARIZONA



Call for Pricing

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# Property Information

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Cole Neville | 602 393 6066  
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**Location:** Interstate-19 & Duval Mine Road, Sahuarita, Arizona

**Size:** ±24.7 Acres (1,075,932 SF)

**Price:** Call for Pricing

**Sale Conditions:** The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.

**Zoning:** B-2 / GR-1

**Land Use:** Retail, Hospitality, Residential

**Traffic Counts:** Interstate 19 - ±34,000 VPD

**CANAMEX Corridor** Located along the project I-11 alignment

## Utility Providers

**Power:** Tucson Electric Power

**Water:** Community Water Company of Green Valley

**Sewer:** Pima County Waste Water District

**Gas:** Southwest Natural Gas

**Taxes (2019):** \$110,437.07

**Parcels:** 303-33-8350, 303-33-8360, 303-33-556D, 303-33-559A, 303-33-5600, 303-33-5610

**Comments:** The site is located approximately 23 miles south of Tucson on the Interstate 19 and approximately 45 miles north of the US/Mexico border. With a recent increase in growth in the immediate area, this site is primed for retail, residential, or even hospitality development.



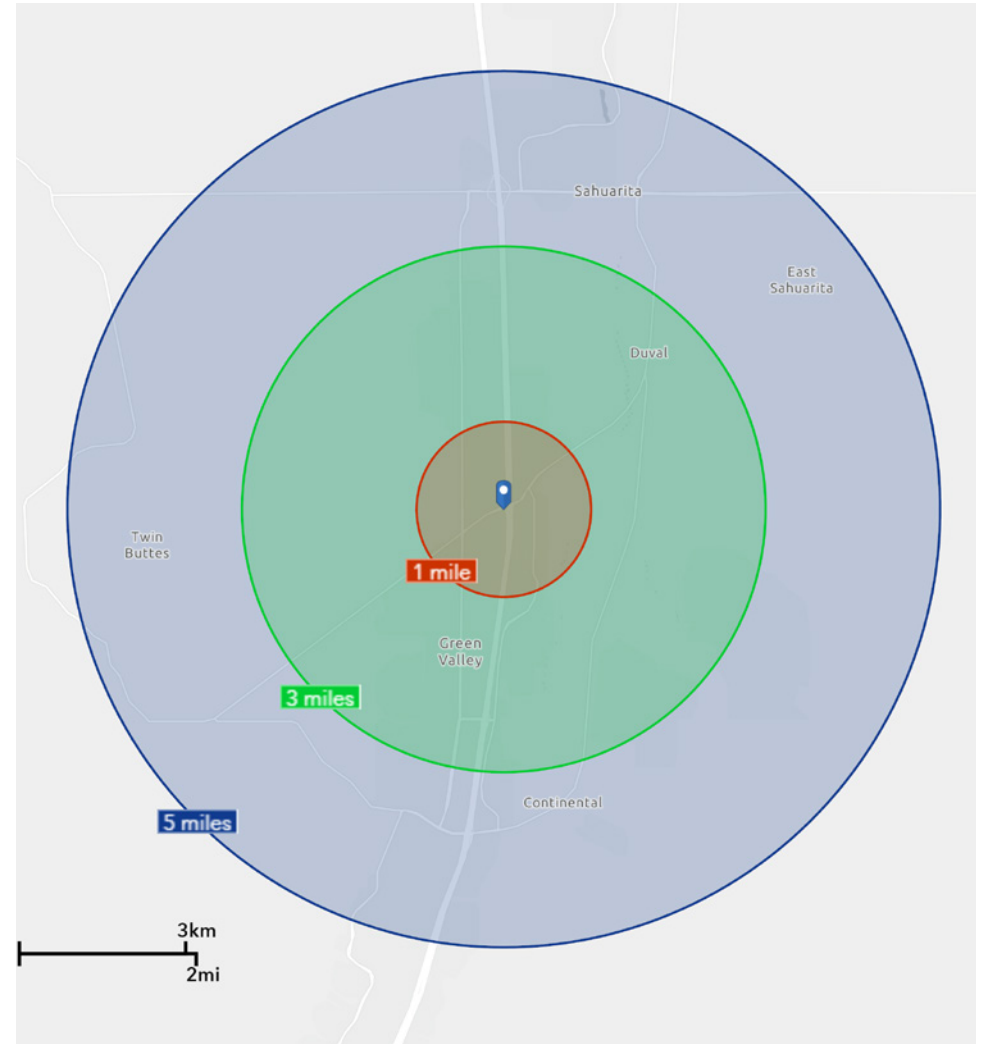
# Property Demographics

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2019 Population	6,564	21,765	37,058
2024 Population	6,946	23,082	39,479
Median Age	45.9	65.1	62.0
2019 Households	2,916	10,625	17,566
Average HH Size	2.24	2.04	2.10
Average HH Income	\$60,848	\$67,422	\$73,539
Median HH Income	\$49,568	\$52,729	\$57,161
Owner Occupied Housing Units	2,279	8,806	14,756
Renter Occupied Housing Units	638	1,819	2,810
Median Home Value	\$181,750	\$199,805	\$231,150

TRAFFIC COUNTS	VPD
Interstate 19	34,019
W Duval Mine Rd	18,000



Source: ESRI

# Sahuarita Overview

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## History & Facts About Sahuarita

Our town is a namesake of the most recognized symbol of the region, the Saguaro, and roughly translates to “little saguaro.” A look at the surrounding landscape shows you why ranching settlers called it that. Little saguaros can be found everywhere around us, just off the beaten path. The youngest of these fantastic cacti grow under the shade of mesquite and palo verde trees that span our beautiful landscape.

