

1086 Acres Cochise County McNeal, Arizona



Offered by: Mollie Anderson, ProStar Realty



Phone: 602-918-85652
Email: Mollie@Anderson-Realty.com
WWW.Anderson-Realty.com



Location: Highway 191 and West Lee Road

Zoning: RU4, Cochise County, Arizona Minimum 4-Acre lot size per residence.

Present Use: Grazing Rangeland

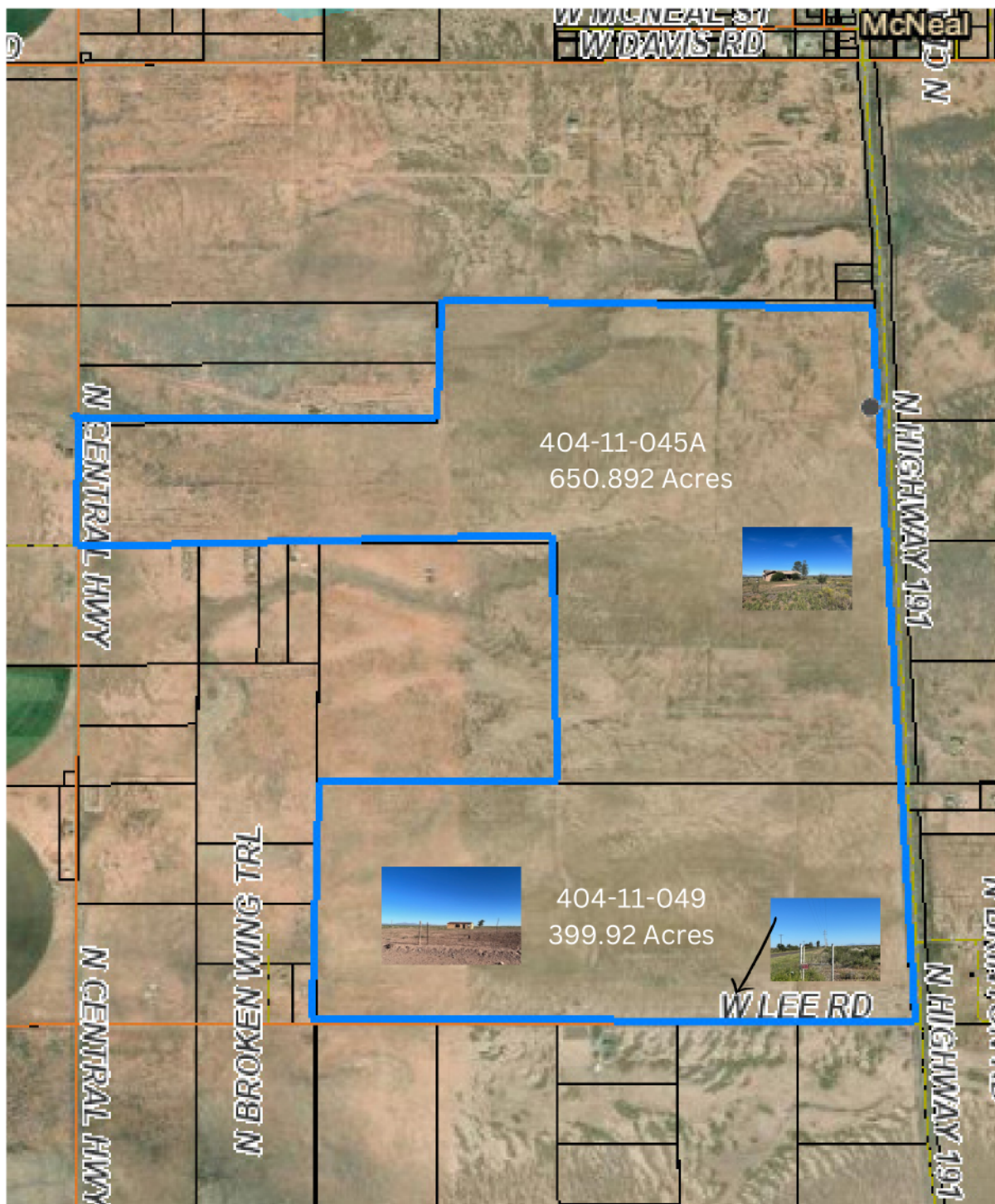
APN: 404-11-045A and 404-11-049

Well: Registration Numbers 55 - 618307, 55-618308, 55-618312, 55-618313

Taxes: \$675.00 annually per 2022 property tax statement.

Price: \$900,000.00

Terms: Cash







Multiple Ports of Entry

Cochise County provides easy access to the Douglas and Naco Points of Entry - making for convenient international commerce.

