

600+ Acres Along I-19

PRIME PROPERTY, ENDLESS POTENTIAL DEVELOP ACROSS 610 ACRES OF ARIZONA'S BEST

ABOUT THE PROPERTY

The Salcido Ranch property presents a unique opportunity with its 610-acre expanse located at the I-19 Exit 42 interchange, strategically positioned for development. With 27 acres of M-1 (Light Industrial) zoning and the remainder zoned G-R (General Rural), this land is primed for diverse commercial, industrial, residential, and agricultural ventures. The property's proximity to the U.S.-Mexico border, easy interstate access, and available water infrastructure make it a highly versatile investment.

PROPERTY FEATURES

- Lot Size: 610 acres
- Zoning: M-1 (27 acres), G-R (583 acres)
- Price: \$32,786.89 per acre
- Ownership: Fee Simple
- APN: 111-13-003
- Water Access: 2 registered exempt commercial wells, 7 adjudicated domestic wells, 1 stock pond
- Development Potential: Industrial, commercial, agricultural, and residential possibilities

I-19 W. AGUA LINDA
FRONTAGE RD,
AMADO, AZ 85645



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PRIME PROPERTY, ENDLESS POTENTIAL DEVELOP ACROSS 610 ACRES OF ARIZONA'S BEST

Salcido Ranch presents a rare opportunity to acquire **610 contiguous acres** strategically positioned at **Interstate 19 Exit 42 (Agua Linda Road)** in Southern Arizona.

The property benefits from a **dedicated interstate interchange**, exposure to approximately **22,119 vehicles per day** (AADT – Arizona Department of Transportation), and a location midway between **Tucson (±30 miles)** and the **Nogales Port of Entry (±30 miles)** — placing it within a primary Arizona–Mexico trade corridor.

Approximately **27 acres are zoned M-1 (Light Industrial)**, allowing for immediate industrial and commercial development potential. The remaining **583 acres are zoned G-R (General Rural)**, supporting residential, agricultural, and rural development uses.

With substantial scale, zoning flexibility, water resources on site, and interstate-controlled access, Salcido Ranch offers a diversified development platform suitable for industrial, logistics, commercial, residential, agricultural, or master-planned concepts.

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PROPERTY HIGHLIGHTS

Address: I-19 W. Agua Linda Frontage Rd

Location: Amado, Arizona

APN: 111-13-003

Total Acreage: ±610 Acres

Ownership: Fee Simple

Offering: Entire Property

LOCATION ADVANTAGES

- Dedicated interstate interchange at I-19 Exit 42
- ± 22,119 vehicles per day (ADOT)
- ± 30 miles south of Tucson metro
- ±30 miles north of the U.S.–Mexico border (Nogales Port of Entry)
- Positioned along a key Arizona–Mexico freight and trade corridor



ZONING BREAKDOWN

M-1 (Light Industrial) – ±27 Acres

Permits a variety of light industrial and compatible commercial uses including:

- Warehousing
- Manufacturing
- Distribution
- Industrial service uses
- Commercial uses consistent with B-1 / B-2 classifications

G-R (General Rural) – ±583 Acres

Allows for:

- Large-lot residential
- Agricultural uses
- Ranching
- Rural development concepts

Potential exists for exploration of expanded industrial zoning, subject to county review and approval.



