



# 0.21 Acres

## \$1,795

### Cochise County, Arizona

[www.governmentlandsales.us/properties/b390f0b2c2e](http://www.governmentlandsales.us/properties/b390f0b2c2e)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Arizona

**County:** Cochise County

**City:** Douglas

**Zip:** 85607

**Price:** \$1,795

**Total Acreage:** 0.21

**Property ID:** C-2021016

**Property Address:** La Espada SE, Douglas, AZ, 85607

**APN:** 40627634

**Dimensions:** 79' X 120' X 71' X 120'

**GPS:** 31.3875, -109.523

**Subdivision:** Cochise College Park

**Unit:** 9

**Lot:** 2720

**CCRs:** None

**Association Fees:** None

**Roads:** Good Gravel

**Time Limit to Build:** None

Cochise College Park Unit 9 is located approximately three miles northeast of Douglas, Arizona off E HWY 80. It is adjacent to the Douglas Municipal Golf Course. This is a nice level lot in the SE circle area of the subdivision.

### Douglas

Located in SE Arizona near the US - Mexico Border. The city has a population of nearly 15,000 residents and has been recently named one of the nation's best "micropolitan" areas, communities with 10,000 - 50,000 residents with superior amenities, growing economies and moderate costs of living. The city continues to play a vital role as a gateway to Mexico and the Rio Sonora region and shares a rich, cultural and economic history with its Mexican sister city, Agua Prieta.

Historic landmarks including the Hotel Gadsden, the Southern Pacific Railroad Depot, the Grand Theatre (currently under renovation), Church Square (the only location in the world where four different churches are housed on the same block), and the first international airport in the U.S. Douglas has numerous community facilities including an indoor aquatic center, art gallery, seven parks, a picturesque 18-hole golf course, tennis and racquetball courts, a recreation center, public library, Cochise College and affiliated University of Arizona course offerings, plus an impressive list of community programs and activities for its citizens.

### Cochise County

Home to Tombstone, Cochise County has over 130,000 residents. Area industries include copper, cattle, cotton and silver. In the county's largest city, Sierra Vista, US Army Intelligence Center Fort Huachuca helps to contribute to an already strong economy. While the county may be large in size (as large as Connecticut and Rhode Island combined), you will find more similarities than differences as you traverse the area.

### Climate

On average, there are 284 sunny days per year. Surprisingly, Cochise County enjoys an extremely comfortable climate (comfort index is a 77 out of 100, where higher is more comfortable). The US average on the comfort index is 54.

### Land Information:

Size: .21 Acres

Dimensions: 79' X 120' X 71' X 120'

Legal: Cochise College Park Unit 9 Lot 2720

APN: 40627634

GPS: Approximate GPS Coordinates

31.3876, -109.5232 (NW Corner)

31.3877, -109.5230 (NE Corner)

31.3874, -109.5228 (SE Corner)

31.3873, -109.5230 (SW Corner)

**We accept all major credit cards.**

Document preparation fee: \$299

C-2021016-ETT

## Seller Information



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