



Property Highlights

Available	±57 to 119 Acres
Sale Price	\$1.75/SF
Tax Parcel No.	113-49-027C
Property Taxes	\$19.90/SF (2017)

The City of Nogales, AZ has a daily influx of Mexican visitors, which is a driving force for its current retail marketplace for nearly half of all sales generated at the dozens of restaurants, big box, bargain, and specialty stores. On a daily basis, approximately 17,000 Mexican residents cross the border exclusively to shop in Nogales. Another 17,000 Mexican residents visit Nogales for employment, business opportunities, and/or to visit friends & family.

Se habla español
 For more information, please contact:

Denisse Angulo-Badilla
Commercial Properties
 +1 520 546 2736
 fdangulo@picor.com

PICOR Commercial Real Estate Services
 5151 E. Broadway Blvd, Suite 115
 Tucson, Arizona 85711
 phone: +1 520 748 7100
 picor.com

Demographics 2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population	3,263	20,761	22,370
Households	1,0235	6,815	7,302
Avg Household Income	\$39,201	\$49,354	\$49,632

Daytime Population	
Residents	20,837
Commuters	10,000
Mexican Visitors	35,000
TOTAL	65,837



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.