

PRIME ±3.2 ACRE COMMERCIAL PARCEL WITH HIGHWAY 80 FRONTAGE | ST. DAVID, AZ

This rare ±3.2 AC flat and usable parcel offers ±500 feet of frontage along the main boulevard (Patton Street & Hwy 80), providing excellent visibility and a strong marketing presence. The property is Zoned R-18 in Cochise County, allowing 18,000 SF residential lots, creating an excellent opportunity to split, develop, and build for investment potential. Located directly across the street from the high school, the site is especially attractive for residential development and future homeowners.

With power and water available at the property line, the land is ready for your vision, whether you're planning a custom home, small residential development, or long-term investment. Enjoy peaceful small-town living while still being conveniently located ±15 minutes from Benson and Tombstone, and ±45 minutes from Tucson and Sierra Vista. Outdoor enthusiasts will appreciate the property's proximity to the San Pedro River, located only ±¼ mile away, a renowned wildlife and bird-watching corridor home to Coues whitetail deer, Arizona mule deer, and abundant birdlife.

Large in-town parcels like this are rare in St. David. With beautiful views, multiple ideal home sites, and strong development potential, this property truly offers the best of country living with convenient access to nearby communities. Buy now and build your dream home or invest in future development. Buyer to verify all utilities and zoning. Priced to sell. Contact the broker for a detailed marketing package.

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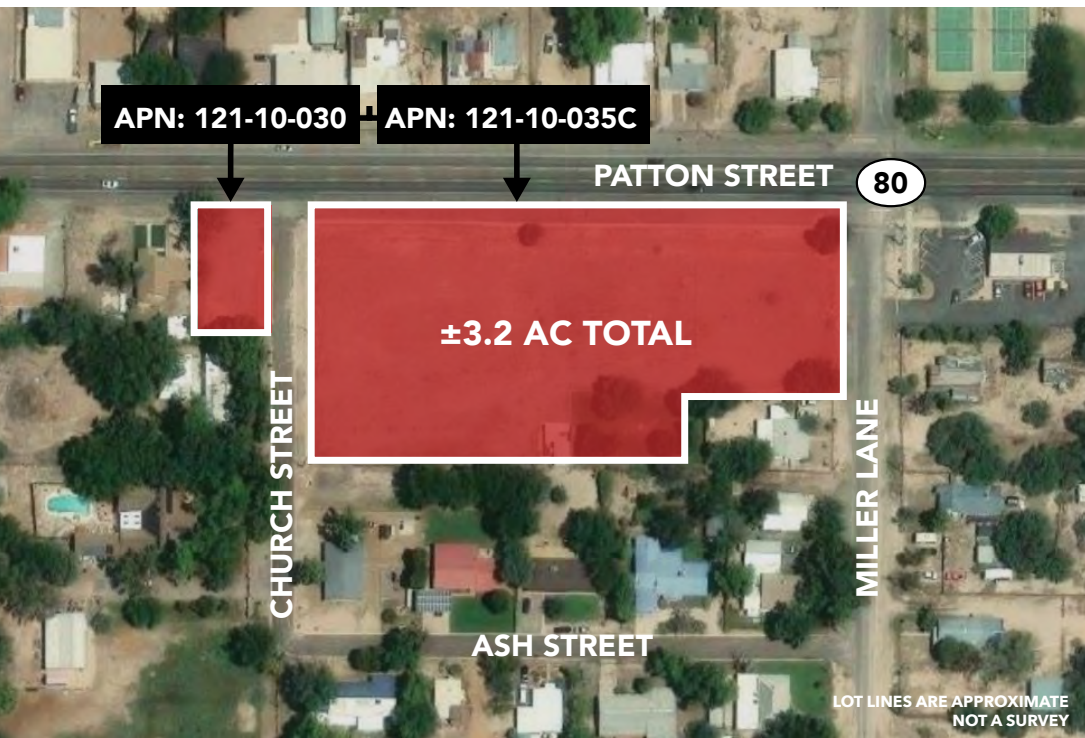
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UTILITIES

POWER: At property line, serviced by [Sulphur Springs Valley Electric Cooperative \(SSVEC\)](#).

WATER: At property line, serviced by [St. David Water Association](#).

GAS: None.

SEPTIC: Needed.

LEGAL DESCRIPTIONS:

POR NENENW SEC 5 BEG 30' W OF NE COR NW4 SEC 5 THN W497.5' S280.5 E370.75' N66' E126.75' N214.5' TO POB SEC 5-18-21 3.012AC

IN N2 N2 N2 NE NW BY M&B BEG 35RDS W OF NE COR OF NW4 W 3& 3/4RDS S 8 1/2RD02E 3 & 3/4RDS N 8 1/2RDS TO BEG SEC 5 18 21 .199AC

LOCATION	39 E. Patton Street, Saint David, Arizona, 85630. At the SWC of Historic Highway 80 on Patton Street & Miller Lane.
SIZE	±3.2 AC.
SALES PRICE	\$145,000.
ZONING	R-18 Cochise County .
APN	121-10-035C.
RANGE/TOWNSHIP/SECTION	18/21/5.
MLS	Tucson (TAR): 226-07-393. Phoenix (ARM): 70-01-227.
TAXES	\$1,423.
TOPOGRAPHY	Flat.
HYDROLOGY/FLOODPLAIN	Flood zone A.
ENTITLEMENTS	Vacant Residential Land.
SITE CONDITIONS	Vacant.
IMPROVEMENTS	The property previously included a meeting house built in 1971, which was demolished in 2013. A storage shed remains on the site.
PRODUCT TYPE	Residential. Zoned for 18,000 SF lots.
BROKER CO-OP	5%.

**Buyer to verify location, availability, and costs of all utilities.*

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LOT LINES ARE APPROXIMATE
NOT A SURVEY

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