

# 38.08 ACRES

## MARTIN LUTHER KING JR PKWY, SIERRA VISTA, AZ

For Sale | Residential, Elder Care, Multi-Family Development Opportunity



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THE CENTER  
OF RETAIL



Rob Tomlinson / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757  
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# 38.08 ACRES

MARTIN LUTHER KING JR PKWY, SIERRA VISTA, AZ

## LAND SIZE

38.08 Acres

## SALE PRICE

\$5,000,000

## COSHISE COUNTY PARCEL NO.

106-46-022B

## ZONING

MFR, Cochise County

## COMMENTS

- Ideal location across from Veteran's Memorial Park and the Sierra Vista Aquatic Center
- Minimal topography and drainage issues
- Infill location in beautiful Sierra Vista just minutes from Fort Huachuca
- Residential multi-family/elder care zoning in place
- Developmentally friendly community
- 1,900 feet of frontage with fully signalized intersection
- Less than half a mile to major power center with full commercial amenities (Lowe's, Walmart, Target, etc.)
- Developable for multi-family, townhomes, single family, or elder care (with small scale commercial use)

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	6,144	\$66,999	6,525	\$70.38 M
2 Miles	22,306	\$61,597	11,902	\$248.45 M
3 Miles	34,141	\$68,899	15,528	\$409.34 M

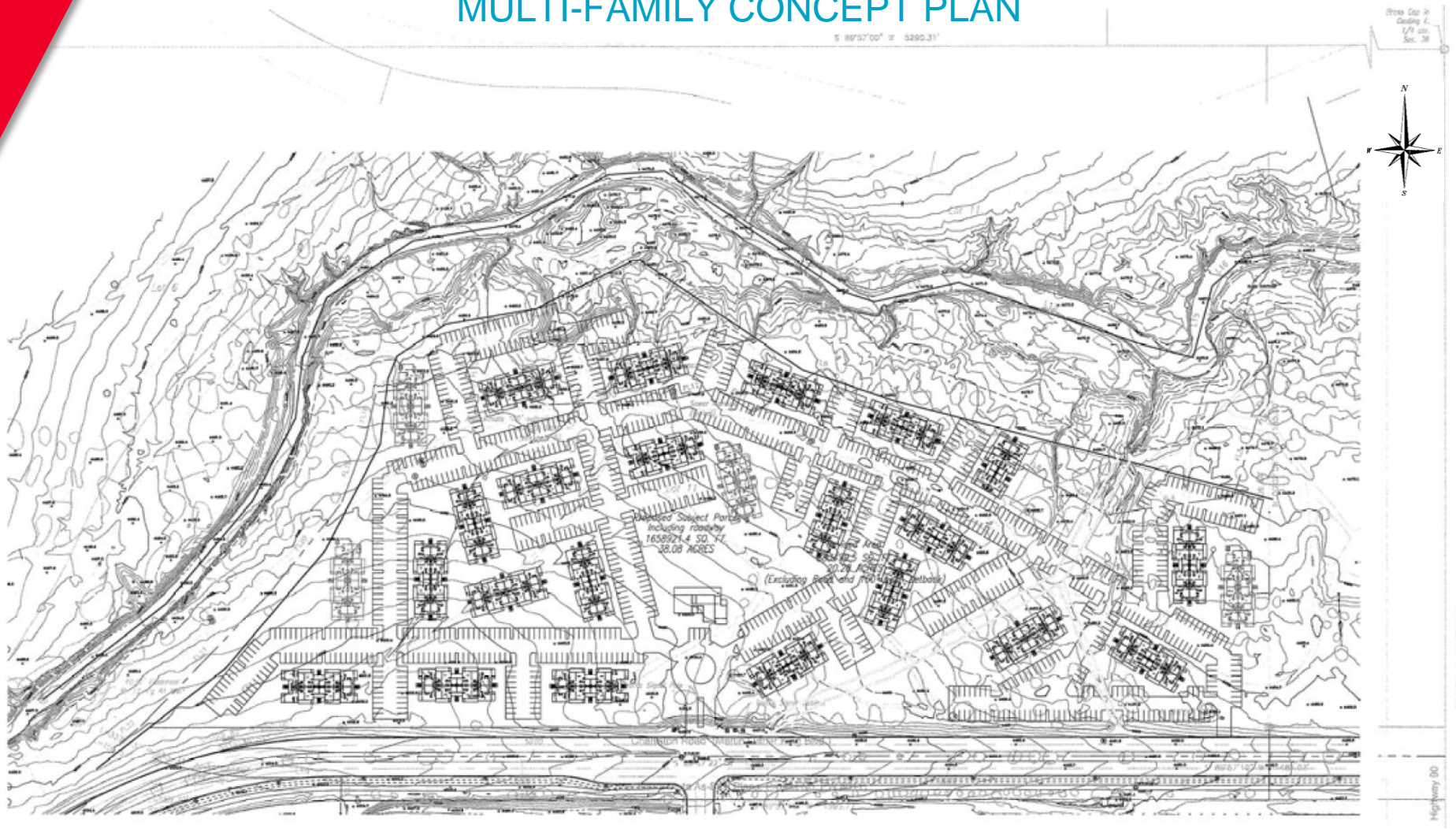
**Rob Tomlinson / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757**