Visit: <https://choosecochise.com>

Ports of Entry in Cochise County



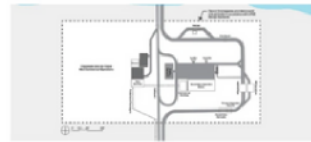
Douglas Port of Entry

[LEARN MORE ABOUT THE PORT](#) →



Naco Port of Entry

[LEARN MORE ABOUT THE PORT](#) →



Commercial Port

[PLANNED COMMERCIAL PORT](#) →



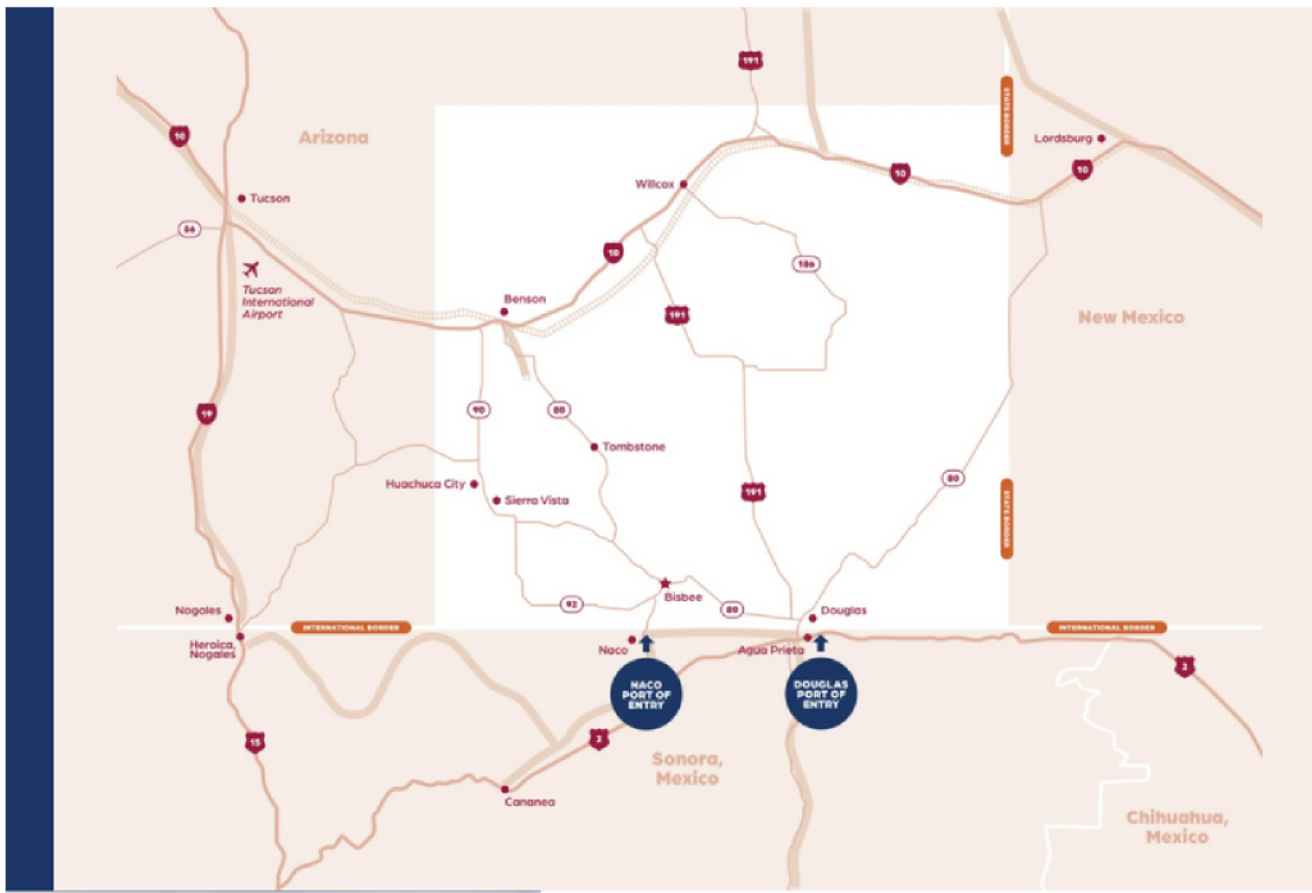
DOUGLAS

SECOND LARGEST COMMERCIAL PORT IN ARIZONA

Douglas (pop. 16,534 as of Census 2020) is located along the U.S.-Mexico border and is the second largest city in Cochise County. It is approximately 120 miles southeast of Tucson, and 70 miles southeast of Interstate 10. U.S. Route 191 directly connects Douglas to I-10. The city shares an international border with Agua Prieta, Sonora, Mexico, with a population of nearly 80,000. The Douglas Port of Entry is the second largest commercial port in Arizona (measured by total value of imports and exports). The majority of visitors from Mexico who enter the United States through the Douglas Port of Entry do so to shop.

NACCO

There is a second Port of Entry located in the small community of Naco (pop. 1,156 as of Census 2020), a Census Dedicated Place (CDP) located about 30 miles west of Douglas. Naco shares an international border with its sister city: Naco, Sonora, Mexico.



DOUGLAS COMMERCIAL LAND PORT OF ENTRY

The new Douglas Land Port of Entry is a planned commercial port construction project 4.5 miles west of the existing Raul Hector Castro LPOE in Douglas, Arizona. Upon its completion, U.S. Customs and Border Protection will permanently relocate commercial inspection operations from the Castro LPOE to the newly constructed dedicated commercial Douglas LPOE. The project, funded by the [Bipartisan Infrastructure Law](#), will significantly expand commercial vehicle inspection capacity and allow the processing of oversized mining equipment too large to cross through the Castro LPOE. Furthermore, relocating commercial operations to the Douglas LPOE and away from downtown will support municipal redevelopment plans for its historic downtown district and help transform Douglas into a 21st-century regional tourism gateway and commercial transportation hub.

The U.S. General Services Administration is developing a master plan for both projects in Douglas to ensure seamless project delivery and provide the best value for the American taxpayer. The port project is already spurring additional investments with the construction of a new utility corridor along State Route 80, a new industrial warehouse and business park zone, the installation of broadband internet infrastructure, as well as the chance to bring new construction, service, and manufacturing jobs to this remote region in Southeast Arizona.

Douglas Commercial Land Port of Entry Cont.

Address: AZ-80 & N James Ranch Rd, Douglas, AZ 85607

Year constructed: 2028 (estimated completion date)

Port size: 80 acres

Budget: \$170 million – \$220 million

**Primary tenant:
U.S. Customs and Border Protection**

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PROJECT TIMELINE

Planning Design Construction
Environmental impact statement
Spring 2022–Fall 2023

Architecture and engineering services contract award
July 2022

Construction start
Fall 2025

Substantial completion
Fall 2028