



**FOR SALE | LAND**

# 000 South Haskell Avenue

000 South Haskell Avenue | Willcox, AZ 85643

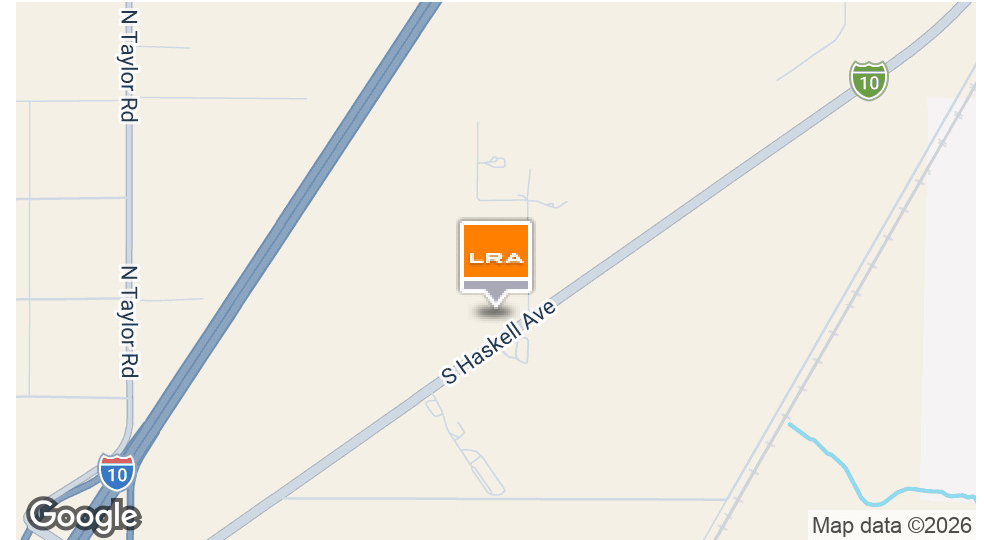
PRESENTED BY:

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## OFFERING SUMMARY

Sale Price:	\$230,000
Lot Size:	19.69 Acres
Price / Acre:	\$11,681

## PROPERTY OVERVIEW

Unlock the potential of this versatile 19.69-acre commercial property in Willcox, AZ. The seller is open to Subdividing the land—giving you the flexibility to purchase only what you need, call for terms. Positioned just off Interstate 10 on S Haskell Ave, this GB-zoned parcel delivers high visibility and seamless access via a newly paved road. Ideal for retail, dining, warehouses, truck stops, RV parks, medical, or agricultural use. With power at the lot line and flat, build-ready terrain, development is straightforward. Just minutes from downtown Willcox and within easy reach of Benson, Tucson, and Chiricahua National Monument, this is a prime opportunity to build in a growing, high-traffic corridor.

## PROPERTY HIGHLIGHTS

- Seller willing to Subdivide - Only buy what you need!
- Flexible development options for a variety of uses
- Newly paved frontage road (Haskell Ave) enhances accessibility and curb appeal
- Strategically positioned in a high-traffic area
- Power at the lot line