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### MULTI-FAMILY CONCEPT PLAN

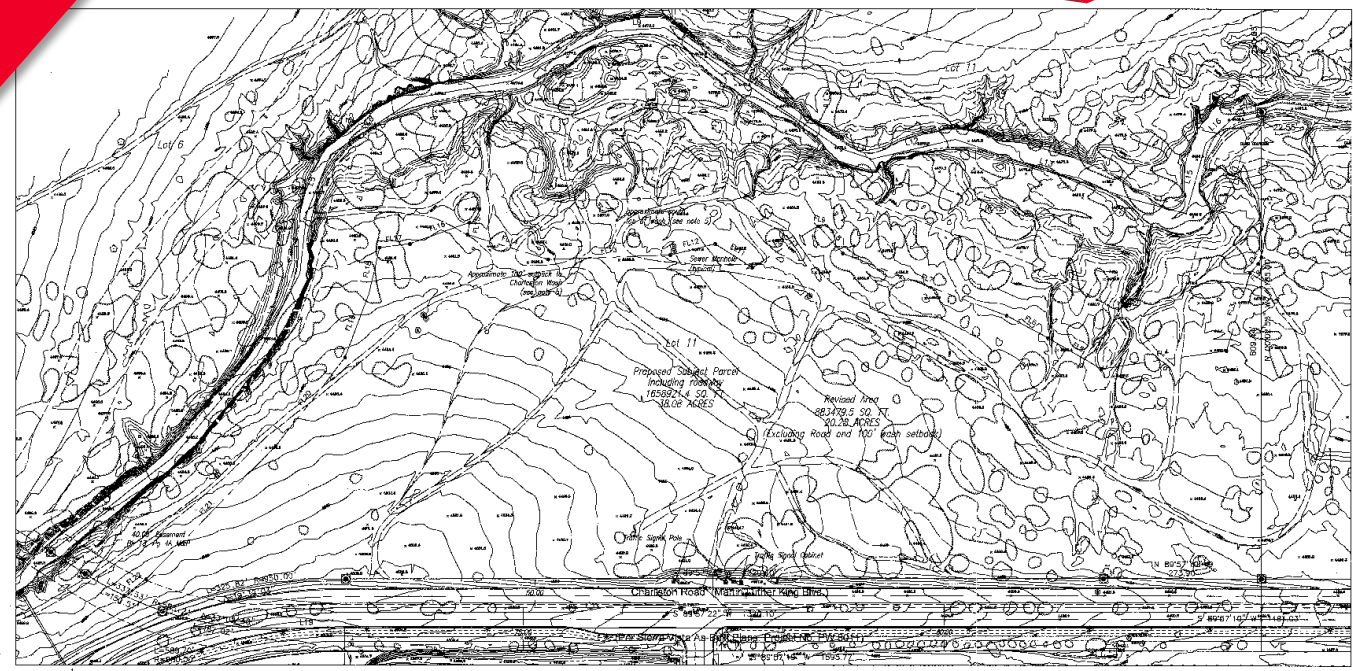
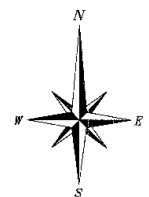


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8°57'00" W 5390.31'

On A  
Casting E  
1/8 in.  
Sec. 35



53°49'42" N 115.0000 N

Arrow Co.  
in Survey  
S.M. Div.  
Sec. 35

S 00°02'17" E 2687.85'

Highway 90

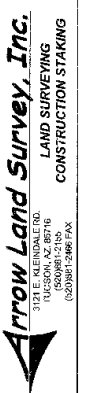
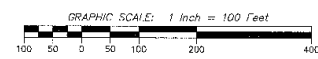
S 89°27'41" W 5287.85'  
Fry Blvd.

