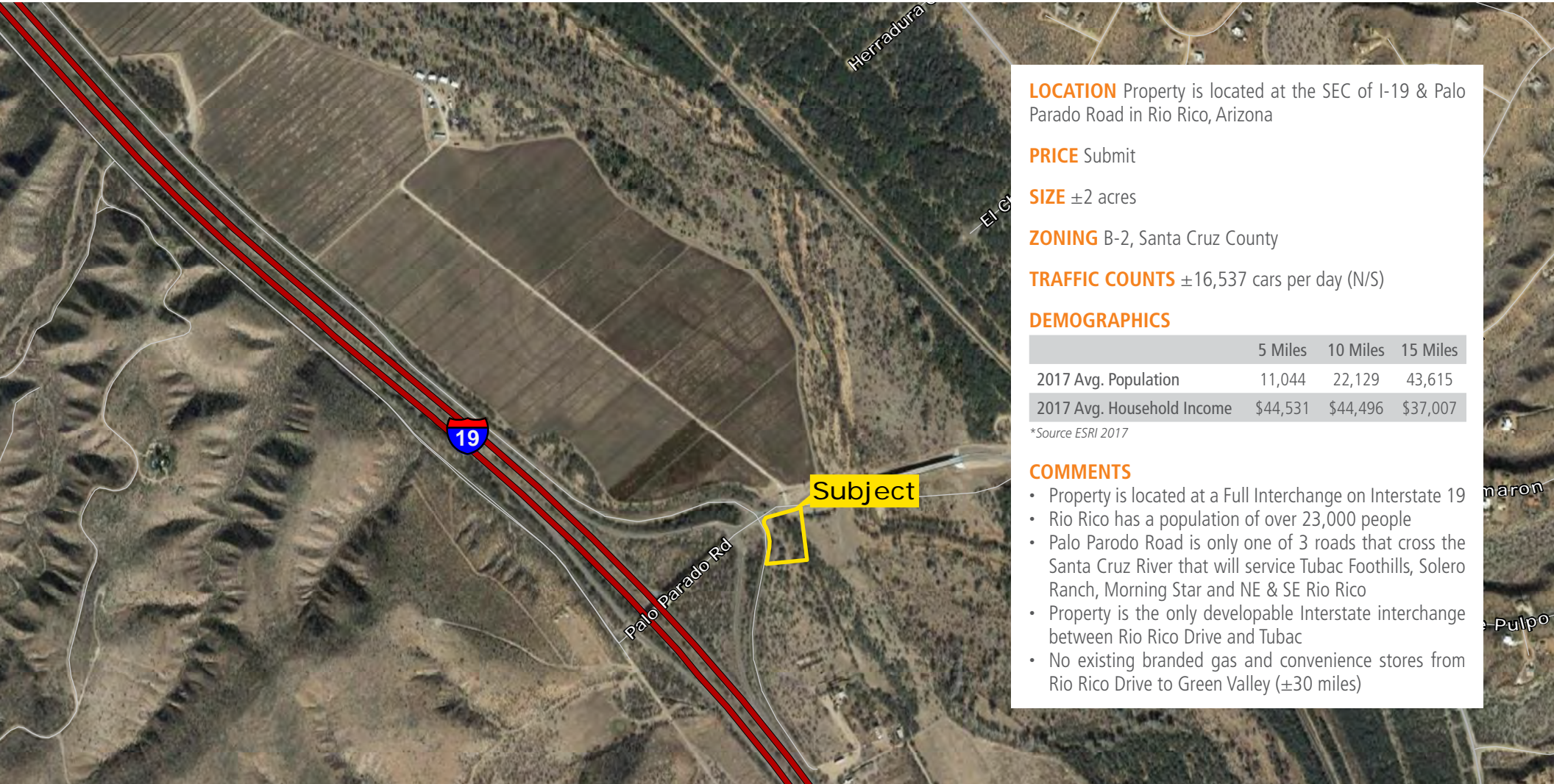


# ±2 ACRE COMMERCIAL PAD AVAILABLE

EXCLUSIVE LISTING | SEC I-19 & PALO PARADO ROAD | RIO RICO, ARIZONA



**LOCATION** Property is located at the SEC of I-19 & Palo Parado Road in Rio Rico, Arizona

**PRICE** Submit

**SIZE** ±2 acres

**ZONING** B-2, Santa Cruz County

**TRAFFIC COUNTS** ±16,537 cars per day (N/S)

## DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
2017 Avg. Population	11,044	22,129	43,615
2017 Avg. Household Income	\$44,531	\$44,496	\$37,007

