

# ± 50 Acres – Prime Commercial Development Willcox, AZ



**FOR SALE**

## Great Interstate Visibility

- ±839 Feet of frontage on I-10
- ±468 Feet of frontage on Business I-10 (Haskell Avenue), a major entrance to Willcox
- Located just northeast of I-10 Exit 336, a full four-way direction interchange

Tax Parcel Number:	203-11-078A
2018 Property Taxes:	\$2,781.52
Zoning:	GB (General Business) Cochise County

*Willcox is approximately one hour east of Tucson along I-10. The City is known nationally for its cattle production and agriculture. The wine industry continues to expand in the Willcox area. The Willcox wine region produces 74% of the wine grapes grown in the state of Arizona.*

**FOR  
 SALE**

**Call for Pricing**

*Exclusively Represented by:*  
**Tucson Realty & Trust**  
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**FOR SALE**



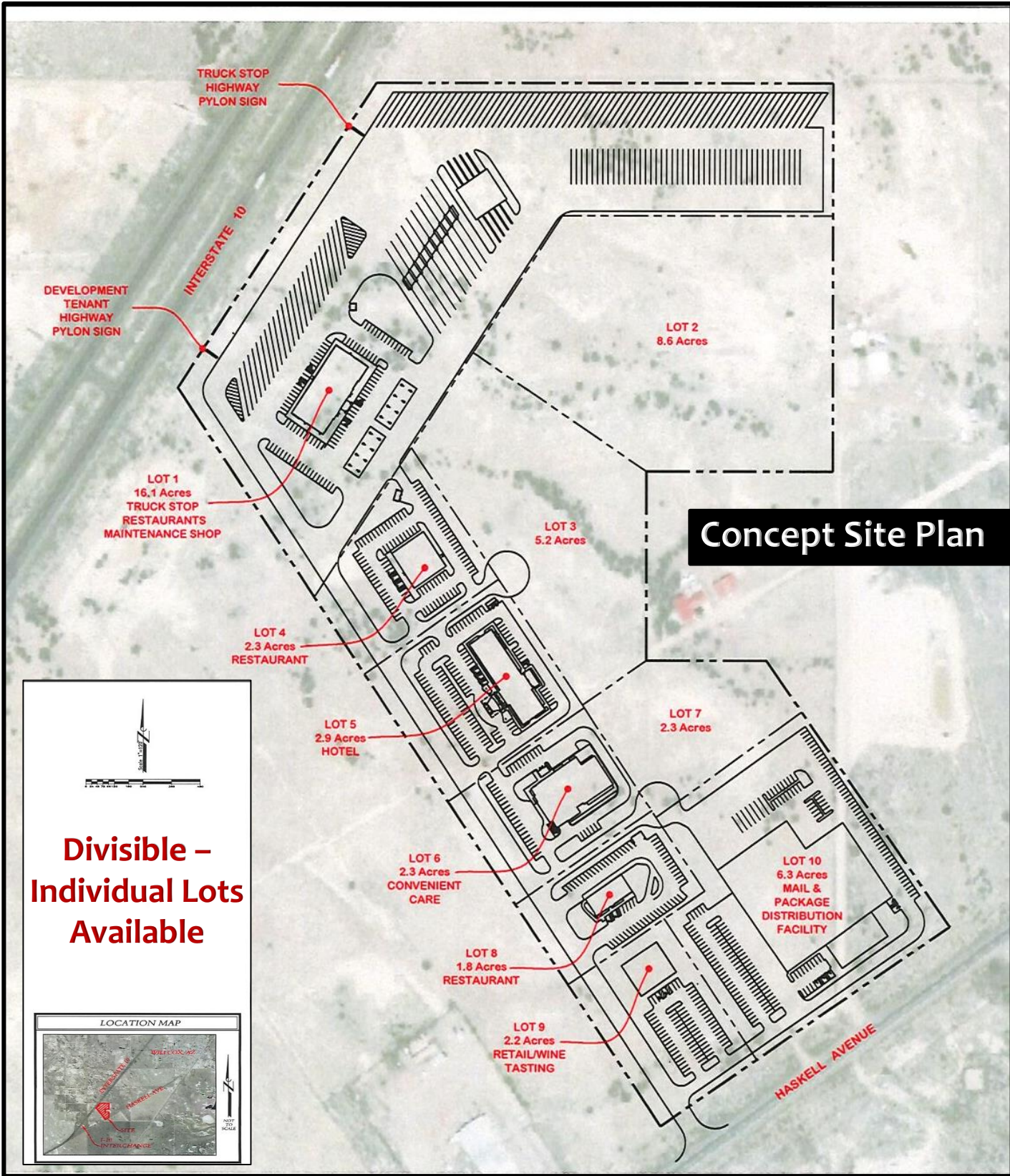
**Traffic Count – Interstate Exits**

Exit 336 – Haskell Road	22,034 VPD	2017
Exit 340 – Rex Allen Road	14,216 VPD	2017
Exit 344 -- East of Willcox	14,350 VPD	2017

*Willcox is located in northern Cochise County in the Sulphur Springs. Interstate 10 serves the city with three exits and leads 35 miles (56 km) southwest to Benson, Arizona, and 74 miles (119 km) east to Lordsburg, New Mexico.*

*According to the United States Census Bureau, the city has a total area of 6.3 square miles (16.3 km<sup>2</sup>), of which 6.1 square miles (15.9 km<sup>2</sup>) is land and 0.12 square miles (0.3 km<sup>2</sup>), or 2.13%, is water.*

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**Divisible – Individual Lots Available**

LOCATION MAP

**FOR SALE**

Households	5 Mile	10 Mile
2018 Total Households:	1,954	2,411
Median Household Income:	\$43,805	\$43,922

Population	5 Mile	10 Mile
2018 Total Population:	5,208	6,460
Average Age:	38.80	39.20

### Economy

Major employers in Willcox include Willcox Unified School District, TravelCenters of America, Northern Cochise Community Hospital, Valley Telephone Cooperative, the Border Patrol, and Safeway. NatureSweet has a greenhouse outside town

Population by Employment Classification	5 Mile
<i>*Co Star (2018)</i>	
Civilian Employed	844 52.13%
Civilian Non-Labor Force	725 44.78%
Civilian Unemployed	50 3.09%

Worker Travel Time to Job	5 Mile
<i>*Co Star (2018)</i>	
<30 Minutes	691 88.59%
30-60 Minutes	72 9.3%
60+ Minutes	17 2.18%

### Sites, Nature, Parks & Landmarks

- Ciricahua National Monument
- Fort Bowie National Historic Site
- Coronado Vineyard
- Apple Annie's Orchard
- Heart of Rocks
- Rex Allen Arizona Cowboy Museum
- Apache Station Wildlife Viewing
- Carlson Creek Vineyard
- Apache Springs
- Zarpara Vineyard
- Cochise Lake
- Willcox Playa Wildlife Area
- Flying Leap Vineyards