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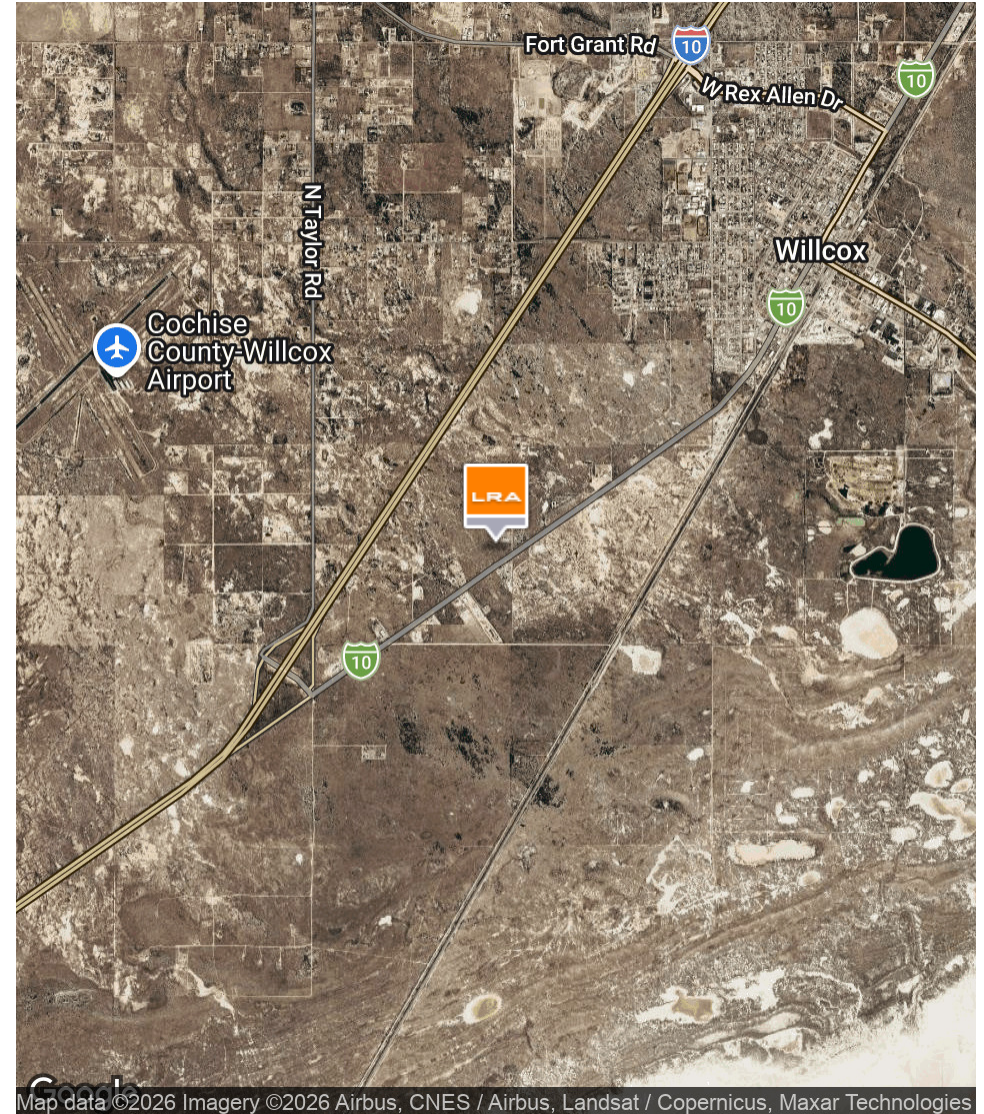
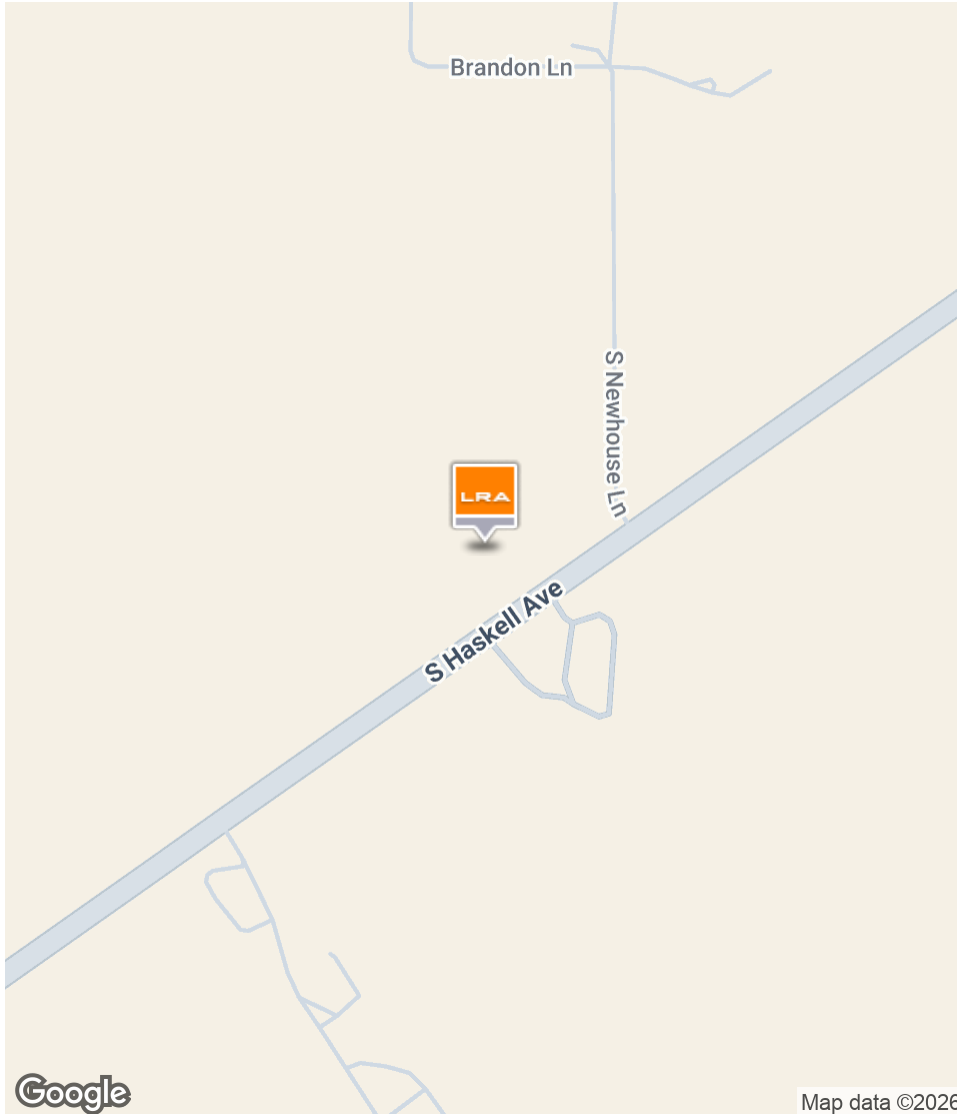
# Opportunity To Build In Willcox

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# Great Access To I-10

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# Full Diamond Interchange

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### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 0.5 MILES

16

40

39

41

### 1 MILE

460

40

39

41

### HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 0.5 MILES

6

2.7

\$46,682

\$224,594

### 1 MILE

185

2.5

\$45,504

\$205,365

2020 American Community Survey (ACS)