FL1	S 20°19'03" W	12.61'
FL2	S 43°30'49" W	211.14'
FL3	S 16°41'22" W	141.45'
FL4	S 81°44'47" W	220.07'
FL5	N 60°05'12" W	106.71'
FL6	N 62°11'46" W	81.48'
FL7	N 69°13'43" W	305.21'
FL8	N 41°33'51" W	63.46'
FL9	N 77°07'46" W	1.73'
FL10	S 57°59'08" W	134.59'
FL11	N 57°59'08" W	76.73'
FL12	S 75°42'31" W	80.50'
FL13	S 88°07'13" W	212.57'
FL14	N 22°54'33" W	145.68'
FL15	N 08°37'19" E	21.08'
FL16	S 70°22'52" W	110.6'
FL17	S 83°11'19" W	53.28'
FL18	S 13°07'51" W	82.34'
FL19	S 20°24'39" W	117.69'
FL20	S 38°39'57" W	193.79'
FL21	S 44°10'55" W	324.18'
FL22	S 51°59'24" W	47.51'

L1	N 52°17'52" E	286.33'
L2	N 40°19'41" E	231.17'
L3	N 27°28'51" E	161.16'
L4	N 06°33'55" E	104.10'
L5	N 72°04'32" E	110.52'
L6	N 06°51'07" E	78.20'
L7	N 80°13'27" E	167.60'
L8	N 63°40'06" E	191.07'
L9	N 88°14'07" E	96.91'
L10	S 59°50'39" E	366.58'
L11	S 71°40'11" E	59.45'
L12	N 77°01'37" E	146.15'
L13	S 71°16'48" E	326.0'
L14	S 75°30'58" E	96.29'
L15	N 15°20'58" E	126.87'
L16	N 47°19'25" E	68.47'
L17	N 78°59'49" E	47.36'
L18	S 00°08'33" E	46.00'
L19	N 88°57'18" E	133.83'
L20	N 56°59'11" W	77.01'

**Notes:**

1. Basis of Bearing: North 00°(4)15" East according to Book 13 of Shire Plat No. 25 at Page 4A, Town Center Sierra Vista, between the easements shown on the same map of.
  2. Basis of Elevation: 4442.38' as the datum as at the East 1/4 corner of Section 36 as shown, according to the approved construction plans for the "Coyote Creek Apartments".
  3. The topography shown on this map was provided by Cooper Aerial Surveys Co. on 11-21-05 its accuracy cannot be guaranteed by Arrow Land Survey, Inc. beyond the control provided to create said topography.
  4. This survey was performed without the benefit of a utility bluesheet. No guarantee can be made as to the existence and location of underground or hidden utilities.
  5. The right of way for Chafferson Road now known as Martin Luther King Blvd. is shown according to Sierra Vista use-out plans for "Chafferson Road Extension, Project No. FW 8011".
  6. The 100 foot setback to the Chafferson Wash shown on this map is approximate and determined by offering what appears to be the top of the drainage. It is recommended by this surveyor that a hydrology report be obtained from a qualified civil engineer.
  7. All distances shown are measured or a calculated derivative thereof unless otherwise noted.
- (B) indicates a record measurement according to Book 13 M&P, page 64, Cochise County, Arizona.
- indicates a found monument as described.
  - ⊙ indicates a set 3/4" rebar augured R.L.S. 2411'.
  - indicates a set 60d nail



CREW CHIEF: FW
CAD: DWB
DATE: 02/06/2007
JOB No.: 02840
SCALE: 1" = 100'
SHEET 2 OF 2

ALTAACSM Survey of a Portion of Lot 11, State Plat No. 25, Town Center Sierra Vista a portion of Section 36, T21S, R20E, G&S R.M., Cochise County, Arizona

