



6914918		Land	Active
Apx SqFt: 1,126,091 Apx SqFt G/N: G Apx Total Acres: 21 Apx Total Acres G/N: G Apx Deeded Fee Acres: 21 Apx Leased Acres: 0 Lot Size Dimensions: irregular Price Per SqFt: 0.2 Price Per Acre: 10,714.29		Subdivision: Tax Municipality: Cochise - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 1,300 Zoning: Commercial	
Ele Sch Dist: Tombstone Unified District Elementary School: Huachuca City School Jr. High School: Huachuca City School		High School District: Tombstone Unified District High School: Tombstone High School	

Cross Streets: Directions: North Highway 90 between Calle Lobo and Redwing

Public Remarks: 21AC Commercial Acreage with EXCELLENT HIGH TRAFFIC HIGHWAY FRONTAGE. Great location for a gas station, convenience store, manufacturing, office, RV PARK.... lots of possibilities for your entrepreneur dreams and aspirations.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 20.00 - 39.99 Acres Land Features: See Remarks Land Configuration: Elevation: View: Mountain(s) Topography: Level Vegetation: Natural Vegetation Horses: Special: Existing Land Use: Commercial Acreage Zoned Presently: Commercial Potential Use: Multi-Family; Commercial; Industrial; Agricultural; Mobile/Mgf Hme/RV's; Office; Retail; Pad Site; Hotel/Motel; Other Use Restrictions: Freeway/Highway: Frontage Traffic Count: 5,001 to 15,000 Current Density: Proposed Density:	Development Status: Raw Land Fencing: Wire Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: On Property Distance to Gas: None Distance to Phone: On Property Distance to Sewer: None Distance to Water: None Electric: SSVEC Road Surface Type: Dirt; Asphalt Environmental: None	County Code: Cochise Legal Description (Abbrev): POR OF PCL 4 PER R/S BK1 PG59 COM AT THE NW COR OF SEC 6 N89DEG 5 8MIN E200' TO TPOB THN CONT N89DEG AN: 106-16-036-E Lot Number: 0 Town-Range-Section: 20-20-06 Cty Bk&Pg: Taxes/Yr: \$2,810/2023 For Sale or Lease?: Sale New Financing: Cash; Conventional; SBA; Owner May Carry Pmt & Rate Info: Equity: 275,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 251 / 251 Status Change Date: 09/04/2025	List Price: \$225,000	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: Tierra Antigua Realty, LLC (tier03)