



**\$425,000**

**501 N FRONTAGE RD, SUNSITES, AZ 85625, USA**

<https://rehomes.us>

- Lots / Land
- Active



BEST INVESTMENT OPPORTUNITY to own PRIME COMMERCIAL LAND located at the entrance to Sunsites and the gateway to Cochise Stronghold. These two parcels total 2 Acres: (114-16-180 has .7 acres and 114-16-129 has 1.3 acres.) Excellent Hwy 191 visibility. Parcel 114-16-180 has frontage road/Hwy 191 access. All utilities are to the lot line. Ideal location [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 87120.00 sq ft

**County:** Cochise

**Entry Timestamp:**  
2022-12-08T13:46:51.209

**Municipality/Zoning:** Cochise - GB

**Township:** 17

**Area:** Cochise

**Status:** Active

**Days On Market:** 203

**List Number Main:** 22230529

**Lot Acres:** 2.00 acres

**Lot Dimensions:** MULTIPLE

**View:** City,Mountain(s),Residential,Sunrise,Sunset

**Property Use Type:** Other

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## Description

**Legal Description:** P# 114-16-180 Sun Sites Hgts Lot 24, Blk 4 (.7AC)P# 114-16-129 is Sun Site Hgts Lot 11, Blk 19 (1.3AC)

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## Building Details

**Lot Features:** Dividable Lot,Subdivided

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Arizona Sun Sites

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-16-180

**Property Disclosures:** Affidavit of Disclosure, Deed Restrictions, Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** lot line

**Distance to Utilities: Gas:** lot line

**Distance to Utilities: Electric:** lot line

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 25.00

**Road Type:** Paved

**Terms:** Cash

**Distance to Utilities: Sewer:** lot line

**Distance to Utilities: Water:** lot line

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 248907

**Listing Office Address:** 1850 E Northrop Blvd, No. 170, Chandler, AZ 85286

**Listing Member Phone:** (480) 204-8252

**ListingOfficeName:** West USA Realty

**Listing Office Url:** <http://www.westusa.com>

**Office ID:** 20180703212244134938000000

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## Amenities & Features

**Neighborhood Feature:** Legal Access, Paved Street

**Water:** Water Company

**Water: Location:** Available

**Electric: Location:** Available

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available



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## Nearby Schools

**High School:** Valley Union

**Middle School:** Pearce

**School District:** Pearce

**Elementary School:** Pearce

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$573.12

