



- 1 - Tubac Fire District Station 2
- 2 - Family Dollar
- 3 - Rio Rico High School, Coatimundi Middle School, Mountain View Elementary School

INDIVIDUAL LOTS AVAILABLE

**+/- 46 acres in Rio Rico, Arizona
with prime frontage along Interstate 19.**

Zoned B-2 for versatile commercial development.

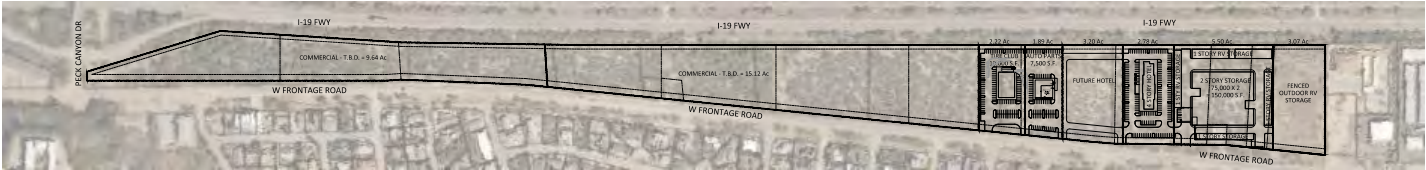
Call for Pricing

For more information, contact:

Andrea Davis, CCIM - 480.225.0838 / Andrea@DavisCREAZ.com Chuck Carlise - 602.448.1022 / Carlise@DavisCREAZ.com

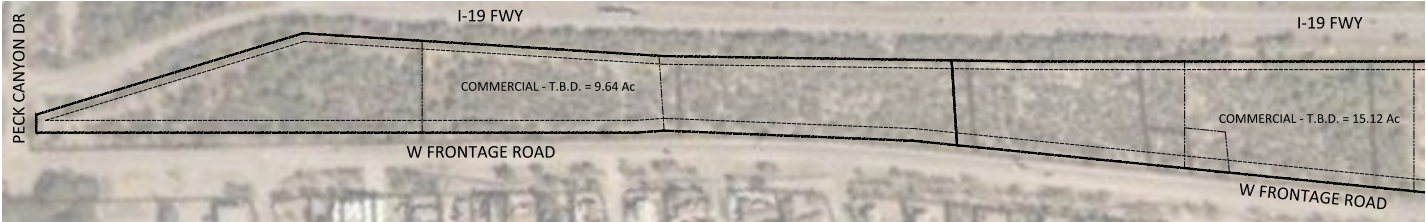
www.DavisCREAZ.com

Conceptual Plan



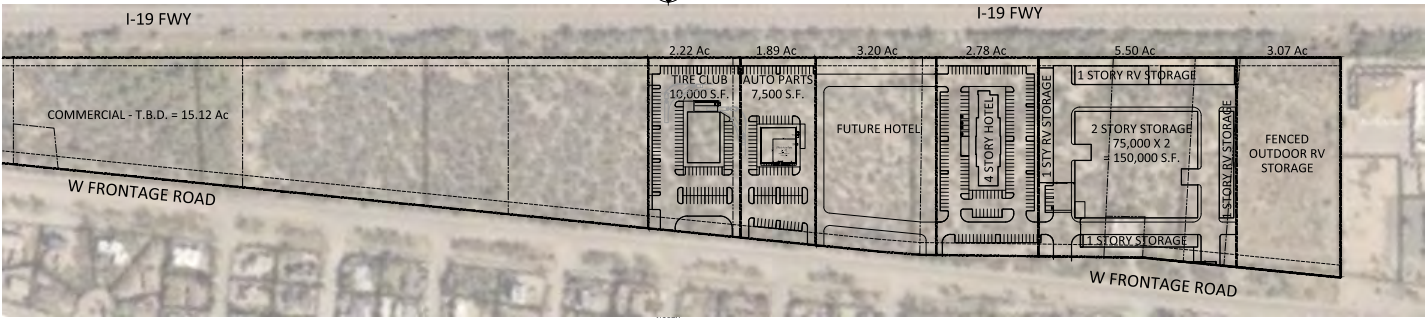
MASTER SITE PLAN

SCALE: 1" = 200'-0"



SITE PLAN - NORTH PART

SCALE: 1" = 100'-0"



SITE PLAN - SOUTH PART

SCALE: 1" = 100'-0"

EXISTING ZONING: B-2 (GENERAL BUSINESS)
MAX. HEIGHT: 35'-0"
(SOME USES MAY REQUIRE A USE PERMIT INCLUDING RV PARK AND STORAGE USE. MOBILE/MANUFACTURED HOMES MAY REQUIRE REZONING TO MFR ZONE. FOR 4 STORY HOTEL, MAY HAVE TO REZONE OR APPLY FOR HEIGHT VARIANCE/APPROVAL.)

SANTA RITA COUNTY REQUIRED PERMITS: B-2.20
GENERAL SERVICE @ 1,750
RESTAURANT @ 1/150 (EXCL. RV STORAGE, SERV., ETC.)
GENERAL OFFICE @ 1/200
HOTEL/MOTEL/PARKING @ 1/200 + 1 PER EVERY 20 RM
AUTOMOBILE SERVICE @ 1/200
MINI-STORAGE @ 1/400 OF OFFICE AREA
MOBILE HOME AND RV PARK @ 1/100 FT

RIO RICO COMMERCIAL
SWC OF PECK CANYON DRIVE AND I-19 FWY
W FRONTAGE ROAD RIO RICO AZ 85648
DATE: 04-29-2026 (PRELIMINARY)

SP-1
MKT-RTL
RKA# 26000.00



Santa Cruz County Map, Arizona



Rio Rico, Arizona – Opportunity Meets Location

Nestled in southern Arizona's Santa Cruz County, Rio Rico is an emerging market for commercial real estate and land investment. With a population in Santa Cruz County of over 52,000 and steady growth, the area offers affordable land, a skilled and bilingual workforce, and proximity to international trade routes.

Rio Rico's strategic position along Interstate 19 connects businesses directly to Tucson and the U.S.-Mexico border, making it a fresh produce hub and is ideal for logistics, warehousing, and service-based industries. Lower land costs and a cost of living at or below the national average create strong long-term value for investors and developers.

With expanding residential development and access to cross-border commerce, Rio Rico presents a unique opportunity for businesses looking to establish or grow in a high-potential, underdeveloped market.

Nearby Highlights & Accessibility:

- Direct access to Interstate 19 (major north-south trade corridor)
- ~15 minutes to Nogales, AZ (U.S.-Mexico border crossing)
- ~45 minutes to Tucson, AZ
- ~2.5 hours to Phoenix, AZ
- Close to Tucson International Airport (TUS)
- Proximity to international trade and distribution routes
- Growing residential communities supporting workforce expansion



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. *SimpleLEASEity™* neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. *Simply Own It, the American Dream* provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

Sign up for news and updates at www.daviscreeaz.com.



Proud
supporter of  Orphanages
Worldwide
www.200orphanagesworldwide.org



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.