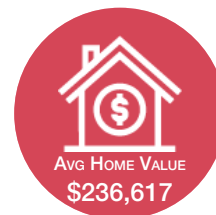
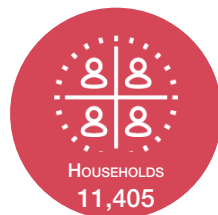
Incorporated in 1994, Sahuarita is the fifth youngest town in the State, but people have lived here for as many as 12,000 years. This land is blessed with a rich cultural history and legacy established by the ancestors of Native American groups who still live here. About 4,000 years ago, Native Americans inhabited villages along the river, where complex canals supported intensive agriculture. The Tohono O’odham, and the Hohokam before them, grew corn, squash, beans and other crops, like cotton and agave, and also gathered a vast array of edible wild plants.

When the Spanish arrived, Father Eusebio Kino encountered these settled Native groups and founded Mission San Xavier del Bac in 1692. Designed by architect Ignacio Gaona, O’odham workers began construction of the present building—just northwest of what is now Sahuarita—in 1783.

Over 200 years later, the Town of Sahuarita has grown from 1,900 in 1994 to nearly 30,000 residents. We are known for the FICO pecan orchards along Nogales Highway. We are the gateway to the sycamore and cottonwood canyons of Madera and Gardner. The ponderosa pine-forested peaks of the Santa Rita Mountains form our eastern horizon.

Sahuarita is also home to the Titan Missile Museum, which curates Cold War relics. The ASARCO Mineral Discovery Center offers tours for visitors to learn about copper mining. Just south of Sahuarita, on top of Mount Hopkins, is the Whipple Observatory, a telescope facility operated by Harvard that offers tours to the public. Mount Wrightson is the tallest peak in the region at 9,456 feet, and is a destination for outdoor enthusiasts seeking wild adventure and a tough hike.

With a median age of 34, and many retirees, our residents are active and enjoy abundant outdoor opportunities. We are so beautifully connected with Tucson, only 20 minutes from Sahuarita, and our neighbors to the south in Sonora, Mexico.



Source: [www.sahuaritaaz.gov](http://www.sahuaritaaz.gov)

# Future I-11 Corridor

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## Arizona officials study 3 possible routes for future I-11

Almost a year after the first 15 miles of new road for Interstate 11 opened to vehicle traffic, where the road goes from there is still up in the air.

The initial portion of I-11 now runs from the Henderson Spaghetti Bowl to the O'Callaghan-Tillman Memorial Bridge near Hoover Dam and was a joint effort between the Nevada Department of Transportation and the Regional Transportation Commission of Southern Nevada.

Arizona officials are studying three possible routes for a 280-mile highway that would run from Nogales, Arizona, near the Mexico border up to Wickenburg, Arizona, about 65 miles northwest of Phoenix. From there it would link up with U.S. Highway 93, which is a designated future I-11 route, to Las Vegas.

I-11, the first new Interstate in the U.S. since 1992, is touted as a vital link between Las Vegas and Phoenix, the two largest U.S. cities not connected by an interstate. The ultimate goal is much larger than that, though, as the interstate could potentially open a north-south trade route linking Mexico and Canada.

Plans for Arizona's portion of I-11 are still tentative, and the possible price tag has yet to be determined. The Arizona Department of Transportation estimated the cost at between \$3.1 billion and \$7.6 billion.

A Tier 1 environmental draft released by ADOT in April gave residents an idea of where the I-11 corridor would be located. Public hearings and an open comment period followed its release.

"The hearings were designed to give people the opportunity to learn more about the study, where we are in the process and also provide their formal comments about what they think about I-11 and what we're proposing in our environmental draft impact statements," said ADOT spokeswoman Laura Douglas.

The department is conducting further environmental impact studies slated to wrap up next year for the corridor.

### Possible routes

The study identified three possible routes for the interstate, Douglas said. Two would use mostly new highway, and one would use both new and existing highway through the corridor.

"Right now in the draft environmental impact study we're studying both the build and no-build alternative," she said. "That will be something that's selected at the end of this particular study."

If any existing highways were incorporated into I-11, those roads would need to be rebuilt to meet interstate standards.

"We would need to create access control with on- and off-ramps, traffic interchanges and things like that," Douglas said.

That is how U.S. 93 is also being viewed, although it's not part of the current ADOT I-11 study. Since it's the designated route for the future I-11 between Wickenburg and Nevada, that stretch of road would be built out to interstate standards as well.

