

**± 50 ACRES - PRIME
COMMERCIAL DEVELOPMENT
FOR SALE | CALL FOR PRICING**

Tucson Realty & Trust Co.
Southwest Expertise, Global Capability

Divisible Individual Lots Available



PROPERTY FEATURES

Great Interstate Visibility

- Located just northeast of I-10 Exit 336, a full four-way direction interchange

- 839 Feet of frontage on I-10
- 468 Feet of frontage on Business I-10 (Haskell Avenue), a major entrance to Willcox

TUCSON REALTY AND TRUST CO.

333 N. Wilmot Rd., Suite 340
Tucson, AZ 85711
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PAT DARCY

RETAIL DIVISION HEAD

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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.

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.

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Traffic Count - Intersate 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 km²), of which 6.1 square miles (15.9 km²) is land and 0.12 square miles (0.3 km²), or 2.13%, is water.

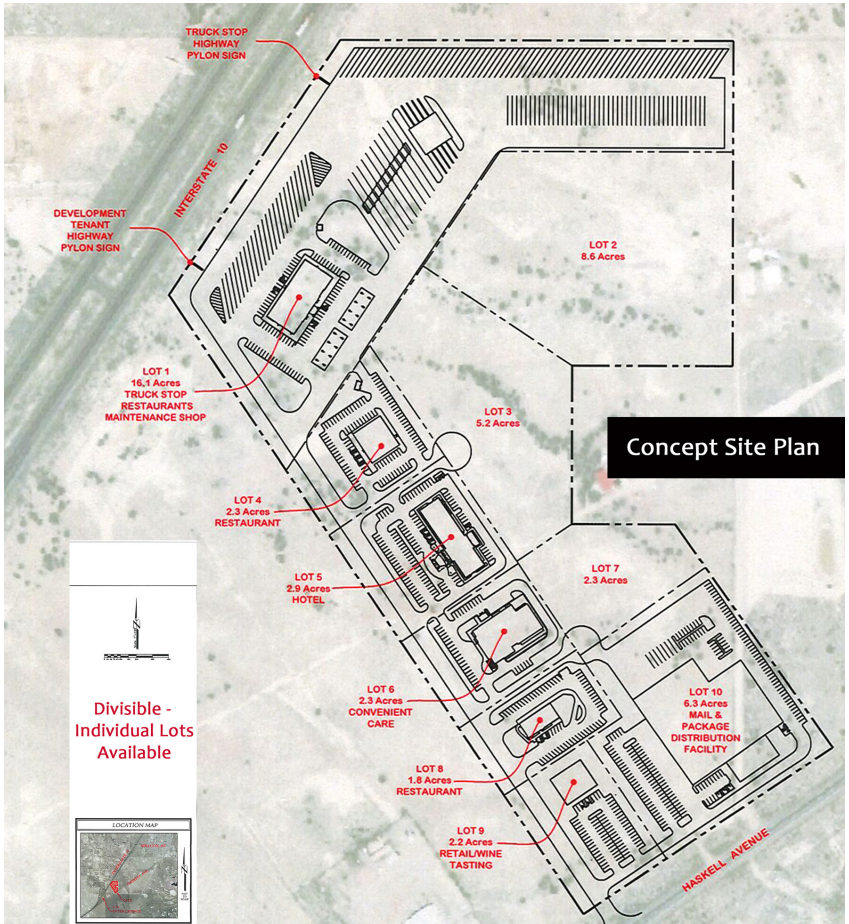
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Households	1 Miile	7 Mile
2018 Total Households:	1,954	2,411
Median Household Income:	\$43,805	\$43,922
Population		
2018 Total Population	5,208	6,460
Average Age	38.80	39.20

Economy

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

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**

Population by Employment Classification (5 mile)

Civilian Employed	844 (52.13%)
Civilian Non-Labor Force	725 (44.78%)
Civilian Unemployed	50 (3.09%)

Worker Travel Time to Job (*CoStar 2018)

<30 minutes	691 (88.59%)
30-60 minutes	72 (9.3%)
60+ minutes	17 (2.18%)



Demographics: CoStar 2019

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