

For Sale

5 PARCELS AVAILABLE

Entitled for 40 Mobile Homes

±9.6 Acres of Land
Ready for Development

NWC Kensington St and Louise Ave
Sierra Vista, AZ

- Entitled for 40 mobile homes
- MH-72, County of Cochise Zoning
- City water access
- Septic/sewer access
- Electric to site
- 100% Fee Simple
- Adjacent to BLM Land
- County APN's 107-37-072A, 107-37-072B, 107-37-072C, 107-37-072D, 107-37-072E

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ABOUT SIERRA VISTA

Sierra Vista, the heart of Arizona's southeast, blends natural beauty, military heritage, and innovation. Known as the Hummingbird Capital of the U.S., it offers scenic mountain views just 75 miles from Tucson. Once centered around Fort Huachuca, it has grown to over 63,000 residents and represents more than one-third of Cochise County's population.

Fort Huachuca anchors Sierra Vista's economy, driving growth over the past decade through expanded infrastructure, defense contracting, and aerospace innovation. As the world's largest unmanned aircraft training hub and a center for cybersecurity leadership, it has attracted major firms like Northrop Grumman and Raytheon while supporting a strong professional workforce.

Commercial Center for Cochise County, hosting major retailers such as Lowe's, Home Depot, Walmart, Target, Dillard's, Marshalls and major supermarkets. 'The Mall at Sierra Vista' is a 400,000 square foot mall and the first major shopping center constructed in the county; consumers travel from all over the county and even from across the border to shop; Sierra Vista's retail market accounts for two thirds of Cochise County's retail sales.

Education has flourished in the border town through the higher learning institutions fostering a significant skilled workforce. The University of Arizona College of Applied Science and Technology, Cochise College, and Sierra Vista Unified School District has led the way to Sierra Vista's excellent diploma attainment statistics.

10-Mile Radius 2025 Demographics

Population
63,590

Housing Units
29,185

Average HH Income
\$86,265

Median Home Value
\$283,120



±9.6 ACRES

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