



540 N MORLEY AVE NOGALES, AZ



Description

Location: NEC of Morley Ave. & Bungalow Ct.
540 N. Morley Avenue
Nogales, AZ 85621
Parcel: 101-38-026

Lot Size: 71,874 square feet of vacant land

Lease Rate: \$15.00/SF/YR

Sales Price: \$800,000.00

Real Estate Taxes: \$1,920.36 (2015)

Zoning: General Commercial

Property Highlights

- ◆ Located 0.9 miles north of the International Point of Entry into Mexico.
- ◆ Morley Avenue turns into Grand Avenue, which is the main Port of Entry Crossing. Site has visibility to Grand Avenue.
- ◆ Major US / Mexico border city with Nogales, Sonora having a population of over 250,000.

Demographic Highlights

2016 Estimates	1 MI	3 MI	5 MI
Population:	7,693	17,923	22,154
Households:	2,533	5,729	6,971
Average HH Income:	\$34,992	\$41,741	\$43,207

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
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Traffic Count

Morley Avenue: 3,910 VDP (2015)
Grand Avenue: 18,000 VPD (2015)

(Source: Arizona Department of Transportation)

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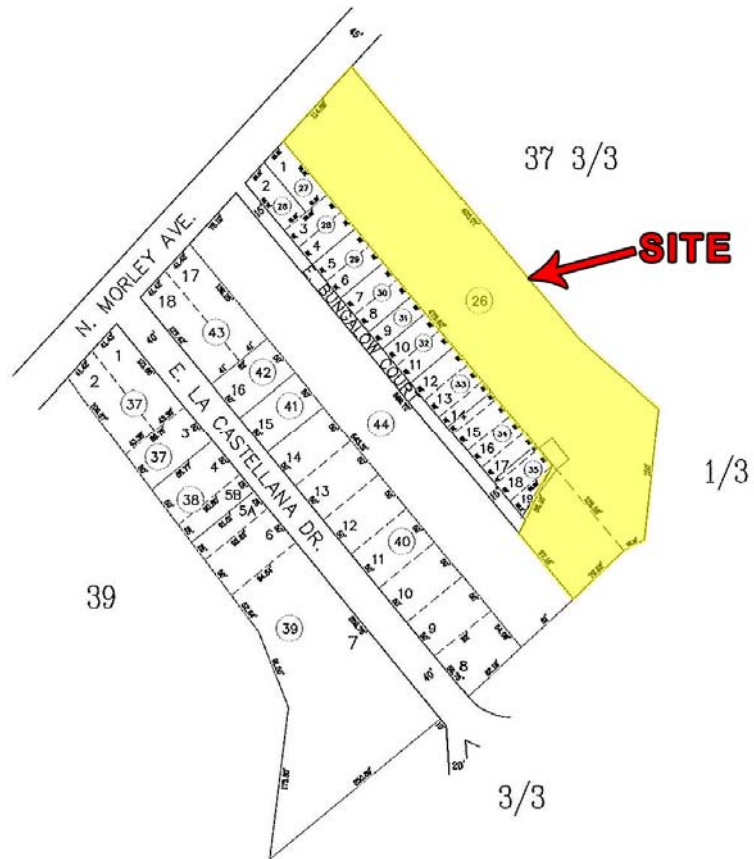
540 N. Morley Avenue

Nogales, Arizona



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AERIAL



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TRADE AREA