\*Source ESRI 2017

## COMMENTS

- Property is located at a Full Interchange on Interstate 19
- Rio Rico has a population of over 23,000 people
- Palo Parado Road is only one of 3 roads that cross the Santa Cruz River that will service Tubac Foothills, Solero Ranch, Morning Star and NE & SE Rio Rico
- Property is the only developable Interstate interchange between Rio Rico Drive and Tubac
- No existing branded gas and convenience stores from Rio Rico Drive to Green Valley (±30 miles)

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZSantaCruz191262-10.31.17





# REGIONAL MAP

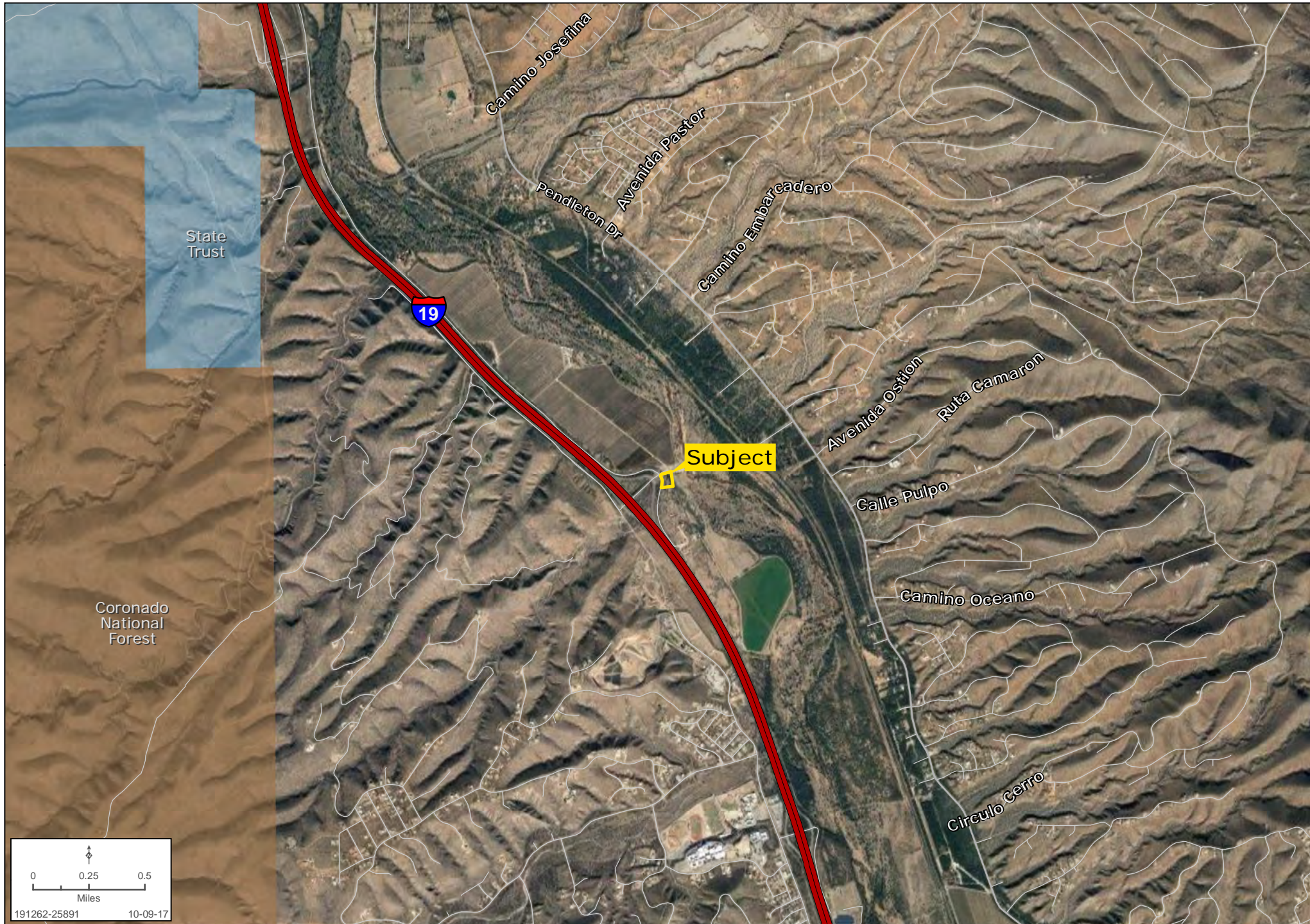
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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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