Portions of the proposed I-11 corridor would run through areas where homes and businesses are currently located, prompting some concern from area residents.

"To us, it's just disrupting hundreds of lives for no reason," Jody Arnold, who lives with her husband on the fringe of metro Phoenix, told the Arizona Republic. "It's just like a bulldozer coming through and taking everything out."

But Douglas said it's unclear how many residents would be in the path of the proposed highway, noting that the 2,000-foot-wide corridor identified by ADOT will be reduced to 400 feet when the impact study is completed next year.

"While people might be concerned that perhaps their property or homes fall within that 2,000-foot corridor, that's not what is ultimately selected should a build corridor move forward," she said. "The Tier 2 studies will narrow the corridor to a 400-foot-wide alignment, and that's where you get into specifics of where I-11 would run, whose property would be impacted and some of the more specific questions are dealt with in Tier 2 studies."

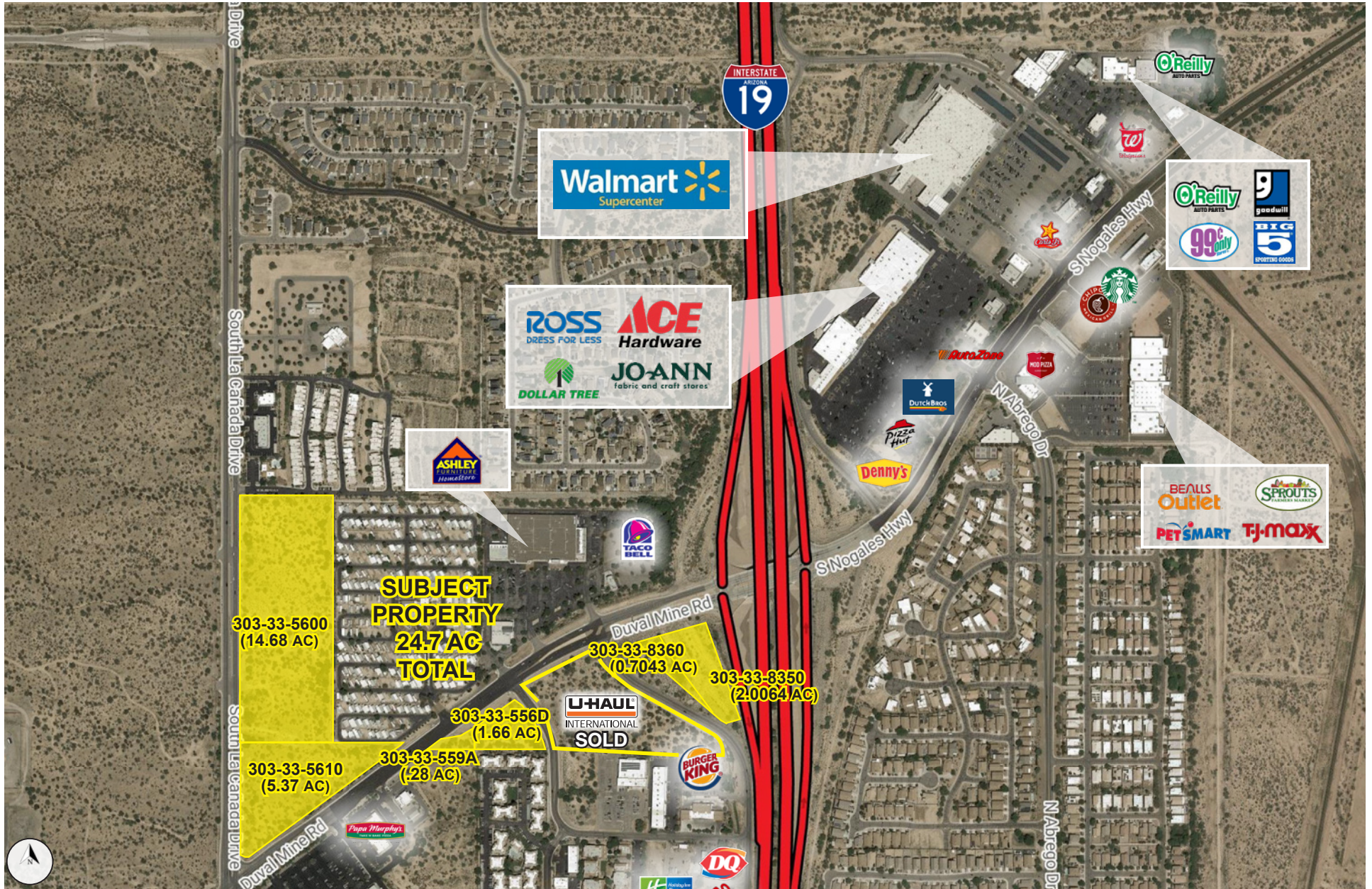


### I-11 Recommended Corridor Alternative



# Retail Map

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EXCLUSIVE LISTING - For Sale - 24.7 Acres

For More Information Contact:

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