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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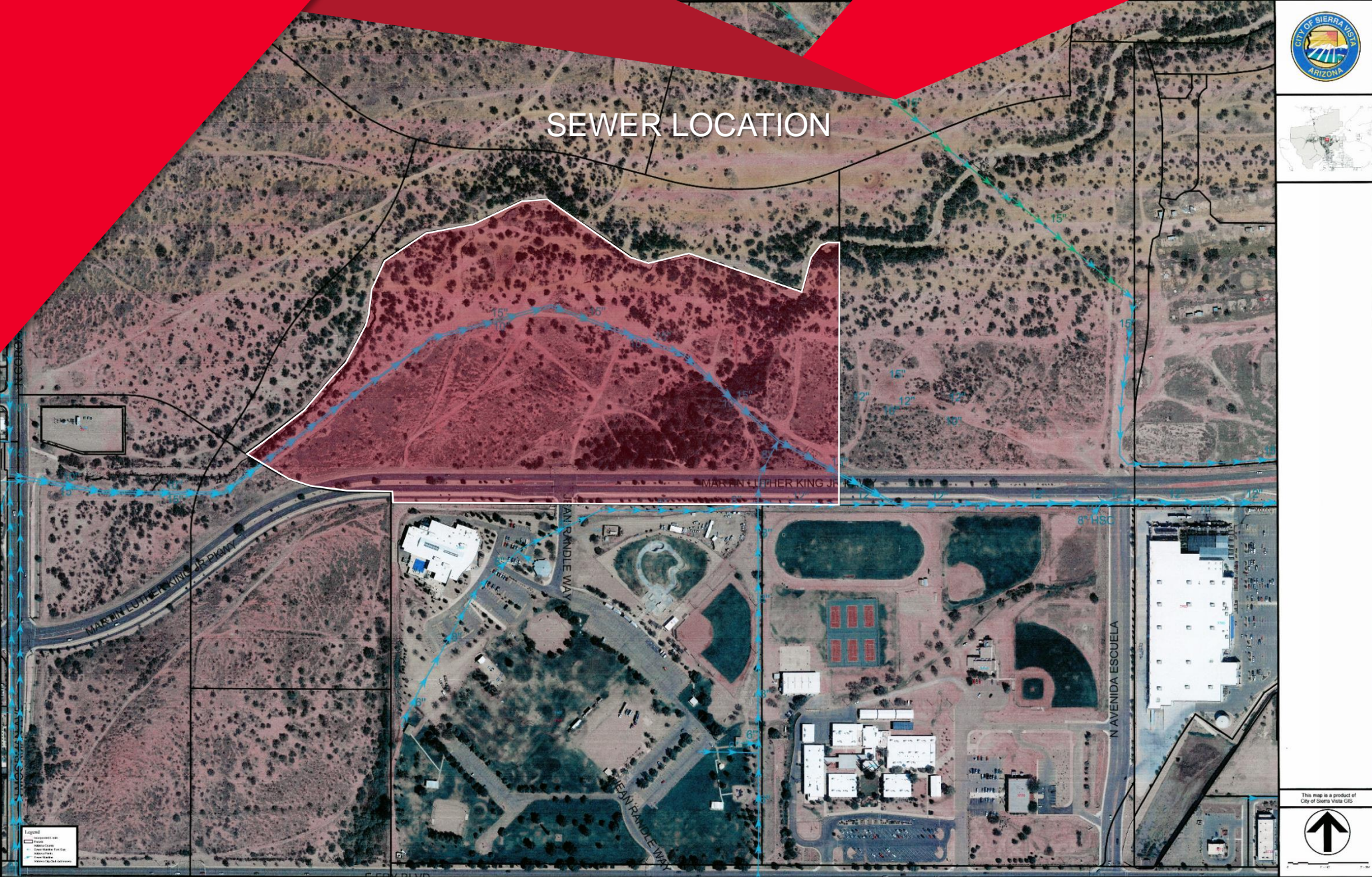


This map is a product of  
City of Sierra Vista GIS



7/10/2019 10:41:14 AM

## SEWER LOCATION



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